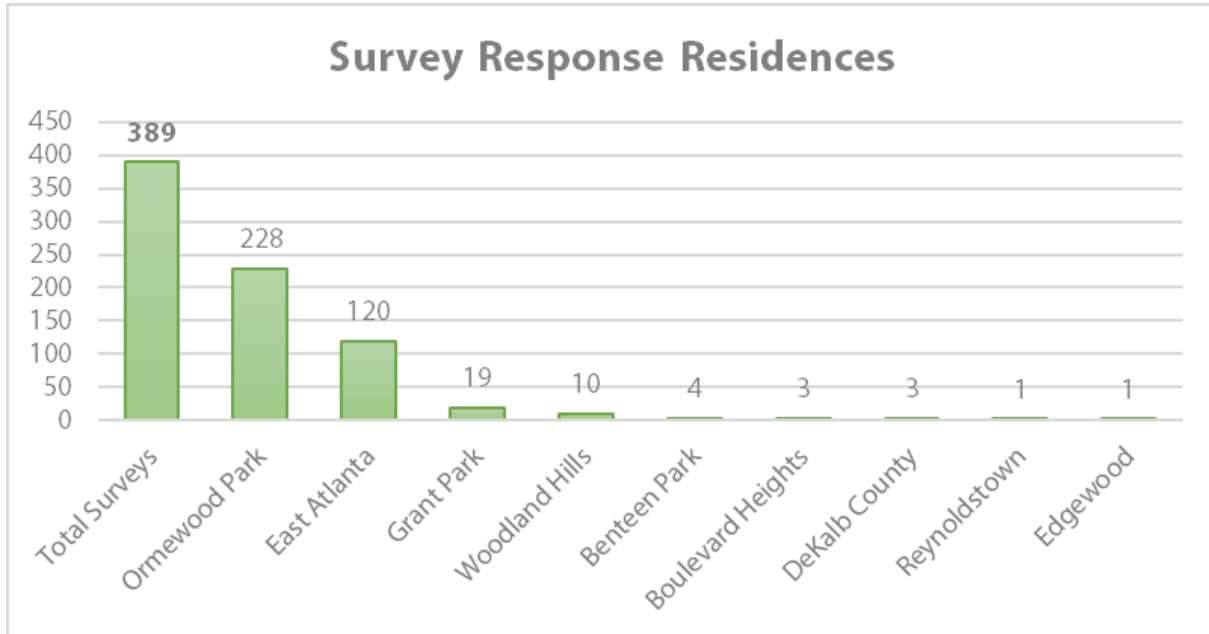
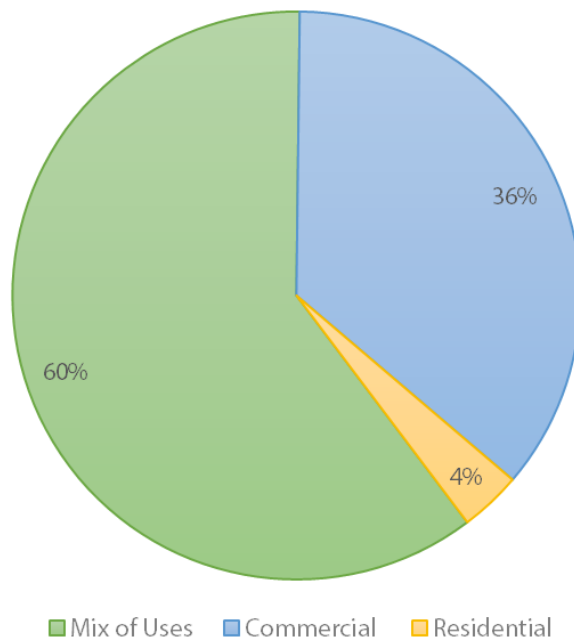


# 525 Moreland Assemblage Community Survey Data

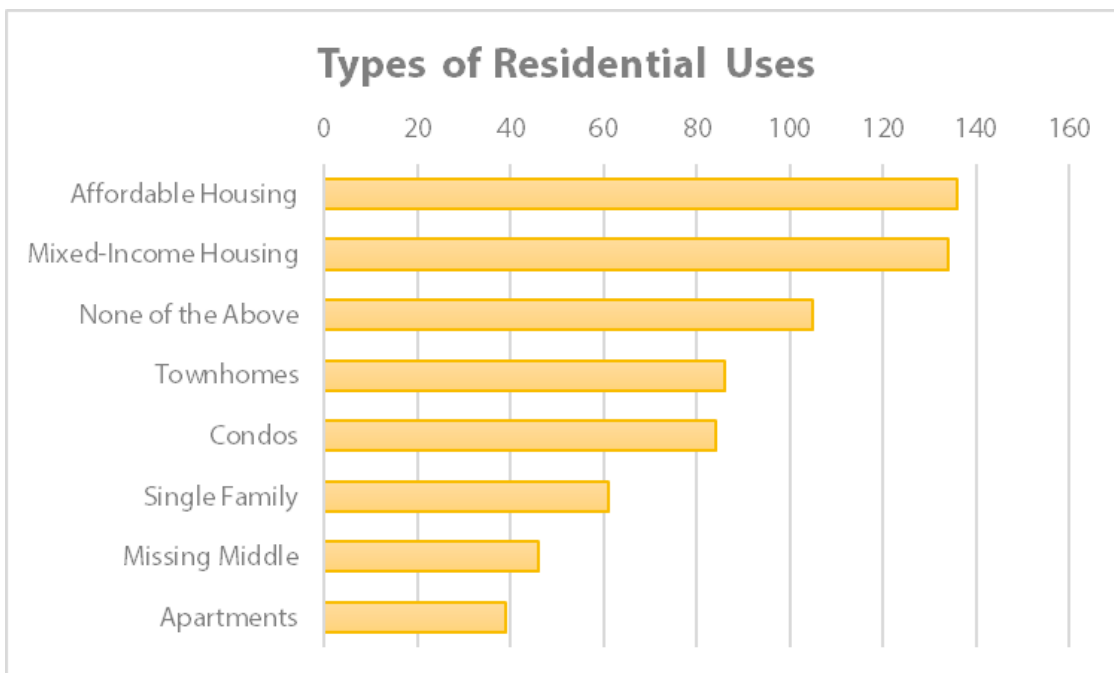
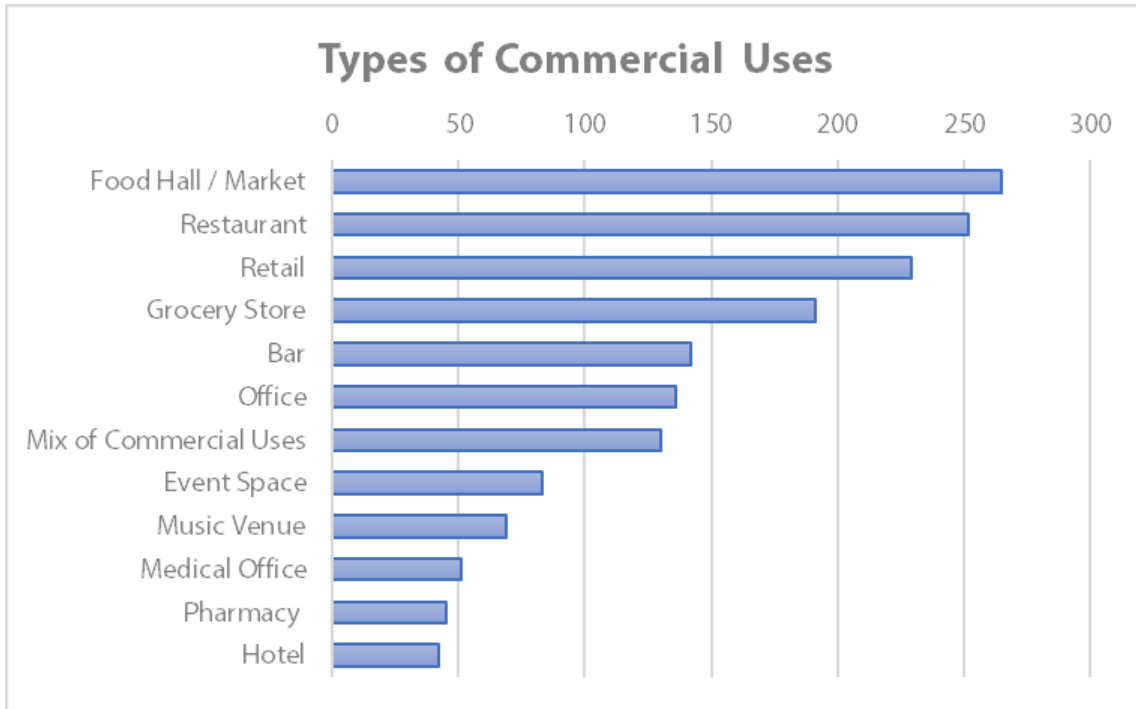


### Types of Use

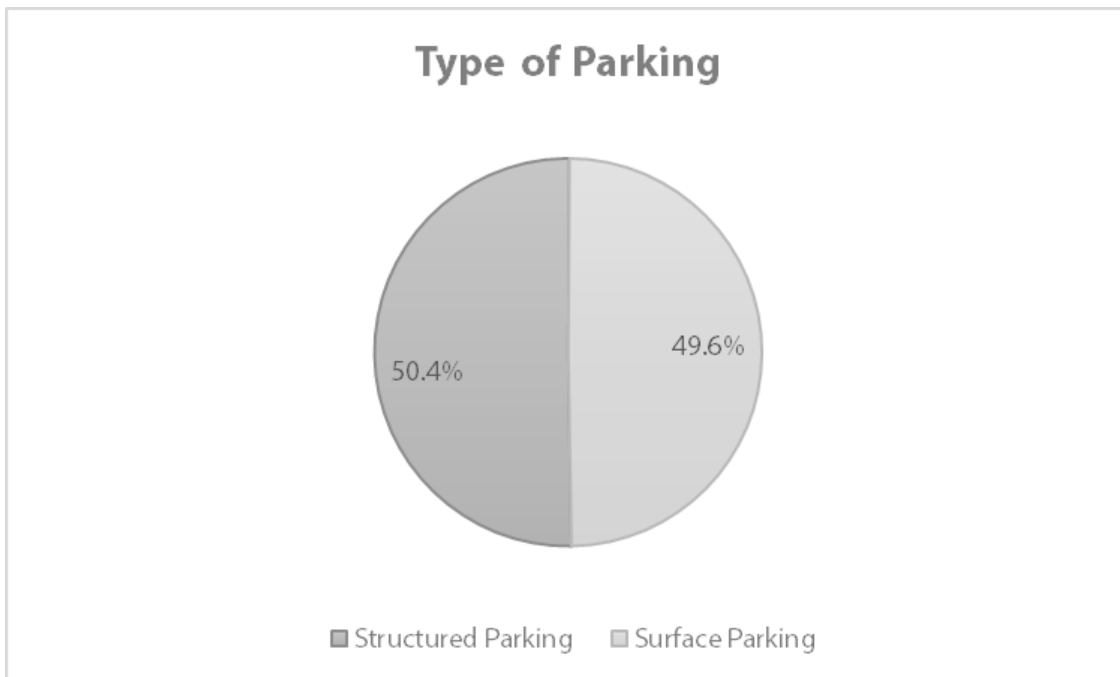
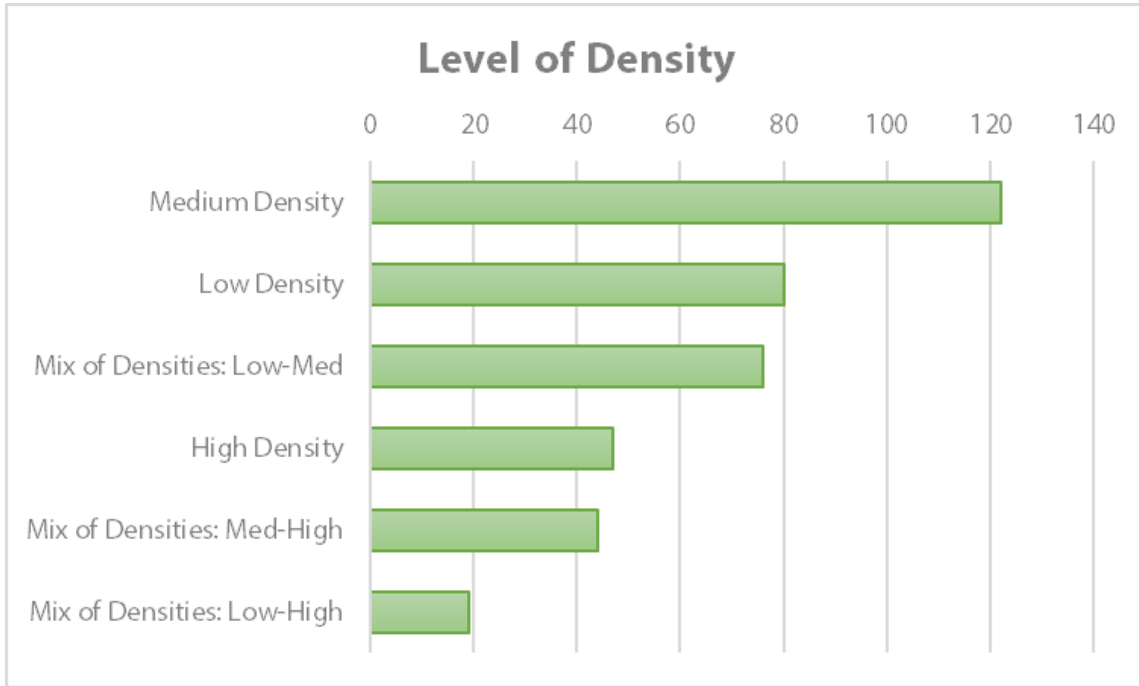


# 525 Moreland Assemblage

## Community Survey Data



# 525 Moreland Assemblage Community Survey Data



# 525 Moreland Assemblage

## Online Map Comments



## Concern

- 1** Are you wanting to remove the 4 single family residences? I definitely don't like the idea of removing historic viable residential infrastructure and deepening the commercial corridor.
- 2** I think it's important to start thinking about a future that is further out than "Us." This could be a great opportunity to create something that is truly green. Smaller footprint, pedestrian-centric, incorporating consideration for bicycles, possibly even self-sustaining. And it should cater to the individuals and small business owners that comprise the community. I would be disappointed to see the plans developed around a corporate anchor of any sort.
- 3** Don't Fuqua is up! Keep the structures low-rise but dense, walkable with minimal parking, green where appropriate. Basically, build it for the complete street future Moreland/Glenwood, not the faux-urban parking emporium hellscape of today.

# Ideas and Suggestions

- 2 What about a free clinic or a homeless shelter? Both are needed in our city. A low-cost, subsidized daycare option would also help families.
- 3 I like the idea of a market with stalls - allowing smaller local entrepreneurs to get started at a reasonable cost. (I am thinking similar to Sweet Auburn Curb Market.)
- 4 I would love to see a community center/performance space. Intown Atlanta doesn't have a lot of available performing space, especially in our area. Great revenue could be generated by renting the space. As for the community center, At risk after school activities would be very beneficial as well as classes like Callanwolde or Emory at Night.
- 5 Would be great to have a co-op of small businesses that benefit the community with green space integrated in the design. Creating better opportunities for small business owners in the community that just don't have the capital for rentals via Pace Properties or Abe. Shared workspaces, affordable market/food hall, event spaces...are all much talked about ideas within the community.
- 6 It would be great to have a place with quick, healthy, cheap eats. There's not too many options around for healthier fare. As other people mentioned a co-op would be nice but wouldn't want that to compete with We Suki Suki. I'm thinking like Grant Park market on a smaller scale and less fancy. In addition, EAV is artistic. We should have some kind of artistic/musical aspect where people can take lessons/classes/practice upstairs. It could be a local bar with free for all jam sessions by night.
- 7 Trader Joes or smaller scale grocery store.
- 8 I think it would be neat to incorporate a green space for outdoor seating. I love the idea of an event space/performance space that is also focused on connecting the community to "maker" skills or the arts during times it is not being used as an event space.
- 9 No more straight up condos, we've got plenty, and there will be more right now the street in just a few months. How about at least some affordable housing for artists with studios beneath? Gallery space and a room open for community meetings. Something to differentiate, at least.
- 10 While parking is definitely needed, so is green space in the commercial areas. Please consider some LID/GI pieces to the infrastructure.
- 11 The parking lot on the corner has so much potential to be built into something beautiful and distinct to welcome visitors and patrons into our community. Leaving it there would just make the place look like a strip mall. Structured parking hidden from the street will open up opportunities to beautify the whole block.

- 12 Is underground parking at all feasible for this block? It's certainly expensive, but it would open up so much of the surface for both higher density AND greenspace. It would also make it easier to maintain a buffer with the existing residences to the west.
- 13 We need to strike compromise here. While we should minimize inconvenience to the immediate neighbors, our neighborhood suffers from a dearth of truly affordable housing, both to rent and to own, spurring gentrification and stifling the flavor that drew so many of us to the area. These, plus affordable, locally owned retailers/restaurants/office spaces, and some green space/beautification should be our goals for the block. Higher density and structured parking might be part of that compromise.
- 14 Would love to see some sort of community event/office space combo pop up in the Masonic lodge space.
- 15 How about a small museum on the site dedicated to the history of the NPU-W neighborhoods around this site. Could include history of the old trolley system, East Atlanta Battle of Atlanta history, the neighborhood newspapers, etc. Could be a gathering place for beginning the annual tours.
- 16 I would love to see a market like Grant Park Market or Trader Joe's. A butcher or a bakery would be nice too. Also, some green space and seating would be great! Maybe some room for some food trucks also.
- 17 Just came from spending a couple hours at Hampton Station in Greenville, SC (<https://www.hamptonstation.com/>) and WISH we had something similar in our area of town. It checks a lot of boxes that people are commenting about - incubator and restaurant/food stall spaces, etc. that spill out into a greenspace where picnic tables allowed families and visitors of all ages to enjoy moving about freely and without concern of nearby cars or traffic (it was set completely away from road)
- 18 In my opinion, a corner grocery/market would be a smash hit. OP residents would rather walk to this than go all the way down to Glenwood Kroger. It doesn't need to be fancy or expensive, it just needs to be local.

## Something I Like

- 2 Very happy that this fire lodge building will remain and be restored as a visual asset to Moreland Avenue and East Atlanta. Would like to see the site plan for the whole assemblage.
- 3 Moreland is a serious barrier between EAV and Ormewood Park. I'm glad you are reorienting the intersection to make it easier to go through that barrier, however, I fear you will not go far enough and the opportunity for change will be wasted with half-measures. The intersection of Glenwood Ave. and Moreland is important to bridging the Moreland gap so don't be afraid to overcompensate for that in your re-orientation of this intersection away from cars and towards pedestrians and cyclists.

- 4 This is long overdue! Thank you. Hoping for some great office/retail/dining. :)
- 5 Love the idea of the realignment and improving pedestrian safety at the intersection. I hope improved bike safety is included as well. The main reason I don't bike to the Kroger in Glenwood Park is this intersection.

## Make a Comment

- 1 My hope is that when exploring prospective tenants that you look to fill the space with businesses owned and operated by minorities and people of color. Slowing gentrification is a worthy purpose for any community minded developer.
- 2 Please don't cut down all the trees. Please don't build on / and pave every inch of this lot. Please no more condos. Please make this walk / bicycle friendly. We need quality structures with character and trees / plants. Nice cross walks at this intersection.
- 3 Please include buffer to mitigate impact to adjacent single family.
- 4 I can support structured parking if it will protect the adjacent residential streets. Parking should not be to the detriment of pedestrians.
- 5 This realignment project by the GDOT is slated to begin construction next year (2019, per GDOT). Have you considered delaying your final design until the construction is complete, so that you can see how the intersection operates? Crossing Moreland is a serious endeavor and unless the intersection operates better, I think having a venue that draws nightlife to cross Moreland could be dangerous.

## Survey Responses to the Question:

### “What are your top 3 priorities for the site?”

- A presence on Moreland and Glenwood, should be a building not parking. Use needs to supplement existing and future residents. Our area needs professional office. This assists livability with wages, reduced car trips and daytime use/activity. The west boarder is critical. This needs to blend single family into the development without stressing the existing residents. Townhouses that back up to the buffer are suggested for their shared demographic and scale. It also polices the margin effectively.
- No entrance to development on Portland Ave / close Portland-Moreland access with a beauty treeline. No "Big Box" stores of ANY kind. Just small business owners. Max 3 story building height.
- Keep the 4 single family homes. Mixed development (small business). No townhomes or apartments.
- Revitalization of corner. No impact to Portland Ave (home values, more crime, water runoff, pollution, trash, noise, etc.). Limit of net new residents (no townhomes).
- Low density. Reduce traffic on Portland (cut thru traffic is very dangerous and kids play on the street). 135 homes = 250+ cars, NO!! I want lots of trees.
- A better transition between Ormewood Park and EAV, something safe and pedestrian friendly. Traffic calming for Moreland/Glenwood intersection. Something that is properly scaled, no bigger than the Mason Hall.
- Pedestrian connection across Moreland. Privacy buffer to residential to the West. Traffic control on Portland. Single story buildings facing residential to the West.
- Grocery; market. Affordable housing.
- Safe ingress and egress for bike/ped. No residential. Daytime activation - office for 1-2 tenants.
- Shared office space / food hall + market. Commercial not residential. Greenspace / plaza / event space (outdoor).
- Affordable/mixed income housing. Urban block that connects EAV to Beltline. Commercial uses including daytimes that maintains diversity.
- More like Ponce City Market, but more affordable and free parking. Grocery (like an Aldi or Trader Joe's - not a Publix/Kroger) or office space (adding more local businesses). School (we have very few big schools, maybe more smaller, localized charters instead).
- Office space! Adaptive reuse of Mason lodge (good for ground floor market like Sweet Auburn Curb Market + upper floor event space). Not too fancy/high end; keep affordable.
- Increased density for the neighborhood. Pedestrian oriented design. Local business owners.
- Affordable housing. Open market. Pedestrian friendly.
- Reflect image of existing neighborhood. Diversity (mixed small business and residential). Bike parking.
- Affordable housing / mixed income 60-80% AMI. Food hall / open market. Prevention of residential streets increasing traffic.



- Dog park, brewery, food hall
- Safe, Cool Design, No Residential.
- Green space / Park, low density single family homes / condos
- low impact on traffic, family friendly, attractive
- Something well thought out with neighborhood in mind, 2. Something attractive from the street, 3. Low rise with green space
- should remain a commercial space
- Affordable housing, lowest density possible, attractive landscaping with native plants
- Walkable, fits a community need, smart parking solution
- Access for lower income residents, mixed use, safe access
- No hippies
- Minimal parking; intersection realignment; traffic flow improvement
- Less traffic,
- Affordable housing, event space, education
- Not condos/townhomes, minimal parking (make it pedestrian/bicycle friendly), locally owned commercial spaces (no Starbucks)
- That it not overwhelm the residences adjacent; that access/egress is safe; that the businesses are viable, and the residential units (apt.'s?) priced so that middle income folks can handle it (police, fire, teachers, etc. earning \$35-50,000).
- Affordability, preservation, useful not redundant retail
- Keep the historic building, something local, not expensive apartments/townhomes
- Business so it will continue to thrive
- Mixed family. Places that are kid friendly, inspiring design, farmers market or a "bodega" grab a cup of coffee and a few sundries before heading home or to the office
- Preserve the existing building. Make it a culturally interesting contribution to the neighborhood.
- Jesse Clark
- not \$700k for a townhome...places for those of us who are getting priced out 2)no more bars/wine stores 3) pedestrian scale
- Mixed income , lower density, mixed commercial uses
- Restoration of old building, locally owned business, mixed income housing
- Useful to the neighborhoods it should serve, an added benefit but not a neighborhood changing one, a successful venture for everyone involved
- Something fun and family friendly. Clean and organized. Safer intersection.
- Commercial amenities for local residents
- Contunity with neighborhood
- affordable housing, needed retail, restaurant
- minority-owned business, affordable housing (if any), family friendly (play area for children adjacent to restaurant/food stalls for adults)
- Mixed use, LIQUOR STORE WOULD RULE, and affordable housing so we donâ€™t kick out people who should be living here too
- Size & scale that complements the surrounding development (low & smaller!), reuse existing buildings, diversity of tenants (we don't need another gym/crossfit or just several restaurants "concepts.")
- Ownership of residential instead of rentals

- No giant parking lots, no big box or corporate tenants, preserving architectural character
- Market, bakery, butcher
- museum of NPU-W, food hall catering to walkability from neighborhoods, mixed income housing
- Free parking, arts, public transportation
- Outdoor seating, people under the age of 18 are welcome, public access for private events/meetings/classes
- Affordability, parking, and unique spaces (not just chains)
- bar, restaurant, retail
- Affordable Housing, Ammenities the Community Needs, architecture that fits with the neighborhood
- accessibility, safety, community
- Smaller retailers, restaurants, NO large chain/big box conglomerates
- Pedestrian friendly, preservation of at least some historic structures, nice patio/outdoor space
- Visually inviting- murals, greenery as possible, easy in out traffic flow with decide if I use retail here
- Usefulness for community and neighbors for convenience; community support and networking; affordability;
- Green space built in even if only way is pocket garden style. 2. Safety for entry/exit for pedestrians and bicycles . 3. Visually appealing with some historical feel
- Aesthetically pleasing, easily accessible to pedestrians/bikes/cars with bike parking, some retail/restaurant space
- Artful, historical looking front 2. Hidden parking with safe entrance/exit 3. No fast food/music venues
- community ammenity, inclusive, value-adding
- Enough parking, affordable for all
- Not contributing to vehicle density
- Fix the street, no more condos, put in Trader Joeâ€™s.
- Non chain, causal, family friendly restaurant (e.g., Folk Art), wine bar, kid activity
- Bike-ability, walk-ability, non-apartments
- Pedestrian/alternative to vehicle, community driven, low density
- Aesthetics, character, quality
- Walkable. Aesthetic. Destination.
- Donâ€™t make more traffic
- not a lot of parking, noooo ridiculous apartments that people can't afford or don't need
- Useful to neighborhood, not compete with small businesses close by, affordable options
- Commercial, restaurant, structure parking
- Fits the existing neighborhood ethos. 2. No chains. 3. Doesn't suck.
- Affordable housing, mix of commercial and residential, in character with neighborhood
- should not bother the adjacent homes with sound, height , traffic, or other
- Trader Joe's, Sprouts, Taqueria del Sol
- It meets the neighbors expectations.
- Iâ€™ve owned my home on Florida Ave since 1999 and have never been very bothered by this intersection. Walking or driving it functions like any other four-way stop, but with a little offset. No big deal. What concerns me more is the three blocks of visual pollution on Moreland,

between I-20 and Genwood Ave. That's the real gateway to East Atlanta and Ormewood Park. Really, between I-20 and Faith Ave is so bad. Address this area and I'll support just about anything you do.

- Community, affordable, minimal curb cuts
- Affordable housing, mixed income housing, smart ingress/egress/adequate parking
- Street level access. With streetscapes
- Affordable housing, responsibly designed, traffic impact
- Increase home values, bring business to the area, serve demands in the community
- Restaurant, pharmacy, retail
- Market (grocery and wine/beer), food hall, retail
- Grocery store/ market, hardware store (ace!), bike parking
- Fix the intersection - it's bad and creates a barrier; interesting retail, parking
- Please give me somewhere to buy good beer and wine, more office space, and restaurant space
- Friendly to bikes and pedestrians, improve experience crossing Moreland, no more condos
- Locally-owned businesses; community space; fitting with the surrounding businesses
- Fix the road. Save the Lodge. Put in residential.
- Build the neighborhood, make it accessible, be interesting
- That the roads be modified to safely compensate for the additional density.
- Multi use food hall and market, event space, artist studio space
- wine bar
- Low traffic congestion, Meets the needs and wants of the neighborhood, doesn't increase traffic on Portland ave.
- Retail, grocery, restaurant
- That there are not chains; have bike parking; the feel is authentic EAV
- Glenwood Realignment, walkable restaurant/bar
- No more housing of any kind - we full. 2. Reconfigure the stop light so it's not 3 different lights. 3. Make it small.
- Retail, retail, retail
- Walkability, ingress/egress control, functionality
- Affordable housing, keeping the spirit of the neighborhood, accessibility.
- mixed use, high density, quality architectural finishes
- Neighborhood/pedestrian focused, mixed use, minimal parking (less than the parking minimum)
- uses the old building (don't tear it down!), purpose is what the 'hood needs (not what the developer THINKS the 'hood needs), keeps with the feel/aesthetic of the 'hood
- Ease of access. Something for every income. Mixed businesses.
- Affordable Housing; 2. Accessibility; 3. Integration with the surrounding neighborhood ("keeping it weird")
- Affordable & Mixed Income Housing, Market/Food Hall, Event Space
- traffic congestion on Moreland, 2) control gentrification and rising housing costs (if possible), 3) safety
- Locally owned businesses, no chains,
- Grocery, Restaurant, Medical

- Don't make it gated, connect to the street grid, make a real neighborhood and try to save as many trees as possible.
- Rework Moreland/Glenwood Intersection,
- Restaurant! We need them!
- Market, breakfast cafe (please please) and music venue but please no mixed use. Either make it one of the other. Mixed use is so over utilized and drives up prices for both the commercial tenants and the residents.
- design a pedestrian-friendly transition between Ormewood and EAV, DO NOT bring 100+ new residents and 100+ additional cars to the neighborhood, do NOT make the residents of Portland Ave. suffer at the hands of a 'solution'
- Improvement to intersection, add to community character, preservation of a unique structure
- Multi-use, traffic mitigate, pedestrian accessible
- Market, bar, restaurant
- Bars, restaurants, housing
- Aesthetically pleasing/thoughtfully designed with parking obscured. 2. Easy to walk to/from if you live in Glenwood Park or East Atlanta. 3. Not sure of zoning but would prefer max three stories high (maybe four).
- Aesthetic, commercial use, efficient space usage
- Functional tenants, blends in with the neighborhood, won't create traffic issues
- It's planning and use must be considerate of long-term residents and seek and utilize their input. A significant portion should be set aside for affordable housing. Traffic and parking must be well planned.
- Trader Joe's, event space, Taqueria del Sol
- Bar, market, affordable housing
- Access, safety, viable businesses
- Restaurant, retail, bar
- High density, mixed use, safety
- Please don't add an unnecessary number of parking spaces, creating a more suburban feeling to our in-town neighborhood.
- Greenspace!!
- Safety, usage
- Remembering you border our neighborhood
- Either provide single family homes OR increase the convenience of living in town by providing increase options for: dining, shopping, entertainment. Please note: I provided the above responses answering for commercial usage.
- Adequate parking, low traffic impact, add more diversity of businesses
- Alignment of Glenwood at intersection. Avoiding high density. Small grocery market.
- Something different than what we have, good parking
- Ingress and egress
- Clean up
- Nice Gateway to communities.
- Market, antique mall/shop, increased variety of restaurants that deliver
- Not sure
- mixed use 2. adequate parking 3. affordable housing
- affordable housing, mixed use, commercial spaces the community needs

- Ingress/egress. Density. Market
- Parking / Entertainment / Food
- grocery store
- Grocery, market, local
- Well designed to fit into the neighborhood's existing architecture, has relevant needed businesses (not another gym or coffee house please!) affordable for families already here.
- Flows with the look of the village, does not price out range for most incomes and applies trees to landscaping
- Relevance to the community, functional space/parking, easy to access
- Walkable, not more apartments, easy to approach
- Affordable housing
- Is not like fuqua countable?, Affordable, dense
- Eco friendly. Low density. Something the entire area can enjoy, like a small market.
- To drive home values in the neighborhood, to drive more affluent patrons to the area, to have more activities I can walk to from my home
- Commercial development, local business representation, development should consider traffic
- Traffic, Traffic, Traffic
- Restaurants, co-working space, nice homes
- family friendly
- effective traffic management, affordable housing, affordable food/groceries
- A market or boutique, a healthy eats spot like UpBeet, mixed income housing
- That the new development offers something that we don't already have in the neighborhood and that it's at least somewhat kid friendly
- Live work play
- Glenwood ave se
- Pedestrian and bike access. 2. Making the Moreland Glenwood intersection less terrible. 3. Ensuring local and minority ownership and involvement.
- retail, grocery, restaurant
- Daytime traffic for neighborhood, keeping character of neighborhood, adding value/service for existing residents
- Affordable housing, burritos, and kindness
- Save the Masonic building; 2. Connect EAV to the Beltline; 3. Create pedestrian friendly environment
- Easy access, safety, area improvement
- Cleaned up. Put to use. Straighten intersection, Glenwood and Moreland.
- Mixed income housing, surface parking, low density
- Truly affordable higher density housing for middle and lower income households, including condos or town homes priced for first-time home buyers. 2. Affordable amenities that serve the community such as a neighborhood grocery or an inexpensive deli to serve quick, cheap eats. 3. Improving the aesthetics of the area, including eliminating the parking lot at the corner of Moreland and Glenwood in favor of structured parking hidden from the street.
- Neighborhood Market, Restaurant, parking not a parking deck
- Non Kroger/Publix grocery
- Affordable housing, EAV character
- affordable housing, green space,

- My priority is making sure that the space is developed to serve multiple purposes and multiple-income families.
- Efficiency, Moreland is a clusterfuck. That corner could either support the flow of traffic or become a traffic nightmare. It would be great to promote walking and bike riding. Having a giant parking structure only promotes the convenience of more driving.
- Local business, walkable, interaction with the street/sidewalk
- Safety, ambiance and nice market with good wines/beer
- Something unique, useful and not already existing in EAV
- Retail, affordable housing, pedestrian friendly
- Somewhere for the community to gather, like a market. There are too many apartments going up.
- Sustainable development, mixed use, market/retail
- Please try to salvage the building already there; reduce surface lot parking; add residential, preferably condos
- retain some of the look/history of the lodge that was also the original Kroger building; commercial/retail that offers something to existing neighbors that is not here (we don't need another tattoo parlor), well-thought of parking and traffic
- Fixing Glenwood curve, historical preservation, community development
- food, event, homes
- Preserve masonic lodge building, new buildings should be dense but match similar architectural style,
- Multi use, housing, restaurant
- Appearance conformity, traffic flow, greenspace
- More economic development to the area that's useful for the residents who live here but also has the potential to draw people from outside the area as well
- Housing
- Smoothie/salad shop, small market, bicycle shop
- Contributes to the neighborhood, affordable/mixed income housing, not a chain
- Low environmental impact, affordable housing, esthetics.
- not adding to the traffic congestion, useful to the local neighborhood
- Not residential
- Making the intersection more pedestrian friendly with wide sidewalks, limited parking to discourage traffic, and affordable housing options
- Sustainable (solar power), appropriate style to blend with the neighborhood and proper maintenance after construction.
- grocery store, family friendly dining, large sidewalks
- Local character, affordability, sustainability
- Food/beverage market/deli!
- That it doesn't sit vacant, that it is affordable to many people
- Food market, grocery store, and/or restaurant
- Density, ease of use, traffic congestion
- Keep the historic structure 2. No more apartments 3. Any retail is ok. I would like Whole Foods, but realize this is probably smaller than that.
- Easy access, affordable retail, and affordable housing
- Grocery

- NOTHING THAT NEEDS TOO MUCH PARKING 2. IF HOUSING, AFFORDABLE CONDOS ON TOP OF RETAIL/RESTAURANTS 3. NO FAST FOOD JOINTS
- Affordable housing; grocery store; retail
- Something useful, viable, and value-add for the neighborhood
- Grocery , restaurant, retail
- Affordable housing options if applicable, local/small businesses, sustainable design
- Quick service restaurants, safe turning in and out
- Pedestrian and bicycle safety. Community building and improvement. That you not listen too much to people scared of gentrification but also do not design a fuqua-esque suburban-style development where it does not belong.
- cleanliness, safety and usefulness
- Restaurant. Townhome
- add density, revive unused space,
- Scaled to have a neighborhood feel, meets neighborhood needs, good traffic flow
- Mix I'd residential and commercial in keeping with Moreland LCI. Proper traffic management to ensure minimal impact on affected streets.
- Accessible to people of all income levels, not ugly, not fast food
- Add a suburban feel to an urban area
- .
- Not disrupting residential street traffic, fixing Moreland/Glenwood intersection, visibility and safety
- Townhomes, restaurant, retail
- Community activities venues, less apartment or rental type
- Retail
- Affordable housing; craft supply; bakery
- Affordability, fit with the neighborhood, no increase to already congested area
- Sustainable retail, pedestrian friendly, fits into neighborhood aesthetic
- Don't make traffic worse
- pedestrian access, commercial use, no traffic issues with entry/exit
- Traffic doesn't congest further, affordability whether it be housing or retail, useful for the neighborhood
- Multi use, low to medium density
- Neighborhood news. What's happening, warnings about
- Low density, retail, food
- no commercial, no parking deck, less traffic
- Food hall; corner market; stalls for artists, farmers, pop ups, etc...
- Attractive, useful, accessible
- Single family housing with garages
- No more apartments, local not chain restaurants
- Not add more unnecessary traffic, change the intersection to regular stop light, safety
- Community, add value to the existing neighborhood,
- Grocery store, high density housing, retail space
- Mixed use similar to a mini Krog street. Keep the lodge intact.
- Fits into the neighborhood, parking, would love something like a Sprouts or TJs to fill that gap in our area.

- Use existing structure, create natural green space, think small and open space
- Affordable low-density housing, retail, restaurant (the ideal situation would be a Glenwood Park-like development that had affordable housing.
- Safety, pedestrian-friendly, and energizing
- Retail
- Balanced housing opportunities, economic development in the area, reasonable parking
- Mixed use, medium density, walk ability
- Low impact to traffic on Moreland, long term occupancy, benefit to community
- Fits in with existing structures around it, provides more foot traffic to the EAV area, no duplication of existing business models in the area.
- Traffic easing, parking, relevant businesses
- No housing, too much traffic already especially at that intersection. (Commercial good)
- Local, small businesses
- Good food, somewhat family friendly, fun
- Ensuring a minimal impact on traffic congestion x 3
- N/a
- Restaurants, Townhomes, Retail Shopping
- Local businesses, mixed use, reasonable priced homes
- Iki
- Easy access fair prices blend with community
- Non-chain retail or food, bike accessible, straighten glenwood
- Preserve existing homes, create buffer for existing residential, low density
- Keep the historic features, affordable housing, bar
- Walkable, bikable, Green space, good traffic flow
- Ingress / Egress that doesn't exacerbate existing traffic issues
- Affordable housing, affordable retail, traffic minded planning
- National chains, Local business and ample parking
- Affordable housing, low impact on existing neighborhoods, walkable
- Bring more safety to Moreland and make this area more appealing
- Sustainability, traffic control, mix of uses
- Homes and small businesses
- Developing the current parking lot at the corner of Glenwood and Moreland, improving the streetscape and pedestrian experience on Moreland, and daytime activation of the space.
- H
- Small local businesses, mixed income housing, no additional traffic congestion
- Nothing cookie cutter, make it interesting, make it fit the neighborhood
- Preserve the wonderful, quirky character of our neighborhood (no strip mall, no chains). Locally owned businesses. Mix of housing opportunities.
- Less traffic, minimal crime, clean
- Higher density, blends in with neighborhood, limiting parking by not including as part of rental package
- Ease of traffic, fits community, affordable optionz
- Contribute to the surrounding area, add value, don't give me low income housing or another mattress firm
- Affordable, mixed use, pedestrian-friendly.



- Buffer to adjacent single family, adequate parking and pedestrians connection
- food, food market, a park
- Good traffic flow
- No condos. No condos. No condos
- Improve the Glenwood/Moreland traffic intersection, widen roads, safe & easy entrance/egress.
- Efficiency, economic, accessibility
- Aesthetically match neighborhood, maintain affordability, don't overcommercialize
- Retain historic value, walkability, local business
- Green space, restaurant, healthy non chain restaurants
- Protected outdoor space for gathering or eating, quality retail, basic services such as God's medical practices/day care/ offices.
- Locally owned businesses, no chains.
- LOW density, parking lot clean up, traffic issues
- Non residential with parking.
- Fits the neighborhood, lo-rise, affordable housing
- Density, no new parking
- Affordable Housing Food Options retail
- Have a good looking development with non chain restaurants/bars and or other small neighborhood businesses.
- Sensitive to adjacent neighbors in Ormewood. High quality development. No more fast food or check cashing services.
- Gathering space, healthy lunch restaurant option, space friendly to the community connecting with the arts. I also think it would be neat to incorporate a green space onto the site.
- Smart ingress and egress, plenty of parking (many homes on Portland use street for parking), well executed and substantial buffering between current sfr and site
- New food options (healthy/quick/lunch spots a plus!), bar/cocktail bar/outdoor drinking space we can hang out, market/shop with local foods/goods
- Green space, residential, event space
- Something like the Candler Park Market
- Locally owned business. NO chains.
- Office space, retail, housing
- Easy access that does not create dangerous driving conditions at the intersection, provide space for commercial that does not exist nearby
- Urban feel similar to Krog street market
- Goodness
- Convince store, affordable housing, food
- Building community, serving neighbors, preserving a historic building
- Local business
- Stop being ugly
- Sidewalks, NO drive thru, no more than two stories
- Mixed use, neighborhood serving retail, a small grocery like Candler Park Market, no surface parking
- More food options in the neighborhood, good traffic flow to streets
- Information

- Mixed use, aesthetically pleasing, parking not out front
- No franchise Restaurant, bar, retail
- Food, dog friendly, WiFi
- Density, entertainment, parking
- Low density,
- Street level access, historic preservation, high density use
- Safety of pedestrians and vehicles exiting and entering the property. 2. That it not be a fast food restaurant. 3. That it reflect a balanced view of the socio-economical diversity of Ormewood Park in comparison to the other businesses near the property on Moreland.
- Food - great location for on the way home from work
- Mixed use work/live
- Neighborhood family friendly, non chain businesses, playground
- Street facing, uses that are forward looking and suited for next 25 years, attention to high quality design and net zero energy standards.
- Easily accessible, grocery/goods available, locally owned businesses
- Usefulness . Sustainability. Community.
- Keeping the Masonic building, limiting parking, having at least some residential
- Highest density possible, mixed use commercial/residential/hotel, limited or no parking onsite use ride share add MARTA stop and or car and bike share
- accessible from Portland, not too disruptive to residential neighbors, mixed use
- Facade consistent with original neighborhood structures
- Doesn't add traffic or confusion at an already horrible intersection. Something everyone in the community can access. Maybe a mix between the eav farmers market and the area in eav that house we suki suki.
- Event space, small bussiness, good food
- Affordable and accessible. No mattress firm! Local businesses.
- Traffic safety and ease of use/parking (it could be just as inconvenient to have to navigate glenwood/Moreland is it would be to travel a greater distance, if not done properly) + please put in a market modeled after candler park market
- Don't add more traffic congestion, more affordable housing, better aesthetics on that corner
- Market; prepared foods; pedestrian friendly
- Hardware store, small market, affordable housing
- Daytime businesses (there's already so many nightlife focused businesses), family-friendly, traffic/parking
- Local market, semi-healthy casual restaurant, cocktail bar
- Market such as Savi/Candler Market, community center like the one in L5P, affordable restaurants like a lower budget Krog or PCM
- Attract more revenue with unique business; provide ample parking; provide mid-upscale dining experience
- Accessible; reasonably priced; medical offerings
- NO COMPETITION FOR LONGSTANDING BUSINESSES IN THE VILLAGE. No pharmacy: we have one just a few blocks from this development. 2) Not bars or music. We already have plenty of that. 3) A hotel would be great - there is NOTHING close that is any good, and it's a pain to have people stay in the downtown area. 4) If there is housing, some needs to be actually

affordable to people. No \$500k townhomes or \$2000/month apartments. 5) We have a shared office space opening on Glenwood just west of Patterson. 6) The one thing we really need and I think would support is a market/grocery shop. Lots of other neighborhoods have a model for this, and I am sure you will hear all about them. 7) FREE PARKING. We don't charge for parking in the Village, and I think that is really important

- not 500k townhomes, environmentally sensitive build, green space
- Affordable grocery market, casual food, office use,
- Something sustainable. Interested in cool food market (krog st like but smaller) which will attract community as neighborhood hangout. Ormewood Park market too. This could be gateway to the neighborhood. But also something that has limited parking so as to really encourage walking, biking etc. And to limit traffic build up at an already congested area. Would also want whatever goes in to not have to much of an impact on neighboring homes. Perhaps that's where structured parking or some sort of barrier could come into play. I don't think this should be a late night spot since EAV already exists but maybe a set up more attractive to families.
- Don't put in more condos/apartments, give us a grab-and-go market like in Oakhurst (that sells alcohol), and straighten out Glenwood Ave.
- Market, restaurant, retail
- Increases walk ability, non-chain retail, Dance411 parking protected
- Grocery, food hall , restaurants
- Market breakfast bakery
- Grocery store, market, general store
- Not have it look like a large parking lot or strip mall. I truly dislike the appearance of the developments created by Fuqua for this reason; they end up looking sterile and appear like a cement wasteland. 2) I would like to see a space where local up and coming chefs can afford to prepare and sell their cuisine (similar to The Collective in EAV). 3) Since it's so close to EAV, perhaps a space or two for a restaurant/bar that has good nightlife. In the end, the space has to be visually appealing and should provide rental spaces for businesses that will not negatively affect property values in the area.
- Trader Joe's!!! Brewery, restaurant and/or bar
- Food hall, market with beer and wine
- Trees, murals, community space
- Durable construction methods that won't look lousy in 6 years, appreciation of the historic nature of the lodge, but not necessarily reverence for, local business. No chains. No tattoos. No screen repair. No mattress stores.
- Market, restaurant, music/event venue
- Market with beer wine basics ie. grant Park market, salad/sandwich shop (could work with as a co-space with Market too), gift and home boutique (place to stop in for local gifts or houseware)
- Better small business opportunities including shared work/event spaces. Green space considerations in the design/possible rooftop concept. No more residential properties.
- preservation of Masonic Lodge, no ingress/egress on Portland if commercial uses, services/businesses that fill gaps in the community

- Affordable housing is defined as less than 25% of median income. That retail business are locally owned by minority/persons of color. That a percentage of profit is donated to local public schools (Parkside, King, Jackson)
- Not to have my house knocked down
- Food Market, Recreation
- Preserving historical features of the construction, maintaining adequate parking, grocery store/market in EAV
- Leave the homes alone. Restore the Masonic lodge and turn into Market/Local Grocery Store