

Moreland / Glenwood Redevelopment
Community Vision Meeting #1
Saturday, October 20, 2018, 11:00am, Ormewood Church

Report-Out Notes from Table Discussions (Wants, Don't Wants, etc)

Table 1:

- Want to see an open market concept – like Sweet Auburn Curb Mkt.; a place for eating relaxing, mobile working;
- 5-story building height along Moreland Ave., with office space;
- Want public space and pedestrian paths with greenery;
- Moderate density across the site – no high density;
- No surface parking visible from perimeter –as with podium parking behind a building or obscured surface parking in center of block;

Table 2:

- Portland/Moreland residents would like some recognition of Ormewood Park in the project
- Don't want 135 new homes or the cars they will bring;
- Don't want a traffic cut-through for cars;
- Are fine with 4 residential parcels remaining as homes, even if they are McMansions;
- Want better connections to neighborhood;
- Want more traffic-calming on Glenwood/Moreland/Portland (too many speeding cars on Portland now; can't get speed bumps on Portland because it has a 'First Responder Route' designation)
- Love the greenspace/plaza idea;
- Want a strong privacy buffer at transition to single-family homes;
- 3-story height for new development next to existing single-family homes not preferred

Table 3:

- Want more of a built presence at the Glenwood/Moreland intersection;
- Want low-density residential at western edge of the project;
- Provide office space as a location for better-paying jobs – increase income in order to offset high local housing costs;
- Don't want increase of traffic on Portland;
- Design with awareness of drivers' 'realistic' decision-making' about getting in and out of the site and around the block;

Table 4:

- Want a shared community/office space – reasonably-priced co-working facilities (like conference room, etc.); could support pop-up businesses;
- Want a food-hall/market/grocery like Sweet Auburn Curb Mkt. or Urban Cannibal;
- Supports the idea of greenspace in the project;
- Surface parking could be multi-use; could use green pavers instead of a big paved slab; could be an outdoor event space for food trucks, pop-up markets, etc.;
- No traffic cut-through across the block;
- No new residential;

Table 5:

- Want affordable mixed-income housing and affordable office/business space;
- Utilize multiple scales of buildings between edges (transition to single-family and along Moreland);
- No 'Big Box' retailers or upscale boutiques;
- Include daytime uses so as not to impact traffic on Portland;
- Idea: a one-way alley to discourage cars on Portland;
- Obscured parking;
- Want structured or shared parking with good pedestrian crossings, to support denser development in the East Atlanta Village core;
- Avoid super-low density which could drive up property/housing costs;

Additional comments – Open Discussion:

- Make sure to work for better participation and better notice of meetings; current attendance is not good enough;
- There are a lot of families with children on Portland Ave. – traffic safety is critical;
- Appreciation for preserving the Masonic Lodge;

Attendees signed in:

Kelly & Chris Olson

David Tyberg

Boyd Beckwith

Scott Reid

Austin Towne

Annie Shu

Leeland McPhail

Jack & Nicolia Gruendler

Brent Huff

Mike Gardner

Mike Snyder

Katie Turner

Cristina & Christian Mendonca

Monica & Michael Pathi

Martina Weber

Kobin (?) Strabo

Andy McIntyre

Dave McElroy

Samantha Williams

Valerie Epifani

Lisa Acup

Rod Lee

Horace Hume

Holden Spaht

Joshua Lorenz

Beth Shorthouse