

# NOTES FROM 8/19/16 MEETING BETWEEN EDGEWATER RESIDENTS AND TOWN MADISON DEVELOPER

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**What:** Breland designers for Town Madison provided information to Edgewater residents regarding the initial design of the development that will come into contact with Edgewater residents' property (specifically the North side of Heritage Lane).

**Where:** Edgewater Clubhouse.

**When:** Friday, August 19, 2016, from 4:30-5:30 pm.

**Who:** Organized by Carl Blair; Coordinated by Madison City Councilman, DJ Klein; Mr. Joey Ceci of Breland Companies and Mr. Mullins of Mullins LLC (Civill Engineering) attending.

The following are notes taken from this presentation, with some key points in bold:

- The presentation focused in on a small area adjacent to Edgewater and Mountain Brook, and did not go into much detail about the retail area or the newly acquired Intergraph property. The small initial retail area in Phase I (NW corner of phase I) will be akin to Providence town center north of 72.
- Mr. Ceci started off by saying that **anything in the Town Madison development that abuts a residential area will be residential.**
- It will be in the same style as "Avalon" a mixed use development in Alpharetta, Georgia (project began in 2013 with grand opening in Nov 2014) or "Westhaven" in Franklin, TN, with **very high end single family homes in the \$180-200 per/sq ft price range.** The new neighborhood will have its own HOA with clubhouse, pool, tennis courts, etc).
- They will try and limit construction traffic to Intergraph Way and Wall Triana.
- Plans for the retail side is somewhat depending on final approvals for the I-565 interchange, which is expected by the end of the year. Expect to see announcements about stores, apartments, etc. early next year.
- The next step in this process is the rezoning (from AG to TNG). This goes to the planning commission, and if they agree, they send it on to the City Council with a recommendation to approve. The City Council will plan a public meeting. After that is held, the City Council will vote on the measure. If approved, a notice will be mailed to all residents directly adjacent to the proposed rezoned property, and they will have another chance to voice any concerns.
- They expect this rezoning process to be complete by the end of the year/beginning of next year, at which point infrastructure construction could begin.

- Expect 8-10 months after infrastructure construction begins before any home building begins.
  - A question was asked about if they were putting in fiber and/or gas. The answer was yes to both; **this could be an opportunity for adjoining neighborhoods to finally be able to have natural gas available.**
  - This phase will have 184 homes.
  - The rezoning from AG to TNG will mean a significant source of tax income for the city and schools.
  - There will be no apartments in this area abutting Edgewater, but may be some "multi-family" (townhomes?). Apartments will be in the area across the street (closer to the retail area).
  - There will be no "big anchor stores" in this development; times are changing and the new anchor is FOOD. The hope is to bring in "new to the area" restaurants and "experiential" type places; places that are a destination where the whole experience is a destination in itself.
  - Town Madison will put high emphasis on greenway space, landscaping, pedestrian traffic.
- It is possible that new retail and hotels may start on the old Intergraph properties between Wall Triana and Intergraph Way by late 2017.
- **The Town Madison developer has decided they want to keep in place the tree line currently in place behind Heritage Woods homes.** There will be no water line along that border so Madison Utilities has no need to take it down either; confidence is high that it will stay. Mr. Ceci said that they plan to put into their covenants for the residential areas restrictions on removing trees that are part of the tree line separating Town Madison from Edgewater. The home lots planned for opposite the Heritage Woods and Spinnaker Circle homes will be single family on deep lots to further protect the existing tree lines.

*Submitted by: Margaret Hataway, EOA President and attendee.*