

SUMMARY OF RESPONDENTS COMMENTS
ON THE DHCA EMORY VILLAGE SURVEY,
Dec 5, 2006

This is a compilation of comments from responses to the “What the Village needs most” and “Additional Comments” sections of the DHCA AIEV survey sent out in November. These comments do not necessarily represent the views of the DHCA.

- 1) Gas station needed for both for service and directions, auto repair facility within the gas station, rents low enough to allow occupants to make a profit yet high enough to allow reasonable return to owners, to be kept clean, another Hortons.
- 2) Think the roundabouts are very dangerous because people don't yield at all, roundabouts cause problems and make problems worst, thanks to whoever thought about doing it wrong.
- 3) A layout friendly to Emory students, faculty and employees, as green as possible
4 valid survey techniques do not include names and address of respondents.
- 5) Reduce the number of parking spaces, with one car per resident for residential or two cars per 1000 sq ft for businesses, open green space where all can see and enjoy, green space in the control areas? Why relegate green space to stream buffers/floodplains?
- 6) Adult restaurants, movie theater, general store.
- 7) Beautification.
- 9) A breakfast restaurant and a bigger Starbucks.
- 10) If expansion goes forward, what are the plans to provide safe pedestrian crossing and movement in the Village? I am against much of an increase of residential facilities that will likely add to the current traffic congestion.
- 11) Continuity.
- 12) A better fit between the Village and Emory.
- 13) Retail/office/residential mix, do as much as possible to discourage the use of automobiles.
- 14) Better pedestrian walkways, a movie theater would be great.

16) Restaurants to meet needs of students, resident & Emory employees with some open at night and not really fancy or expensive, a grocery store is not financially viable, I loved the old Kroger but am surviving on the Sage Hill Kroger and CVS, CVS has been better than expected, current manager is service oriented.

17) Lower rents to attract back type of businesses that have left, the round-about will not work, is dangerous and will force more traffic onto Oakdale, Oxford and Clifton, I am also very opposed to making N. Decatur two lanes, I thank Bruce MacGregor for forcing some realism/honesty into this project.

18) Less! less development! revitalize what is presently there, there isn't room, N. Decatur is already a parking lot from 3-6 pm.

19) Fine dining.

21) What name does the AIEV plan for their project since Village will be a misnomer?

22) Shared parking, current situation discourages patrons from using village stores, if you want to see the wrong way of planning for parking take a look at the Kinko's Plaza on N. Decatur and Clairmont, that kind of purgatory parking is not what we want in our village.

23) More green space, park settings, restaurants, shops, I think by adding so much residential the area will be too built up, especially under the proposed building requirements, the original intent of the village was to be a shopping destination for the surrounding neighborhood and not a built up residential area, Virginia-Highlands is currently being restored and it looks great without adding three stories of residential on top of the building, if EV moves forward with their proposal it will look more like the new Edgewood development and lose its historical accurateness, the large amount of residential would only add to the already congested streets, the AIEV states traffic will decrease because all retail/services are within walking distance along with public transportation but the majority of Atlantans own cars and will use theirs even to drive when they can walk, how will the AIEV limit the number of cars for each residential unit, with students as possible residents it would be likely that as many as 4 residents would live in a two- bedroom, what we love about DH is the small neighborhood feel it has kept through the years along with the strict guidelines that are in place to keep the historical integrity originally designed, if residents are held to such strict standards to maintain historical accurateness then should not the owners of the village be held to the same standards.

25) To get rid of community groups that discourage investment with their "input" and "guidelines", we could have a great urban development if all the DHCA people would get out of the way and let business do what makes the most sense.

27) Family restaurant, movie theater.

28) More people and fewer cars, outdoor seating, the street parking for businesses is a hindrance to pedestrian quality, wide sidewalks and outdoor seating/cafes with cars parked behind/underneath would be better, traffic studies need to take into consideration the Glenn School carpool times of 9:00 am and noon, the architectural style of the building fronts should mimic existing buildings (though taller) and not be stucco with “snap-in” window panes like what happened in Decatur or Avondale in the 80’s.

30) Pedestrian friendly, eliminate autos, I would like to see better restaurants but more does not necessarily equal better, elimination of parking along N. Decatur would be attractive, at least prohibit left turns, parking for Emory students/staff has never been a priority for Emory, maybe they should construct more parking facilities on campus.

31) Being able to get to the Village and enjoy without difficulty, we desperately need parking and the ability to walk once parked.

32) Not in favor of additional residential space.

33) Continued traffic management, green space, nothing to attract additional traffic, no more rotaries please, people in this part of the country don’t understand how to use them.

34) I was under the impression that you were trying to decrease/control the traffic on N. Decatur Rd – hence the roundabouts, I fail to see how creating a lot of residential and office space that would draw car traffic would meet that goal, I like residential units like in downtown Decatur but needs to be limited to fit the area and very important to keep open spaces and not interfere with the flood plain, keep the three historical buildings, grocery important but not large.

36) Establishments that cater to the neighborhood and not totally to Emory students

37) Enough people to provide the critical mass to make it work, it is time to go up if we want green space too, look at Decatur or Alexandria, VA.

38) A plan that has historical integrity, not the current plan which looks like a mini Atlantic Station.

39) Casual Decatur-like fine dining, need gas station and auto repair, more restaurants and parking.

41) Good upscale restaurants and green space, I am deeply concerned about the increased flooding in the flood plain as a result of the renovation in the Village.

42) Places to socialize, restaurants and like, the village is dying a slow death, we need an ice cream store, coffee shop, breakfast and of course Everybody’s, booting from Everybody’s is ridiculous.

- 43) More quality retail/restaurant & safer pedestrian access.
- 44) Get rid of that silly round-about.
- 45) More businesses for neighborhood and less for students, a nice restaurant for adults, I trust what the AIEV has done, I support their proposal, the mix of retail, office, restaurant will probably be determined by the developer who will be investing in our neighborhood, I doubt my “check marks” will matter.
- 46) Another Horton’s.
- 49) Open space.
- 50) Safe pedestrian access to businesses.
- 53) Improved outdoor spaces to enhance community interaction and pride such as park space, a neighborhood playground, outdoor dining events at restaurants.
- 54) More trees, less generic stores like CVS, Coldstone, or Starbucks, more sidewalks, why am I receiving this on the 22nd of November, this is not enough time to come to a meeting on the 28th
- 55) Pedestrian/bike access, traffic flow around the Village and not in, public transportation, preserve open space, keep parking outside/around with open access inside a priority.
- 56) Improved traffic and parking, roundabouts need to be large, the one west of the village is too small
- 57) A mix of retail, restaurant, and residential property such as that being built in Decatur, the deterioration of EV is negatively affecting property values for those in Druid Hills, EV should be the jewel in Druid Hills’ crown, EV should be an inspiration for 21st century urban development.
- 58) To get started there’s a feeling among many of us that the DHCA isn’t being constructive, it is important to us to have Emory Village as a destination we can walk to which has places to eat and shop, we would love to see restaurants, boutiques and a small movie theatre, have places outside to sit, no more off street parking, EV currently an eyesore, no more delays, let’s get this started!
- 59) No overbuilding.
- 61) Restaurants, cafes, less residential, keep no left turn on Clifton.
- 62) Not to become a mini Atlantic Station.

- 63) Traffic round-about, restored historic structures and low density new construction.
- 64) Good grocery store such as Whole Foods.
- 65) Restaurants, wine shops, drinking establishments, has anybody looked at the Serenbe Development in Coweta County to mimic their village design, it is amazing.
- 66) Revitalization, I feel that the Village can withstand considerable growth toward its core with a tapering effect as it approaches neighbors, green space is a must in a “mixed-use development” and helps to promote the co-mingling of work and play, parking appears to be a tremendous issue.
- 67) A pedestrian-friendly neighborhood of shops and cafes which cater to families and students.
- 68) Only one gas station and one auto repair facility in the Village.
- 69) Renovation to attract more restaurants, keep architecture in line with Everybody’s Pizza, outside eating area, a village is a small group of small buildings surrounded by homes, we do not want another Atlantic Station, the latest drawings/plans are way out of line in this area.
- 70) More restaurants, preferably outdoor cafes.
- 71) Not enough room for a grocery and others close by, have not used the auto repair facility, a pleasant walk able atmosphere with a mix a retail and restaurant space at least some of which is attractive to students, a pub that I would be comfortable wheeling my sons stroller into.
- 72) Retail/residential mix, parking is a problem, thanks for the survey.
- 73) To maintain the Village feel, low density, low buildings, neighborhood feel.
- 74) The current empty storefronts to be occupied.
- 75) Safe pedestrian areas, rented shops that have been cleaned up, why not use the old plan which is what everyone thought was approved.
- 76) At this time: detailed plan and elevations, market studies for proposed residential use and commercial space, plan for acquisition of land adjacent to stream banks and green space, use of conservation easement(s) to protect said land, plan showing restoration proposed for stream banks, plans for retention and filtration of storm water runoff in the Village, consider: will removal of gas station(s) in Emory Village result in “Brown Field Sites(s) and subsequent environmental studies, will AIEV’s change in height of proposed building(s) and use such as rental units result in zoning changes along N. Decatur Rd. and subsequent increase in density at apartment buildings, permanent conservation easements

will protect the area from further development in later future years and result in increased property value for existing residential and commercial units, thank you for conducting this survey.

77) A detailed “plan” with information on market studies for proposed residential use, proposed green space allocation, plans for watershed restoration, studies showing actual storm water retention on site, need elevations for plan, removal of service station would require studies as to whether this will create “Brown Field Sites” which is an environmental concern, successful examples of community villages can be seen in San Anselmo, California, Wellesley, Massachusetts, and other similar locations, all incorporate green space for public use, two-story buildings with mixed use of commercial below with florists, cafes, restaurants, shops, etc. and residential above, within walking/bicycle distance of others villages and neighborhoods, thank you for sending out this survey.

79) To decide what the character should be, this is a hard survey and I’m on the board, but guessed I missed some AIEV presentation, parking perhaps, some parking could require payments.

80) More good and reasonably priced restaurants, the more space Emory takes for its use for bookstore and student housing the more it prevents a true mixed use area

81) Removal of present parking set-up, pedestrian area, it is difficult to answer some of these questions before seeing and hearing the plans.

82) Small grocery/specialty store is great, four stories but with setbacks on top stories, slower traffic, pedestrian friendly atmosphere, increased safety for walkers, more green space, a “destination” for the community.

83) Safer pedestrian crossings, parking.

84) Less construction

85) At this time: detailed plan with elevations of any proposed plan for Emory Village, market studies for proposed residential and commercial use, detailed plans for acquisition of land adjacent to stream banks and other green space with specifications for restoration of stream banks, ownership proposed for green space using conservation easement, detailed plans for mitigation of storm water in Emory Village including retention and infiltration of storm water runoff, as well as use of storm water utilities, consider: potential “Brown Field” site(s) from removal of service station(s) and/or dry cleaner which was a former service station, potential change in zoning and increase in density along N. Decatur Rd as a result of proposed changes by AIEV to Emory Village, use of permanent conservation easements to protect Emory Village and surrounding area from further development in future, increase in property value for existing residential and commercial properties should result from these easements, thank you for survey!

86) Better stores and restaurants along with open spaces available to the public, I would be willing to allow more stories with maybe a set back for the top floor in order to obtain the maximum amount of open space.

87) Druid Hills/Emory “feeling”-appropriate size, scale, open space, and architectural design with improved traffic flow.

89) New residential should be solely owner occupied, improved streetscape, walking friendly, nice businesses/restaurants, needs to remain a neighborhood VILLAGE, not a mini-city, it is supported by existing surrounding neighborhood residents and students, high density housing in multi-stories is totally inappropriate in this historic setting

90) A smaller grocery concept complementing Shields Market, I know it is a problem with grocery retailing geared to large , Peavine must be cleaned up and the buffers protected, great potential for recreational areas such as paths, etc, every one turns their backs on our creeks and treats them as our “open sewers”, need to consider safe water and kids.

91) Restaurants and shopping.

92) Goods and services such as a hardware store, pedestrian friendly, destination restaurants, boutiques, perhaps a theater, should keep Olmstead/Druid Hills ambience with lots of trees and be environmentally friendly and responsible

93) To move forward with the plan.

94) For all involved to agree on a plan and more ahead with implementation.

95) To fit with the DH community.

96) Green space with a playground and picnic area, the space needs to be primarily for Druid Hills neighborhood and surrounding business use, it should not be taken over by Emory, Emory has enough of our neighborhood.

98) More public open green space, tree line border between commercial and residential zones, no on-street parking in front of residential houses.

99) Movie theater and billiards.

100) Quality restaurants and shops in good open space, offsite parking with 24-hour use

101) Preservation and restoration of historic building facades.

102) Restaurants, retail, light commercial, no residential, open public space less important than controlling total size.

103) A variety of small businesses: jeweler, cleaners, movie theater, restaurants, green grocer, drugstore, rents for business owners must be such that a business can be viable, three story buildings should be quite adequate for a mix of retail, offices, living units.

104) More varied dining, nice specialty shops such as on Franklin St in Chapel Hill

105) Medium density, three floors and not four, Marta rail or direct non-stop service to new multi-use complexes like Tech Square or Atlantic Station, commendable effort, been through similar process before, breathe deep, shrinking street size and increasing density needs more study.

108) The current AIEV overlay plan is way too much building for me.

110) Need more parking but in the back on decks, open space also along edge of streets, I think the AIEV plan is great, the only question might be three stories instead of four stories unless we need four stories to make this work financially, the commercial part of EV needs to grow and service the Emory area.

112) Appropriate to the surrounding neighborhood in scale/mass/proportion, appropriate to Olmsted's "last suburb", effective planning and implementation/maintenance, there is an historical context, in theory all property owners contribute to acquiring and maintaining public space through taxes, overlays are supposedly suited to district specific regulations.

114) Grocery store, restaurants, road diets that include high curbs/no bike lanes are dangerous to cyclists, please do not make the mistake that Candler Park did.

116) Public open space with small park facilities.

117) Traffic calming measures, no street parking, a pedestrian friendly environment, we worry about the impact this would have on neighborhood side streets, parking is an issue.

119) Do not forget that whatever building/facilities result from the changes that everything need to be kept clean and in good repair or changes will not have the positive effect that all hope for.

120) Attractive plan with emphasis on green space included.

121) A look that meshes with Druid Hills and creates a smooth transition buffer between the neighborhood and Emory.

122) Bigger grocery store, better bookstore, park space overlooking golf course, outside seating areas.

125) Good combination of retail, restaurant and residential uses, including some affordable housing with adequate parking.

126) I know things have to change but I want it to be worth it, beauty shop, barber, jeweler, coin laundromat, hardware store, shoe repair shop, post office, we need more post office boxes in strategic locations, a park area and fountain would be nice, it appears from the recent Gables development that a three-story building is actually five stories or six with the basement.

127) Sufficient parking, including handicapped parking and access to stores for handicapped shoppers.

128) Shops and business that can thrive, streetscape improvements, there needs to be parking for business, but I'm philosophically opposed to paying for the opportunity to spend money in someone's business.

129) To become more pedestrian friendly and to offer better/more dining and shopping optional.

130) Trees, historic preservation, restaurants, beautification of existing property.

131) Less traffic and congestion, to retain the bank is very important.

132) Parking, thanks for all you are doing.

133) character and vibrancy, pedestrian friendly important, parking cost needs to be low cost to be effective.

134) Good, safe sidewalks, means of crossing streets without risk.

137) Pedestrian safety.

138) A shopping center that is safe for pedestrians.

139) Retail, restaurants, entertainment and owner residential

140) Similar architectural frontage, pedestrian safety, no residential space, bring back the movie theater and a small grocery store and hardware store, shuttle service for Druid Hills and Emory expanded, Emory Village is a Village not a city

141) Small grocery store.

143) Quality restaurants, basic services like haircuts.

144) Less speeding cars, less cars, we have Shields Market, we don't need a mega store.

146) I am not sure what the ramifications of reducing required parking spaces, pedestrian friendly shopping/dining area without excessive driving congestion and environmentally friendly.

147) Public outdoor gathering spaces

148) To preserve what we have now without expansion

149) Revitalization and increased density to enable greater variety of shops and services, Emory Village is an eyesore, embarrassment to Emory and Druid Hills, we've been residents for thirteen years and have been patiently waiting for the village to realize its true potential, we strongly support open space in the Village but are reluctant to require a specific percentage set aside without more information on other uses

150) Remain a small village, keep down congestion

151) No increased density, better open space with inviting vendors to encourage community, avoid more traffic congestion, add bike lanes, encourage walking/strolling, we want to breathe

152) thanks for all your work on this

154) Residential space

155) Low density, low traffic

157) More retail and restaurants

158) Movie theater

159) Safer parking, better auto traffic control, keep the emphasis on retail, residential units are already overbuilt and in this case not needed to support the retail establishments, they would only add congestion, solve the problem and do not add to it.

160) Be more pedestrian friendly

161) A facelift to help pedestrian safety and make it more attractive to businesses is needed, not overdevelopment, opposed to the new zoning overlay for the Village, more residential would mean more cars and we already have enough of them, we are constantly fighting the battle with students parking on our road, reducing parking spots would spread them out onto the residential streets.

162) Needs character and parking, the old cream bricks and tile roof should be kept, avoid strip mall look.

163) Just keep it the same

164) Needs a decent restaurant

165) more restaurants right now, it is a disaster, I got the feeling someone stands to make a pile of money if the 2006 overlay zone is implemented.

166) a sense of purpose, is it a student facility or a small town center, is it an apartment complex, it is difficult for such a small place to be all things for all people, there may need to be some consideration of what is available at other nearby locations like Emory Commons at Clairmont and N. Decatur which may eliminate the need for grocery and gas stations

167) more affordable housing so young professional can afford to live there, to be successful Emory Village will need to look like a small slice of the City of Decatur, you can't bring back Kroger, no grocery store can stay in business on as small a scale like that, numbering your survey should be adequate to prevent duplication/false submissions, asking for signatures and name will likely intimidate some of the people into not responding, I think I would have added signature and name optional, all this said thanks for doing this and asking all Druid Hills residents

169) improved open public space, this is primarily a single family dwelling community, the Village serves the Druid Hills and Emory community with low impact commercial facilities, who will gain from this new plan, not Druid Hills or Emory, only the property owner, traffic plan is very important

171) to serve the residents of the Druid Hills neighborhood with essential services and a few well-chosen businesses, it does not need to become a Virginia-Highlands, Decatur, or a dormitory and hangout for Emory students, as a resident of Clifton Road, I am also concerned that reducing the traffic through Emory Village will result in increased traffic on Clifton Road, thanks for conducting this survey, I have been very concerned about village plans but did not know what to do

172) to be revitalized into a pedestrian friendly commercial area such as Decatur, DHCA should support this development

173) concern for the environment, what we do not need are more condominiums, townhouses, or apartments

175) new owner of the current retail space who will actually rent the current space at reasonable prices and not force all the businesses out in order to facilitate redevelopment, I am strongly opposed to plans for redevelopment, this will worsen the quality of life for the neighborhood by increasing congestions, traffic, number of cars, and noise

177) no more housing, no tall buildings

178) safe pedestrian and bicycle access, “parking” solutions should include aesthetically pleasing, well-integrated bicycle lock-ups, after-the-fact implementations are often unsightly and can impede pedestrian traffic

179) small grocery store would be nice

181) roundabout and traffic calming measures, very much in favor of more non-chain, neighborhood-feel restaurants, the Village needs to be much more pedestrian-friendly

182) a minimum of one and two story buildings, more green space, more pedestrian friendly, Emory students have plenty of housing options so why build more, new residential space should be owner-occupied and not rental

183) pedestrian friendly environment

184) roving minstrels

185) I like idea of all buildings following a “Village” conception, attracting park and walk to eat and shop

186) open space, less traffic, lower density people, we have lived in Druid Hills since 1976 and all the zoning battles we have been a part of have focused on less density in the neighborhood, the Emory Village project would increase the building by 596 percent, how can DHCA support a project to increase neighborhood density by percent

187) good restaurants, high-end retail and housing, the Village should model after Inman Park and Poncey Highlands, Emory is a high income area and the Village looks totally out-of-place right now, the neighborhood right now is very anti-development and commerce, it is sad and unfortunate, the area can well support upscale business and plans for growth, use the Inman Park, Old Fourth Ward, Sweet Auburn area as an example, good growth and neighborhood development

188) progress, the Village should be pedestrian-friendly above all, car traffic should be curtailed

189) green space, a more “college village look”

190) retail and restaurants conducive to students and neighbors of Druid Hills

191) a decent “wine&vine” restaurant, a traffic circle at Emory gate is a bad idea because it will restrict normal traffic flow and impede emergency vehicles to Emory and DeKalb Medical Center

192) to be full, a variety of retail offerings so we can do all our shopping within walking distance and a good bakery/bread

193) I do not think a large food store is important, small is fine, be careful what you wish for, overdevelopment and retail will change the character and EV and bring more traffic, no mention here of preservation and scale issues, do not make it look like Atlantic Station

194) a creek walk and a “Tavern on the Green” type pub, the surrounding natural environment sets EV apart from all other Atlanta redevelopment projects, it must be optimistic, set aside stream buffers and floodplain for public open space and creek walk

195) pedestrian friendly environment for the existing neighborhood, I thought the plan would be beneficial to the existing neighborhood/campus but instead it is becoming a major development with the first priority given to profit and income, how can increasing the number of residents requiring parking alleviate the congestion here, very opposed to increasing heights and decreasing open space

196) more attractive store frontage, no angle parking, public open space

197) pedestrian friendly retail space

200) clean up Jaegers and what is going on with Panera which was a good place to get a sandwich but a terrible place to park, think meters throughout village might be needed, allow two hours but keep Emory attendees from using while going to class

201) I would like to see the existing round-about corrected so that eastbound traffic on N. Decatur would be forced to yield, they ignore sign and continue as if a straight-away and it is dangerous

203) I am concerned that narrowing North Decatur will have emergency/safety repercussions, the only E-W corridors for emergency vehicles and/or evacuations are Lavista, N. Decatur and Ponce, residential roads are dead ends generally and cannot be used for filtering emergency traffic around blockages, if two-lane Briarcliff is blocked, I don't want emergency vehicles to also be blocked by a narrowed, slow-moving N. Decatur flow, please consider this carefully, we shouldn't intentionally place a “clot” in a major traffic “artery”, also at an earlier presentation I attended the traffic consultants admitted that the flow they presented in their animation illustrates current traffic patterns only and not flow that might be anticipated in five to ten years with increasing population, I realized after that presentation that the animation looked smooth and reasonable but without factoring in population growth and without factoring in flow into and out of parking in the Village since that animation did not illustrate any cars entering a leaving CVS and other lots, I hope that “quality of life” in EV will not just be measured by commercial offerings and outdoor dining but also by the impact of traffic changes on quality of life for Druid Hills residents who need access into and out of the area and access to emergency services without hazardous delay

205) restaurants, coffee shops, bookstore, small retail shops, it would be a shame if the historical buildings in the Village were torn down, it would be great if the Village took on the character of a “college town” street such as Franklin St. in Chapel Hill, NC, at any

rate, something needs to change because leaving so much vacant space there now looks terrible

206) restaurants, off street parking

207) limits should be clearly defined, properties adjacent to existing residential should be lower density buffer zone

208) parking and commercial

209) more outdoor seated restaurants, above retail condos and be more like Decatur Square with apartments and condos

210) adequate free off-street parking

211) safe pedestrian walkways

212) student and resident appeal retail, grocery, restaurants

213) to remain small, please explain clearly how a roundabout can be more friendly to pedestrians than traffic lights are, our CVS and our Chevron gas station are important to me.

214) walking community, outdoor ambient seating, not just commercial, good public transit, community space for art shows, parades, etc, 100 percent lot coverage and not set back is not a good idea

216) restore the look of the 50s to compliment Druid Hills, my wife and I grew up in Druid Hills as did my father and we want to see the area remain as it was with improvements that compliment the look and feel of the area

218) it needs to stay small, not to turn into what downtown Decatur has become, it is okay for that large an area, but this is a tiny village and should remain so, we do not want it to become like Virginia-Highlands either

219) not more retail/restaurant space but better retail/restaurant space, more village acreage for public open space and not just stream buffers and floodplains, want owners to contribute to public space if build three stories, less auto traffic and much safer walking arrangements/sidewalk design, the Village does not need residential space

220) more restaurants and retail

221) good, moderately priced restaurants, a theatre

222) restaurants, vital commercial businesses which are now dead, need reduced traffic flow and enforcement of speed limits particularly on North Oxford Road

- 223) good places to eat, some cheaper food but not fast food, Willy's OK but not McDonalds, movie theater, multi-use theater
- 224) more parking and better sidewalks for patrons, nicer planned exterior of buildings and more stores and restaurants, thank you for sending out the survey
- 226) pedestrian friendly, neighborhood businesses, an Ace Hardware would be great
- 227) small businesses, professional offices, artistic stores
- 228) nice restaurants, stay as is, it is a very congested intersection, I like the historic feel, restaurants for students and local residents, there are more than enough condos in the area for students, I heard Emory has a policy that students on scholarships must live on campus, I have seen a decreased in rentals in area, if the EV is to be historic, do not change at all , please keep EV the same as it always was
- 229) a good pub, only one gas station, no more residential units, not enough parking spaces, more than twenty percent open space
- 230) increased density, DHCA should not be opposed to these important improvements
- 231) enough density to make it vibrant instead of a few shops, Peavine creek should be left undisturbed if possible
- 232) the AIEV has put an enormous amount of time and effort into the plan, as a resident of more than thirty years I am very much in favor of moving forward with it
- 233) long-term owner occupied residences, varying in size/price, attractive to young professionals as well as retired person, Emory faculty and staff, this would give stability to the development, Emory should provide housing for Emory students, the Clairmont campus and new graduate student housing is planned and a new freshman quad of dorms is being built now
- 234) the statement that higher density residential is necessary for economic viability is questionable, there are a number of 1920's style shopping districts with fewer amenities than EV that are successful, most of this is about boosting EV values for the owners and Emory's pursuit of high density housing clusters, a makeover of EV would be good for Druid Hills but it should be held to the original scale of a small shopping area
- 235) foot traffic with retail/restaurants and a pleasant place to work
- 238) restaurant space with patios
- 239) full occupancy of store fronts and a reputable auto repair facility

- 241) the roundabout, attractive well-maintained open space
- 242) to remain pedestrian friendly, not increase traffic more than already projected, it should be a “village”, not 200 student apartments and high volume businesses, Clifton Road will be ruined if this proposal goes through
- 244) “historic” charm, consistency of building types rather than a hodge-podge of various styles that make up Oxford Road and North Decatur Road Village
- 246) more restaurants and enough interesting shops to draw customers
- 247) retail, restaurants, not chains, but local chains okay
- 248) just get on with it, this area needs revitalization the sooner the better, the village should adhere to DeKalb stream buffer ordinances whether that constitutes five, ten or twenty-five percent, they should not be required to devote more though that would be lovely
- 249) growth and renewal, a traffic circle is also desperately needed, some additional restaurants would be great for Emory students as well as residential areas, Emory Village needs renewal above all
- 250) groceries, small eateries, bookstore, movie theater, gas station, four stories is entirely too high, we will lose the light and traffic will be too congested
- 251) a distinguishing architectural look reflecting the character of the homes in Druid Hills
- 252) successful businesses that appeal to students, university employees and neighborhood residents, feeling of community-small, quaint and lots of green space and trees, pedestrian friendly, parking is already a problem that leads to congestion and is unfriendly to pedestrians, prefer twenty to thirty percent required open space, grocery store no longer as important since shuttles to groceries are now available, service station nice
- 253) more good restaurants like Panera and Everybody’s, boutique stores which are owner operated, safer for pedestrians, more parking and more green space
- 254) good restaurants and open spaces
- 255)
- 256) maintain the historical feel while continuing the friendly gathering spot for students and residents
- 257) movie theater and off street parking

- 258) a movie theatre, shared parking facilities with Emory for after hours and weekends with security, Shield's Meat Market/CVS have been a pretty good combination/quick stop since Kroger was closed
- 260) more emphasis on businesses that will serve the residential neighborhood, we have a great concern that increased commercial density and greatly increased residential units will encourage/force parking to over-flow onto residential streets around the Village
- 262) keep integrity of historic buildings, keep charm of neighborhood feel embodied at "Everybody's Pizza", need a quaint fine dining and warm breakfast restaurant like Flying Biscuit, rather than a large grocery store we need a small market
- 263) a focus on the surrounding neighborhoods not the Emory student body
- 264) safe for pedestrians, wide sidewalks, commercial and residential space
- 265) green space and improved car movement/parking, would like to see pedestrian friendly village, small food store okay and restaurants and retail, maybe one parking area to cover buildings
- 266) protection/expansion of green space, food store, movie theater would be nice too
- 267) easement of traffic in and out of shops and business
- 268) vitality, warmth, and trees
- 269) a combination and mix of uses, must include residential, density is a must to achieve this objective
- 270) housing, better commercial mix and life
- 271) open space, green space, commercial to meet Emory student needs
- 272) good restaurants and small boutique stores to create a Virginia-Highlands-type product, it should be an atmosphere where neighbors would want to walk to eat and shop, which EV does not appeal to now
- 273) viable commercial and restaurant operations, attractive and affordable housing, accessible parking, I have lived within DHHD for ten years and nearby for twenty, I have been dismayed by DHCA's nimble mentality which has served to increase auto traffic to the point of choking by opposition to light rail and to thwart positive development (too many examples to list), please try to shirk the "Just Say No" ideology and move toward compromise for the benefit of all and not a chosen few, the Village sorely needs development, which will add to our quality of life as well as property values, thanks

275) no parking directly off N. Decatur Rd. I love the idea of having a movie theater there

276) more small businesses, better parking, low-height buildings

277) attractive development meeting economic constraints, the stream would be great for public space but something like San Antonio's River Walk could maybe work out, public transportation must be considered and seems to have been ignored

278) variety of live/retail/restaurant

279) more parking and open space, upgraded but not necessarily more restaurant/retail, please resist these developers who want to urbanize the Village, the roundabout will clearly be a disaster, especially if they put more residential in, we do not need to add even more residents and traffic to this area

280) density/public transportation

281) off-street parking that can not be used by students, the rents for the retail space are outrageous, know of two good restaurants that wanted to move into the Village but were put off by the price, our loss, we do not need two gas stations, we certainly do not need the BP station expanding into the adjoining lot as they plan to do

282) gratuitous landscaping, trees, I hope it does not end up looking like Atlantic Station or Edgewood with ninety-nine percent concrete and six token trees

283) open space, pedestrian friendly crucial aspect, many people can walk or shuttle to this, green friendly, shared parking

284) better pedestrian accommodation, what about bike lanes and bike parking, why is this so often ignored

285) pedestrian safety and places to congregate like benches, open spaces, outdoor eating areas

286) retail shops and restaurants

288) parking that does not take away from open spaces, it will be great to have walk-friendly spaces

290) an old-fashioned neighborhood movie theater like the old Emory Village, also a pharmacy, hardware store, Red Lobster

292) traffic lights, no roundabout, the roundabout at Lullwater and N. Decatur is not working, all we ever needed was a traffic light

293) vital, green and open, open air dining

294) to keep buildings to three stories or less, would like to see test with stripes of roundabout

295) honest conversations and steering committee leadership that is not conflicted in making decisions that affect quality of like issues in the neighborhood

296) quality redevelopment

297) less traffic, more restaurants

298) walk-able, bike-able, casual restaurants, I want to see the residential units be for area professional and do what can be done to discourage Emory students, let Emory have their students on campus, seems like most/many Emory students have cars, can Emory discourage Emory student shaving cars

299) free wireless internet access, community theatre/stage/public forum, if there is not enough parking to handle Village traffic nearby residential streets will become parallel parking lots

302) scale!

303) further planning at this stage, hold up any re-zoning in January 2007

304) removal of diagonal parking along N. Decatur Rd, better traffic flow at intersection, remove surface lots, affordable housing is necessary for service sector labor force such as police, school teachers, etc., all new buildings should be LEED certified, building designs should include covered arcades over public walkways

305) shops, restaurants, pedestrian access

306) where is the traffic study, how many more people and cars will be involved in the growth, what developer penalties will be put in place if the approval project is not what was presented

308) a few restaurants and less, not more, traffic

310) more neighborhood convenience type businesses, stop "bait & snitch" proposal, go back to drawing board, not consistent with Olmstead Plan of historic Emory Village, mega-development, purpose of plan is developer driven, property owners should pay for parking

311) progress and change that allows the community to access businesses and a valuable changed environment, we need positive, motivated vision for the future and changes to make as a community like those in other sizeable communities like DC, Boston ,Chicago

313) forward movement

314) structured parking

315) scale consistent with neighborhood, owners of commercial property to lease existing properties/improve existing properties

317) 24-hour people present which housing will bring

318) vibrant sidewalk life

319) vibrant restaurants and shops, is the shopping center group making the shops uglier to help us embrace four stories, test stripe roundabout design is important

322) positive changes consistent with the AIEV plan to happen soon

323) parking, current parking does not accommodate current businesses, the only place to park is CVS the if you cross the street to shop you get booted

324) attractive buildings, ample housing and shops, the space is limited for extensive development, traffic control will determine usage by me

325) more restaurants and shops as well as open/green space

326) action, courage to proceed after more than six years of study, Emory Village is in its current state, a disgrace to both the neighborhood and Emory, it is time to move forward with implementation of the revitalization plan, zoning overlay, and standards to fulfill its potential as a place to dine, live, work shop, and become a safe community gathering place.

327) no more roundabouts, they are hazardous, Emory Village needs more parking, I cannot believe this project is even being considered given the traffic congestion, this plan will just become another example of overbuilding and inner city congestion, as well as a loss of character, open spaces and quality of life.

328) to be fully operational and functional again.

329) better restaurants with easy access.

330) restaurants with outdoor seating, wide sidewalks and easier street crossings are necessary.

331) fine dining.

332) less auto traffic, no parking on N. Decatur in the Village, more pedestrian-friendly space to go from shop to shop.

333) Family/Emory student friendly restaurants/retail, restaurants similar to Twains in Decatur.

335) Parking and restaurants.

336) decent places to eat, a bar, places to sit outside, it needs to be more like Virginia-Highlands and less like a slum, Emory Village currently stinks, I am open to any improvements.

339) retail/restaurant/bar and night life

340) reasonable owners who are good landlords and civic minded

341) variety of restaurants, coffee shops, ice cream shops.

342) a movie theater, some good restaurants geared toward the neighborhood, not the students since they will come anyway and some cute boutique-like shops like Mitzi & Romano in Virginia-Highlands that would appeal to college students, maybe a drugstore, a hardware store, haircut, florist.

343) restaurants with patios.

344) boutique shop and family and student-oriented restaurants, also a reasonable landlord, can DHCA buy EV, the current EV is completely non-functional because the current landlord has allowed or forced the tenants to leave, the concept of a roundabout for traffic flow is opposite to pedestrian flow since traffic never stops.

345) beautiful and well-maintained structures.

346) smart developer that keeps the original style of the neighborhood, it should serve as a vital commercial district for surrounding neighborhoods, there should also be a good tenant mix of regional/national/local retailers, mixed use development should be encouraged.

347) all shops occupied, hardware, dining, pub.

348) vitality, a mix of retail, commercial office and residential uses as described in the Master Plan, plus means to slow down motorists while moving them through the major intersection, more bicyclist and pedestrian friendly.

350) a pleasant retail/restaurant space with convenient parking, interesting architecture, high quality shops, restaurants, benches, fountain.

352) several good family-oriented restaurants, cannot underestimate how critical it is for traffic to be reduced and slowed on N. Decatur Road, particularly at Springdale, there are no efforts to reduce the speed along that road, there are many kids in the neighborhood.

354) better public space, off-premises parking, improved traffic flow, try the “striping project” as a test of a traffic circle, publicly owned parking and public space by County.

356) locally owned retail, more of a college town feel.

358) more green space.

359) better and more attractive retail and restaurant space not necessarily more of it, the rule of medicine is “first do no harm”, here with the proposed 2006 Zoning Overlay for Emory Village in order to obtain a marginal increase in retail/restaurant space (35%) Druid Hills neighbors are asked to accept a huge high density residential development increase (2000%, 4 stories, 100% lot build out) in the heart of our already congested neighborhood and when the main traffic artery there is narrowed from 4 lanes to 2 lanes, in short the proposed zoning overlay remedy would create real and permanent residential density problems much greater than the largely superficial and temporary retail space problem it was intended to cure.

360) to be revitalized without delay, AIEV has worked very hard for many years, I think their proposal is wonderful for our neighborhood, the Emory community and visitors, we need to proceed without further delay, please let action begin, what a great asset to the community, I have been a resident of this community since 1976.

361) to be revitalized without delay, the proposed development plan is the result of years of planning and analysis, reasonable people can disagree on details, action is necessary and I would defer to the judgment of AIEV.

362) grocery store, post office, many restaurants, hair salon/barber shop, attractive manicured green space, keep the banks, coffee shops, re-open Panera, need a movie theater.

363) good eating establishments, crowding a large number of residential units into Emory Village does not seem to be in the best interest of the neighborhood.

364) a diverse variety and number of stores to support the needs of students and existing residential homeowners in the area, similar to developments in other University neighborhood settings like Georgetown in Washington D.C. and can be similar to the mixed-use development already in place in Decatur with residential on the second floor and retail/restaurant on the first floor.

365) a nice grocery store like a Fresh Market, occupancy.

366) to remain a village.

367) a well thought out and planned mixed-use development that caters to residents and students and which incorporates green space.

368) more affordable/diverse restaurants, a grocery store.

369) open space, parks, stream walk, the AIEV is doing a great job, I love the plan and it will make Emory Village such a vibrant center of the neighborhood.

370) to retain a village character which 3 and 4 story buildings will not do, a movie theater would be nice, we do not need to increase the density of this area, parking and traffic are already a problem, 2 stories are probably too much but I'll go along with that, do not need a developer to decide what is best for us.

371) a grocery store and movie theater just like the old Emory Cinema.

372) restaurants and auto repair.

373) ability to safely walk around which is complicated by the amount of traffic that must go through the village, perhaps Emory's revitalization of its main entrance away from the village will help but N. Decatur Rd. still carries a large volume of traffic, the roundabout should slow traffic but pedestrian crossings in a safe way is important too, maximum height of buildings at 3 stories should be limited and aesthetically handled with stepping height down at edges.

375) sufficient density to get a large number of Emory students/faculty and support off the streets on a daily basis, buildings in this area should store rainwater from hard surface run off to mitigate stream damage.

376) better parking, more shops and restaurants.

377) improvement which will only happen if DHCA and AIEV can work together, this survey appears "pre-determined" in the way the questions were asked.

378) restaurants, a good bakery.

379) not to overdevelop the village and to save as much of the historic characters as possible.

380) safe, congestion free, live/look/show/play, the village property owners should be motivated to contribute to acquiring and maintaining public open space, by creating attractive green space their investment could increase in value.

382) a DeKalb County library branch, historic tours of historic home district via trolley or horse carriage, common areas with park settings, maybe fountains and flowers, gazebo, movie theater.

383) the character of the neighborhood should be preserved, the bridge over the creek on N. Decatur should be replaced so the flooding problem is remedied, height restrictions and setbacks should not be changed.

384) good restaurants, attractive walk-friendly area, no impeding of traffic such as trucks and ambulances and buses, no roundabout, foot traffic is safe as is with perhaps better on-street parking, thank you for the opportunity to respond, these “improvements” are just an opportunity for the developers to make money.

385) to stay basically as it is with better storefront restoration and landscaping, maybe better parking facilities.

386) please delay the vote, I had no idea what an awful impact 4-story buildings would have on our village, no longer a village, if a sketch of what we saw on power point images could be show to all the residents I believe this overlay concept would not pass.

387) parking, outdoor/patio restaurants, sidewalks, crosswalks, the height of buildings is not as big an issue as parking, accessible walking areas and attractive businesses with street-friendly fronts, Atlantic Station is a big-scale model of what might work in EV.

388) safe pedestrian and bicycle planning, bicycle lanes.

389) architecture of the new buildings that is contextual with the neighborhood in style and scale, no metropolis, I live at The Clifton and it is my understanding that DHCA was instrumental in determining its architecture.

390) quality affordable restaurants and shops such as florist, coffee and book stores.

391) restaurants.

392) family friendly establishments and traffic control, needs to be safe to move easily about, we need change desperately

393) attractive modest commercial space that serves the needs of the local community and encourages walking and cycling into and out of the village

394) to be rebuilt as soon as possible with stores occupied, it is appalling that the area is almost vacant now and should support the upscale neighborhood and a burgeoning university

395) parking and green space, shops and restaurants

396) preserve charm and uniqueness, don't want another Decatur or Virginia-Highlands or more traffic, please no apartments or real estate with rentals, they do not care about my community and I do

397) a very small library of paperbacks, craft supply and coffee house combination, a small excellent restaurant or diner, spraying water wading fountains, lease free dog run, flowering vines such as honey suckle, white lace wisteria, roses, clematis, seating in covered green spaces , historic lighting on the sidewalks, flowering trees such as dogwood, redbud, Yoshiro cherry, azaleas, camellias, the village is a small area and should not be crowded with commercial office or students apartments since Emory student can afford their own, the purpose of the village should be life enhancement for neighbors

398) pedestrian friendly sidewalks, underground parking, no parking deck

399) a movie theater, Emory Village should not be the focus of expanded residences in the neighborhood

400) small grocery store like Shields or the defunct Harry's in a Hurry is important especially to residents, the gas station and auto repair facility should stay if they want to or until they get a buyer

401) gathering places of retail, dining and entertainment, outdoor dining, parking, a variety playhouse-type venue which is multi-purpose for music and movies

402) keep Glenn's parking spaces on N. Decatur Rd. for Sunday am. At two public meetings we have attended we have heard it argued that a substantial increase in village residents is required to allow the village businesses to be profitable, this argument is false, we have lived in the neighborhood for 48 years, when we arrived and for many years thereafter there were fewer people here but the businesses were thriving, rents were modest, services were good and the merchants both knew their clientele and how to relate to them, now there are more people but businesses are failing, why? probably because rents have become excessive, perhaps also because some of the merchants are not as effective in services or relationships as some of their predecessors, if the landlords charge reasonable rents most of the businesses will be fine without an influx of people, try a case study for analysis, why did Park Bench fail so badly in the same location where Bill Jaeger flourished for years, we have been told that it is important for the society at large to increase in density of population rather than having the American people spread out so broadly, perhaps this true on a broad scale but why does it have to happen in Druid Hills, we thought that the changes were being made for the sake of the people living here not to promote someone's theory of social organization and not for the sake of people living elsewhere, probably there will be some benefits for the current residents, we hope so but we were sold these prospects with the idea that the needs of Druid Hills residents would be the primary focus of any improvements, that purpose seems to have become secondary and derivative, should we allow that to be so, one of the speakers assured is that traffic would not become an increasing burden because the new residents would leave their cars in the parking deck and do their shopping and eating out in the enhanced village facilities, what world is he living in or how gullible does he think we are, as long-term Druid Hills residents we often have walked to the village for services however most commonly we

have used our cars to go to Publix, Kroger, North DeKalb , Petite Auberge, Tara Theater, Atlanta Stadium and the airport, any new residents will do the same, the claim that adding the cars of a couple hundred new residents in the village will not overburden the traffic is transparent nonsense, finally as to the proposal to build a four-story colossi in the village, try this comparison, drive to the new Edgewood Mall on Moreland Avenue , turn into the first street to the left, the one that runs behind Barnes and Noble, observe the new buildings right and left, on the right three stories and on the left two stories, that pairing is esthetically manageable in a small venue such as in Emory Village, a fourth story would be overwhelming even more so if it were paired with three- and four-story structures opposite, let us not be thusly overwhelmed especially to serve someone's social experiment or someone else's profit motives.