

Grovelay Project

The Grovelay Project has gone through a thorough, painstaking process which began back in 2008 with the City receiving a grant from the Atlanta Regional Commission to study the area for redevelopment. From 2008 until today, the City has involved the community and stakeholders from day one. The Grovelay project has been a community-driven effort with multiple meetings for citizen input. The City has held a two-day charrette with citizens, four community meetings and 17 Grovelay Stakeholder committee meetings following the charrette. The result is a community vision and comprehensive plan for Grovelay: A mixed-use zoning code overlay that will re-create the area, making it a vibrant part of our city. Please see the timeline for this project to see how it has progressed over the years.

<http://www.roswellgov.com/DocumentView.aspx?DID=2351>

Apartments

The maximum number of apartments that could be built in Grovelay is 2,800 but realistically that number is not likely to exceed 1,500. The Grovelay project is a mixed-used development which means there will be single family homes, multi-family homes (apartments/townhomes), commercial and retail. It has been **erroneously reported** by individuals in the community opposed to the project that it would add 4,000 apartments to our community. To achieve 4,000 apartments, every piece of land in Grovelay would need to be developed into five-story apartment complexes. That would include the City Hall property, the Cultural Arts Center, the Police Department, the Library, the Child Development Association, Pleasant Hill Church, the AT&T building, the cemetery and Waller Park. That is just not going to happen.

In addition, the Grovelay hybrid form-based code does not allow for five-story buildings everywhere. Five-story buildings are allowed only on the primary streets of Atlanta, Oak, Hill, Norcross, and Frazier. Secondary streets in the community are allowed only three-story buildings. Currently there are approximately 400 apartments in the Grovelay Community. Realistically Grovelay will be redeveloped into a community with homes, townhomes, apartments, retail and commercial...a balanced approach.

Retail

It has been **erroneously** reported again by individuals in the community opposed to the project that there will be 1,782,000 thousand square feet of retail space developed in Grovelay. There **will not** be 1,782,000 square-feet of retail space developed in the Grovelay Community. To achieve this level of retail, every parcel in Grovelay would need to be retail, and that is not realistic. That would include the City Hall property, the Cultural Arts Center, the Police Department, the Library, the Child Development Association, Pleasant Hill Church, the AT&T building, the cemetery and Waller Park. Again, that is just not going to happen.

In addition, the Grovelay Community is on a grid system and the size of the land parcels does not allow an assemblage of land large enough to support that much retail. This is a mixed-use development not solely a retail development.

Transferable to other areas of Roswell

The Groveway Community Hybrid Form-Based Code Regulations have been created through a community effort for the Groveway Community and nowhere else. If other communities in our wonderful City would like to redevelop their areas, a similar process would need to take place. The residents and stakeholders of the community would need to be engaged and drive the process from the very beginning to its fruition, and Roswell's Mayor and Council would need to approve the final plan.

Infrastructure Improvements

Necessary infrastructure improvements would be required through the redevelopment of the properties in addition to developers paying impact fees for improvements. This is a live, work, play, walkable community where people will walk to the stores, restaurants and parks similar to those who live in the Canton Street area.

The Groveway project is a community vision of what this area of our city could be – a thriving, vibrant neighborhood for our community.

To read more about the Groveway project, we encourage you to visit

<http://www.roswellgov.com/index.aspx?NID=1435>