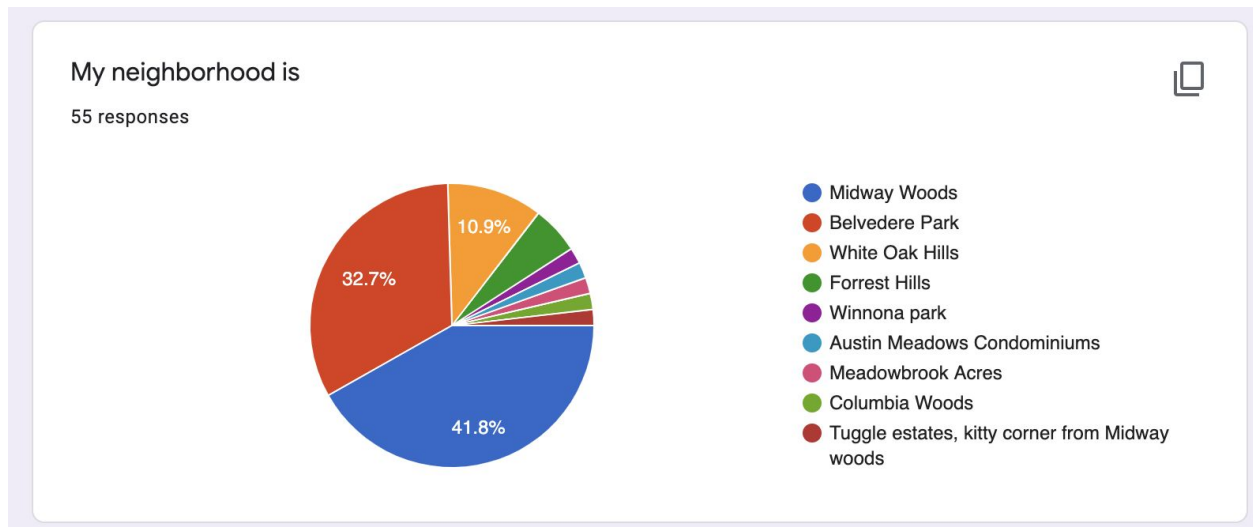


*Good Things Are Growing in the Woods*

MIDWAY WOODS NEIGHBORHOOD ASSOCIATION • DECATUR, GEORGIA

## TOWNHOMES ON MEMORIAL DRIVE: AUGUST 2020 SURVEY RESULTS

**TOTAL RESPONSES: 55**



### WHAT DO YOU LIKE BEST ABOUT THIS PLAN?

53 responses

The fact that the zoning will change from Office/Industrial to Residential, and that the townhouse plan has a lot of walking paths connecting the buildings and is attractive and well-lit.

Nothing

New high end housing.

The fact that that block will be residential rather than commercial

Rooftop Patios! They are going to be amazing

O/I ->Residential

I don't. I'd rather it be green space. We don't need more housing.

I appreciate that something productive and residential is being put along that part of Memorial. I'm sure my house value will also go up.

effort to clean up memorial drive in the long run.

Progress - redevelopment. It's not a storage unit developer

That the townhomes engage the streets and don't turn away from them.

residential vs commercial

The park-like setting (greenspace focus) between buildings, and hopefully fronting Memorial drive.

I like the aesthetic of the design for the townhomes and that there are plans for a greenspace.

The area needs a face lift.

That several un-maintained, derelict structures and overgrown land will be developed into a property that will be an asset to the community.

new housing may begin improvement of Memorial Drive corridor

I don't

Incorporation of improvement to the park - greenspace

The potential to bring higher density to the area without meaningfully affecting its character.

Anything is better than abandoned property

the idea that something nice can be built in our nhood

The area could use redevelopment, and the homes seem nice.

Residential instead of commercial, get rid of blight

That it is not a mixed-use development and is only residential.

Nice picture of the proposed homes

Great appeal on memorial

Front yard space

Nothing at all.

More high density residential to support the continuing upgrades in the area.

Nothing??

Street presence on Memorial Drive so it is more active and lit up especially at night.

Revitalizing Delano line park

New development coming to the area

I like that there will be more upscale residential properties. The Atlanta side of Memorial drive is doing great with lots of dining options, development, and entertainment. The Dekalb side not so much. There are many residents that live along the DeKalb County unincorporated side of Memorial drive that would support coffee shops, Target, Trader Joe's etc. To answer your question more specifically, I like that they are 4 story buildings and appreciate that you include a greenspace and trees.

Hoping this will bring more development to the area such as restaurants, bars, and breweries. that's it's cleaning up an area that has been vacant for at least 20 years.

Increased values for all

Increase our current homes value

Nothing

Improving Memorial Dr frontage and Delano park to improve the value of the community.

Nothing!

The fact that the developers are committing to improving Delano Line Park.

More housing.

The look and feel of actual the townhomes are great.

Much prettier than what is there

Looks pretty.

New developments, especially higher-end ones, are excellent for the neighborhood, as they will provide tax revenue, increasing property values and, perhaps most importantly for daily quality of life, may attract other investors to finally tackle the aging and unsafe retail districts around the area.

Will increase property value of neighborhood and improve neighborhood park

## WHAT, IF ANYTHING DO YOU FEEL IS MISSING FROM THIS PLAN?

42 responses

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Nothing

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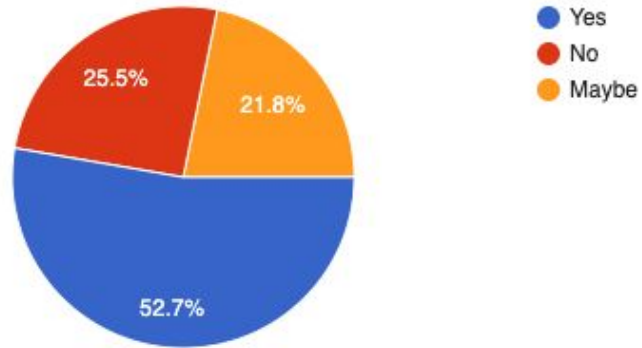
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Will increase property value of neighborhood and improve neighborhood park

## Do you support this plan?



55 responses



**IF YOU SAID “NO” OR “MAYBE” ABOVE, PLEASE TAKE A MOMENT TO EXPLAIN.**

26 responses

I think with a few changes, I could fully support this plan. With the townhomes adjacent to the park, a greater tie-in to the park is definitely needed, and more amenities in the park would be a selling point for the townhomes and value added to the community.

We don't need more apartments/ housing. Or storage places for that matter. Make a park or green space or outdoor venue- or more local shops with greenspace and trails.

would like more info on how they plan to clean up that area and keep it nice. not looking for more rundown apartments that have nightly shootings

While beautiful in concept, the pricing for the area as it now exists would need to be set low. How will you ensure safety for your residents? You are asking me to consider a move into an area that is highly trafficked and sometimes scary. (Try stopping in at the Shell station down the road at different times of the day or night, and you'll have some insight into my feelings as an older, but not retired, working professional.) And so, while pricing would be my first question (that's a good sign from a sales promotion standpoint), the real question is how safe, protected, and "at-home" I would feel in that area.

More thought/information needs to be given about the sewer, water, and traffic.

Our street is full of older couples. I fear this will cause more gentrification and they will be forced to move

My concerns include water runoff plans, traffic on Julian, the height of the homes- they would tower over the homes on Julian, they add nothing to our nhood, they will raise our property taxes but not add anything to our community, will they have an HOA? and these things have not, to my knowledge, been addressed.

While these particular homes are far from the worst offenders, they continue the trend of building pricey condos and townhomes all around unincorporated DeKalb. This pushes lower-income folks further into the periphery of the metro area. Also, promises to improve the park are nice, but nebulous.

See above comments

These townhomes will cause property taxes to rise in the area and displace people who have retired and started families here. It does not make any sense compared to the market value of surrounding homes or the median income of the residents. It will be an eyesore and not fit in with the area. Also, this area is hardly walkable.

Too expensive. See previous answer.

I would rather a park

Who can afford \$400,000 condos in the neighborhoods listed?? Sounds like gentrification to me...

See above

People keep making people and they need affordable places to live

I just don't know much about the plan. I think that this side of Memorial Drive has so much potential .

I would love to see some very cool, artsy type townhomes come to the area.

Townhomes and condos are eye sores. They cause much more traffic and memorial is already bad.

100s of units were just built on Columbia up from memorial and they are hideous. Plus not selling.

Most importantly, the builder takes all the huge trees out so it looks like S CA.

Taxes will go up tremendously for those who own their homes in the surrounding area. Hence, they eventually loose their homes to Investors.

This is about gentrification and money. If it was about the community you would be putting up affordable housing.

I am concerned about a development of all high priced homes, and the general lack of affordable housing in the Atlanta area.

Too expensive. Property taxes will rise too much. Can't see how they're going to squeeze 44 units into that space. Will they demolish the homes on Memorial?

See above comment. If this is just another raze and build project with no consideration of the land or the neighbors then no. We are not in support of it.

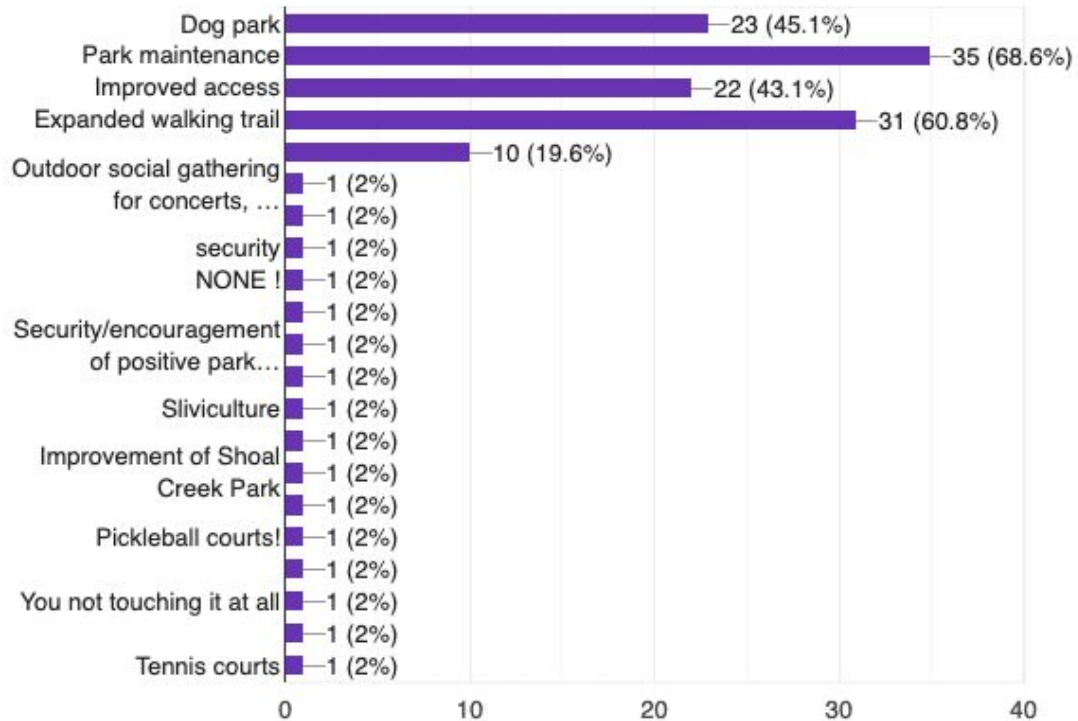
I support it as long as they sell and do not sit empty.

We are concerned about water drainage down the hill/ water table and into the creek. The county is not handling the creek overflow already. We are also concerned about loosing the bamboo forest. It helps with rain water, shelters animals, and keeps the street cool. We enjoy it as part of our family walk. How will extra traffic be handled, noise, utilities like trash? How will our property taxes change. How will we protect our elderly neighbors who have like bed here for decades? Will they change school zoning? Who will live here because it is not afford housing? How will the neighbors on streets around the project be affected?



The company (Valor Tower) has proposed making improvements to nearby Delano Line Park as part of their project. What changes do you think would be helpful to the surrounding neighborhoods?

51 responses



**IF YOU ANSWERED “OTHER” ABOVE, PLEASE TAKE A MOMENT TO EXPLAIN.**

19 responses

I think adding tennis courts, a pool, and perhaps a ball field would be improvements to the park that would be used by the townhouse owners as well as the surrounding community. It would help to build good will for this project as well.

Uniformed Trained security - that works both to reassure residents, as well as send the security message to the neighborhood. Perhaps even go with a video security system around the neighborhood, and posted signs about that fact.

Crime is an issue, so being well-lit, clear site lines, security cameras, and emergency phones may be beneficial.

It is not the responsibility of the developer to divert funds from this proposed project to do the work that the DeKalb County should be doing. This diversion of funds potentially could result in lower quality housing or more expensive housing. In addition, it could result in unnecessary problems in securing adequate financing for the proposed project and unnecessary delays in completing the project and removing derelict buildings from our community.

Never been in park. Don't feel safe with lack of visibility to street level foot traffic.

i answered above

In Shoal Creek Park currently there's a lot of gunfire. I don't know much about Delano line Park, but I know that it will help to have more people using the park for positive purposes at all times of day and all year round. In Shoal Creek Park there's only spring baseball, and after that nothing. The baseball season stops a lot of the gunfire in the park. Are there other things (movie showings in fall/summer for example) that could happen via the property managers of this new complex?

See above comments

Fostering a healthy canopy and ecosystem. Community garden space.

We need more affordable housing instead of stuff like this, especially during mass unemployment/layoffs due to the pandemic.

Shoal Creek Park is the main neighborhood that Belvedere Park residents use. It is in need of important improvements that have been advocated for for years. Delano-Line Park is a well established park and not used by Belevedere Park Neighbors. The development is going to be within the Belvedere Park neighborhood, and we would like community improvements that are much needed in our community.

There is a surplus of vagrants in the area. This needs to be addressed before a community of half million dollar condos will ever work in that location

If there is anyway to implement other changes or improvements. Would love to see a coffee house, restaurants, Trader Joe's. Also aesthetic improvements along Memorial Drive (even small portion of it)

Use some of the land for affordable housing/apartments

You will tear up more than fix. There are plenty of parks already and this one is just fine the way it is

The park is pretty bare bones and trashy. There are only some picnic tables on one side of the park.

Tennis courts

**PLEASE USE THIS SPACE TO MAKE ANY OTHER COMMENTS ABOUT THIS PROJECT OR IMPROVEMENTS TO DELANO LINE PARK.**

23 responses

Would love to see some retail/restaurant additions to the neighborhood

I would hope they have taken into account the traffic on Memorial and how adding this many homes would add to the vehicle traffic... not sure if there is a traffic light there, but might need to explore how easy/difficult it will be to exit this new development. Or perhaps there are multiple entry/exit points to the development.

I hope infrastructure and environmental impact is being assessed and we aren't just jumping at the chance of development thinking this helps everything. I'm not saying it wouldn't improve things, but any new development has to be thoughtfully done and not just a money grab for the developers.

It is not the responsibility of the developer to divert funds from this proposed project to do the work that the DeKalb County should be doing. This diversion of funds potentially could result in lower quality housing or more expensive housing. In addition, it could result in unnecessary problems in securing adequate financing for the proposed project and unnecessary delays in completing the project and removing derelict buildings from our community.

Since learning that current zoning is open to storage facilities, I definitely support change to residential uses

I am tired of lower middle class families being forced further out

Please help increase safe access across Memorial to better connect the communities and resources.

Belvedere Park residents want improvements made to Shoal Creek Park I so if you are building in BP and making park improvements as part of the deal, make those improvements to Shoal Creek Park I, not Delano Line. It is wrong to buy and build in BP then ignore our community. You cannot just use us like that! Build a huge development in front of Julian homes, cause water runoff, cause extra traffic and noise, cause property tax increases and then improve another community's park to sweeten the deal???? Do not use us. It is wrong.

Any development project in the area that wants my full support needs to do two things. First, there must be space for lower-income individuals and families to continue to live here. And second, the project needs to address how it fits into a forward-looking plan for changes we will need to make around population density and energy utilization. We should be encouraging mixed-use developments, integration with public transit, and innovations in energy independence (solar panels) and efficiency (LEED rating).

I would hate to see the park turn into something manicured or over programmed. I like the woodsy, natural, wild feel of this area. That being said, I would love to see the vines clipped from the trees so that they don't get choked to death.

I am disappointed that this development seems to be simply to make a quick buck and not to actually improve the existing community.

Find something else better to do with the development money, like improving homes that already exist in the area instead of trying to push residents out of their neighborhoods. Stop gentrification!!

I do not think that Delano Line Park should be the focus of improvement. I think that Shoal Creek Park should be the focus of this improvement because it is within the bounds of Belvedere Park which is the neighborhood the town homes will be located in. Shoal Creek park is in need of major improvements -- updated basketball courts, updated picnic tables, improved parking spaces, hazard reductions, park maintenance and more. Delano-Line Park is already well established, and funded. It is upsetting to me that the decision was made to benefit Delano-Line Park and not Shoal Creek which is located within Belvedere Park.

I hope this brings positive change to the area.

Just build nice 1500 sf homes. The millennials want small and land to garden.

Build a Community Center or Boys & Girls Club

[Link to previous mtg doesn't work.](#)

A playground and more walking trails would be great for the neighborhood.

We like having the park so close but don't feel it is useful in it's current state.

Hopeful for this addition to our neighborhood.

Park is looking a bit overgrown in places and vines have taken over trees. We try to maintain vines around our street on the park but not enough. People throw trash throughout and sometimes the homeless have camped out. Safer walking trails from one end to the other would increase its use. Dog park on empty area between line and Delano.