



From the Mayor's Desk

September 2020

As we start moving forward, and beyond the pandemic, we will keep an eye on the real estate market and changing trends. One thing we expect to see is more redevelopment, the conversion and adaptation of spaces, particularly on the south side of town.

The city is in the process of creating a Redevelopment Agency to facilitate redevelopment projects within the southern portion of the city. This is all part of the original comprehensive planning process involving residents. We are currently looking for volunteers with a background in law, real estate, construction or other relevant experience. The redevelopment area is generally bounded by Spalding Drive to the west, Holcomb Bridge Road to the north, Buford Hwy. to the east, and Winters Chapel Rd. to the south.

Technology Park has had a fair amount of redevelopment in the past few years. If you take a look around, you'll see the Spalding Animal Hospital, Parkside Partners' Bureau, Cortland apartments, and ASHRAE's new headquarters—just to name a few. The buildings in Tech Park are unique and lend themselves nicely to redevelopment. The tree canopy also creates a sought-after environment for companies and the multi-use trail adds to the equation.

There has been some talk about a "healthy building" movement that includes more natural light, windows that open, improved ventilation, fewer toxic substances and the incorporation of natural materials and living plants. It is no surprise that tenants are increasingly more attracted to open-air footprints, as the fear of disease has made an impact. Architects with an eye toward open spaces may encourage people to spread out into the outdoor environment a la Frank Lloyd Wright-style.

With regard to commercial buildings, some say there will be a shift back to a more traditional floor plan style, as opposed to the open designs we have seen in recent years. What we may end up seeing is neither.

History has shown us that when times get tough, people get creative. In the 14th century, the bubonic plague wiped out roughly a third of Europe's population ushering in the radical urban improvements of the Renaissance. In the 20th century, tuberculosis, typhoid, polio and the Spanish flu led to waste management,

the clearance of slums, and tenement reform.

What will we see following this pandemic?

COVID-19 could alter all types buildings and refine the technologies within them. Temperature screening and UV disinfecting may be in lobbies everywhere in a few years.

We're eager to see what the next generation of buildings in Tech Park will look like. They may have large windows and sliding doors that open, rooftop terraces, balconies and courtyards. Parkside Partners was ahead of the game and had already implemented some of these features in their redevelopment at 125 Technology Parkway. Parkside renovated several buildings constructed in the early 1970s, converting them to creative loft offices. They also included a unique outdoor amenity space.

Having spent many months away from family and friends, we may find that our desire to congregate and strengthen interpersonal bonds are more important than ever. We are also acutely aware of the risks of sharing too much of our personal space with too many people, so we will want to go about congregating safely, be it in parks, plazas, promenades, the Town Green, community centers or on sidewalks.

Many of us have grown accustomed to walking more, avoiding interference from cars, and finding nooks without too many people. We enjoy having more space while dining alfresco.

One valuable "healthy building" tool arising from the COVID-19 outbreak has been advanced ventilation, particularly in hospitals. We have a company deploying resources on this very issue now, ASHRAE, the American Society of Refrigerating and Air-Conditioning Engineers. The technologies will certainly spread beyond hospital use

Active sectors in retail right now are grocery, beauty, discounters, quick-service restaurants and banks, according to the International Council of Shopping Center. Pop-up stores, or temporary stores, are emerging like LuLulemon athletic apparel, which signed a one-year lease at the Forum.

E-Commerce and third-party logistics companies are obviously doing well right now. As a result, the city may see more logistics activity as a result of this trend and its convenient location along Peachtree Industrial Blvd. and Peachtree Parkway.

The city has been happy with the redevelopment thus far, and we expect to see more as time goes on, particularly on the south side of town. We are excited to see what the future holds for redevelopment in Peachtree Corners. If you are

interested in learning more about the Redevelopment Agency, please contact us through this newsletter.

Stay Safe,

Mayor Mike Mason