

Moreland / Glenwood Redevelopment
Community Vision Meeting #2
Saturday, November 3, 2018, 11:00am, Branan Towers

Feedback notes for each option on display

Option 1:

- Please don't leave us with a parking lot at the intersection (Glenwood/Moreland)
- Like - As a Portland resident, this is my favorite option; keep 1-story residential houses B, C, E, F
- The attractiveness of this layout just isn't here. This space would not be utilized as much as other options
- Could we schedule food trucks to visit this big parking lot on a regular basis?
- Regardless of what is built here, we need aesthetic that complement the neighborhood
- I love that this option saves all of the existing buildings
- (re: previous note) It does not – the building south of the mason lodge gets rebuilt
- Keep two houses/lots on west boundary + use the two east lots/houses for parking/route around
- Dislike -Not dense or transformative enough
- Better way to show parking in mixed use: use real percentages of use in plan and scale to # of spaces provided
- Bike racks / scooters parking station in all designs
- This one preserves uses but doesn't help establish commercial on Moreland as much as others; I don't prefer this one – my least fav

Option 2:

- Live-work (building E, F)
- Like the idea of permeable parking areas – should extend permeable surface as much as possible
- Preserve 1152 Portland
- I like townhouses used as a transition to commercial; I like office use here; concerned @ access from Portland – this one OK
- We don't want in retail: Starbucks, Mattress Store, anything chain
- Where will semi-trucks come to deliver in all options
- Like: low # of units; plaza greenspace / Don't like: creates cut through; exit on Portland; not enough parking
- Great design, but Option 3 gives better res buffer and encourages diff commute options w/ fewer parking spaces
- (re: previous note) Second this
- Access to/from Moreland rather than Portland
- Black box theatre in 2nd floor of Masonic Hall
- Where is service entrance loading dock in these scenarios; applies to all
- Great idea to use permeable parking pavers
- (re: previous note) Second this
- Don't like left turn only onto Portland
- Must physically block cut through
- THANK you for keeping the Masonic Building – this is a very valuable community landmark
- Does this southern entrance mean cars going east on Portland can't turn left (north) into the complex?
- Don't give up curb cut on Moreland south of Masonic Lodge

Option 3:

- Like: entrance only on Portland; greenspace, plaza; Don't like: may not be enough parking; creates cut-through
- Loading dock/dumpster combination in consideration of existing Portland Glenwood single fam res
- A grocery type market that also serves a limited menu – Savi Market
- Do not like 1) thru access 2) loss of parking
- Left turn on Glenwood is a problem
- Food hall is a nice idea but a grocery market use may be better suited for site – Candler Park mkt
- Food Hall use concerns: grease trap; venting; dumpster locations
- 2-story townhouse also? (Building B)
- Need traffic calming here (arrow to rear-center parking drive)
- Must physically block cut through
- Really like the courtyard idea/space in options 2-4 with protection of the building from Moreland. This is a nice community concept. Option 3 is my favorite option
- Please save the neon Mason sign
- Option 3 is a winner
- For food hall to work they must be able to serve alcohol
- Scrap (bldg.) F save another house
- Alcohol sales is imperative to a successful development yes
- Approach GDOT about existing curb cut on Moreland Ave -traffic engineer
- I like the height of the buildings on this plan, + the buffer allowed for between this + the residential core
- Option 3 is my favorite; this retains character, creates valuable space, + controls traffic; if building F could be the existing home retained, this would be perfect
- Where do the people who will live in Bldg F park their cars in this model?
- Does the southern entrance mean cars going east on Portland can't turn left (north) into the complex?
- Roof top public space (Masonic Bldg)? Would free up ground level for more parking
- Why can't Building F be the one historic house that is currently on this lot? 1152 Portland; you can rehab+ rent/sell such as Paces has w/ the house at the NW corner of Portland + Gresham
- Best Option
- Get down to 40 parking spaces if possible
- Preserve 1152 Portland
- Live work (Bldg E)
- Save the neon sign on Mason building
- Access from/to Moreland rather than Portland

Option 4:

- Like: big plaza; no cut through Don't like: 5 stories too high; 4 stories too high on Portland; too many units
- Good use; good greenspace; like – no through access
- Option 4 is my favorite
- This is by far my preferred scheme; I think the density is good w/ the possible exception of 4 stories at Portland. I would prefer 3 story live/work
- Portable food trucks in lieu of restaurant space? (or combo)
- Bldgs D+E: too many stories
- Loading dock/dumpster combination in consideration of existing Portland Glenwood single fam res
- Can we dedicate a small portion of the podium deck top level to greenspace and remove park spots?
- Please restore the neon Mason signage
- Live-work (bldg. F)

- Affordable rents for businesses is more important than free parking
- Open the interior courtyards to Moreland and public domain – to promote traffic calming and pedestrian activity
- The bldg. heights around the lodge takes away from the centerpiece (the lodge)
- Prefer option 4
- A 2-way entrance on Portland will increase traffic for neighbors. Don't like that
- Concern with service vehicles and grease traps
- Get curb cut on Moreland – south of Mas. Lodge
- General – all plans: consider what food-related uses will require. Grease traps, food dumpsters, deliveries need to be out of user traffic lanes and shielded/away from pedestrian zones
- (E) 3 story live work along Moreland w/ 3 story residential on Portland
- For residential: paid parking spaces (buy your space) to reduce city parking requirement
- Buildings D & E are too tall for our neighborhood on this option + option 5 – inappropriate for this area primarily one + two story buildings
- Consider families with children in all aspects of design and selection of uses

Option 5:

- Think about arts, theatre, museums, exhibits, on second floor of mason building
- I like this plan best (plan 1 worst)
- Too overbuilt; do not like this option
- Not wanted due to number of residential units; prefer #4
- Too much density – buildings too tall – also req's for more parking and as NC-2, this needs to be walkability focused
- This seems extremely overbuilt for this area. Packing way too much in. The # of stories on option 2-4 seems more reasonable. Also we lose a lot of the courtyard area that is very attractive (realistically the parking deck green space will not function the same way as the courtyard and is not a replacement)
- Too expensive; will take too long to build; the construction will be painful
- Like: green lawn on parking; no cut through; Don't like: too many units; 5 stories to high
- This is a lot of extra cars going up and down Portland. Too much traffic
- Best plan; most efficient for sq. ft.
- Live-work bldg. E (customer parking on bottom level, resident parking on top level)
- Just tell us now – what should Portland & Glenwood residents be doing to get permit-only street parking?
- Like 3 stories on Portland
- Does redo of intersection allow L-turn lane? It should
- I think the elevated deck here is problematic. R-4 lots should not have a 1-1/2 story parking deck facing their property line. I think greenspace on top is good for heat island reduction but will offer little in term of use by tenants/neighbors
- The size of bldg. B is too large. Really 2 stories of rowhouse would be more appropriate
- No park or parking lot on corner please. Signature bldg..
- Charge non-res for parking
- Create lift drop-off
- Make plaza exposed enough so that people on Moreland can see that its there, but enclosed enough to block noise
- Too much density for this intersection; plan 4 is better
- (re: first comment on previous note) Agree
- Having parking not obviously or conveniently connect from Glenwood to Portland is important to prevent through traffic, but it should connect (applies to all plans)

Additional comments – Open Discussion:

- Please invest in large longterm trees wherever possible – oaks, tulip poplars, etc. They will take a long time to grow but we need these to be replaced
- The community can chip in maybe? Please hire an arborist to get tree advice for a good mix; too many places have all the same tree and it looks terrible
- All – street side loading zone; Pedestrian & businesses on Portland
- Something like Candler Park market or Grant Park market; a place to buy basic provisions but not a full grocery store
- People ask for a grocery store but they won't support
- Very important to EAV residents that small and local businesses will be able to afford rent – think of the stores in the Village today: Joe's, Emerald City, etc.
- We do not want this to be like Edgewood or the Glenwood shopping center (where Kroger is) where only businesses are large national companies and chains (no Starbucks; no waffle house)
- All options: ped & bike friendly first – minimize car traffic; encourage local business – no Mattress Firm/Marcos Pizza; very few parking spaces; car traffic in/out seems impossible – will make a already busy intersection impossible; Very harmful to Portland Ave + Glenwood Ave; paid parking OK but implications for neighborhood streets + parking for other parts of EAV