

Western Gateway: Phase II-Meeting #2

Meeting Summary Report (September 13)

Overview:

The Western Gateway Meeting #2 was a great success. The meeting participants were a combination of property owners, City residents, and board and commission members. The meeting was led by the City Planner and Community Development Officer with a general overview of the study area (similar to meeting #1), a recap of meeting #1, discussion of use, development and redevelopment with visual examples, followed by interactive discussion items focused on the following discussion topics:

1. Review current Article 9-Add/Subtract/Modify Uses.
2. Review photos-Like/Dislike and Why? (Photos were provided and are attached)

Both discussion topics included consideration of the different conditions on the North and South sides of E. College Avenue. Height and massing were also included in the discussion. The group determined that Land Use was an important topic that needs more discussion at a future meeting. The meeting participants were divided into sub-groups consisting of 3-4 people. Each sub-group presented their findings to the entire assembly. A number of common themes were outlined by the group. The group determined that the north side is a more appropriate place for larger massing and more intense uses because of the grade change and proximity to MARTA/CSX, while south side development needs to be sensitive to the adjacent neighborhood. In general, with a few exceptions listed below, all members of the group agreed on the pictures they felt were appropriate for the City.

The sections below will show the cumulative responses by the sub-groups participating in the exercise.

Discussion Topic: Review current Article 9-Add/Subtract/Modify Uses.

Zoning District CBD-3:

- No automotive sales
- Animal hospitals and Veterinary should require a conditional use permit
- Building materials store should be allowed on the north side only
- No electrical supply stores
- No drive-in restaurants
- No communication facilities
- No duplexes/triplexes
- No printing facilities on the south side
- No transportation and warehouse facilities on the south side
- Transportation and storage on the north side only
- Allow Nurseries on the north side only

- Allow grocery and everyday basics, niche market shops on north side
- Allow bakeries on the north side-locally owned businesses desirable
- Allow uses to be the-same on the south as the north except at a smaller scale as not to dwarf the residential area
- Allow a hotel on the north side only

Zoning Districts GC/LI:

- No automotive sales

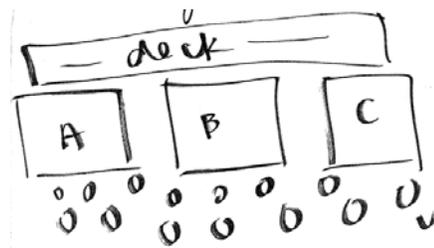
Discussion Topic: Review photos-Like/Dislike and Why? (Photos were provided and are attached)

Retail #1: Generally the group thought these examples were out of scale and too suburban in style. One sub-group liked the rounded facade in picture C. It was also noted that picture B was too modern in design.

Retail #2: Generally the group liked these examples better with the exception of picture A, which was disliked by all groups. One sub-group supported live work and mixed use on both the north and south sides.

Office: The group favored picture C, although one sub-group indicated that all the pictures provided were out of scale. Additional discussion focused on a mix of office/retail on the ground floor and residential above. Another sub-group indicated that picture B may be appropriate on the south side.

Restaurant: The group unanimously liked pictures A, C, and D. One sub-group further supported the development of outdoor areas around restaurants as seen in the picture below (ABC does not correspond to the picture labels).



Single-Family Residential: The sub-groups had little discussion about this category. One sub-group indicated that this was not an option. The trees and sidewalks were favored in picture A.

Multi-family:The group unanimously favored picture B. Further support for porches, retail on the ground floor, brick, stucco and stone was expressed. One-sub-

group expressed the importance of required amenities for multi-family to help ensure a higher quality product.

The groups also discussed taking into account the impact of noise and smell, visual screening, sidewalk and bike connectivity and the connection to mass transit. There should be a large emphasis on aesthetics including hidden parking and extensive landscaping. One-sub-group suggested that the retail/restaurant be focused around the Tudor Village, with multi-family and service uses in the western gateway. The sub-group indicated that the multi-family should be in the rear with the services and incidental other uses at the street.

The next meeting will be October 25th at 6:30 p.m. at City Hall. This meeting will further explore the topic of Land Use/Development-Redevelopment.