

PLANNING DEVELOPMENT & PRESERVATION

Midtown Garden District • Neighborhood Plan

RANK THE CRITICAL DEVELOPMENT AND PRESERVATION ISSUES AFFECTING THE NEIGHBORHOOD...



COMMENTS ON THE ISSUE LISTED ABOVE?

- 1) Many times trees need to be cut down for safety or development, so we need to encourage more planting (hardwood).
- 2) Our canopies are mature. We need to replant all over.
- 3) Some older trees need to be removed, BUT, replacements need to be selected carefully and installed
- 4) Is there a plan for street tree species, size and spacing? It seems like the big, old trees are beautiful, until they grow too big and become dangerous.
- 5) Check tree for animals because if you don't it will hurt the eco-
- 6) Many of the older trees are diseased but replacement plantings need to be a priority. Also proper pruning- No more scalping at 6
- 7) Too many large trees that are dangerous. Need to cut down and replaced with smaller slow growing flowering trees.
- 8) What does "Trees Atlanta" do? Nothing that I can see!

LACK OF NEIGHBORHOOD **CORNER STORES AND RESTAURANTS**



1) What can be enacted to support small local indie business,

2) Need parking for these businesses to survive.

7th, 8th, 9th, North Penn, and North Argonne.

4) More non-chain stores, restaurants.

6) We need a neighborhood bar/ pub

stores, restaurants? Too many franchises. Would like to see more

3) Would be nice to have more neighborhood shops/ restaurants

5) More opportunities for small commercial developments along

without most of it being centered in the business district.

7) Agree with above! a small non-franchise gastropub

8) Lots of missed potential. Neighborhood could be more walk-

able with better sidewalks, greenspace, corner stores, and restau-

COMMENTS ON

THE ISSUE LISTED

walk friendly business shops.

ABOVE?

DEVELOPMENT REGULATIONS ALONG MAJOR COMMERCIAL STREETS NOT STRICT ENOUGH



velopment to give us more retail and restaurant options.

3) The older Ponce/ Moreland plan did a good job.

2) Would like to have regulations to prevent "suburban style"

development on Ponce. Examples would include the recently pro-

posed Quick Trip gas station, the renovation of Krispy Kreme to a

car- oriented facility, and other car-oriented franchises (Zaxby's,

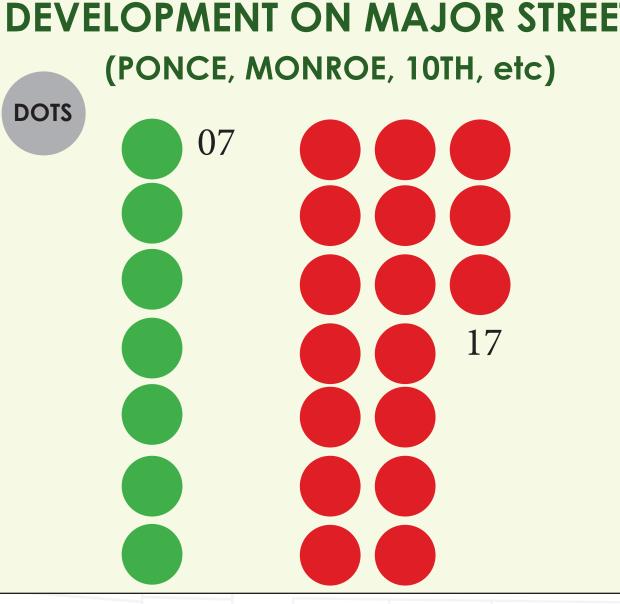
4) Some parcels on Ponce need "Quality of life" zoning to have

COMMENTS ON

THE ISSUE LISTED

ABOVE?

NOT ENOUGH "MIXED-USE"

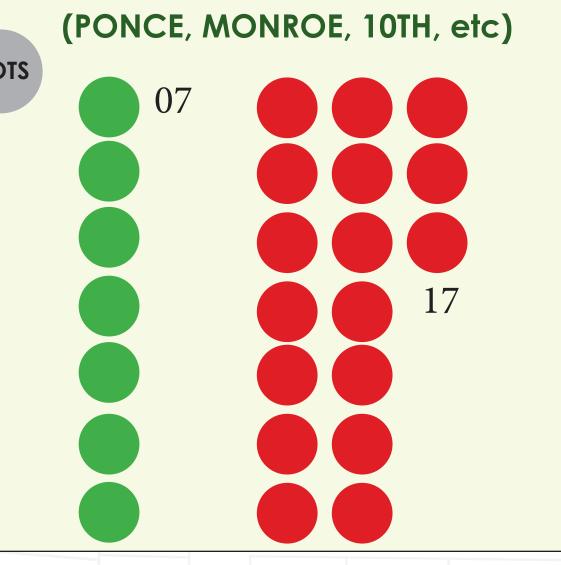


COMMENTS ON THE ISSUE LISTED ABOVE?

1) What is "Strict enough"? I'd rather have more commercial de-1) It could be good to see some mixed use development on

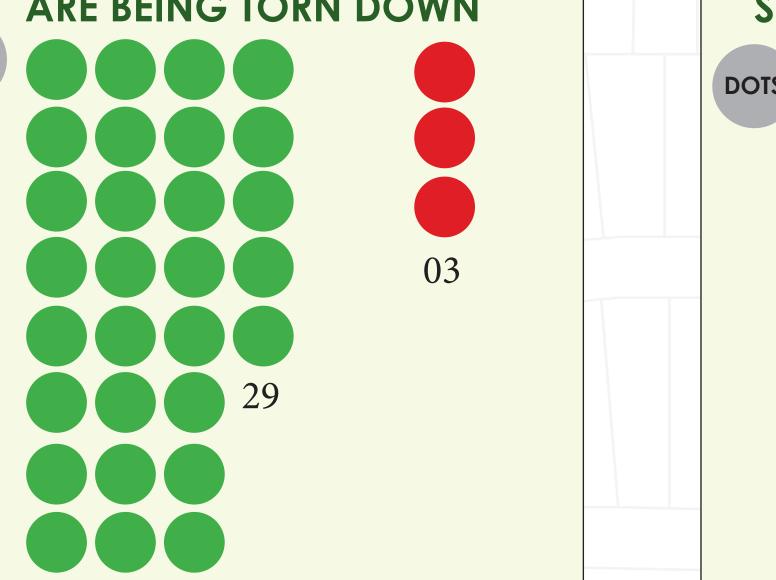
> 2) I'd love to see an indoor/ outdoor farmer's provisions market-Daily, Yearly- Similar to Pike Place Market (Seattle), Chelsea Market (NYC), closer to Piedmont, North Ave. Really was sad to see Rio Shopping Center get replaced by existing Publix/Walgreenseems to be host to drug traffic.

DEVELOPMENT ON MAJOR STREETS



Ponce/ Monroe/ 10th to include more small retail and some affordable housing as well.

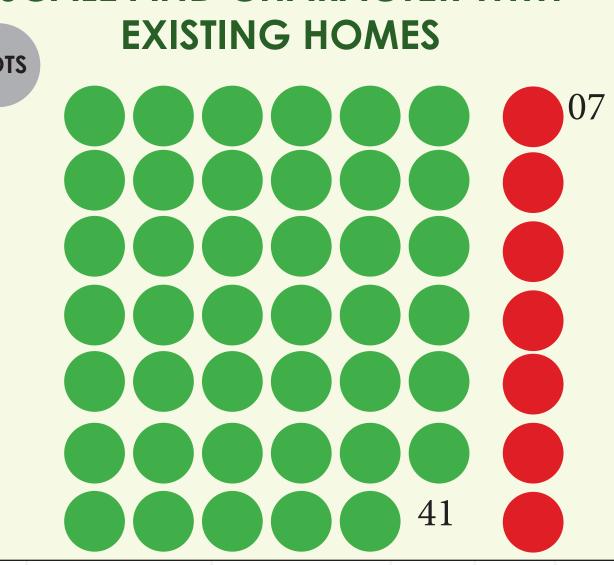
TOO MANY HISTORIC BUILDINGS ARE BEING TORN DOWN



COMMENTS ON THE ISSUE LISTED ABOVE?

1) If the use is not needed, turn it in to another use (Store,

NEW "INFILL" HOUSING OUT OF SCALE AND CHARACTER WITH



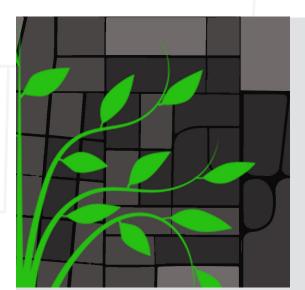
COMMENTS ON THE ISSUE LISTED ABOVE?

- 1) Security Cameras
- 2) Right to light, make sure infill doesn't overshadow existing
- 3) Front porches, doors and windows near the streets.
- 4) Must enforce more preservation 2-3 streets strong on Historic Homes. Vigilence RE: out-of-character new infills. Protect trees in Historic yards.

WHAT'S MISSING?

ISSUES THAT ARE IMPORTANT TO YO

- 2) Overlay district can help preserve historic nature of neighbor hood- Please save our history!
- 3) Abolish the parking requirements for new developments so that real estate can be more affordable for businesses and apartment
- Historic overlay! Protect our best asset- Historic Architecture!
- 6) Maintain architectural standards around whole house not just
- 7) Make Ponce De Leon a great avenue for pedestrians.
- 8) Better development permitting, rules to prevent the ever in-
- 9) No historic overlay! Too much regulation of what it takes to get
- 10) Perhaps close Peachtree Street on Sundays- Mall- as in inter national cities? (+1)
- 11) Open to the idea of tiny houses in big back yard
- 12) We all want to preserve the "good" that is easy. What about getting rid of the "bad" such as vastly overcrowded apartment buildings built in 40/50's and really run down houses.
- 13) Affordable housing! People who work in the cafes and shops should be able to live here.
- 14) Preserve the history of the district.
- (5) Affordable Housing
- 16) Need historic zoning to ensure compatible development.
- 17) Historic District to maintain the character-building heights, setbacks and architectural character where it is appropriate.
- 18) Yes to historic district. It will protect the historic places, buildings, houses. Too many modern houses, weird layout disrupting character of community.



PLANNING HEALTHY LIVING & SAFETY

Midtown Garden District • Neighborhood Plan

RANK THE CRITICAL HEALTHY LIVING AND SAFETY ISSUES AFFECTING THE NEIGHBORHOOD...



COMMENTS ON THE ISSUE LISTED ABOVE?

1) Have an educational seminar on mosquito control, how shade trees keep dogs and people cool



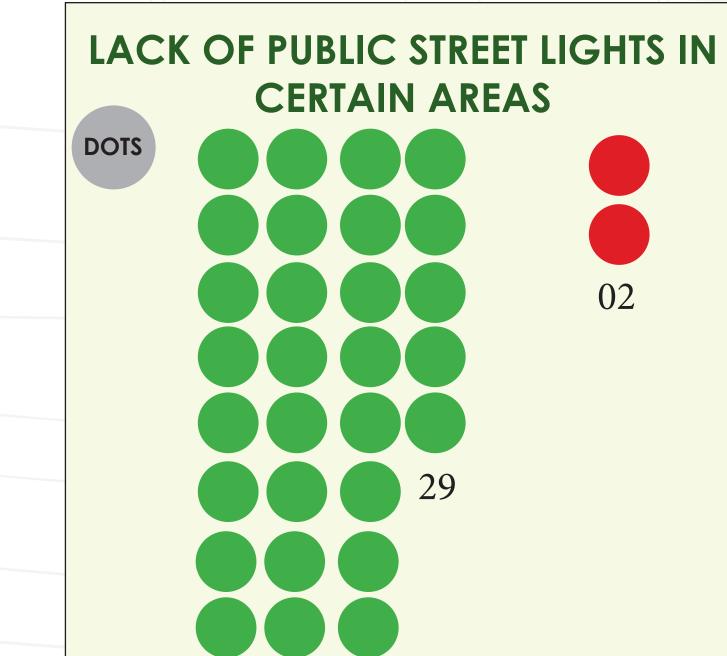
1) Piedmont Park had a community garden in master plan and

there was a community garden for a short time. We need one.

COMMENTS ON

THE ISSUE LISTED

ABOVE?



COMMENTS ON THE ISSUE LISTED ABOVE?

1) Some areas have improved recently, but still pockets of dark

NOT ENOUGH PRIVATE LIGHTING IN CERTAIN AREAS (I.e. PORCH/BUILDING LIGHTS) DOTS 111 06

THE ISSUE LISTED
ABOVE?

COMMENTS ON

1) Alleys are too dark and often littered. Prostitution and subsequent drugging is rampant in these areas. Regularly find discarded condoms in back alley.

2) Lighting at properties @ ingress/egress and throughout alley would be big improvement.

3) [comment above] is important but could be done by the building owners.

MOST IMPORTANT





COMMENTS ON THE ISSUE LISTED ABOVE?

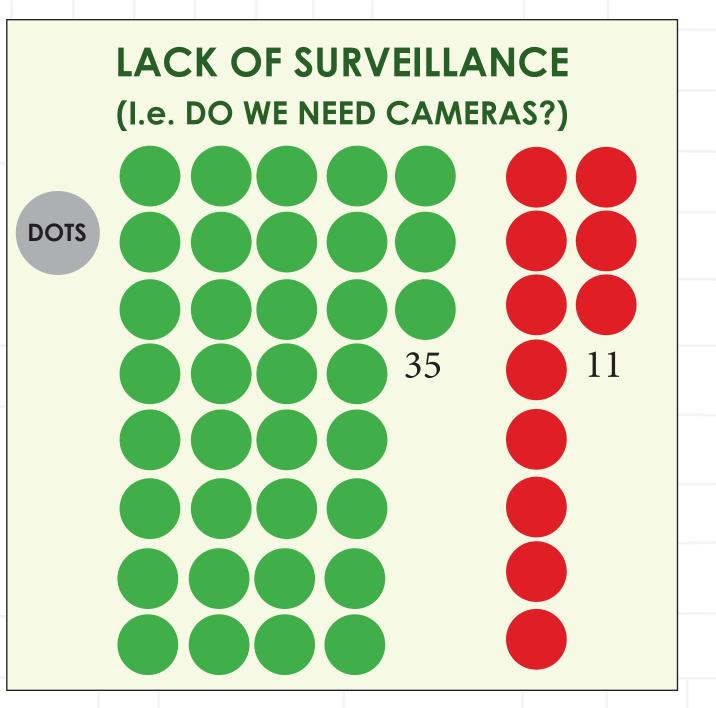
1) What is the definition of "adequate"? Are we even considering efforts per resources allocated?

2) There is nothing like having people on ground

3) Focus on APD, not "Community" organization policing.

4) Opposite of comment above [#3]. APD can be everywhere (Amen!)

5) Not Enough participation in MPSA! Why do so many people not want to pay up to support this? A lot of time and energy is wasted by people attempting to set up free volunteer patrols, but these are unsustainable, lasting a few days or so.



COMMENTS ON THE ISSUE LISTED ABOVE?

1) Particularly need surveillance in blocks near Ponce, Piedmont and Juniper

2) Do we really want "Big Brother"?

3) Easy affordable way to link private cameras to a collective network monitored by police

4) Around Grady High School.

5) There are only a few entries or exit into this area (8th, Greenwood, Charles Allen, Argonne, etc.) Placing cameras in these area catching traffic in and out will provide nearly 100% coverage for get away cars.

WHAT'S MISSING?

WRITE DOWN ANY
OTHER MAJOR
ISSUES THAT ARE
IMPORTANT TO YOU!

1) No historic overlay!

2) Rain drains pose hazards to children

3) Add police officers on foot where high crime areas are.

4) Street lights should be environmental friendly with a shade so it wont be too bright and you can see the night sky (drawing of shade under streetlights)

5) Destruction of 8th st by Google* Construction without repairing.

6) Make bus info more visible to encourage more transit use.

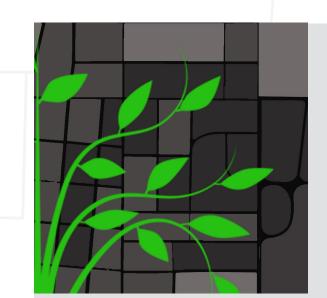
7) Rain drain at 8th street and Charles Allen like at 7th and Durant. High amount of water coming down 8th.

8) Concern about increased non-residential cut-through traffic increasing safety issues.

9) tree canopies cover too much of our street lighting- Need to cut back the growth.

10) Somebody started replacing old lights. I think that should keep going because it makes a difference when it is dark and you are walking.

11) broken window therory - clean up will make us safer



PLANNING CIRCULATION & INFRASTRUCTURE

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RANK THE CRITICAL CIRCULATION AND INFRASTRUCTURE ISSUES AFFECTING THE NEIGHBORHOOD...



8) Missing stop signs. Lack of stop signs on Argonne Ave be-

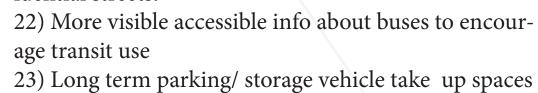
only on one side of street forcing pedestrians to criss cross in

Too many curbs in midtown are at below street level, so there 12) Long term parking on city streets needs to be addressed!!! 18) Need Stop Signs on Argonne

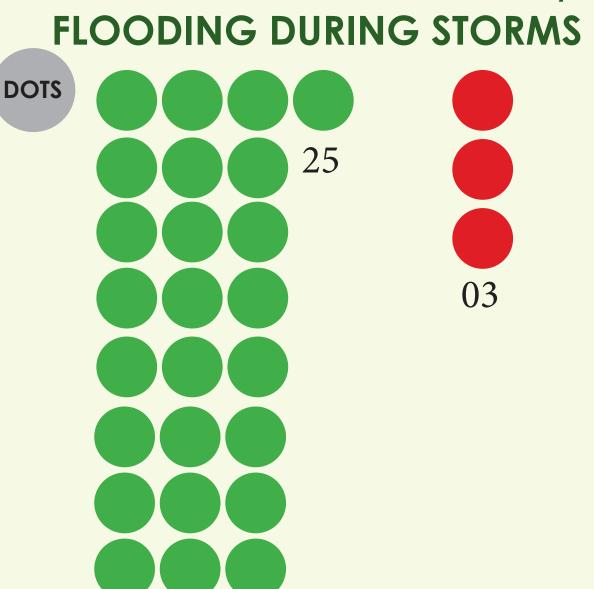
7) Make streets one way. If cars parked on both sides of street sounds borrowed from New Orleans. I should be "Park Dis-20" How does Midtown coordinate with Va-Hi on cir-

21) Concern with increased cut-through traffic on res

16) Runoff from construction sites - clogging sewers and



EXCESSIVE WATER RUNOFF/



COMMENTS ON THE ISSUE LISTED ABOVE?

The drain didn't drain at lowest point on Glendale - flooded entire street. Overflow washed downhill and flooded my carriage house with 2" water covering floor - 2 times in last 4 months. I have paid thousands of dollars to correct drainage, but ultimate problem is that city drain either is not cleaned out and/or doesn't have the capacity to manage the water accumulation.

2) 7th and Myrtle is impassable after any heavy rain

3) Charles Allen River from 8th to 7th (no drains on 8th) (+1)

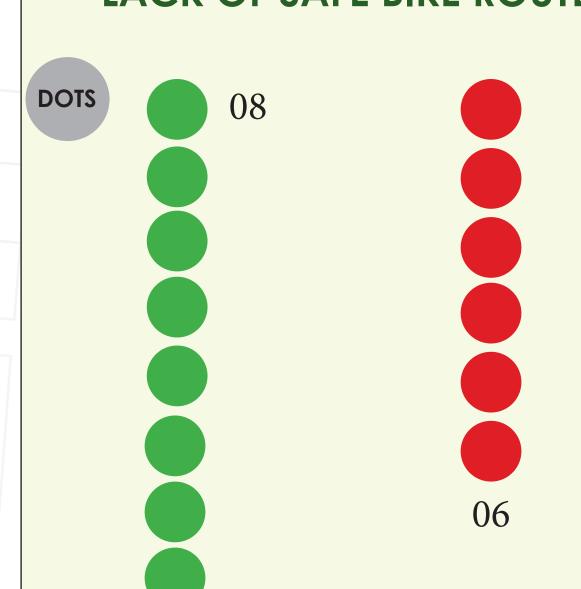
4) New crosswalk on 10th @ the Children's School forces water to pool out into the street. Cars hydroplane all the time.

5) Inadequate storm drainage capacity on Greenwood Ave, between Charles Allen and Vadado. Flooding has become routine for cars, basements, etc. City Engineers are giving us the runaround on increasing capacity. Thanks!

6) 10th street river between Children's School and Charles Allen mostly along south side of 10th. Water so fast it tears up any plantings done/ needed in the sidewalk easement.

7) Need a rain drain at 8th and Charles Allen. 7th has one at Durant which captures all the water coming down 7th. 8th needs the same. Huge amount of water runs southbound on Charles Allen.

LACK OF SAFE BIKE ROUTES



() Couldn't there have been a better solution for a bike path than

taking away an entire lane of 10th street? Their solution was terri-

2) I love the cycle track - real cities must support multiple modes

3) The safer and easier it is to bike the more traffic we can divert.

4) Put Cycle Track IN the park! Never close the cycle track for

COMMENTS ON

ble and we all are paying for it!

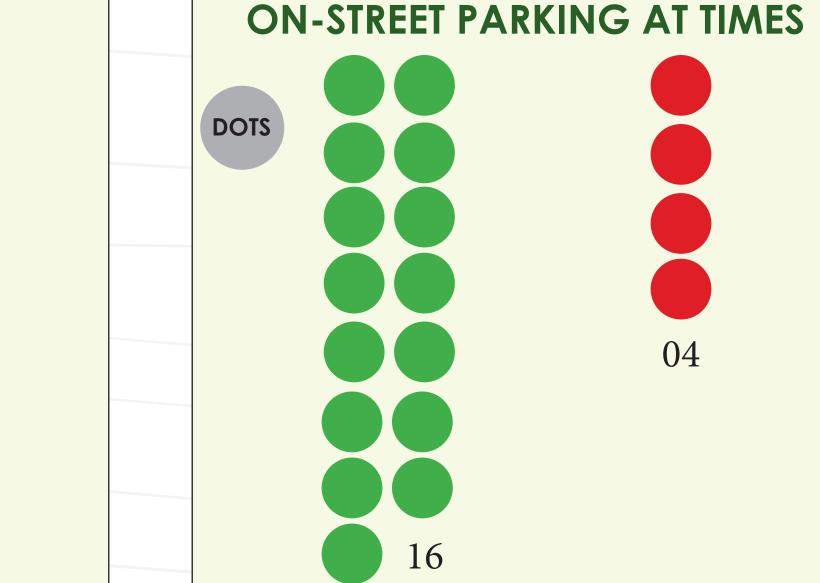
Need more bike racks around.

THE ISSUE LISTED

ABOVE?

of transportation!

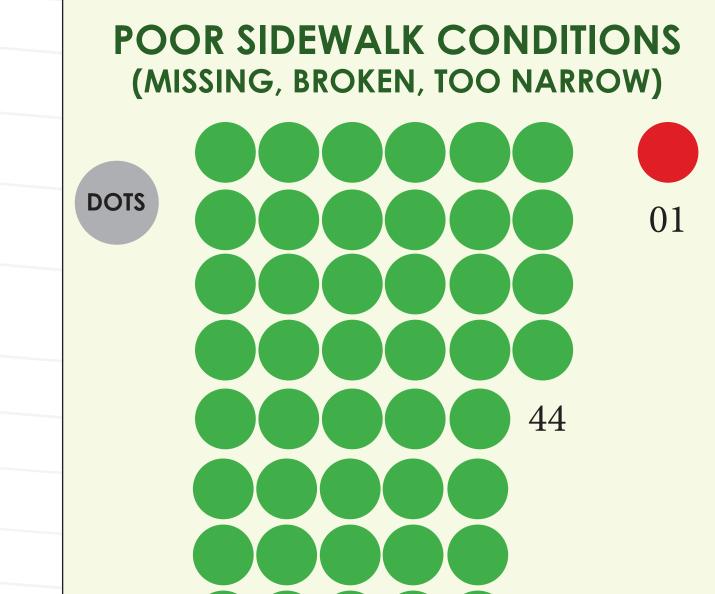
DIFFICULT FOR RESIDENTS TO FIND

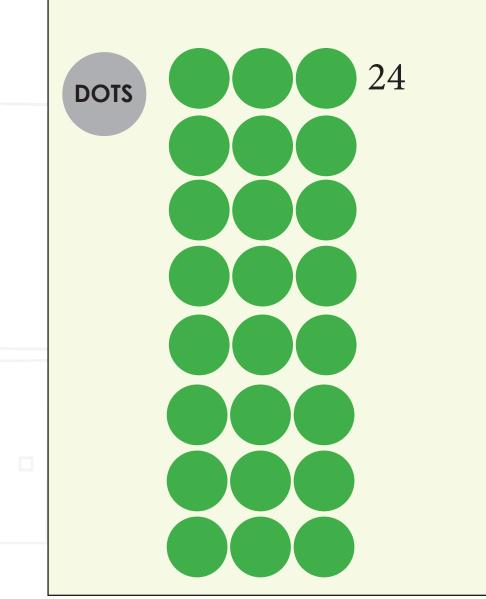


COMMENTS ON

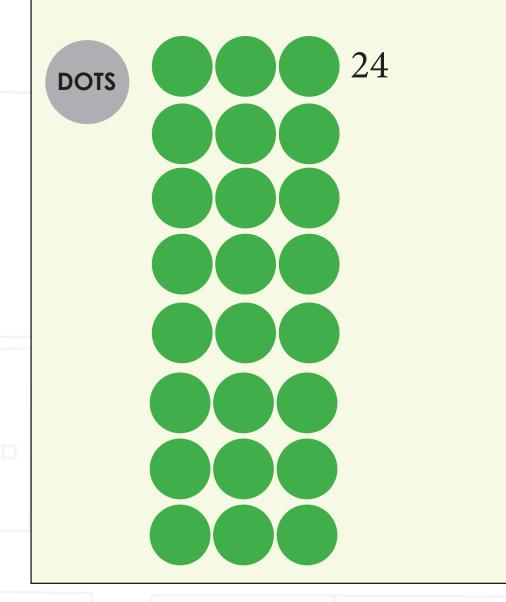
THE ISSUE LISTED

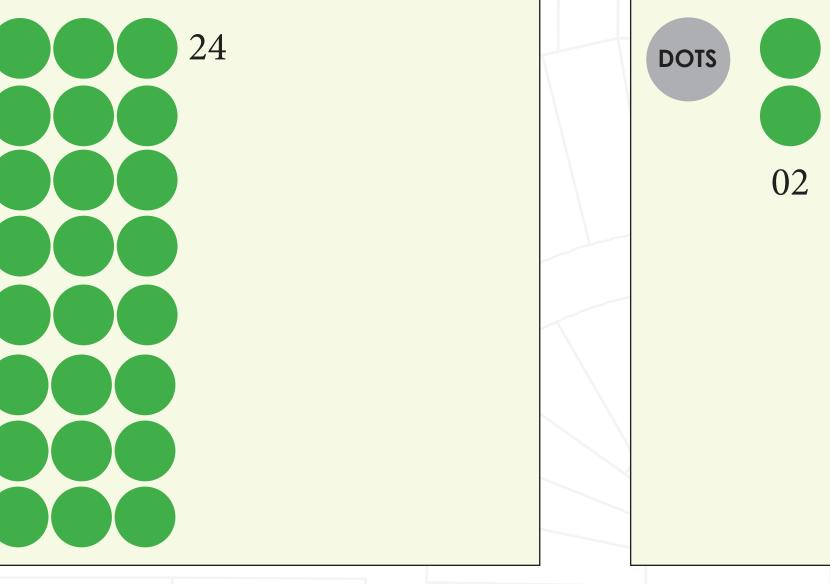
ABOVE?





EXCESSIVE VEHICULAR SPEEDING





1) New sewers on corners stick up and are not marked/ painted. 2) Especially on 8th between Martel and Charles Allen

2) Who do we call to fix sidewalks?

Creates a problem for pedestrians at corners.

COMMENTS ON

THE ISSUE LISTED

ABOVE?

3) Storm drains/ sewers have huge openings

4) The sidewalks are kind of dangerous, should be fixed.

COMMENTS ON

1) Piedmont Avenue= 45 mph in residential areas

4) Better speed signage.

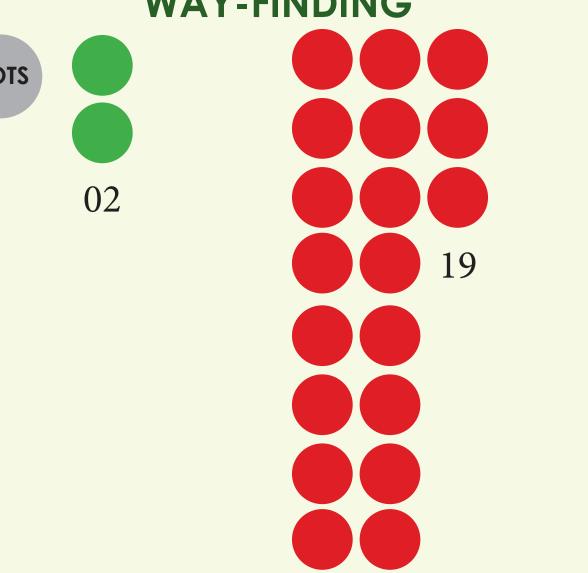
became 2-way? Also would this encourage foot traffic?

LACK OF ADEQUATE SIGNAGE **WAY-FINDING**

OTHER MAJOR

SSUES THAT ARE

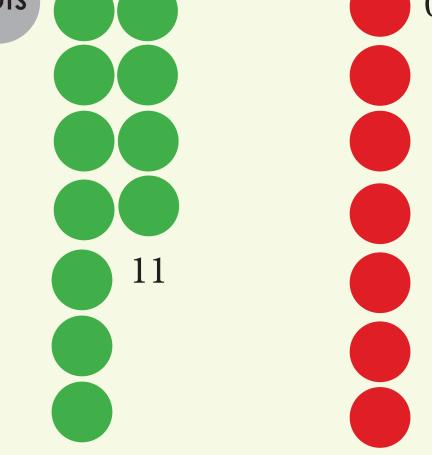
MPORTANT TO



CIRCULATION AND DROPOFF ISSUES AROUND SCHOOLS



2) Can we get a bus lane? 8th st gets backed up during pick-up and



COMMENTS ON

THE ISSUE LISTED

ABOVE?

COMMENTS ON

1) Repair the streets- Make Google pay!! 1) 8th St. 2- way ending at Argonne causes excessive traffic on Argonne Ave (narrowest N/S street in district) (+2)

THE ISSUE LISTED

ABOVE?

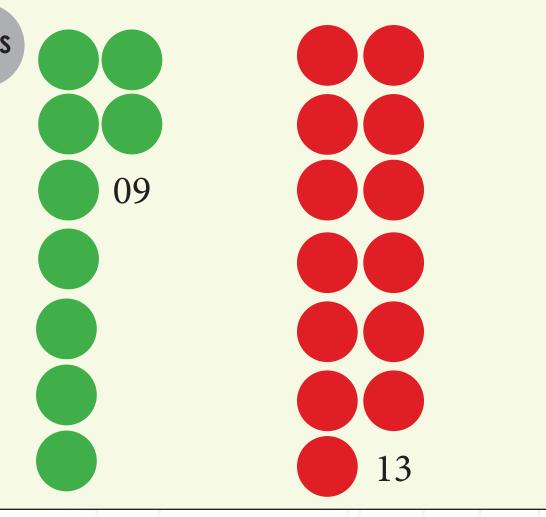
2) With Monroe getting so bad, can we re-open the study if Piedmont should be converted back to 2 way down to North Ave. Will provide relief for Monroe and Peachtree

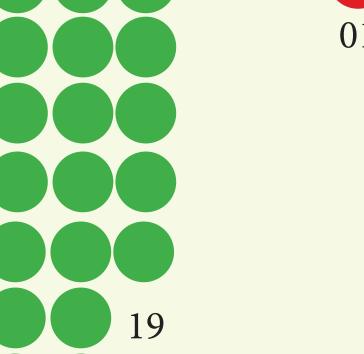
3) Convert one way to two way - Parts of 8th St.

4) Keep the one-way streets- add more to control flow of traffic.

5) It is not a matter of convenience, but about speed, safety, etc. On larger one-way streets (piedmont) converting to two way will make it more pedestrian friendly and help non-residential uses

ONE-WAY STREETS ARE INCONVENIENT - CAN ANY BE **CONVERTED TO TWO-WAY?**





DIFFICULTY OF CROSSING MAJOR

STREETS FOR PEDESTRIANS

(i.e. PONCE, MONROE, 10TH, etc)

COMMENTS ON THE ISSUE LISTED ABOVE?

1) Add Atlanta gas lights vs. halogen prism lights on streets

2) Piedmont Avenue traffic does not stop except at 10th

3) Pedestrian crossing at Juniper/ 9th and Charles Allen/ 7th

4) North Ve. going towards Argonne/ Central Park

5) North Ave- near/ around Publix shopping is outrageously ignored- many drive in excess of 50-55 mph. Crossing in car - let alone on foot - is dangerous.

6) Argonne @ 10th pedestrian crosswalk is dangerous

 I don't agree with one block of Argonne being by permit only when the rest of the street is open parking. I don't know who's private interest it supports but i live in that block and I disagree that

2) Parking Street is important for many residence and allows down street traffic.

3) Mary Mac's is a big problem- Unmanaged!! Borgolou (name not legible!) is a parking problem- Valet goes into the neighborhood Nook!

4) Better signage for parking because most of it is kind of hidden.

5) Parking restrictions are excessive on north and of Myrtle- Often empty street on weekend eves, but can't have visitors easily because ticketed in seconds.

THE ISSUE LISTED ABOVE?

3) Durant place between 7th and 8th - people fly down it!

5) 8th street has a lot of speeding cars in the morning who don't pay attention to signage.

6) Argonne all day 35mph+ Scary!

7) Would it help limit highway effect if Juniper St + Piedmont St.

COMMENTS ON THE ISSUE LISTED ABOVE?

) Parking signage is unclear (Particular for non-residents)

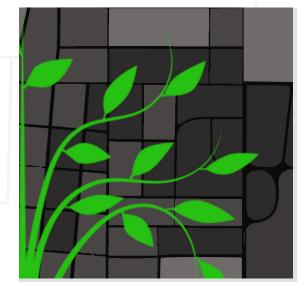
2) Need more permit parking signs between 10th and 8th on Charles Allen.

3) People are unclear in regards to where they can park- Signs are few and difficult to understand.

4) No parking sign at Charles Allen/7th is too far from corner.

Not visible to parking cars and is a parking trap.

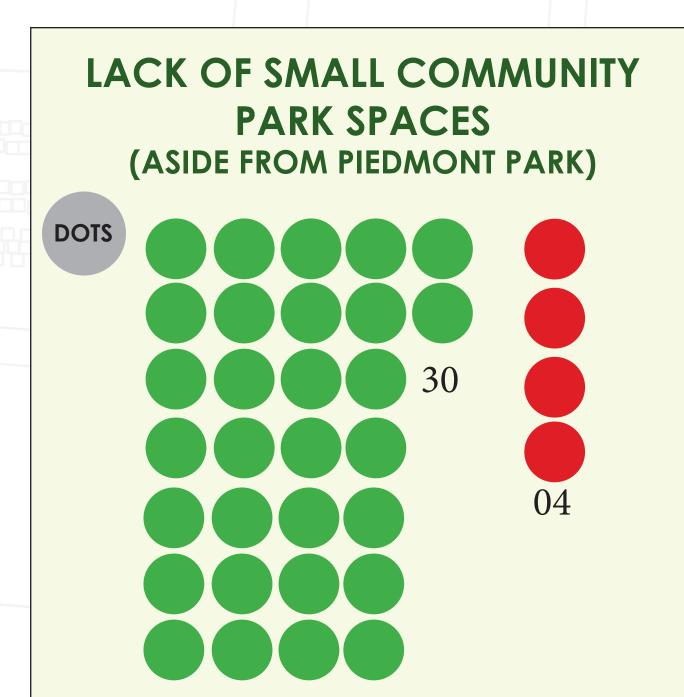
5) Stop Signs are ignored a lot!



PLANNING GREENSPACE

Midtown Garden District • Neighborhood Plan

RANK THE CRITICAL GREENSPACE ISSUES AFFECTING THE NEIGHBORHOOD...

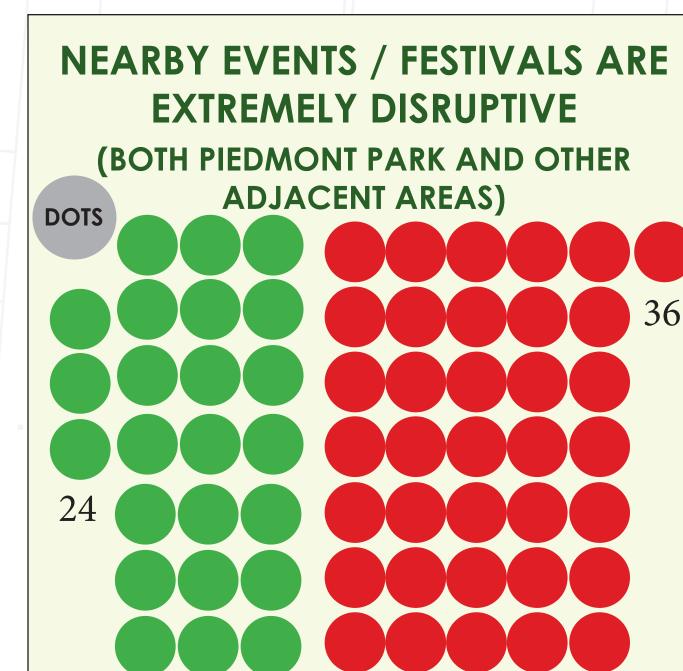


COMMENTS ON THE ISSUE LISTED ABOVE?

Would love small playgrounds/ areas for kids

2) Pocket Parks Please!

3) Allow rezoning of residential lots to pocket parks. No pocket parks in heart of neighborhood/ vicinity of Argonne and 6th for instance. Where are densest area- where can some lot(s) be converted to park land?



COMMENTS ON THE ISSUE LISTED **ABOVE?**

1) The city should find a way to run the festivals and events more effectively/ efficiently

2) Don't park event or city vehicles in bike lanes! (10th Street)

3) love festivals! Sitting on porch listening is great!

4) I think the festivals are a major asset to living in Midtown and one of the major reasons I moved here. If I wasn't willing to put up with a little bit of parking inconvenience I'd live in the suburbs!! +

Evare a problem! Especially loud music!

6) Love festivals in park, but the noise is really loud - one that went until 2am was pretty extreme.

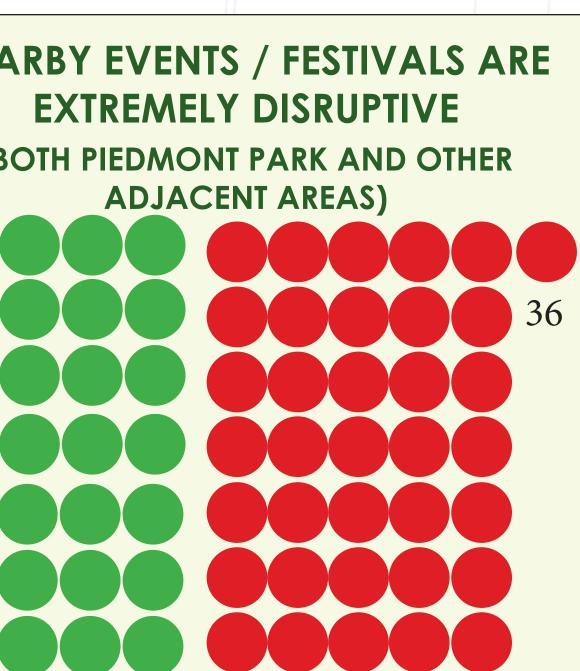
7) Festivals are a major asset but the landscaping / lawns are often destroyed and take months to recover so those areas are unusable.

8) Shame on MNA for bullying festivals and not supporting all park

9) Music Midtown is too loud and trashes the park

10) Festivals disturb midtown's quality of life

11) Size, scale and frequency of festivals in the park is now too



COMMENTS ON THE ISSUE LISTED ABOVE?

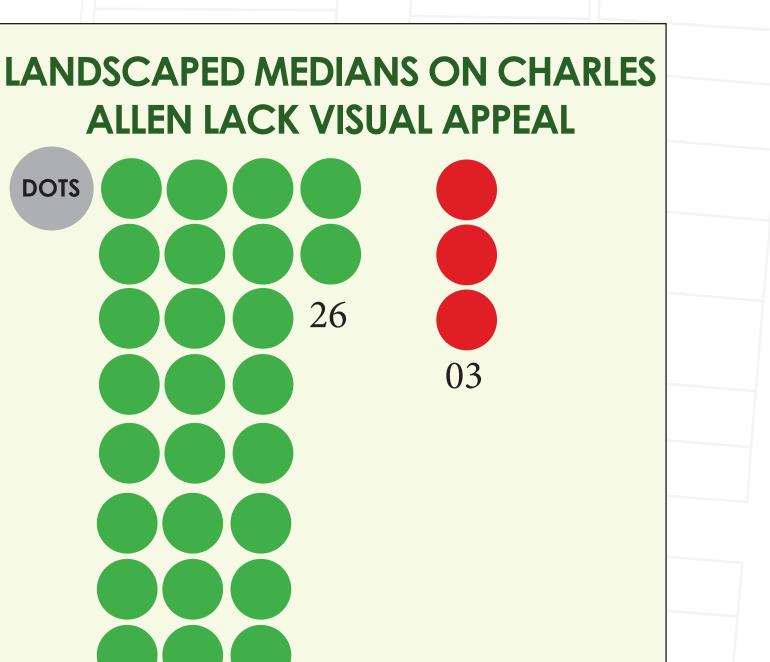
1) Volunteer folks are doing a great job, but isn't that the city's job

2) Crape Murtles are shrubs not trees

3) Are you going to pay for the plants or to look after the medians 365 days for years on end? Mulching, watering, picking up dog poop, etc etc etc???

4) Some \$\$\$ and landscaping resources could be a wonderful addition to the "volunteer" efforts. (We can get \$\$\$ for planting it's maintenance that is the issue)

5) Need funding for homeowners to plant in medians



1) Not enough canopy trees

COMMENTS ON

THE ISSUE LISTED

ABOVE?

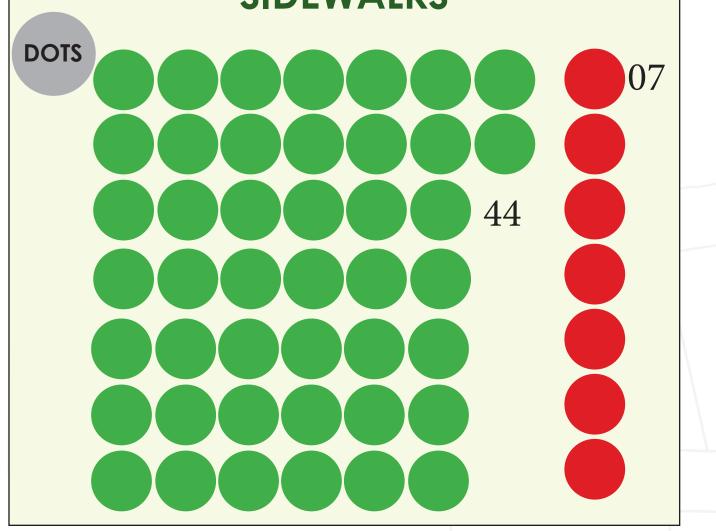
2) would love small playgrounds

3) City quit looking after small public parks - neighbors do this, have for over 20 years. What do you expect to happen? And why do we need another playground with piedmont park so close?

4) Some resources and landscaping plans for making the open space more inviting and more scenic.

5) Need better maintenance and plantings that don't block view of drivers (Vadado Greenwood triangle).

GREENWOOD / VEDADO INCONSISTENT MAINTENANCE OF LANDSCAPE ISLANDS ARE LANDSCAPE AREAS ALONG PUBLIC UNDERUTILIZED SIDEWALKS



COMMENTS ON THE ISSUE LISTED **ABOVE?**

) Neighborhood is hodge podge- with spotty landscaping, derelict appearing lots, and poor sidewalks. Much potential though!

2) What areas are addressed in this question? Tree lawns?

3) Higher maintenance along busy streets

4) Plants healthy

5) No poky, poisonous plants.

WHAT'S MISSING?

WRITE DOWN ANY OTHER MAJOR ISSUES THAT ARE IMPORTANT TO YOU

1) Make Charles Allen Piedmont Park entrance more like 12th street entrance. Better landscaping, gate, etc.

2) School could maybe start an "Adopt-A-Tree" program where students could care for existing trees at the schools and surrounce ing public areas. Students and teachers could plant/ fertilize/ mulch/ prune trees as well as educate.

3) Festivals impact lanes near park. Noise, trash, traffic, etc.

4) Issue - Loss of large street trees.

5) More small playgrounds for little kids.

6) Grady students have helped plants trees, but given staffing levels and work load, not realistic to tax GHS with looking after mid town trees. Children's School maybe?

7) Reclaim unused alleys behind streets as walking paths and bike paths connecting neighbors

8) Buffer zones are too small to plant canopy trees and green space between buildings.

9) Vegetation, trees should be better maintained. Maybe every month someone comes to check on trees if they are dangerous?

10) Please pass a stronger tree protection ordinance

11) Active community gardening program/initiative.

12) Community garden - we don't have one for people without

13) Property owners along Charles Allen are responsible for the dumping in the medians.

14) Stop Trees Atlanta from planting large trees every 3 feet and not take

15) Tree Atlanta- Stop planting trees between curb and side walk - messes up utilities, sewer, water, sidewalk! Idiots!

16) Saving trees, making sidewalks walkable, no overgrown plants.

17) Suggest tree grates and fences around our big trees.

18) The Grady clinic on the South side of Ponce is outside the area but has a large open space that periodically is targeted for development and needs

19) Organic trash removal to pick up trash thrown in medians along

21) Increase curb strip space to allow for proper planting of street trees. This isn't Gwinnett!

22) A community garden ala Oakhust's Garden is a huge missing piece!

23) Grady high need a landscape master plan instead of randomly planting

24) Poor maintenance in parks, Greenspaces other than Piedmont

25) All festival traffic being diverted up/down 8th street creates a health and safety hazard. Please divert traffic - especially buses& large trucks - via