

An architectural rendering of a city street scene. The scene is viewed from an elevated perspective, looking down a street. On the left, a wide sidewalk with a dark grey paved section in the foreground has several people walking. A woman in the foreground is pushing a stroller. Further back, a group of people are walking, and a person is riding a bicycle. The sidewalk is bordered by a strip of greenery with tall grasses and small trees. To the right of the sidewalk is a road with several cars, including a white sedan and a dark SUV. Another person is riding a bicycle on the road. On the far right, there is a multi-story brick building with large windows. The title 'Glenwood Road & Columbia Drive' is overlaid in large black font, with 'Area Redevelopment Plan' in a smaller blue font below it. The background is a light, hazy sky.

Glenwood Road & Columbia Drive

Area Redevelopment Plan

Glenwood Road & Columbia Drive

Area Redevelopment Plan

Draft Report | February 2021



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Project Partners

DEKALB COUNTY BOARD OF COMMISSIONERS

Robert Patrick, District 1

Jeff Rader, District 2

Larry Johnson, District 3

Steve Bradshaw, District 4

Mereda Davis Johnson, District 5

Ted Terry, District 6

Lorraine Cochran-Johnson, District 7

DEKALB COUNTY STAFF

Andrew Baker, Director of Planning & Sustainability

Cedric Hudson, Planning Administrator

Sylvia Smith, Transportation Planning Manager

Brian Brewer, Senior Planner

Larry Washington, Senior Planner

ATLANTA REGIONAL COMMISSION

Jared Lombard

Project Consultants

POND & COMPANY

Eric Lusher, AICP Project Manager

Andrew Babb, PE, AICP, Planner

Michael Kray, Planner

Jonathan Corona, Planner

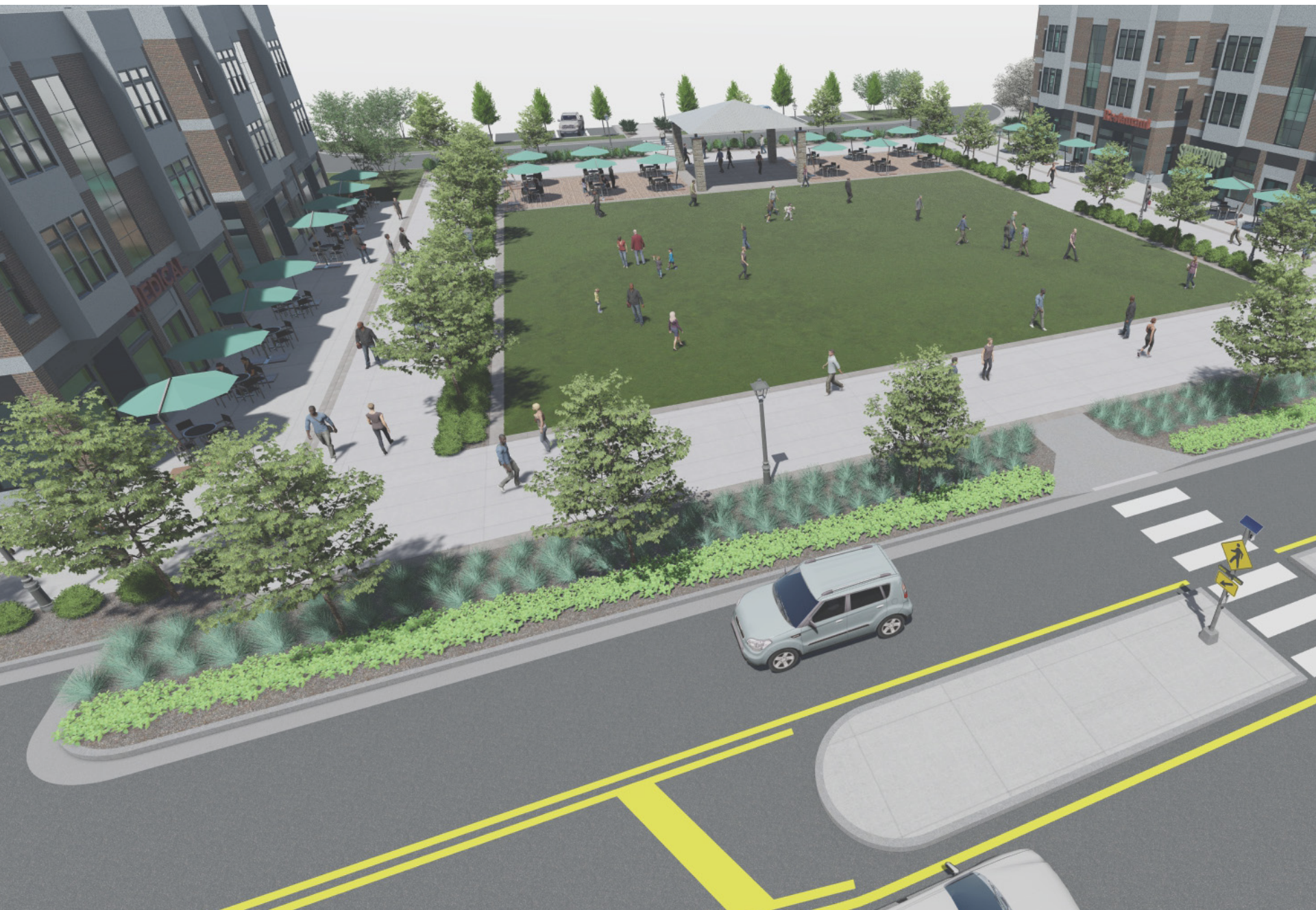
Aubrey Sabba, Planner / Landscape Architect

Lauren Babineaux, Planner / Landscape Architect

Pedro Torres, Graphic Support

Chris Chovanec, Graphic Support

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INTRODUCTION

PURPOSE

In partnership with the Atlanta Regional Commission, the DeKalb County Department of Planning & Sustainability has conducted a planning process to identify capital investment and policy changes that can support a more livable, pedestrian friendly environment at the intersection of Glenwood Road and Columbia Drive.

This location has been identified as a Commercial Redevelopment Corridor (CRC) in the DeKalb County Comprehensive Plan, indicating a need for improved function and aesthetic appeal.

The study area's current state is a result of disinvestment through the 1990s which led to income decline and lack of maintenance.

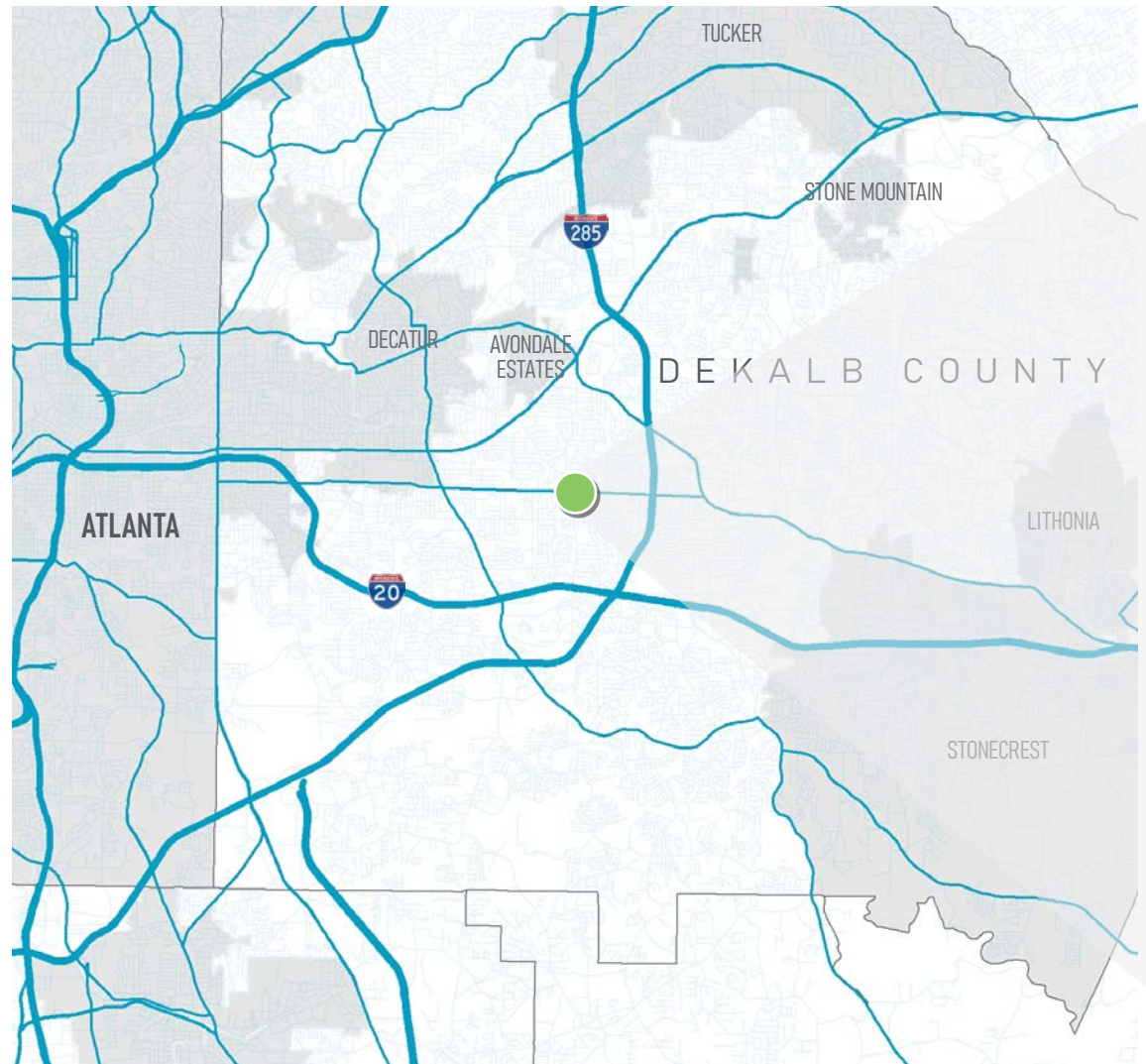
Given the nature of the underutilized commercial node and surrounding residential areas, an organic and community-led redevelopment process is key to expanding the local tax base and ensuring efficient use of existing land and public infrastructure.

This process is intended to have an emphasis on community understanding and buy-in for redevelopment through community education and consensus building.


STUDY AREA

The geographic area covered by this plan is located in unincorporated DeKalb County, approximately 4 miles southeast of downtown Decatur and 9 miles east of Downtown Atlanta. With easy access to I-20 and I-285, this node is highly accessible. The study area is bordered by Farris Drive to the west and La Mesa Lane to the east. The northern bounds of the study area include the intersection of Peachcrest Road while the southern end extends to Elgin Drive.

Redevelopment and revitalization activity is trending east from Kirkwood and south from Avondale Estates. DeKalb County has identified this node for economic and aesthetic enhancements as surrounding areas receive similar improvements.



Context Map

 Study Area



METHODOLOGY

Community Input 1

Virtual Design Workshop

November 18, 2020

RESEARCH & DISCOVERY

The early stages of the planning process focused on the underlying conditions and included demographics and a physical assessment of the study area. With this focus on data and analytics, the objective in this phase of the planning process was meant to understand the area's conditions in an objective manner.

This phase of the planning process is discussed on Page **14**.

VISION

The centerpiece of the second phase of the planning process was a community engagement progress to understand the study area from the perspective of its residents, workers, and property owners. Under unique circumstances, the planning team hosted a virtual design workshop via video conference and gathered input and feedback through a highly effective online engagement portal. This portion concluded with a collective vision for the future of the corridor.

This phase of the planning process is discussed on Page **31**.

Watch the Virtual Public Meetings Here:

<https://planningatpond.com/glenwood-columbia>

Community Input 2

Virtual Recommendations Summit

December 16, 2020

FRAMEWORK

The vision was then translated into a conceptual framework, accompanied by capital investment and policy recommendations. This consisted of formulating the vision for the area by describing and articulating how mobility, land use, urban design can work together to form a cohesive redevelopment strategy.

This phase of the planning process is discussed on Page **35**.

INVITING SUCCESS

After confirming the plan framework, the planning team pursued a separate but connected effort to determine methods and strategies on how that vision can be achieved. Inviting success focuses on completing and refining the preferred concept and articulating a path forward to implementation.

This phase of the planning process is discussed on Page **59**.

RESEARCH & DISCOVERY

EXISTING PLANS & REGULATIONS

DeKalb Comprehensive Plan

The 2035 DeKalb Comprehensive Plan paints a picture of how the community wants DeKalb County to advance over the next 20 years and outlines a strategy to get there. It serves as a policy guide for capital investment decisions, rezoning properties, and day-to-day decisions for County staff and elected officials as the County moves in a direction that fits with the overall community's vision.

The community's Future Development Map identifies the study area's Character Area as a Commercial Redevelopment Corridor. Primary Uses may include Commercial and Retail, Office, Condominiums; Townhomes, Mixed Use, Apartments, and Institutional uses. Policies for this character area.

The Commercial Redevelopment Corridor Character Area is intended to promote redevelopment to enhance functionality, improve aesthetic appeal, and bring economic stability to declining corridors. The designation's policies include implementing a mix of uses, improving upon multi-modal transportation options, developing on under-utilized parking lots, and making appearance upgrades.

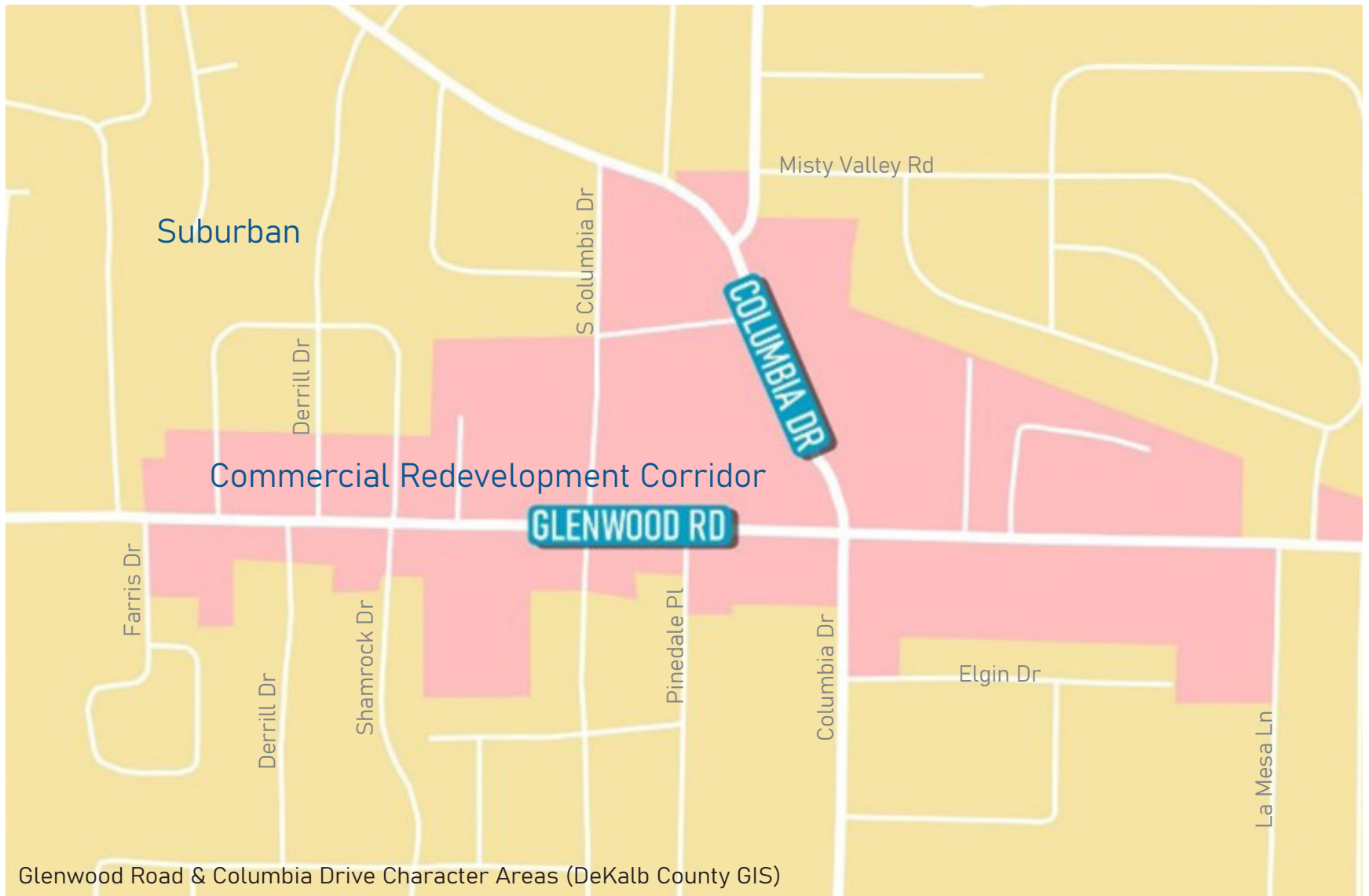
Permitted zoning per the Comprehensive Plan includes the following:

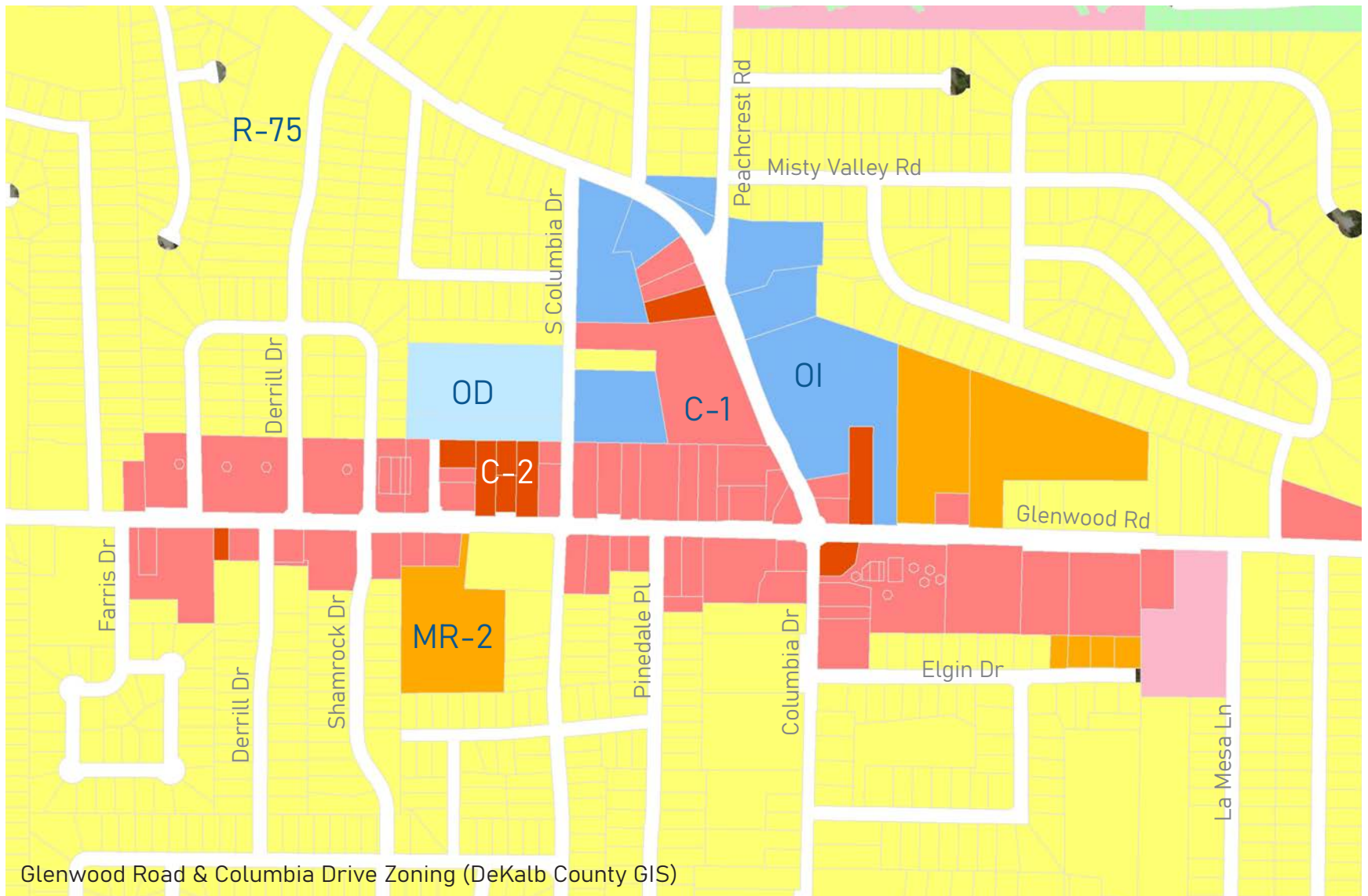
- MU-5 (Mixed-Use Very High Density)
- MU-4 (Mixed-Use High Density)
- MU-3 (Mixed -Use Medium Density)
- MU-2 (Mixed-Use Low-Medium Density)
- MR-1 (Medium Density Residential-1)

- MR-2 (Medium Density Residential-2)
- C-1 (Local Commercial)
- OI (Office-Institutional)
- HR-1 (High Density Residential-1)
- HR-2 (High Density Residential-2)
- RSM (Residential Neighborhood Conservation)

Current zoning includes the following:

- OD (Office Distribution)
- OI (Office-Institutional)
- C-1 (Local Commercial)
- C-2 (General Commercial)
- MR-2 (Medium Density Residential-2)
- R-75 (Residential Medium Lot - 75)



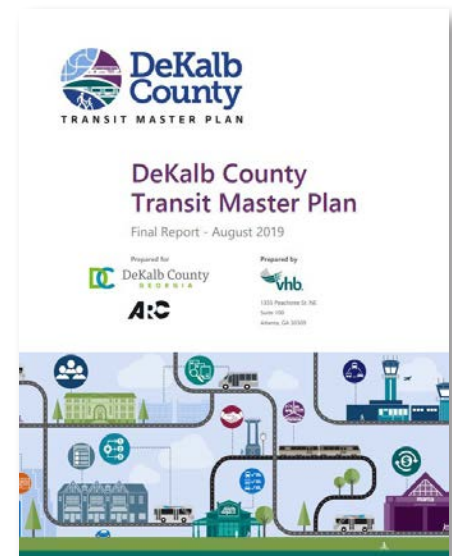
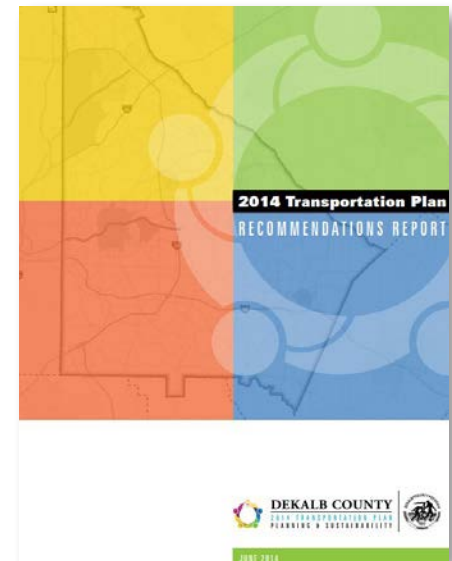


2014 DeKalb County Comprehensive Transportation Plan

The DeKalb County Comprehensive Transportation Plan is a policy document which outlines community needs and opportunities and prioritizes projects and transportation investments. Recommendations from this document, including new sidewalks and pedestrian crossings, have been considered and incorporated into this plan.

DeKalb County Transit Master Plan

The DeKalb County Transit Master Plan is a 30-year vision document that identifies future transit investments based on existing needs and markets. Plan outcomes include major new transit investments as well as improvements to existing services. The legs of Glenwood Road and Columbia Drive included within this study area are considered for high capacity transit modes. This Plan identifies Glenwood Road as a corridor suitable for Light Rail, and Peachcrest Road/Columbia Drive as a part of an Arterial Rapid Transit network.





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OPPORTUNITIES & CONSTRAINTS

Understanding the existing conditions and the opportunities that they present is an important step in the planning process. The research and discovery phase of this process also surfaces physical constraints and barriers that may either impede or delay strategies to implementation. Various elements of the area's demographics, built environment, and transportation and mobility are pinpointed as opportunities, some are identified as constraints, while other may present both components. Some of the highlights include commuter traffic, adjacent residential connections, local business, and the presence of auto-oriented commercial along the main corridors.

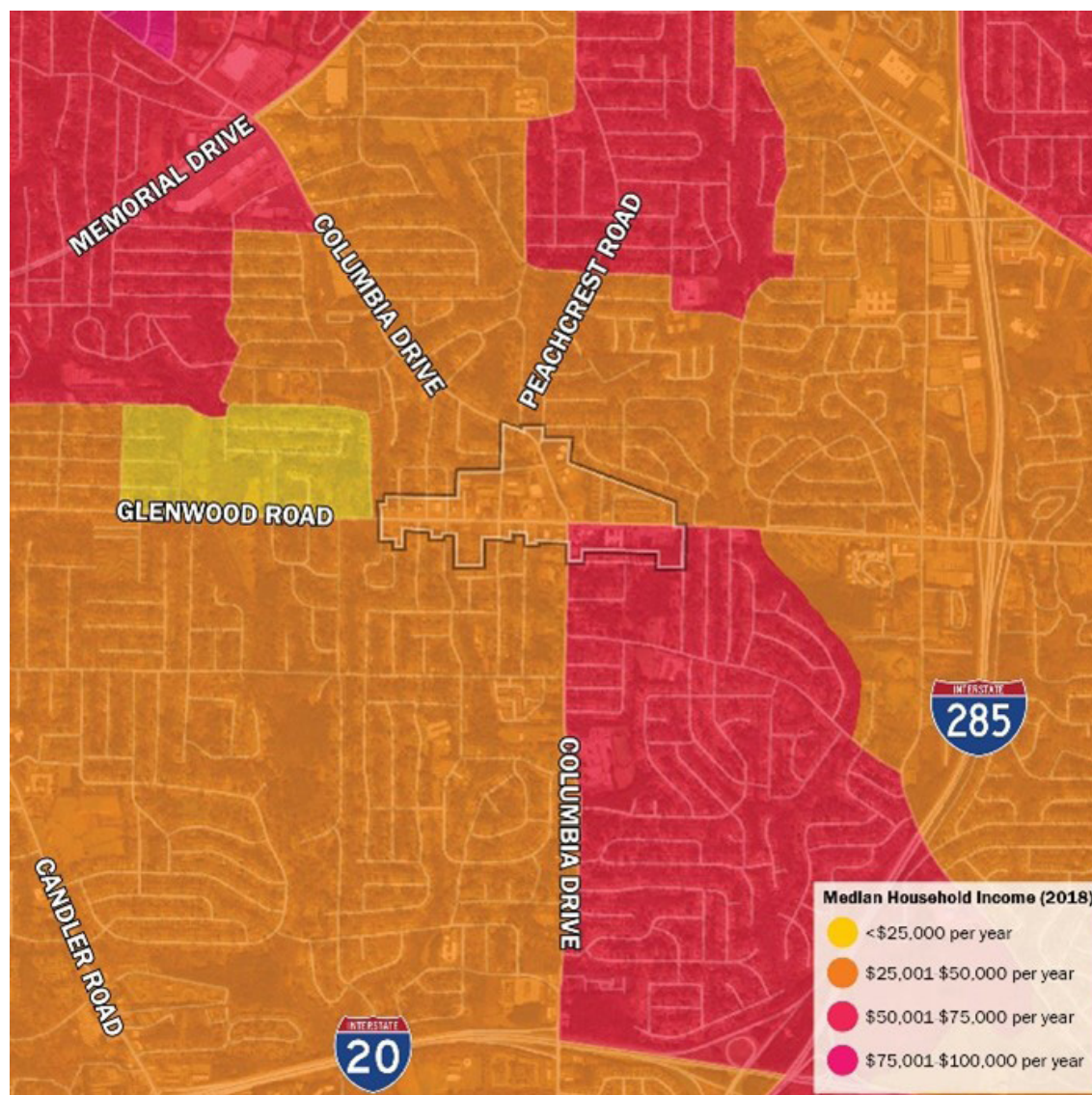


DEMOGRAPHICS

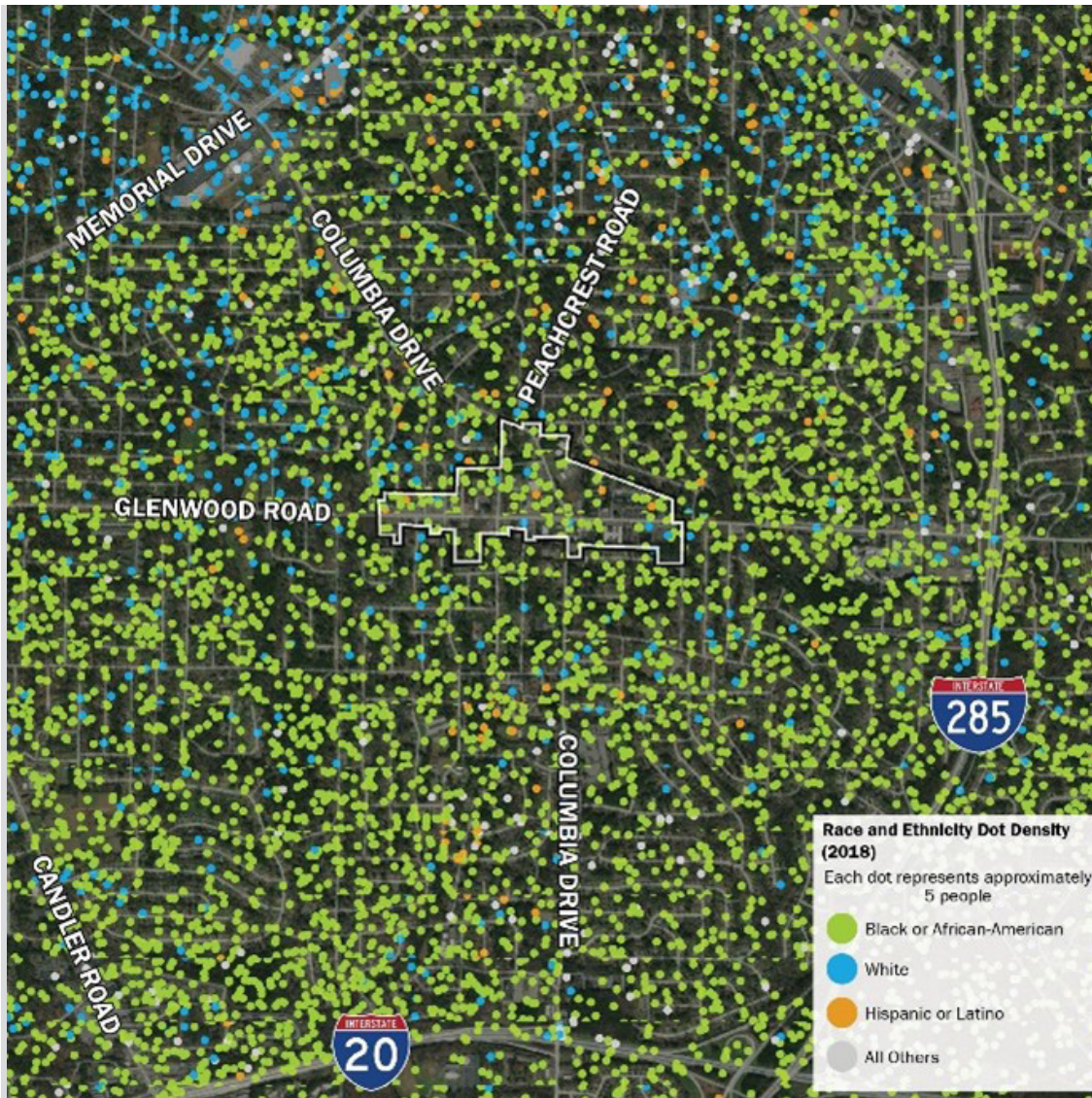
Demographic conditions help provide context for planning. Data from the American Community Survey (Five-year data, 2013-2018) form the basis of analysis.

Median household incomes within the study area are fairly low with the highest observed rates in the \$50,000 - \$75,000 range a year. Most of the area makes less than \$50,000 per year which is lower compared to DeKalb County's median income of \$64,000 per year and the Atlanta Region's \$61,000 per year.

The study area is primarily comprised of black residents, followed by some white and Hispanic residents.



Median Household Income
(American Community Survey, 2018)



Race & Ethnicity Dot Density
(American Community Survey, 2018)

THE BUILT ENVIRONMENT

The Glenwood Road and Columbia Drive area features a combination of blighted properties and buildings in disrepair, and the area has seen limited new commercial development due to economic and socio-demographic decline.

With large setbacks and parking lots, strip shopping centers, and auto dominated environment, the suburban setting of the corridor is inconsistent with the redevelopment practices of today that favor human scaled neighborhoods, walkability, and a mix of different land use and activities.





TRANSPORTATION & MOBILITY

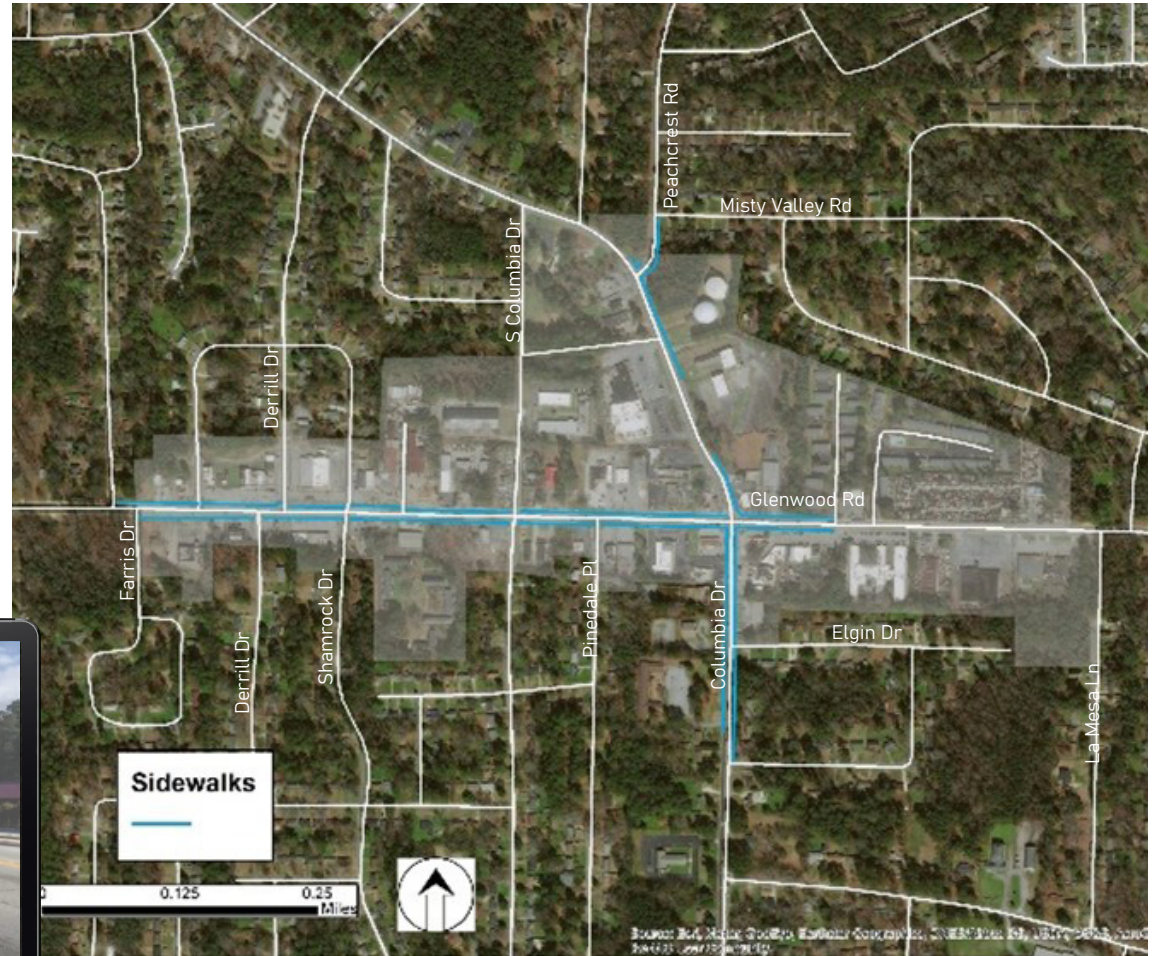
From a transportation perspective, the Glenwood Road and Columbia Drive area has an excellent location with access to I-20 and I-285. Both corridors are designed and operate primarily to move cars through the area, largely ignoring the neighborhood serving commercial destinations in the area and a relatively large number of pedestrians for an otherwise pedestrian environment. The street network within the immediate vicinity appears to form elements of a grid, presenting opportunities for improved internal circulation.

Pedestrian Connectivity

While there are new Sidewalks along Glenwood Road west of Columbia Drive, the area is underserved by disconnected pedestrian infrastructure. The planning team conducted a walk audit of the area, and found many safety hazards including deteriorating sidewalks, sidewalks with limited width, limited opportunities to cross Glenwood or Columbia safely, and inconsistent curb features as well as desire lines, delineating paths where people often walk where there is no sidewalk.

Check Out the Walk Audit at:

planningatpond.com/glenwood-columbia



Existing Sidewalks





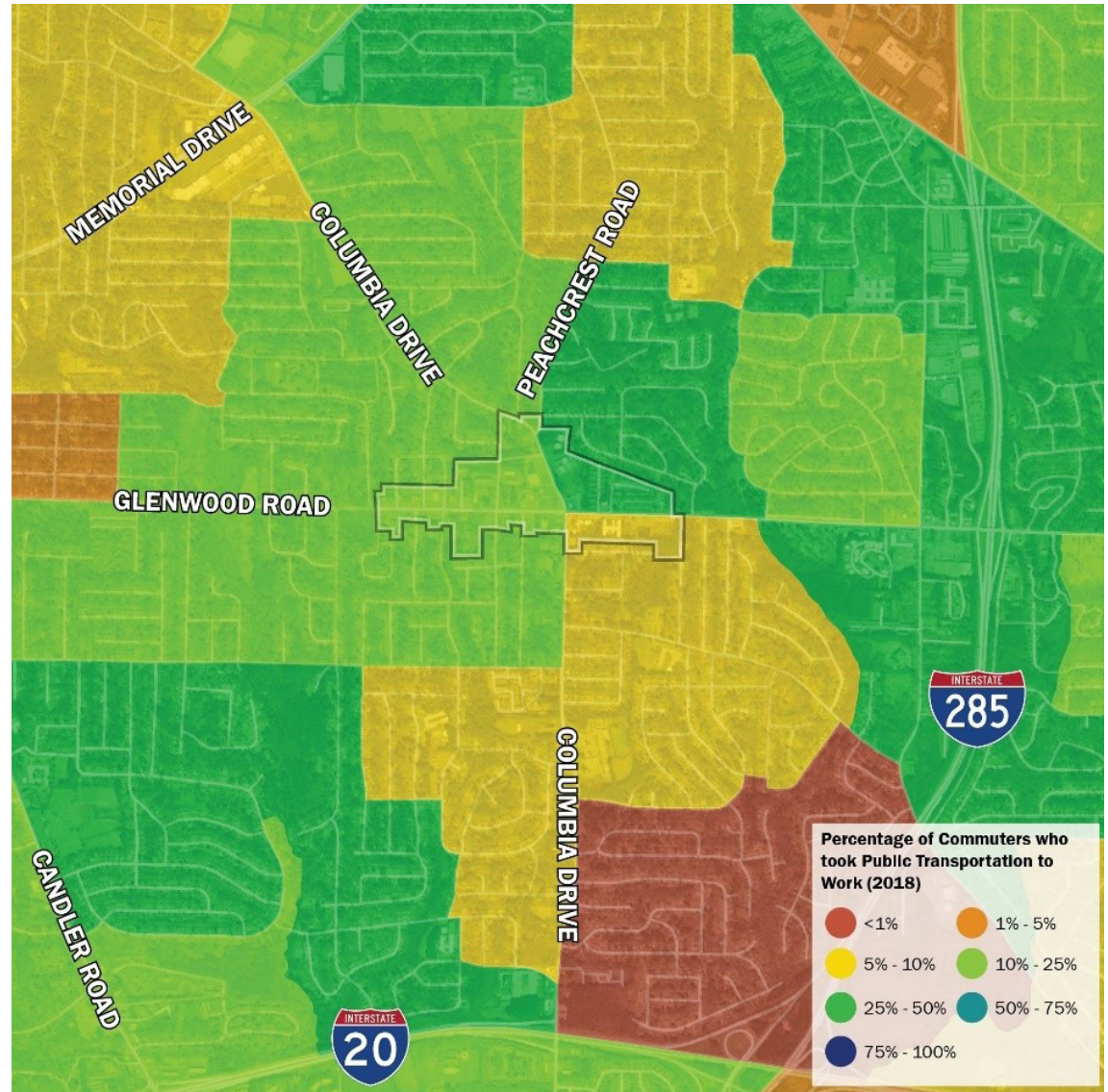
Transit Routes and Stops

Transit

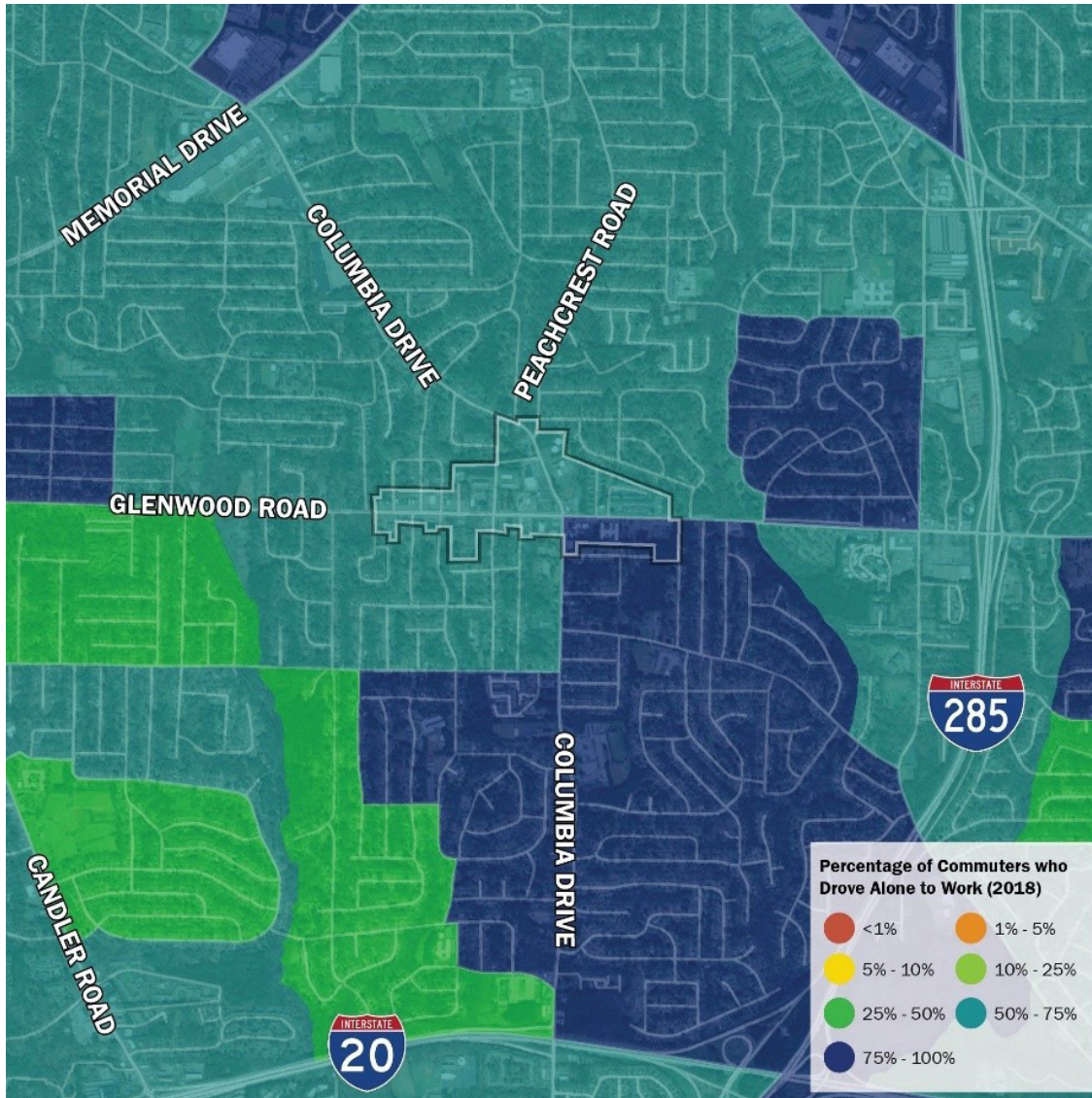
The study area is well-served by four MARTA bus routes and all existing bus stops are within a walkable distance. Access to transit is one of the area's greatest assets, allowing residents to commute without using a personal vehicle. Some of the bus stops in the area include shelters and benches while others are indicated primarily by MARTA signage.

Commuter Activity

The study area's access to transit translates to high ridership. Most of the study area contains 10 - 50% of commuters who take public transit to work. Meanwhile, roughly 50 - 75% of commuters drive alone to work.



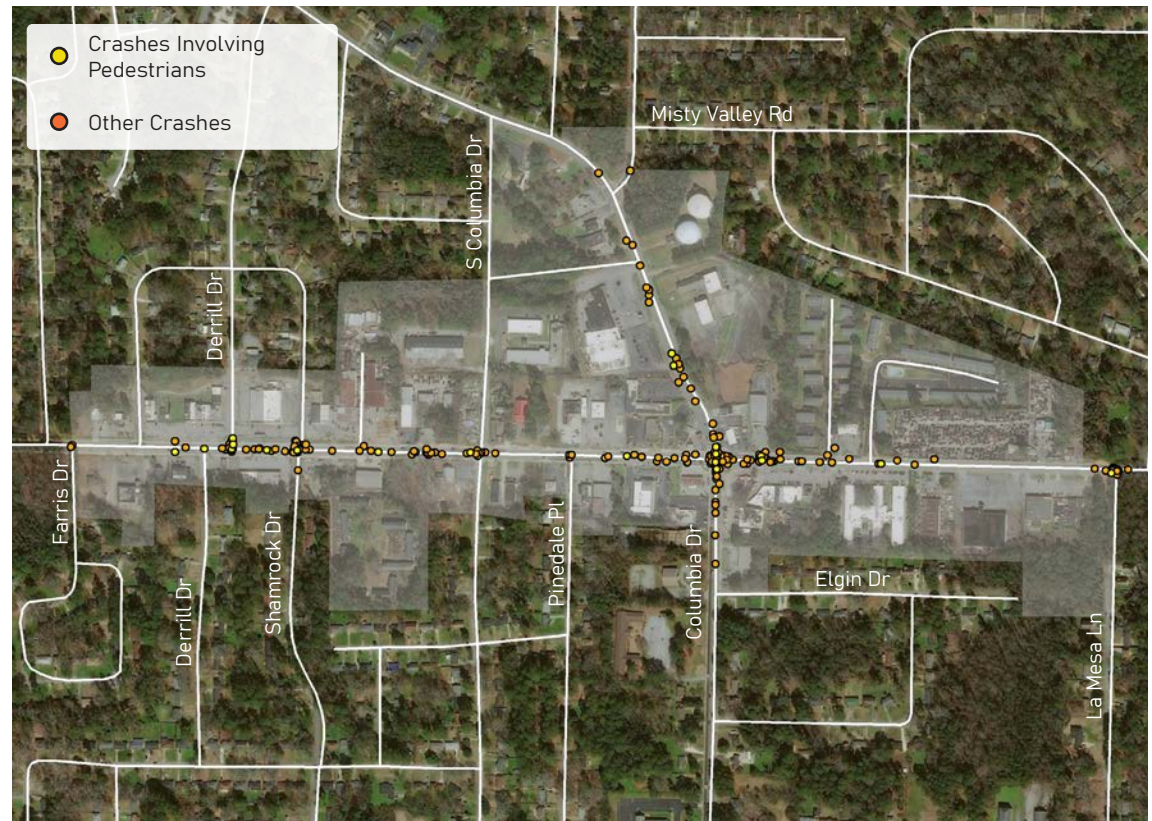
Percentage of Commuters who took Public Transportation to Work (American Community Survey, 2018)



Percentage of Commuters who Drove Alone to Work
(American Community Survey, 2018)

Crash Activity

Vehicular Crash data presents a trend of higher crash frequency at the major intersections. In addition to intersections, crashes that involved pedestrians also seem to occur along the corridors where pedestrian crossing are far apart.



Study Area Crash Map

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COMMUNITY VISION

OVERVIEW

County leaders are committed to setting and achieving a realistic vision that reflects the energy and ambition the community has for its future. Such support drives the ability to create vibrant centers throughout DeKalb County, fostering a desirable place to live and a competitive business environment.

The community's vision for Glenwood Road and Columbia Drive is to achieve a neighborhood-serving Town Center that preserves local business and provides economic lift to its occupants and surroundings.

GOALS

The community vision is supported by overarching goals will guide redevelopment. These goals were developed through analysis of existing conditions and priorities articulated by the community through a series of community meetings and events to help build the community vision.



GOAL 1: **PARTNER** with other organizations for assistance in achieving the vision for redevelopment.



GOAL 2: **ENCOURAGE** private sector reinvestment.



GOAL 3: **INVEST** in the Glenwood-Columbia node through public sector infrastructure and capital improvements.

DESIGN WORKSHOPS - NOVEMBER 18, 2020

Initial analysis and research can be so helpful in determining some needs and opportunities for a community. However the bulk of the visioning process comes straight from the community! The planning team hosted a 2-session design workshop which relied heavily on community feedback and input. The first session was called "Envisioning Opportunities" which was a visioning exercise for topics such as land use, placemaking, and mobility. Workshop participants were able to chime in on community scale, the look and feel, elements in need of change, and preferences on what could be preserved.

The planning team used the afternoon to take the community's feedback and transform it into a design concept that spoke to needs and opportunities.

The second session was called "Planning for Redevelopment." In this evening session, a development alternative was presented to the public and various elements of the plan were discussed, such as parks and green space, building orientation, parking, and streetscape design. After receiving further feedback, the planning team was able to further refine the concept for review by the public.

Glenwood Road & Columbia Drive
Area Redevelopment Plan

In partnership with the Atlanta Regional Commission, the **DeKalb County Department of Planning & Sustainability** is conducting a planning process to identify capital investment and policy changes that can support a more livable, pedestrian friendly environment at the intersection of **Glenwood Road and Columbia Drive.**

Due to the ongoing COVID-19 pandemic, the planning team will collect preliminary input online and hold a design workshop virtually via Zoom to sketch out options for this study area.

STEP 1: Participate in our online map activity & survey!
Visit www.planningatpond.com/glenwood-columbia to provide input prior to the design workshop. This site will be open from **November 11th - 25th**
or Scan Here!

STEP 2: REGISTER FOR THE DESIGN WORKSHOP!

**WEDNESDAY
NOVEMBER
18**

Envisioning Opportunities 12 - 1 PM
In this session, our team will cover broad topic areas to identify an overall vision for land use, placemaking, and mobility in the focus area.

Planning for Redevelopment 6 - 7:30 PM
In this session, our team will work with attendees to start to pull elements of the overall vision established earlier in the day into a cohesive sketch identifying at least one redevelopment alternative.

• Register here: <http://bit.ly/GlenwoodColumbia>

DeKalb County | A+C | POND

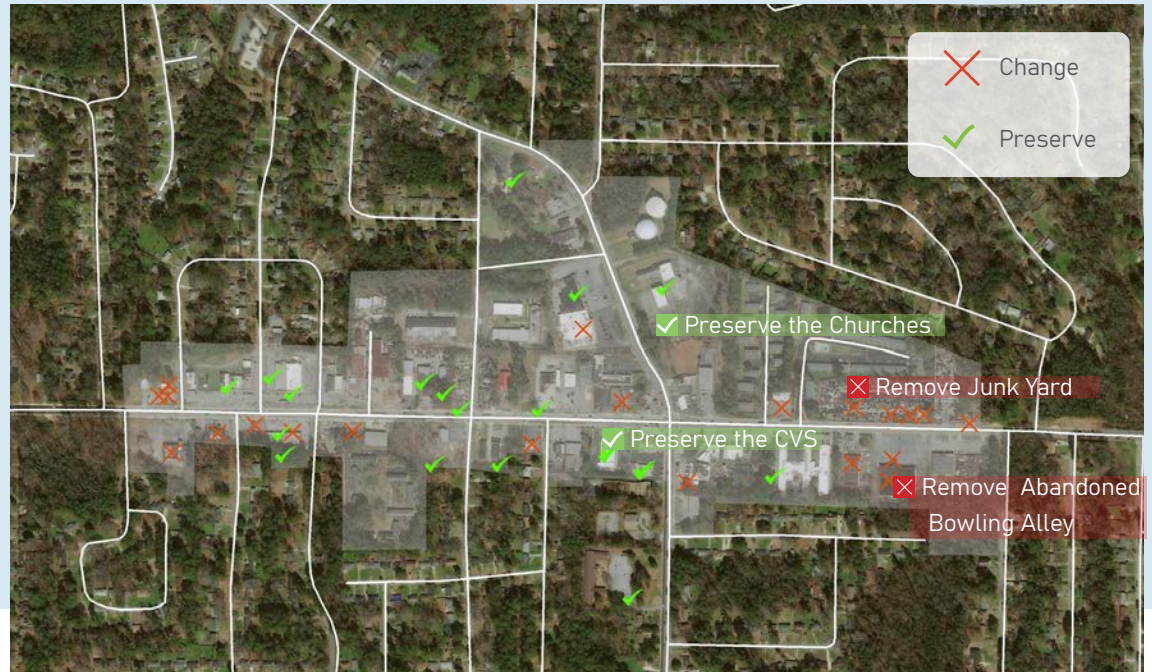
VIRTUAL COMMUNITY OPEN HOUSE 1

To supplement the live community engagement events, the planning team created a virtual engagement hub using Social Pinpoint to engage further with the community via educational videos, interactive maps, and surveys. An initial open house was held using this tool from November 11, 2020 to November 25, 2020 and consisted three engagement exercises.

The first two engagement exercises utilized an interactive map to determine parts of the study area that (1) should be either 'changed' or 'preserved' and (2) what the relative urban scale (rural-exurban-suburban-town center-urban center) of the area should be.

Over 220 comments were received as part of these two exercises broadly indicating that while there is desire for change in the area, there are also parts of the community that should be retained. Similarly, the majority of responses suggested a town center environment would be appropriate for the future. Both of these topics were further explored during live engagement events.

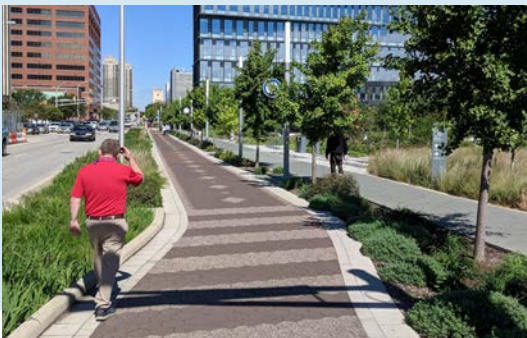
A third exercise was conducted in a survey format and included participation from 137 people. This survey included broad questions to contextualize the overall vision for the area, topics that were also further explored during live engagement events. The raw results of this survey are provided in Appendix A.



Elements to Change & Preserve

LOOK & FEEL SURVEY

The vision for this area includes a more walkable, human scaled, and mixed use oriented node. This will require largely redeveloping buildings and sites at this location. These images reflect examples we have heard from the community for what such redevelopment can look like.



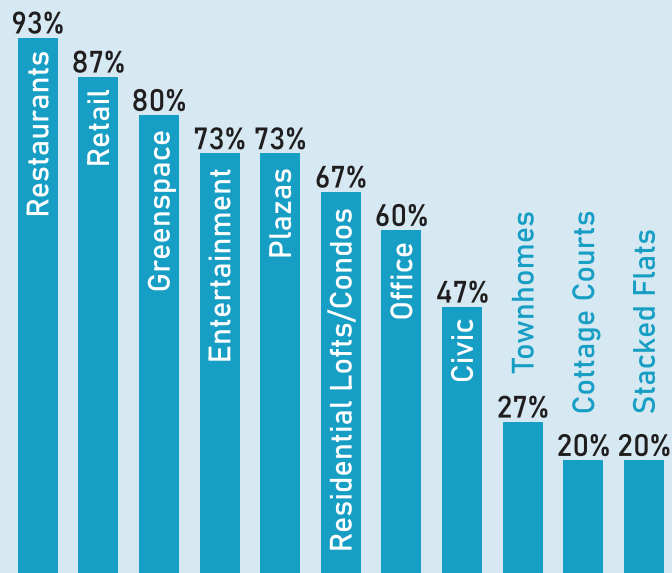
DEVELOPMENT-TYPE PREFERENCES

The vision includes lining the corridors with mixed-use buildings, with the highest density (3+ stories) anchoring the Columbia/Glenwood intersection that would step back to lower density (1-2 story) buildings in the surrounding areas to transition to the single family neighborhoods surrounding then node.

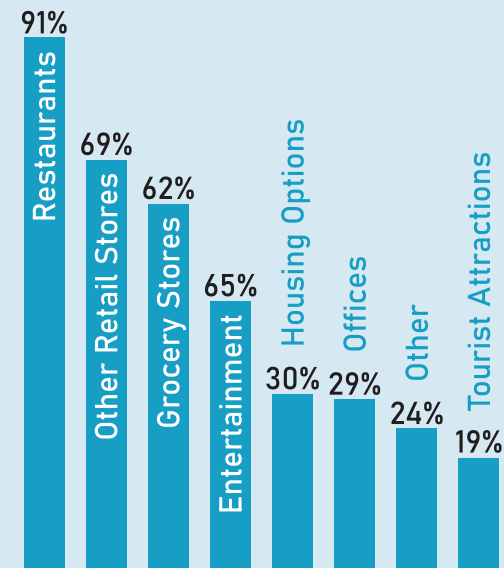
These mixed-use buildings could include ground level restaurants, retail, and entertainment options with offices, healthcare, and condos/apartments on higher floors.

Mixed-use development could include restaurants, retail, offices, healthcare, entertainment, condos/townhomes.

Feedback from the community emphasizes these mix of uses, with relatively more focus and interest in the commercial oriented uses than residential ones. However, a significant new residential base in the area will be critical to make the redevelopment (and commercial business success) viable.



Design Workshop Results

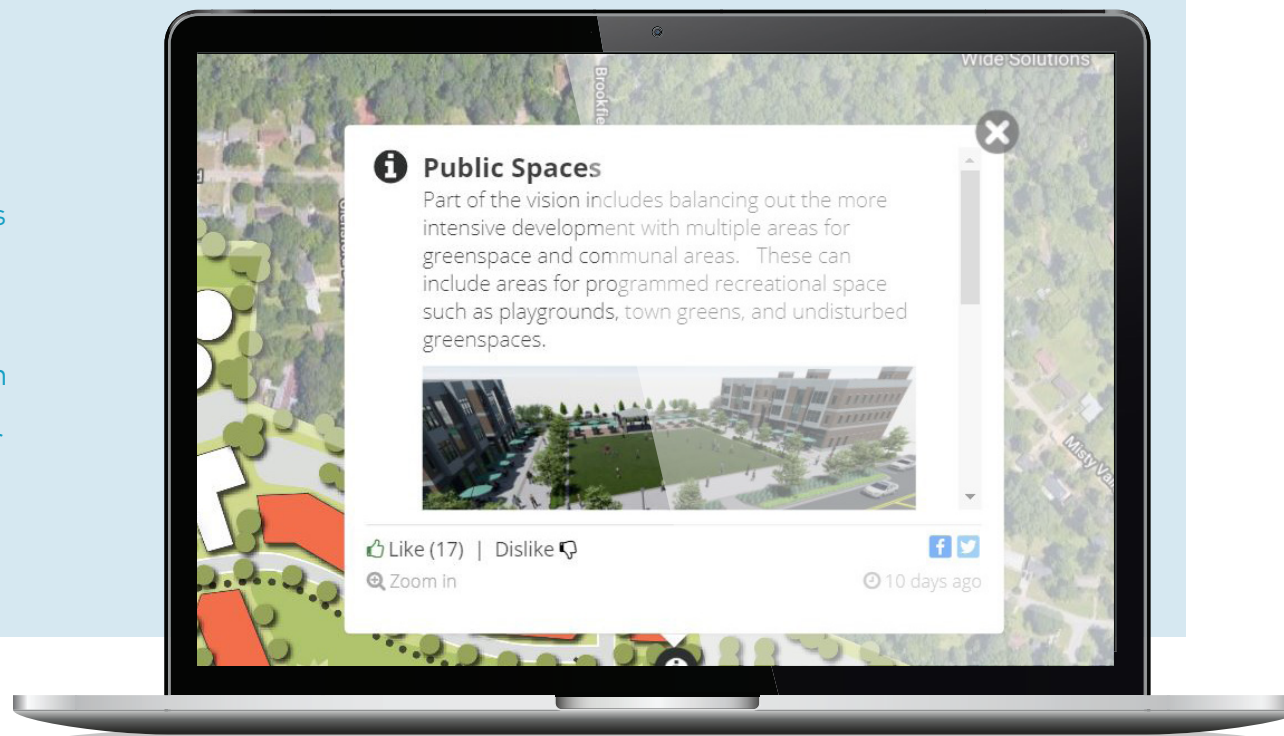


Online Survey Results

VIRTUAL COMMUNITY OPEN HOUSE 2

A second virtual open house was conducted using the Social Pinpoint virtual engagement hub during the week of December 14, 2020 to coincide with a live event during the week in which the draft plan recommendations were discussed. Two overall exercises were available: an (1) interactive map where participants could view the overall concept plan and 'like' or 'dislike' specific features of the plan and (2) a review of the draft Action Plan initiatives where participants could how indicate how much they agreed (or disagreed) with each element.

Read more about the plan framework on page 38 and the action plan on page 58.



VIRTUAL INFORMATIONAL MEETING - DECEMBER 16, 2020

The final public meeting was held virtually via zoom. Two major items were covered in this session: updates to the design concept as well as a discussion around the draft action plan.

Participants were able to offer their feedbacks on draft elements of the design concept, including vehicle circulation, greenspace and plazas, building orientation, and streetscape design.

The public also had the opportunity to learn how the proposed action plan would guide redevelopment.

Glenwood Road & Columbia Drive

Area Redevelopment Plan



In partnership with the Atlanta Regional Commission, the **DeKalb County Department of Planning & Sustainability** is conducting a planning process to identify capital investment and policy changes that can support a more livable, pedestrian friendly environment at the intersection of **Glenwood Road and Columbia Drive.**

Due to the ongoing COVID-19 pandemic, the planning team will collect feedback on the draft plan virtually. **You can participate in two ways! See details below!**

JOIN US

ONE OR BOTH WAYS BELOW!

- **ONLINE ENGAGEMENT PLATFORM**
OPEN DECEMBER 14TH - DECEMBER 20TH

Go to <https://planningatpond.com/glenwood-columbia> to view draft plan recommendation and ideas and provide feedback!

or Scan Here!



- **VIRTUAL INFORMATIONAL MEETING VIA ZOOM**
WEDNESDAY, DECEMBER 16TH 6:00 - 7:30 PM

Register for the meeting here: www.SurveyMonkey.com/r/GlenwoodMeeting
You will receive a Zoom meeting link the morning of the meeting!





FRAMEWORK

OVERVIEW

This plan is a result of an iterative planning process, and it's framework can guide the physical redevelopment of the area. Images, renderings, and diagrams in this section articulate what the community desires for the Glenwood Road and Columbia Drive area. Revitalization is not an easy task by any means, and it will take a concerted effort to implement for years to come.

The design concept addresses two key components: Urban Design and Mobility. Both of which are the cornerstone to achieving the desired physical outcome as well as economic prosperity for the area. Some major takeaways of the design concept include the following:

- Establish the areas as a Neighborhood Center – A mixed-use node designed to serve the surrounding community.
- Line the corridors with a mix of high intensity uses, gradually decreasing intensity toward the edges of the study area.
- Define multi-modal street typology & hierarchy that addresses both mobility and stormwater issues.
- Improve vehicular & pedestrian circulation with a defined grid network.
- Create opportunity for local and small businesses, goods, services.

CONCEPT SCENARIOS

Early in the planning process, our team developed two overall scenarios for how the area could redevelopment: a scenario emphasizing retrofitting existing development and a second scenario emphasizing new redevelopment. Based on feedback at our first community meeting on November 18, 2020, most residents supported a hybrid of these two ideas, which was carried forward in the development of the overall concept plan.



HOW LONG WILL IT TAKE FOR THIS PLAN TO BE REALIZED?

Revitalization doesn't typically happen quickly. There are many areas of metro Atlanta that have revitalized in recent years, seemingly overnight, but in reality that is often the fruit of many years of efforts behind the scenes. Similarly, communities like Glenwood-Columbia usually don't decline overnight -

it's a long and gradual process - so it takes a lot of time and effort to undo those effects. Consider the image below, showing over a decade of evolution in how the Howell Mill Road corridor in Atlanta revitalized. Therefore, this plan is really the first of many steps that may take many years to recognize.

The Action Plan initiatives starting on Page 59 reflects many of the initial next steps but it will also broadly take ongoing persistence and hard work by many actors (DeKalb County staff and officials, concerned residents, non-profits, and developers) in the coming years to make it happen.

MID 2000s

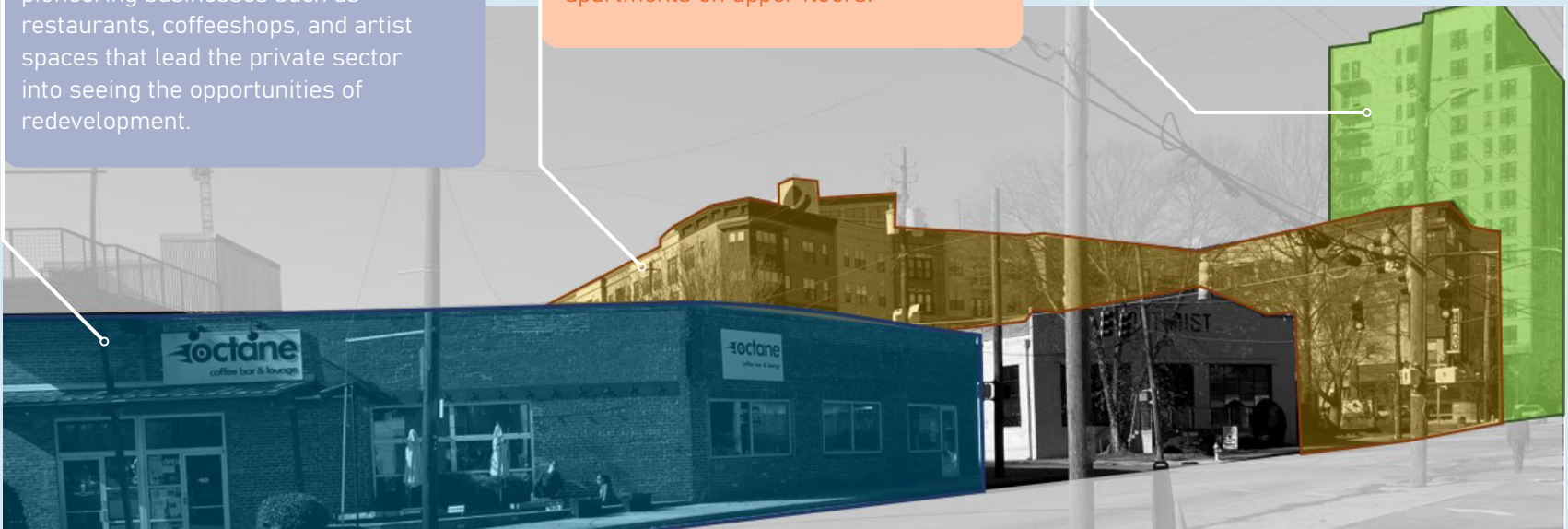
In an initial wave of growth of an area known previously for light industrial uses and occasional crime, Octane Coffee (pictured here) and similarly minded businesses begin opening in repurposed buildings. It is often pioneering businesses such as restaurants, coffeeshops, and artist spaces that lead the private sector into seeing the opportunities of redevelopment.

EARLY TO MID 2010s

Following a slowdown in momentum due to the Great Recession, the area begins to revitalize in earnest with several 3-5 story mixed use buildings (such as this one which opened in 2015) containing ground floor retail and apartments on upper floors.

LATE 2010s

With redevelopment increasingly profitable, property owners and developers become more ambitious and build taller, such as this 13 story building which currently (2019) being constructed.

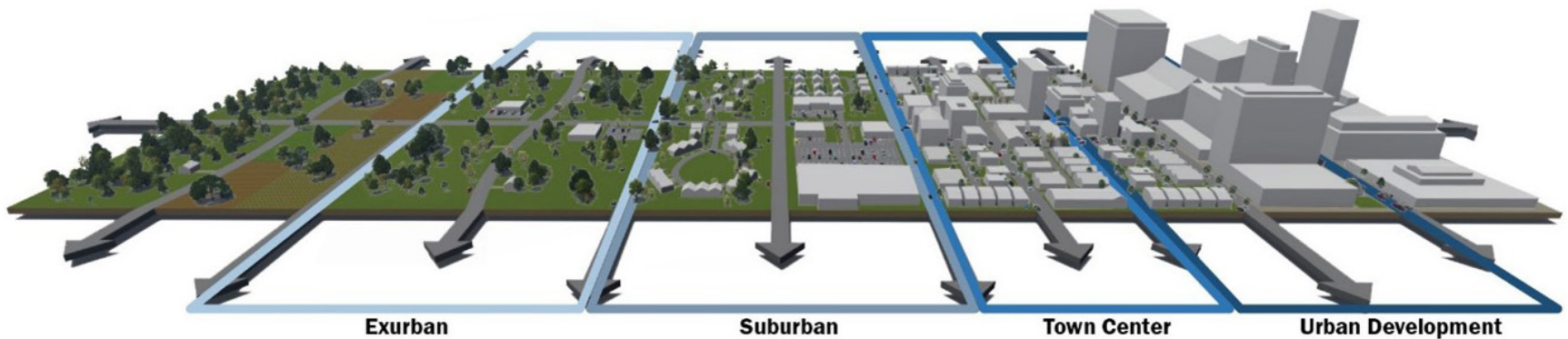


URBAN DESIGN & PLACEMAKING

Community Scale

The planning team was able to determine desired level of development intensity using the Community Scale Exercise. Stakeholders were asked to identify an appropriate scale of development in both the design workshop and the online engagement platform. Their choices were Exurban, Suburban, Town Center, and Urban Development, all illustrated in the community scale diagram.

Participants who engaged in these efforts consistently selected the Town Center character to describe the ideal development conditions for study area. Further consensus concluded that 1-3+ stories would be the preferred building height, decreasing in scale toward the study area boundaries in a natural transition to what is primarily single family residential.



Community Scale Axon

Building Orientation

In addition to height, this scale introduces horizontal changes, decreasing setbacks to move new buildings closer to the street. This ultimately means placing parking in the rear of buildings, prioritizing pedestrians and cyclists which helps to re-activate the street as a place that is hospitable to more than just cars.

Before considering major alterations, the community expressed the need to preserve what works. Some of these elements include, but aren't limited to the CVS Pharmacy, the Glenwood Health and Rehabilitation Center, Houses of Worship, and Wayfield Grocery, which can act as an anchor for the community and potential redevelopment.



WHAT ABOUT WAYFIELD FOODS?

One thing you may have quickly noticed about the concept plan is that it doesn't retain the building containing Wayfield Foods grocery store. There are two fundamental reasons for this: one is that the location of the store is also a perfect location to enhance the transportation grid network with a new roadway connection. Similarly, the building that contains the grocery is setback from Columbia Drive with lots of surface parking in front, which is broadly incompatible with the vision for this area.

Sample Transitional Scenario



Existing store location



Potential outparcel development and site improvements



Store relocation and site redevelopment

The decision to explicitly not include the Wayfield Foods building in the Concept Plan should reinforce how the plan should not be taken literally and is intended to show how redevelopment could occur. Still, this shouldn't be interpreted that the Wayfield Foods isn't important.

In fact, as the main grocery store for the surrounding area and a source of fresh and healthy food for the community, it is incredibly important. Ideally, Wayfield Foods would relocate to and anchor one of the redeveloped buildings so it can continue to be a source of strength for the Glenwood-Columbia community.



Prior to any potential relocation and redevelopment, there are incremental strategies to consider for the existing site that can act as stepping stones to the idealized vision. These include

- Action Plan Initiatives
 - Facade improvements
 - Landscaping improvements
- Infrastructure improvements
 - Multi-use trail along the west side of Columbia Drive

1-3 Story Mixed-Use

Striking a balance between optimal use of land and a physical scale that compliments the community is a challenge within itself. Land use policies in place encourage 1-3 stories in a Neighborhood Center Character Area. This analysis and the accompanying engagement efforts point to encouraging three-story mixed-use at the core of the study area, programming in the following way:

- Ground level
 - Restaurants
 - Retail
 - Entertainment Options
- 2nd and 3rd Stories
 - Office
 - Healthcare
 - Condos/Apartments

1-2 Story Mixed-Use

Continuing outwardly, 1- to 2-story mixed-use buildings will create a natural transition zone to what is currently single-family residential in the surrounding neighborhoods. Building programs would continue similarly, only at a smaller scale:

- Ground level
 - Restaurants
 - Retail
 - Entertainment Options
- 2nd Story
 - Office
 - Healthcare
 - Condos/Apartments

Townhome Residential

As an additional residential offering, Townhomes can be placed on the edges of the study area, providing low intensity development directly abutting single family homes while keeping consistent with walkable development patterns.



LEGEND

- EXISTING BUILDING
- MIXED-USE (3+ STORIES)
- MIXED-USE (1-3 STORIES)
- MULTI-FAMILY RESIDENTIAL (1-3 STORIES)
- COMMUNITY NODE
- MULTI-USE TRAIL



DISCLAIMER: Please note that this concept should not to be interpreted literally as the plan reflects a community driven-vision of HOW these locations could be redeveloped in order to provide guidance to those who may consider redevelopment.

Concept Master Plan

Nodes & Greenspace

Nodes may intentionally and unintentionally begin to form as development occurs over time. Such nodes become gateways and gathering locations. They can serve as placemaking opportunities such as green spaces and plazas for public social gathering with signage, local art pieces, parklets, community gardens, and farmers markets.

As nodes form, it is important to create pedestrian connections to the development with improved roadway sidewalks and neighborhood connections, so that these pockets aren't isolated, but cohesive and community-oriented.







Part of the vision includes balancing out the more intensive development with multiple areas for greenspace and communal areas. These can include areas for programmed recreational space such as playgrounds, town greens, and undisturbed greenspaces.



At the main intersection of Glenwood and Columbia, a plaza can reinforce a sense of place and act as the main gathering place for the surrounding neighborhood.

HOW CAN WE COMBAT GENTRIFICATION?

Gentrification is the phenomenon where an area becomes increasingly attractive to people of higher incomes than existing and historical residents, sometimes resulting in the eventual displacement of those original residents. While unintended, it's an unfortunate and often side effect of revitalization efforts in part because the process of revitalization and encouraging new business investment fundamentally requires higher incomes to fuel those investments. For instance, an often cited rule of thumb for many national retailers to locate is that a median household income of

\$60,000 is a key ingredient for success in the surrounding market area. Given that incomes surrounding the Glenwood-Columbia area are generally lower than \$60,000, revitalization of the area will likely require attracting people and households with higher incomes. Still, there are strategies to mitigate the most negative effects of gentrification including set-asides and other policies to encourage or enforce that a certain amount of new housing is attainable to existing residents while implementing policies (such as freezing property taxes) that also discourage displacement of existing residents.

Likewise, encouraging home-grown and small businesses who have more flexibility and less reliance on high incomes to be successful can often be a more sustainable and neighborhood serving approach than focusing on national retailers. Finally, engaging and empowering existing residents in the redevelopment process can help ensure that a more balanced approach is taken so that new and existing residents are both able to benefit from revitalization efforts.

MOBILITY

Reinforced Grid

Vehicular & pedestrian circulation can be improved with a defined grid network. Existing streets are situated to complete missing vehicular connections through an organized grid. This can be further achieved by aligning driveways and roads which currently create a dysfunctional street jog. Reducing driveway aprons on Glenwood Road and Columbia Drive would also improve pedestrian safety and minimize vehicle crashes, especially those involving pedestrians.



Roadway Network

Roundabout

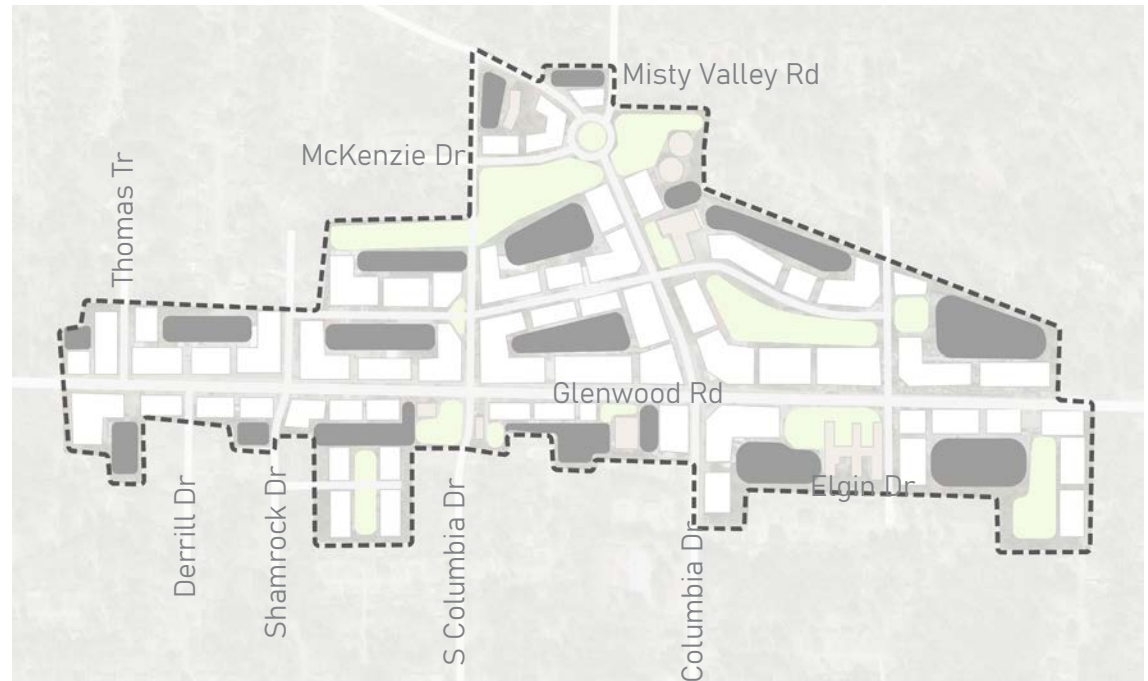
Replacing the signalized intersection at Columbia Road and Peachcrest Road would address the current skew by slowing down traffic entering the node from the north. It would also reinforce the proposed grid through the western leg of the roundabout. The roundabout would also serve as an aesthetically pleasing gateway element to the area, providing an opportunity to feature artwork or gateway signage that gives the redevelopment area a definitive welcoming point.



Proposed Roundabout

Parking in Rear

As previously mentioned, parking is to be hidden away from roadways and integrated into the interior of the development. This will help restore and activate the street as a place for pedestrians and other activity.



Proposed Parking

Glenwood Road Diet

The initial analysis of the corridors suggests excess vehicular capacity along Glenwood Road. This presents an opportunity to reduce the number of through lanes between Candler Road and Columbia Drive. A road diet would provide additional space to introduce new elements to corridor such as street trees, wider sidewalks, and amenity areas (restaurant seating, art, etc.).

With daily traffic volumes along Glenwood Road below 15,000 vehicles a day, initial analysis suggests it can work without significantly degrading traffic flow, additional detailed analysis of the corridor will be necessary to confirm as well as identify the specific elements of the road diet (an initial concept is presented on the facing page). Nonetheless, the philosophy behind the road diet concept is to enforce the idea the Glenwood Road doesn't necessarily have to be a corridor that primarily serves to get cars from Point A to Point B. It can also be a spine for this part of DeKalb County serving as a more holistic amenity for the community.



Proposed Streetscape Glenwood Roadway Conditions



Proposed Glenwood Road Streetscape Dimensions

Columbia Vision

The human experience can be enhanced even along busy Columbia Drive through a combination of landscaping, a multi-use path for long distance pedestrians and bicyclists, and a separate amenity zone for pedestrians.





The concept of a road diet was explored for Columbia Drive as well, but this likely be unfeasible to implement with approximately 20,000 vehicles a day needing the four lanes both south and north of Glenwood Road.





INVITING SUCCESS

OVERVIEW

We “invite success” by creating an Action Plan of initiatives, providing the community with a blue print for achieving it’s vision. At its core is a list of initiatives based on the three systematic goals to be implemented over time. Each supporting initiative is listed along with a description, estimate timeline, responsible party, cost estimate, and funding source.



GOAL 1: **PARTNER** with other organization for assistance in achieving the vision for redevelopment.



GOAL 2: **ENCOURAGE** private sector reinvestment.



GOAL 3: **INVEST** in the Glenwood-Columbia node through public sector infrastructure and capital improvements.



GOAL 1: **PARTNER** with other organization for assistance in achieving the vision for redevelopment.

Supporting Initiative	Description	Responsible Party	Cost Estimate	Funding Source	Timeline*
1.1	Partner with faith-based and non-profit organizations in the area. Potential collaborations could include Saturday morning farmer's markets, street festivals, and "neighborhood clean-up events.	DeKalb County Board of Commissioners	Varies	Staff Time	Immediate to Short Term
1.2	Continue to partner with MARTA for transit service and investment in the area. A potential collaboration could include constructing additional bus shelters and benches at high ridership locations in the area.	DeKalb County Public Works, MARTA	Varies	Staff Time	Mid Term
1.3	Continue to partner with Decide DeKalb (https://www.decidedekalb.com/) for assistance in economic development related efforts in the area included possible programs for façade improvements, becoming an active development partner, etc. and other initiatives that support Goal 2.	DeKalb County Board of Commissioners, Decide DeKalb	Varies	Staff Time	Short Term

*Implementation Plan Time Frames: Immediate Term = within 1 year | Short Term = 1-5 years | Mid Term = 5-10 years | Long Term = 10+ years

Supporting Initiative	Description	Responsible Party	Cost Estimate	Funding Source	Timeline*
1.4	Seek opportunities to partner with Park Pride (https://parkpride.org/) to develop park opportunities in the area.	DeKalb County Board of Commissioners, Park Pride	Varies	Staff Time	Mid Term to Long Term
1.5	Seek opportunities to partner with the PATH Foundation (https://www.pathfoundation.org/) for assistance in implementing trail infrastructure recommendations of this plan.	DeKalb County Board of Commissioners, PATH Foundation	Varies	Staff Time	Mid to Long Term
1.6	Create a program to identify and empower local citizens to advocate for the redevelopment of the area.	DeKalb County Board of Commissioners	Varies	Staff Time	Short Term

*Implementation Plan Time Frames: Immediate Term = within 1 year | Short Term = 1-5 years | Mid Term = 5-10 years | Long Term = 10+ years



GOAL 2: **ENCOURAGE** private sector reinvestment.

Supporting Initiative	Description	Responsible Party	Cost Estimate	Funding Source	Timeline*
2.1	While the area is currently identified as a “Commercial Redevelopment Corridor” in the DeKalb County Comprehensive Plan, future updates of the plan should consider changing the character area to a “Neighborhood Center” in order to align with the vision articulated in this planning process.	DeKalb County Department of Planning & Sustainability	Varies	Staff Time	Short Term
2.2	In order to support the vision for redevelopment, the zoning for the area should be considered to change from its current zoning (primarily C-1 with some C-2 and OI) to a MU-3 (Mixed Use Medium Density) District.	DeKalb County Department of Planning & Sustainability	Varies	Staff Time	Mid Term
2.3	Create a countywide Façade Improvement Program that could be applied in areas targeted for revitalization and redevelopment such as the node of Glenwood Road and Columbia Drive. Such a program would be created to support and encourage private sector reinvestment in the aesthetics and visual appeal of existing businesses using a combination of grants, low-interest loans, and/or tax incentives.	DeKalb County Board of Commissioners, Decide DeKalb	Varies - Minimum of \$25,000/location	Staff Time	Short Term

*Implementation Plan Time Frames: Immediate Term = within 1 year | Short Term = 1-5 years | Mid Term = 5-10 years | Long Term = 10+ years

Supporting Initiative	Description	Responsible Party	Cost Estimate	Funding Source	Timeline*
2.4	The County can consider a concentrated program to expedite permitting and approvals in area targeted for revitalization and redevelopment in order to offset inherent risk associated with redevelopment.	DeKalb County Department of Planning & Sustainability	Varies	Staff Time	Short to Long Term
2.5	The County can consider becoming an 'active development partner' by performing activities such as acquiring property, performing due diligence studies, taking part in the marketing of sites, and forming public-private partnerships to redevelop,	DeKalb County Board of Commissioners, DeKalb County Department of Planning & Sustainability, Decide DeKalb	Varies, but typically expensive	Staff Time	Short Term
2.6	The County can consider forming a Tax Allocation District (TAD) at the Glenwood Road and Columbia Drive node to incentivize private investment and site development.	DeKalb County Board of Commissioners, DeKalb County Department of Planning & Sustainability, DeKalb County Public Schools, Decide Dekalb	Varies, but typically expensive	Staff time	Short to Long Term

*Implementation Plan Time Frames: Immediate Term = within 1 year | Short Term = 1-5 years | Mid Term = 5-10 years | Long Term = 10+ years



GOAL 3: INVEST in the Glenwood-Columbia node through public sector infrastructure and capital improvements.

Supporting Initiative	Description	Responsible Party	Cost Estimate	Funding Source	Timeline*
3.1	Construct new sidewalks on Glenwood Road and improve pedestrian crossings, between Columbia Drive and Covington Highway. Note: this project is currently anticipated to be funded through the County SPLOST and was previously identified in the 2014 DeKalb County Comprehensive Transportation Plan as Project 6016.	DeKalb County Public Works	\$3,000,000	SPLOST	Short Term
3.2	Reduce the number of through vehicle lanes on Glenwood Road between Candler Road and Columbia Drive as part of a "road diet" project that would in turn use the excess room along the corridor to potentially add landscaping, median treatments, and additional/wider pedestrian and bicycle infrastructure as shown in the image below, which can help slow traffic speeds, address quality of life along the corridor, and activate redevelopment opportunities.	DeKalb County Public Works, DeKalb County Planning & Sustainability, ARC	\$150,000 (estimated for initial study depending on length of studied corridor); Varies for implementation	SPLOST, General Funds, ARC Grant	Short Term (for study); Long Term (for implementation)

*Implementation Plan Time Frames: Immediate Term = within 1 year | Short Term = 1-5 years | Mid Term = 5-10 years | Long Term = 10+ years

Supporting Initiative	Description	Responsible Party	Cost Estimate	Funding Source	Timeline*
3.3	Construct a roundabout at the intersection of Columbia Drive and Peachtree Crest Road which can address the skew of the intersection, enhance traffic safety, and provide opportunities for additional connectivity to the west while acting as a gateway to the area.	DeKalb County Public Works	\$20,000 for initial study; Approximately \$250,000-\$500,000 for implementation	SPLOST, General Funds, ARC	Immediate to Short Term (for Study); Mid Term (for Implementation)
3.4	Construct a multi-use path for pedestrians and bicyclists along the side of Columbia Drive connecting the area to Decatur.	DeKalb County Public Works, PATH Foundation	Varies based on length, \$2,500,000/mile	SPLOST, General Funds	Mid Term
3.5	As a long-term improvement, consider the implementation of Light Rail Transit (LRT) along Glenwood Road and Arterial Rapid Transit (ART) along Columbia Drive and Pinecrest Road.	DeKalb County Board of Commissioners, MARTA	Varies, but likely to be expensive	MARTA	Long Term

*Implementation Plan Time Frames: Immediate Term = within 1 year | Short Term = 1-5 years | Mid Term = 5-10 years | Long Term = 10+ years



GOAL 3 (Cont'd): **INVEST** in the Glenwood-Columbia node through public sector infrastructure and capital improvements.

Supporting Initiative	Description	Responsible Party	Cost Estimate	Funding Source	Timeline*
3.6	In addition to creating opportunities for greenspace in the redevelopment of the node, a specific area can be programmed as a park to include elements such as a playground, basketball courts, and a community garden.	DeKalb County Board of Commissioners, DeKalb County Parks & Recreation, Park Pride	Varies	Park Funds	Mid to Long Term
3.7	Due to semi-frequent flooding in the area, potential stormwater solutions should be further studied to determine if additional stormwater facilities may be needed to support redevelopment.	DeKalb County Public Works	\$20,000 for initial hydrology study; Varies for implementation	General Funds	Immediate to Short Term (for initial Study); Long Term (for Implementation)

*Implementation Plan Time Frames: Immediate Term = within 1 year | Short Term = 1-5 years | Mid Term = 5-10 years | Long Term = 10+ years

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APPENDIX

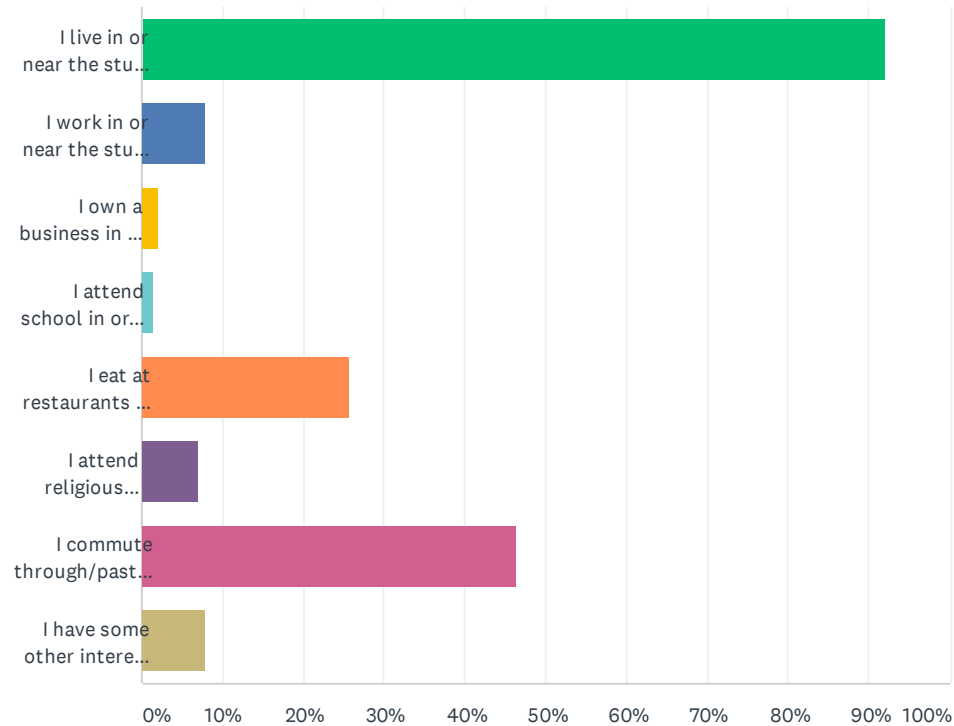
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Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

Q1 What is your interest in the Glenwood Road and Columbia Drive area? (select all that apply)

Answered: 140 Skipped: 0



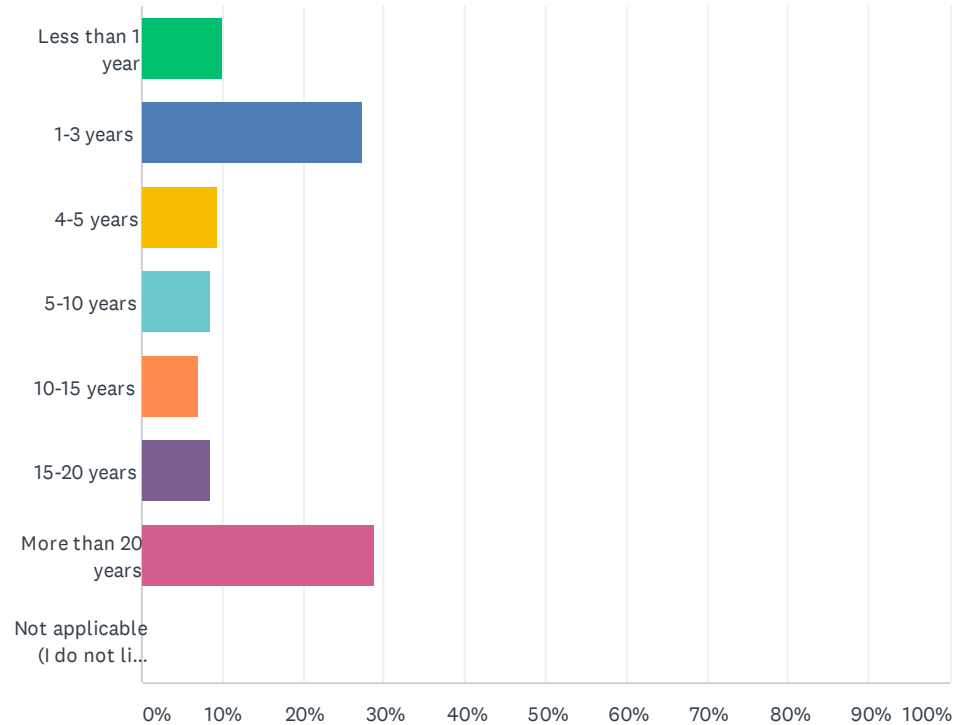
Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

ANSWER CHOICES	RESPONSES	
I live in or near the study area	92.14%	129
I work in or near the study area	7.86%	11
I own a business in or near the study area	2.14%	3
I attend school in or near the study area	1.43%	2
I eat at restaurants in or near the study area	25.71%	36
I attend religious services in or near the study area	7.14%	10
I commute through/past the study area	46.43%	65
I have some other interest in the study area (please specify below)	7.86%	11
Total Respondents: 140		

#	I HAVE SOME OTHER INTEREST IN THE STUDY AREA (PLEASE SPECIFY BELOW)	DATE
1	I am also the President of the Belvedere Park Neighborhood Association and this development will affect my neighborhood.	11/20/2020 11:42 AM
2	I would eat at non fast food restaurants in the area, I don't think they exist in abundance there	11/19/2020 11:16 AM
3	I shop in this area	11/18/2020 9:47 AM
4	I would like to move in this area	11/18/2020 7:52 AM
5	Grew up in the area	11/16/2020 6:28 AM
6	Promote redevelopment	11/15/2020 3:40 PM
7	Bb	11/15/2020 2:35 PM
8	We would like to see museums and better eateries, more Renta car places and better shopping centers.	11/15/2020 1:45 PM
9	Family lives in area	11/15/2020 11:42 AM
10	Just to look better and redevelop. It is way over due clean up	11/15/2020 10:39 AM
11	General aesthetics, safety and viability	11/15/2020 8:22 AM

Q2 How long have you been living, working, or visiting the Glenwood Road and Columbia Drive area?

Answered: 139 Skipped: 1



Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

ANSWER CHOICES	RESPONSES	
Less than 1 year	10.07%	14
1-3 years	27.34%	38
4-5 years	9.35%	13
5-10 years	8.63%	12
10-15 years	7.19%	10
15-20 years	8.63%	12
More than 20 years	28.78%	40
Not applicable (I do not live, work, or visit the study area)	0.00%	0
TOTAL		139

Q3 What initially brought you to this area?

Answered: 117 Skipped: 23

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

#	RESPONSES	DATE
1	Moved here	1/13/2021 10:40 AM
2	House and location of the. Small very keep and professional subdivision . "Spring Valley " . At that time crime was very low.	12/19/2020 4:43 AM
3	Affordable housing; proximity to Atlanta core	12/16/2020 6:22 PM
4	Purchasing a home.	12/3/2020 11:15 AM
5	Residency	11/29/2020 11:11 AM
6	Parents	11/26/2020 2:40 PM
7	Close to work	11/24/2020 9:33 AM
8	The neighbors	11/21/2020 7:42 PM
9	I live in the area and want to see it improved/renovated.	11/21/2020 12:19 PM
10	House	11/21/2020 6:52 AM
11	Price and proximity to Atlanta	11/21/2020 2:56 AM
12	Relatives	11/20/2020 10:53 PM
13	First home.	11/20/2020 10:15 PM
14	Nice houses, diverse neighborhood, park	11/20/2020 10:07 PM
15	Bought a house	11/20/2020 7:08 PM
16	Affordable property, downtown Decatur and Oakhurst (restaurants, shops, bars, etc.) Easy access to interstates.	11/20/2020 12:05 PM
17	Moved into the Belvedere Park neighborhood	11/20/2020 11:42 AM
18	Moving in town from OTP	11/20/2020 6:58 AM
19	Children's school is in the area	11/19/2020 7:29 PM
20	Affordable house prices and proximity to Downtown Decatur.	11/19/2020 11:49 AM
21	Buying a house in the area	11/19/2020 11:38 AM
22	Purchased a new house that was close to my work in Atlanta.	11/19/2020 11:16 AM
23	Affordability and proximity to downtown Decatur and Atlanta	11/19/2020 10:39 AM
24	Affordable home prices and proximity to downtown Decatur.	11/19/2020 8:43 AM
25	Large house plots, established area, easy access to major interstates, and the promise of redevelopment to include better grocery options, retail, and restaurants	11/19/2020 7:49 AM

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

27	location, brick home we could afford, big yard, close to downtown decatur without the extra taxes	11/19/2020 6:28 AM
28	Proximity to the Avondale MARTA station.	11/18/2020 7:34 PM
29	Close to family and work.	11/18/2020 7:04 PM
30	To purchase a home in the area.	11/18/2020 5:53 PM
31	Proximity to work	11/18/2020 4:00 PM
32	Proximity to downtown.	11/18/2020 12:56 PM
33	Dekalb County School Zone For My Children.	11/18/2020 9:47 AM
34	It was a mall, movie theater, bowling and other activities. It was a very safe area to visit.	11/18/2020 7:52 AM
35	I grew up in the area.	11/18/2020 4:10 AM
36	Work	11/17/2020 8:41 PM
37	Childhood home	11/17/2020 8:00 PM
38	Born in area attended school in area	11/17/2020 7:56 PM
39	My family moved here.	11/17/2020 6:26 PM
40	We wanted to live somewhere diverse and also more affordable for inside the Perimeter.	11/17/2020 4:45 PM
41	The homes were affordable. I could not afford to purchase a home in the city of Atlanta.	11/17/2020 3:03 PM
42	Born and raised in the area	11/17/2020 12:11 PM
43	Raised here.	11/16/2020 10:31 PM
44	Location	11/16/2020 10:02 PM
45	Nice house at a good price	11/16/2020 9:09 PM
46	Cost of rent for a house and commute for work	11/16/2020 7:08 PM
47	Affordable home	11/16/2020 6:29 PM
48	I purchased a home in this area in 2016, for a good price. I like how close it is to the city and the places I frequent.	11/16/2020 3:05 PM
49	The area was nice.	11/16/2020 1:27 PM
50	Only affordable area in city to buy a house with nice, safe neighborhood.	11/16/2020 1:08 PM
51	Close to 1-20	11/16/2020 12:29 PM
52	Relocated here after Military	11/16/2020 12:20 PM

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

55	Convenience to expressways 20 & 285	11/16/2020 9:52 AM
56	Neighborhood school, public transportation	11/16/2020 8:54 AM
57	Proximity to Decatur	11/16/2020 8:03 AM
58	Born here	11/16/2020 7:43 AM
59	Family	11/16/2020 6:42 AM
60	I grew up near the area, attended Columbia High	11/16/2020 6:28 AM
61	Progress in the surrounding area and proximity to the city	11/16/2020 4:51 AM
62	Relocation	11/16/2020 4:32 AM
63	Relocate	11/15/2020 11:44 PM
64	Purchased a home.	11/15/2020 10:35 PM
65	Nice location and affordable homes	11/15/2020 10:26 PM
66	I like the proximity to the City of Decatur and its amenities.	11/15/2020 10:21 PM
67	Convenience and affordability	11/15/2020 10:03 PM
68	Being in the perimeter, and buying my first home affordability.	11/15/2020 9:55 PM
69	We've always loved the East side of Atlanta and wanted to live in the area.	11/15/2020 9:46 PM
70	Proximity to work	11/15/2020 9:22 PM
71	New subdivisions were being developed in the area	11/15/2020 9:13 PM
72	Affordable home prices	11/15/2020 9:11 PM
73	My partner and I bought a home in the area near this intersection.	11/15/2020 8:50 PM
74	Great middle class neighborhood with low crime	11/15/2020 8:21 PM
75	Parents purchased home of Columbia Drive	11/15/2020 7:44 PM
76	Bought a new home in the area.	11/15/2020 7:39 PM
77	Family	11/15/2020 5:18 PM
78	Cost of housing & hope that the area would start revitalizing soon	11/15/2020 5:13 PM
79	The cleanest and versatility 40 years ago	11/15/2020 3:59 PM
80	Affordable homes.	11/15/2020 3:52 PM

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

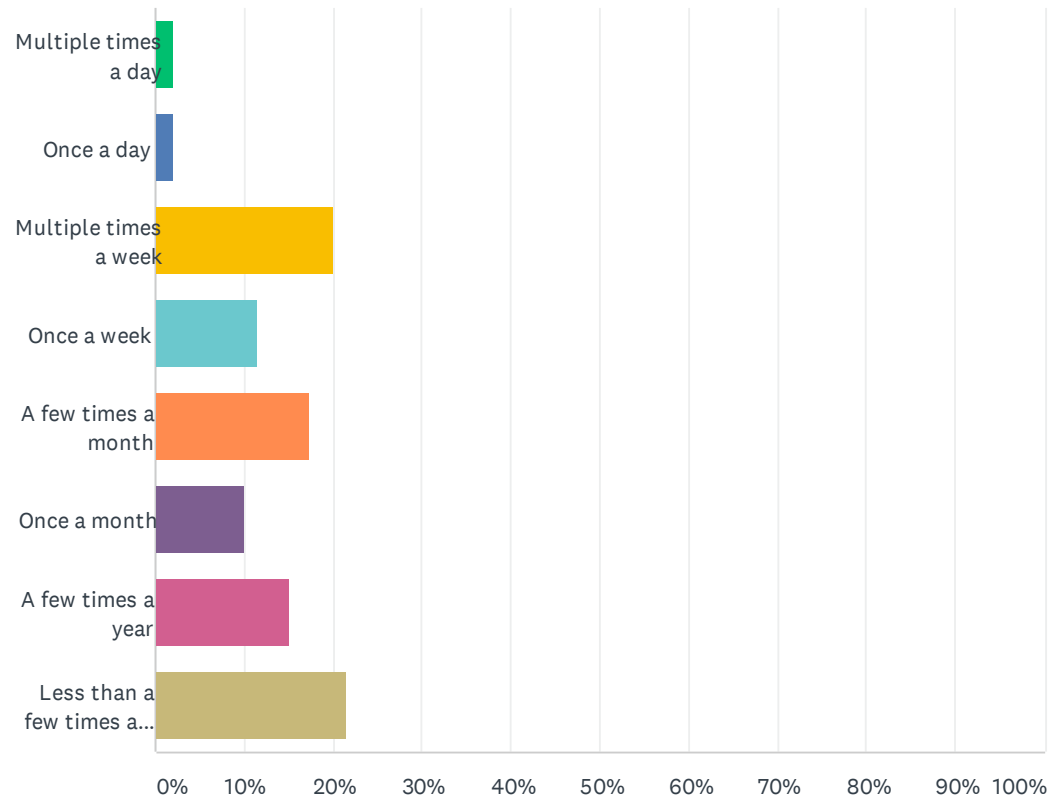
82	Relocate	11/15/2020 3:19 PM
83	Purchased a home	11/15/2020 2:35 PM
84	My dad and family lived near the area and I frequent the store and eateries in the area as well as I was a secretary at DeKalb Medical Center years ago.	11/15/2020 1:45 PM
85	Bought two homes	11/15/2020 1:12 PM
86	I am from this area. Own my house in this are.	11/15/2020 1:03 PM
87	Moved from Michigan	11/15/2020 1:00 PM
88	relocation	11/15/2020 12:41 PM
89	Up and coming neighborhood for young families and professionals. Near downtown Decatur	11/15/2020 12:36 PM
90	Bought a home here due to the easy access to major highways and proximity to Atlanta proper	11/15/2020 12:13 PM
91	Food service	11/15/2020 12:05 PM
92	Its was more upscale shopping and eating choices throughout the area	11/15/2020 11:42 AM
93	Bought a house in Belvedere park	11/15/2020 11:29 AM
94	Affordable housing	11/15/2020 11:20 AM
95	Home ownership	11/15/2020 11:18 AM
96	Purchase of residential property.	11/15/2020 10:39 AM
97	To be close to Decatur and Avondale. We love being near shops, restaurants,	11/15/2020 10:26 AM
98	Moved here was job related. This area was in close proximity (20-25 minutes) from work location and airport. I liked being close enough to redeveloping areas like Kirkwood/Edgewood, was hopeful that Candler/Glenwood intersection would improve and develop into restaurant & small shopping area. It has tremendous access to I285 and I20.	11/15/2020 10:16 AM
99	My son and I moved from New York looking for better opportunity and way of life. I had a family member who lived in the area and opened their home as a place to live and settle.	11/15/2020 10:14 AM
100	Housing was more affordable in this area.	11/15/2020 9:50 AM
101	Investment	11/15/2020 9:30 AM
102	Bought my first home and wanted to still be close to the city.	11/15/2020 9:27 AM
103	My realtor.	11/15/2020 8:54 AM
104	Housing	11/15/2020 8:22 AM
105		11/15/2020 7:07 AM

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

108	We bought our first house here!	11/14/2020 7:12 PM
109	House	11/14/2020 6:47 PM
110	Affordable housing, good neighborhood, good business infrastructure	11/14/2020 6:15 PM
111	The room for economic growth	11/14/2020 5:35 PM
112	Family relocation	11/14/2020 5:32 PM
113	Moved into nearby neighborhood	11/14/2020 4:45 PM
114	Proximity to my employment at a local public school	11/14/2020 4:02 PM
115	It is midway between the northern part of town I.e Dunwoody and such and the southern end like the Fairburn area. Also the location relative to downtown Atlanta. The surrounding communities. It just a very centralized location.	11/12/2020 9:28 PM
116	Work	11/12/2020 5:11 PM
117	Affordable housing	11/6/2020 7:07 PM

Q4 How often do you shop in the Glenwood Road and Columbia Drive area?

Answered: 139 Skipped: 1



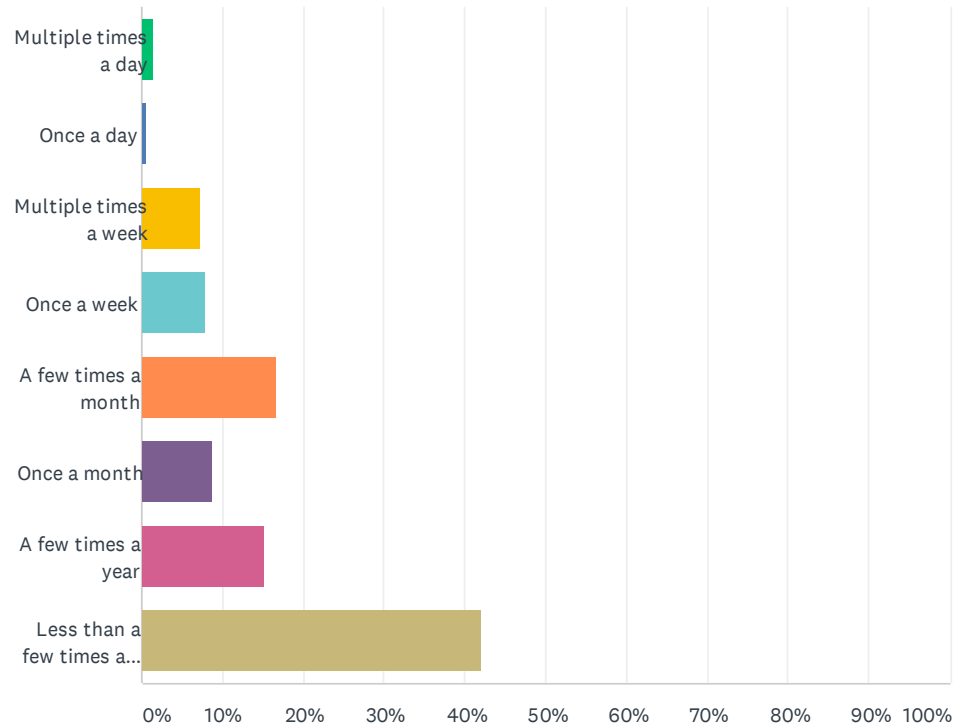
Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

ANSWER CHOICES	RESPONSES	
Multiple times a day	2.16%	3
Once a day	2.16%	3
Multiple times a week	20.14%	28
Once a week	11.51%	16
A few times a month	17.27%	24
Once a month	10.07%	14
A few times a year	15.11%	21
Less than a few times a year	21.58%	30
TOTAL		139

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

Q5 How often do you eat in the Glenwood Road and Columbia Drive area?

Answered: 138 Skipped: 2

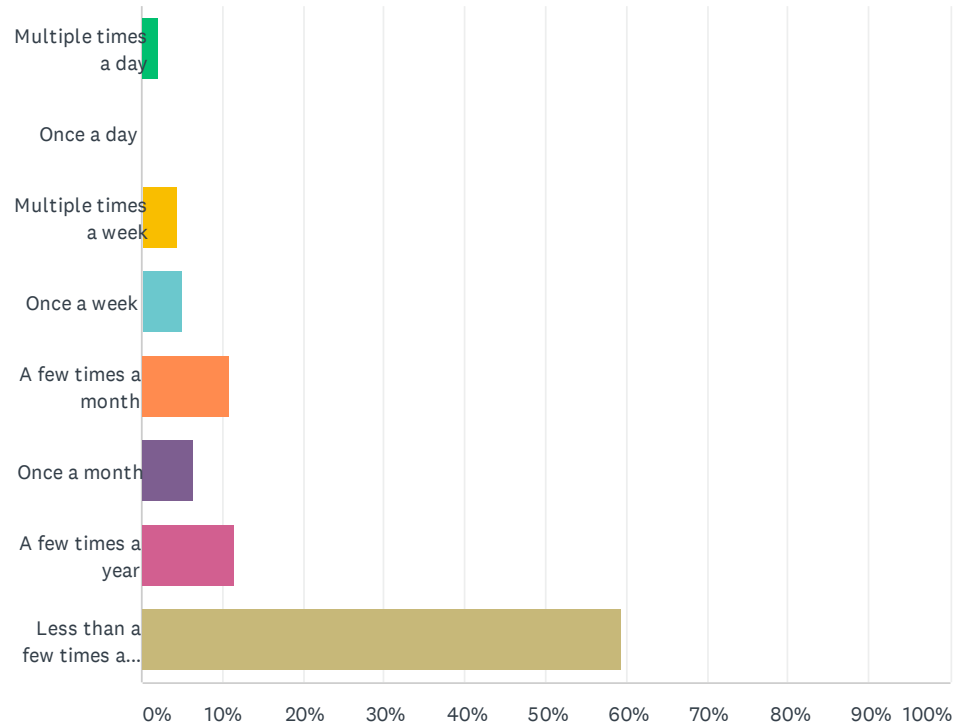


Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

ANSWER CHOICES	RESPONSES	
Multiple times a day	1.45%	2
Once a day	0.72%	1
Multiple times a week	7.25%	10
Once a week	7.97%	11
A few times a month	16.67%	23
Once a month	8.70%	12
A few times a year	15.22%	21
Less than a few times a year	42.03%	58
TOTAL		138

Q6 How often do you visit the Glenwood Road and Columbia Drive area for services like banking, postal services, or auto services?

Answered: 138 Skipped: 2



Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

ANSWER CHOICES	RESPONSES	
Multiple times a day	2.17%	3
Once a day	0.00%	0
Multiple times a week	4.35%	6
Once a week	5.07%	7
A few times a month	10.87%	15
Once a month	6.52%	9
A few times a year	11.59%	16
Less than a few times a year	59.42%	82
TOTAL		138

Q7 What are your favorite things about this area today?

Answered: 98 Skipped: 42

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

#	RESPONSES	DATE
1	Fire station,supreme burger, great connectivity to the rest of metro area	12/16/2020 6:39 PM
2	Sidewalks being built, proximity to Atlanta and downtown Decatur	12/3/2020 11:20 AM
3	the people and potential	11/26/2020 10:48 PM
4	Ability to walk throughout my neighborhood easily	11/21/2020 7:43 PM
5	The location	11/21/2020 12:21 PM
6	Everything that I need are convenient 😊!	11/21/2020 5:55 AM
7	Taco bell	11/21/2020 2:58 AM
8	Shopping	11/20/2020 10:59 PM
9	To get to and from places.	11/20/2020 10:17 PM
10	New sidewalks, diversity, park space	11/20/2020 10:09 PM
11	Close to highways	11/20/2020 7:10 PM
12	Nothing	11/20/2020 7:00 AM
13	not sure	11/19/2020 7:31 PM
14	Variety of services, low cost	11/19/2020 11:54 AM
15	It is close to Decatur and Atlanta	11/19/2020 11:21 AM
16	My vet is located there	11/19/2020 10:44 AM
17	This area provides access to food, but it is mainly fast food.	11/19/2020 9:02 AM
18	Convenient retail, pharmacy, and grocery	11/19/2020 7:56 AM
19	The flea market, the restaurants, the pharmacy, grocery stores,	11/19/2020 7:26 AM
20	It's close.	11/19/2020 7:21 AM
21	nothing	11/19/2020 6:36 AM
22	Hair Salon and wavfield	11/18/2020 9:14 PM
23	Decent roads	11/18/2020 7:35 PM
24	Close to major highways and Downtown Atlanta/Decatur; not a lot of traffic like other areas; trees; shopping near by.	11/18/2020 7:17 PM
25	Diversity and affordability	11/18/2020 4:05 PM
26	Proximity to downtown	11/18/2020 12:57 PM
27	N/A	11/18/2020 9:53 AM

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

28	Shopping	11/18/2020 7:57 AM
29	This are has potential for redevelopment.	11/18/2020 4:18 AM
30	Nothing	11/17/2020 9:58 PM
31	Brand new gas station	11/17/2020 8:45 PM
32	Not much	11/17/2020 8:06 PM
33	Access to public transportation and vicinity highways	11/17/2020 8:03 PM
34	Close to the interstate.	11/17/2020 6:36 PM
35	Value Village. Neighbors have lived here for years.	11/17/2020 4:50 PM
36	The Dekalb Famers Market	11/17/2020 3:16 PM
37	Nothing. Needs a upgrade	11/17/2020 12:13 PM
38	People	11/16/2020 10:33 PM
39	Location, homes, neighborhood	11/16/2020 10:05 PM
40	I like how close it is to Atlanta and how close it is to all of the places I frequent	11/16/2020 9:56 PM
41	Close to my job and highways	11/16/2020 6:34 PM
42	This area is easy access to church and community activities.	11/16/2020 2:01 PM
43	I can't think of anything	11/16/2020 1:32 PM
44	CVS is a great, closeby business for prescriptions, Red Box, and other items. Wayfield is a great grocery store as well.	11/16/2020 1:15 PM
45	Just love the community. Close to major interstates	11/16/2020 12:37 PM
46	Nothing	11/16/2020 12:35 PM
47	The diversity of the community, and the emphasis on small businesses.	11/16/2020 10:08 AM
48	Cvs and convenience to expressways	11/16/2020 9:57 AM
49	None	11/16/2020 8:56 AM
50	some restaurants	11/16/2020 8:09 AM
51	The pharmacy	11/16/2020 7:45 AM
52	Vet services	11/16/2020 6:38 AM
53	Easily accessible by highway	11/16/2020 4:55 AM
54	The convenience of grocery stores, gas stations and food restaurants.	11/16/2020 4:47 AM
55	The neighborhood feel, the location, and the opportunity for growth.	11/15/2020 10:44 PM

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

56	The new planet fitness near memorial and Columbia	11/15/2020 10:32 PM
57	Great location with good proximity to highway and surrounding neighborhoods	11/15/2020 10:30 PM
58	accessibility to main hwy and Atlanta proper/ work	11/15/2020 10:14 PM
59	Being close to the city, no HOA, land on my property.	11/15/2020 9:59 PM
60	increase in culture & diversity in the community	11/15/2020 9:24 PM
61	Our little neighborhood	11/15/2020 9:15 PM
62	Supreme burger	11/15/2020 9:00 PM
63	It is accessible to I-285 Interstate connection, I-20 westbound to downtown Atlanta, and to the north of Glenwood is the City of Avondale and Decatur; I like the rolling terrain of Glenwood and the country atmosphere of Colombia Drive , especially as season changes.	11/15/2020 8:50 PM
64	Nothing	11/15/2020 8:22 PM
65	Close proximity to downtown and airport	11/15/2020 7:47 PM
66	Accessibility to services I need for everyday life.	11/15/2020 5:22 PM
67	Nothing	11/15/2020 4:04 PM
68	Nothing. It's an eyesore.	11/15/2020 3:55 PM
69	Nothing	11/15/2020 3:26 PM
70	Purchasing my home was affordable during this economy	11/15/2020 2:31 PM
71	I want to see more things to do n our community and not have to go outside of m community.	11/15/2020 2:17 PM
72	Convienance, and not far from our home	11/15/2020 1:53 PM
73	The area is nothing like it use to be.	11/15/2020 1:32 PM
74	Nothing	11/15/2020 1:05 PM
75	ease of transportation without getting on highway	11/15/2020 12:47 PM
76	Easy access shops with lots for parking	11/15/2020 12:40 PM
77	The closeness to where I live, I can walk there to get what I need	11/15/2020 12:16 PM
78	Convenience to home	11/15/2020 12:08 PM
79	It was clean	11/15/2020 11:46 AM
80	...nearby gas station?	11/15/2020 11:32 AM
81	Driving through to get to 285	11/15/2020 11:23 AM
82	Proximity	11/15/2020 11:22 AM

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

83	Very little. The traffic is terrible. The intersection is dangerous. People speed down Glenwood. There is very little in the way of shops, except low-end Family Dollar and gas stations. There is a Wayfair Grocery, but I generally shop at Publix on Glenwood. Columbia is extremely busy in the evenings and it seems to be a major North/South thoroughfare	11/15/2020 10:35 AM
84	Nothing	11/15/2020 10:33 AM
85	I usually use the CVS, and Glenwood itself is convenient for connecting to other parts of Atlanta.	11/15/2020 9:55 AM
86	Diversity	11/15/2020 9:34 AM
87	The small amount of traffic in the neighborhood.	11/15/2020 8:58 AM
88	Its potential.	11/15/2020 8:30 AM
89	Nothing I can think of.	11/15/2020 7:39 AM
90	Accessible	11/15/2020 7:05 AM
91	The large trees lining the street and within the neighborhoods.	11/14/2020 8:23 PM
92	Plenty of friendly neighbors	11/14/2020 7:14 PM
93	Very good access to transportation (Memorial Dr., Columbia Dr., Glenwood Ave, Candler Rd., I-285, I-20, and MARTA Bus & Rail	11/14/2020 6:46 PM
94	Location, accessibility to express ways	11/14/2020 5:33 PM
95	Proximity to my home. Convenient for small items.	11/14/2020 4:21 PM
96	Location almost equidistant to several vibrant neighborhoods,	11/12/2020 9:38 PM
97	Local restaurants	11/12/2020 5:16 PM
98	An alternate route from 285	11/6/2020 7:08 PM

Q8 What would you change about this area today?

Answered: 110 Skipped: 30

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

#	RESPONSES	DATE
1	The look. Definitely need and upgrade	12/19/2020 5:00 AM
2	General safety issues; remove vacant buildings; broader variety of shops and restaurants	12/16/2020 6:39 PM
3	Remove low end businesses and add live work play communities or just grocery stores and viable shopping options	12/3/2020 11:20 AM
4	less dollar stores, better restaurants and no padlets	11/26/2020 10:48 PM
5	It needs more retail and restaurant options	11/21/2020 7:43 PM
6	I would gut and rebuild the entire area.	11/21/2020 12:21 PM
7	We need better quality of streets! There are holes in the streets that may and are causing problems with our cars!	11/21/2020 5:55 AM
8	Cleanliness and more flourishing black owned businesses	11/21/2020 2:58 AM
9	More driving space.	11/20/2020 10:59 PM
10	Make it more pedestrian friendly.	11/20/2020 10:17 PM
11	Too many gas stations, too many storage facilities.	11/20/2020 10:09 PM
12	Clean it up better stores	11/20/2020 7:10 PM
13	Develop into multi-use property! Apartments/condos w shops and restaurants below. This area is starving for a development like this.	11/20/2020 12:08 PM
14	I would love to see more investment in the businesses that are already here, as well as new opportunities for locals to create small businesses.	11/20/2020 11:46 AM
15	Everything	11/20/2020 7:00 AM
16	add affordable housing and services those living in the community would value	11/19/2020 7:31 PM
17	I would like to see it (literally) cleaned up and I would like to see more family friendly restaurants and services	11/19/2020 11:54 AM
18	Parks, walking paths, grocery stores, the abundance of fast food restaurants	11/19/2020 11:45 AM
19	Improve the quality of restaurants and increase the number of dog parks and bike trails/lanes	11/19/2020 11:21 AM
20	Maybe nicer retail shops, dry cleaner, neighborhood services like that	11/19/2020 10:44 AM
21	Clean-up the existing businesses. Add more grocery stores, restaurants, and shops. Also improve the walkability by adding sidewalks and paths.	11/19/2020 9:02 AM
22	The removal of dollar stores and the addition of modern retail and restaurants similar to Roswell Road, or North Peachtree Road	11/19/2020 7:56 AM
23	The gas stations, the apartment complex, the holes in the road, the traffic lights, prostitution	11/19/2020 7:26 AM
24	Less trash. Less homeless. Less crime. The county should work hand in hand with charities and local businesses to find way to get help to some of these people who need it, and send the stubborn ones on their way.	11/19/2020 7:21 AM

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

25	update, clear. out all the eyesores, limit how many tires stores and fast food biz can be there, make it bike and ped friendly,build live work places	11/19/2020 6:36 AM
26	More family restaurants not fast food	11/18/2020 9:14 PM
27	Better, wider, faster roads to reach I-20 and I-285.	11/18/2020 7:35 PM
28	More mixed-use with businesses, shopping and sit-in restaurants, NOT fast food. NOT have the jail be the tallest building in the area.	11/18/2020 7:17 PM
29	Increase safety, better walkable/runnable sidewalks and trails, improved dining and shopping options. I'd dine and shop here more I'd better options available	11/18/2020 4:05 PM
30	Face lift	11/18/2020 12:57 PM
31	Sidewalk Completion	11/18/2020 9:53 AM
32	Need to revitalize it with better housing	11/18/2020 7:57 AM
33	The amenities, existing apartments, cultural.	11/18/2020 4:18 AM
34	Clean the sidewalks and refurbish the buildings	11/17/2020 9:58 PM
35	Gunfire, crazy drivers, crime, car break-ins, needs more police patrolling	11/17/2020 8:45 PM
36	The street walkers	11/17/2020 8:06 PM
37	Add sidewalks, better lighting and new businesses	11/17/2020 8:03 PM
38	Get rid of the abandoned buildings. Get rid of the numerous convenience stores. Get a clean grocery store. Restaurants where you actually want to eat.	11/17/2020 6:36 PM
39	Sidewalks!! Better businesses; there are so many vacant buildings or so many of the same type of businesses close to each other.	11/17/2020 4:50 PM
40	The crime is an issue, gun shots are heard all the time. There are very few nice dine-in restaurants. Most people go to downtown Decatur or Avondale Estates.	11/17/2020 3:16 PM
41	It is not a go-to area for me to shop or dine because it is difficult to tell what all is in the area. The only time I go is if I have found something in the area via Google first.	11/17/2020 1:34 PM
42	Everything	11/17/2020 12:13 PM
43	Crime and litter	11/16/2020 10:33 PM
44	Clean up Glenwood	11/16/2020 10:05 PM
45	I would definitely get rid of a lot of these gas stations and liquor stores and replace them with things that will bring more people to the community	11/16/2020 9:56 PM
46	Cleaner, better maintained	11/16/2020 9:11 PM
47	Getting rid of prostitution and crowds at the gas station	11/16/2020 6:34 PM

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

48	The businesses lack safe and appealing attraction for individuals and families who may be interested in supporting them. The frequent pedestrian traffic can, often be annoying. The change should include attractive vibrant business with no loitering, and an attractive pedestrian walkway. I think that the development of a Business Association with mandatory membership of all the current and future business be established. This Association would also partner with community members and civic organizations as input for regulations, growth and development ideas, and community sustainability.	11/16/2020 2:01 PM
49	The appearance. Less gas stations	11/16/2020 1:32 PM
50	I would love to see a coffeeshop/nice bar, different restaurants, and more regular cleanup effort.	11/16/2020 1:15 PM
51	Need to be cleaned up and brought into 21st century. Like what was done on Moreland.	11/16/2020 12:37 PM
52	Upgrade	11/16/2020 12:35 PM
53	Traffic is way too fast, and the area seems to have lots of trash along the road	11/16/2020 11:46 AM
54	Fewer abandoned buildings.	11/16/2020 10:08 AM
55	Everything make people want to support the area	11/16/2020 9:57 AM
56	No loitering around any business, e.g. gas stations, CVS	11/16/2020 8:56 AM
57	add more plants, trees, greenspace	11/16/2020 8:09 AM
58	More shops	11/16/2020 7:45 AM
59	Less loitering	11/16/2020 6:38 AM
60	Clean up the abandoned buildings and prostitutes	11/16/2020 4:55 AM
61	Upgrade \tear down old buildings. Fix streets, add Starbucks, add more quality food restaurants	11/16/2020 4:47 AM
62	Get rid of abandoned buildings	11/15/2020 11:44 PM
63	I would like to see the area cleaned up. There are a lot of run down, dilapidated, and abandoned buildings that I would love to see renovated and or repurposed. I would also like more small community targeted businesses in the area.	11/15/2020 10:44 PM
64	Better streets and commercial shopping	11/15/2020 10:32 PM
65	need sidewalks to make it more accessible... need to look more inviting... think Edgewood Plaza	11/15/2020 10:30 PM
66	less gas stations which are often overridden with illegal activities that bring blight to the community. I would like to see more options for healthier food choices and entertainment family entertainment repurposing of empty lots and buildings	11/15/2020 10:14 PM
67	Solicitation on glenwood. Crime. Speeding. Accessible businesses like banks, shopping (Target), etc.	11/15/2020 9:59 PM
68	More restaurants and businesses that provide service. Safety. Aesthetic upgrades.	11/15/2020 9:30 PM
69	Roads	11/15/2020 9:24 PM
70	increase in upscale coffee, deli, restaurants	11/15/2020 9:24 PM
71	Better grocery and food options	11/15/2020 9:15 PM

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

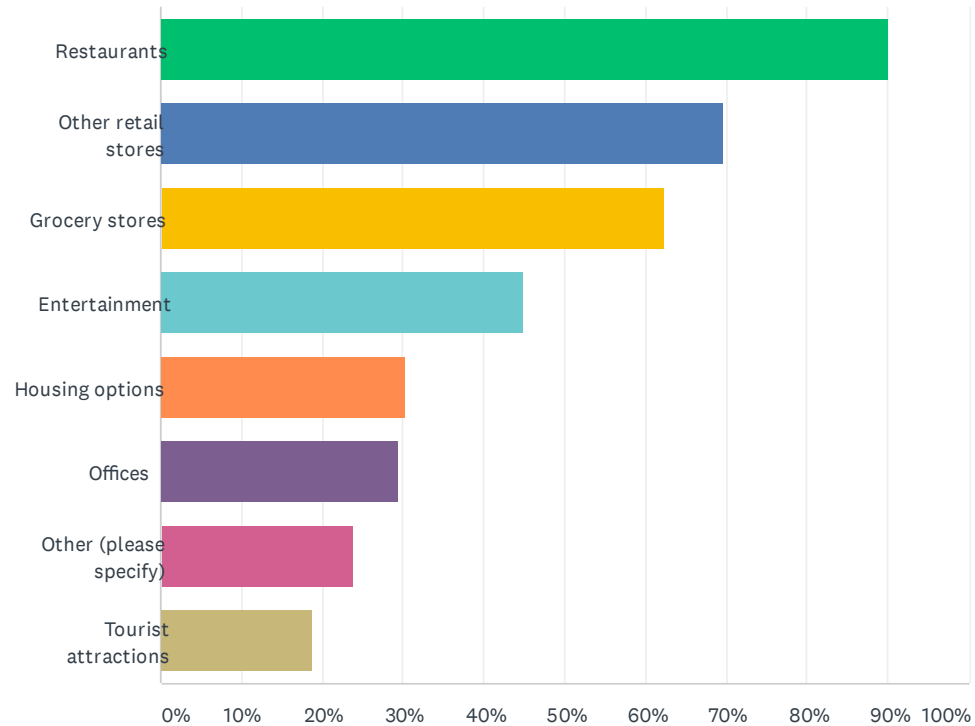
72	The intersection is so dangerous to drive thru and for pedestrians trying to cross the street.	11/15/2020 9:00 PM
73	Create a more conforming, appealing, safe, and environmentally cohesive and friendly infrastructure; such as, widening the road on Colombia Drive, correcting the curve danger at the intersection at Glenwood and Colombia, and repair traffic signal, signs, and re-stripe the area lanes.	11/15/2020 8:50 PM
74	Road widen	11/15/2020 8:22 PM
75	More businesses	11/15/2020 7:47 PM
76	Safety	11/15/2020 5:22 PM
77	Everything	11/15/2020 4:04 PM
78	Bulldoze every building and start over. Uncontrolled development, too many auto repair and tire shops.	11/15/2020 3:55 PM
79	Fix the drainage and street	11/15/2020 3:26 PM
80	Blight and crime	11/15/2020 2:37 PM
81	More family oriented things to do.	11/15/2020 2:17 PM
82	They need to bring in regular street sweepers and continue to fix up the boarded home's and more business centers and better parks and recreational places. More lighting and more camera for city wide security.,	11/15/2020 1:53 PM
83	Revitalize the area with grocery stores, banks, restaurants Restore the area to it's past life if possible.	11/15/2020 1:32 PM
84	Clean it up. Build nicer businesses	11/15/2020 1:05 PM
85	more upscale restaurants, entertainment and retail shops	11/15/2020 12:47 PM
86	New shops and restaurants with updates	11/15/2020 12:40 PM
87	Make it more pedestrian friendly, fix the storm drain that overfills everytime there's a heavy rain at that intersection, more parks that don't flood when it rains	11/15/2020 12:16 PM
88	Better quality food, entertainment, parks, Quality housing, paved roads, sidewalks, grocery stores, walking trails, clean,	11/15/2020 12:08 PM
89	Update lane paintings, repave grate in front of grocery store, beautification, demo vacant auto supply store	11/15/2020 11:51 AM
90	The shopping choices and clean up and make the area more inviting	11/15/2020 11:46 AM
91	More pedestrian friendly	11/15/2020 11:32 AM
92	Everything	11/15/2020 11:23 AM
93	To much crime and blight. Gentrification just makes it worse.	11/15/2020 11:22 AM
94	I would like to see street improvements that began on Glenwood extend to this area. I would hate to see it totally gentrified. Atlanta seems to be pushing low and lower/middleclass people and families farther and father away from the Atlanta city core & jobs. There needs to be greater economic & job opportunities for people in this area.	11/15/2020 10:35 AM
95	If I could change the area today. First on the list would be apartment complex that are in the area. Clean an up keep their areas. Construct play areas for the children. Clean their complexes and encourage residents to do the same.	11/15/2020 10:33 AM

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

96	Clean up some of the abandoned businesses; they don't look appealing.	11/15/2020 9:55 AM
97	Tear down of the poor underdeveloped areas	11/15/2020 9:34 AM
98	The secluded looking parking lot with the furniture store	11/15/2020 9:31 AM
99	The amount of cars on the cul de sac at Troutdale Ct.	11/15/2020 8:58 AM
100	Commercial and social makeup.	11/15/2020 8:30 AM
101	The road is tearing our shocks up and messing up tires....oh and all the violence and shooting that happens there.	11/15/2020 7:39 AM
102	The redundancy of dollar stores, wing places, storage facilities	11/15/2020 7:05 AM
103	Commercial buildings are dilapidated they should be renovated or removed.	11/14/2020 8:23 PM
104	Crime	11/14/2020 7:14 PM
105	Remove junkyards on Glenwood (1 active and 1 abandoned); complete sidewalks on both sides of Glenwood from Columbia to Covington Hwy.; Sidewalks on both sides of Columbia Dr. from Glenwood to Memorial. Upgrade storm water sewer at Glenwood and Columbia to prevent flooding each time there is a large rain event;	11/14/2020 6:46 PM
106	Housing, more restaurants	11/14/2020 5:33 PM
107	Cleaner streets and parking lots. Businesses need to update both exterior and interior to code. Businesses must not allow loitering and panhandling. Businesses must provide security. Maybe tear down unused space for housing, parks, or safe and patrol-monitored green space. Remove the prostitutes.	11/14/2020 4:21 PM
108	More small businesses retail, places I can walk to from my Belvedere park neighborhood. Terraces I can enjoy a meal or a drink at.	11/12/2020 9:38 PM
109	Increase walkability/bikeability and lower the speed limit	11/12/2020 5:16 PM
110	Add more relevant and viable businesses.	11/6/2020 7:08 PM

Q9 What would you like to see more of in this area? (select all that apply)

Answered: 122 Skipped: 18



Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

ANSWER CHOICES	RESPONSES	
Restaurants	90.16%	110
Other retail stores	69.67%	85
Grocery stores	62.30%	76
Entertainment	45.08%	55
Housing options	30.33%	37
Offices	29.51%	36
Other (please specify)	23.77%	29
Tourist attractions	18.85%	23
Total Respondents: 122		

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Established businesses part of a chain.	12/19/2020 5:00 AM
2	Restaurant	11/20/2020 10:59 PM
3	Couple more local places to eat. Lots of chains already.	11/20/2020 10:09 PM
4	Walking paths or parks (green space)	11/19/2020 11:45 AM
5	Dog parks, Bike lanes, Bike Trails	11/19/2020 11:21 AM
6	locally owned nice places, greenspaces, walkability increased	11/19/2020 6:36 AM
7	Small boutique businesses	11/18/2020 7:17 PM
8	Would love to see area similar to oakhurst or Decatur square	11/18/2020 4:05 PM
9	Bank	11/17/2020 6:36 PM
10	Art studios, wellness studios (yoga, dance, martial arts)	11/17/2020 3:16 PM
11	More sidewalks. More organized signage.	11/17/2020 1:34 PM
12	Community/Law Enforcement complex that would include state of the art community police officers, psychologist, mental health, professional and community resources areas. It would include indoor and outdoor spaces for reactional activites..	11/16/2020 2:01 PM
13	Coffeeshop, nice protected bike trail to nearby parks	11/16/2020 1:15 PM
14	Reopen Bowling Alley	11/16/2020 12:37 PM
15	Specifically, better options for low income housing.	11/16/2020 10:08 AM
16	Sub police precinct	11/16/2020 9:57 AM
17	Better landscaping	11/16/2020 4:47 AM
18	Coffee shops	11/15/2020 10:44 PM
19	Quality businesses, wholesome and sustainable businesses. Banks, utility customer's service centers, and equalization.	11/15/2020 8:50 PM
20	Apartments on top with shops and eateries/services on the bottom	11/15/2020 2:31 PM
21	Bring the bowling ally back.	11/15/2020 2:17 PM
22	Coffee shop!	11/15/2020 12:16 PM
23	Healthy restaurant options	11/15/2020 11:51 AM
24	Entertainment, movie, shopping	11/15/2020 11:46 AM
25	Areas designated as a Georgia Opportunity Zone, Vocational education facilities, something for kids, like Boys & Girls Clubs	11/15/2020 10:35 AM
26	We need a recreation center for this area. Teenagers 12-17 have no place to go when not in school. They need a facility	11/15/2020 10:33 AM

where tutoring, after school and summer programs can enrich their lives. Including job training or college prep, we have to many young people in this area with no where to go and nothing to do. The saying "An Idle mind is the devils workshop".

27	Anything to redevelop area	11/15/2020 9:34 AM
28	Transportation options and medical facilities	11/15/2020 8:30 AM
29	It's fine	11/14/2020 6:48 PM

Q10 If you owned a plot of land in or near this area, and could build anything you wanted, what would it be?

Answered: 109 Skipped: 31

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

#	RESPONSES	DATE
1	Grocery Store	1/13/2021 10:41 AM
2	Library or bookstore .	12/19/2020 5:00 AM
3	A 24/7 community center with wraparound services, tutoring programs, job skills, event and cooking space so that people in the area can develop the skills they need to launch their own business or redevelopment plans rather than outside consultants	12/16/2020 6:39 PM
4	Whole foods. Franchise an advanced primary school. Target	12/3/2020 11:20 AM
5	Grocery store	11/29/2020 11:11 AM
6	multi-use	11/26/2020 10:48 PM
7	A bakery	11/21/2020 7:43 PM
8	A park that connected to a nature trail	11/21/2020 12:21 PM
9	A Wonderful condo..	11/21/2020 5:55 AM
10	Brewery	11/21/2020 2:58 AM
11	Health food store.	11/20/2020 10:59 PM
12	A slick cocktail bar.	11/20/2020 10:17 PM
13	Marta station w/mixed use	11/20/2020 10:09 PM
14	Sprouts	11/20/2020 7:10 PM
15	A multi-use development that includes restaurants, shops and modern living.	11/20/2020 12:08 PM
16	I would build a mixed-use development that would include affordable housing and low-rent spaces for small businesses and local restaurants. Also, this area would be walkable and include some greenspace or greenery.	11/20/2020 11:46 AM
17	Green space, parks, cute little shops and restaurants	11/20/2020 7:00 AM
18	workforce housing- it is sorely needed in the area to combat gentrification	11/19/2020 7:31 PM
19	A brewery	11/19/2020 11:54 AM
20	I think it would be great if it could be a green space or apartments with retail or restaurants below.	11/19/2020 11:45 AM
21	restaurants	11/19/2020 11:21 AM
22	A Target	11/19/2020 10:44 AM
23	I would build a mixed use space similar to East Atlanta, Emory Point, and the belt line. The building would provide apartments or townhouses on one end with green space and a path to connect it to an adjacent park or path. The other end of the complex would include businesses such as a coffee shop, deli, chipotle, nail salon, brewery, etc.	11/19/2020 9:02 AM
24	A large park space or food vendor space	11/19/2020 7:56 AM

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

25	A house, movie theater or drive in	11/19/2020 7:26 AM
26	Uh, assuming I want to make money? A pawn shop, tattoo parlor, strip club, or title pawn, as that seems to be what makes money in the area. If I wanted to improve the area and make money? I honestly have no idea. Maybe some kind of business that would provide stable jobs for people of all different income levels.	11/19/2020 7:21 AM
27	an awesome garden center	11/19/2020 6:36 AM
28	Mixed-use developments	11/18/2020 7:35 PM
29	Build a mixed use building with shops and offices and living quarters above. And a green space for people to gather for live music/outdoor concerts, community dance lessons, yoga sessions.	11/18/2020 7:17 PM
30	Oakhurst type downtown area	11/18/2020 4:05 PM
31	Better housing	11/18/2020 12:57 PM
32	A Recreational Center	11/18/2020 9:53 AM
33	House and a business	11/18/2020 7:57 AM
34	Mixed use development	11/18/2020 4:18 AM
35	Photo studio	11/17/2020 9:58 PM
36	Park or green space	11/17/2020 8:45 PM
37	A safe home with pool	11/17/2020 8:06 PM
38	A bank since I've heard Wells Fargo is leaving.	11/17/2020 6:36 PM
39	Trader Joe's, Target or Costco.	11/17/2020 4:50 PM
40	The Midtown Promenade is a perfect center with restaurants, Trade Joes, and a movie theatre. I also like the layout of the restaurants in downtown Decatur. It would be nice to have some cultural restaurants Thai, Japanese, Ethiopian, Caribbean that are nice. Maybe an evening lounge spot that caters to a mature crowd with live music. Also, there are no yoga studios in this area, most of the workout studios are large chains. If a plaza could have these options it would be great.	11/17/2020 3:16 PM
41	Target or Starbucks	11/17/2020 12:13 PM
42	Starbucks	11/16/2020 10:33 PM
43	Grocery store	11/16/2020 10:05 PM
44	There are plenty of things I would want to see. A coworking space, coffee shop, a grocery store like Trader Joe's, more sit down non-chain restaurants, a bookstore.	11/16/2020 9:56 PM
45	Grocery store	11/16/2020 9:11 PM
46	Not sure	11/16/2020 6:34 PM
47	A state of the art, quality afterschool program for school-aged children 9-15 and individuals diagnosed with an intellectual/developmental disabilities would be my focus. Also, an attractive well-maintained gated 20 unit apartment complex for active seniors living..	11/16/2020 2:01 PM

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

48	Boutiques and restaurants	11/16/2020 1:32 PM
49	Coffeeshop/nice bar	11/16/2020 1:15 PM
50	Entertainment /Shopping complex. A place where families and older residents could go shop and watch a movie. Open stores other than flea markets, bring stores like Ross, Marshalls, Homegoods, bookstores and restaurants.	11/16/2020 12:37 PM
51	Restaurant	11/16/2020 12:35 PM
52	Well maintained Low Income Housing, to better help the community.	11/16/2020 10:08 AM
53	I would build a multi purpose building. Have live, work, play community. Giving the residents more choices of postive things to do, which would give more revenue to the area	11/16/2020 9:57 AM
54	Greenspace, walking trails	11/16/2020 8:56 AM
55	Tourist Attractions	11/16/2020 8:09 AM
56	A photography store	11/16/2020 7:45 AM
57	Nature trail	11/16/2020 4:55 AM
58	A strip mall with retail stores and restaurants. Possibly a mixed use community.	11/16/2020 4:47 AM
59	Grocery store	11/15/2020 11:44 PM
60	Target	11/15/2020 10:44 PM
61	Nice clothing store or market place like (krog street or ponce city market or a nicer grocery store like sprouts or whole foods.	11/15/2020 10:32 PM
62	mix of houses and townhomes like those at intersection of Columbia Drive and Katie Kerr	11/15/2020 10:30 PM
63	Target	11/15/2020 10:17 PM
64	Pet store. Healthy dining options and family entertainment establishment such as bowling .	11/15/2020 10:14 PM
65	Multi-use plaza with shops, and restaurants. Movie theater or bowling.	11/15/2020 9:59 PM
66	Grocery store	11/15/2020 9:30 PM
67	mini plaza to include boutiques, deli/pubs, health/wellness center, business center	11/15/2020 9:24 PM
68	Mixed use development	11/15/2020 9:15 PM
69	A grocery store with a variety of healthy food options	11/15/2020 9:00 PM
70	Trade secret !	11/15/2020 8:50 PM
71	Great restaurant	11/15/2020 8:22 PM
72	Don't know	11/15/2020 7:47 PM
73	Park or library	11/15/2020 5:22 PM

74	Upscale restaurants and retail stores	11/15/2020 4:04 PM
75	A restaurant	11/15/2020 3:26 PM
76	Nice grocery store	11/15/2020 2:37 PM
77	An Automatic professional car wash service.	11/15/2020 2:31 PM
78	A family center.	11/15/2020 2:17 PM
79	A thriving Community center and more places for the mentally ill and Homeless people to go during the day and night (better programs)	11/15/2020 1:53 PM
80	An upscale department store that also carries household items like furniture, small and large appliances, rugs, etc.	11/15/2020 1:32 PM
81	A sneaker boutique. A costco	11/15/2020 1:05 PM
82	restaurant	11/15/2020 12:47 PM
83	Food truck park or container pop-up park for local business to rent pop-up space. Community tables to gather eat/drink	11/15/2020 12:40 PM
84	I would build a coffee shop	11/15/2020 12:16 PM
85	Grocery stores like Trader Joe's and Whole Foods	11/15/2020 12:08 PM
86	Smoothie King, Retail / Housing	11/15/2020 11:51 AM
87	A nice entertainment center, movie, nice restaurants	11/15/2020 11:46 AM
88	A community coffee shop, park area	11/15/2020 11:32 AM
89	A nice affordable unique grocery store and unique things to bring customers	11/15/2020 11:23 AM
90	Nothing really. Businesses won't grow in the area u til the entire area changes. People talk about new grocery stores but within a mile or 2 radius you have had publix and Kroger close. Those companies do market research and "will not" open in the area. So what's the point.	11/15/2020 11:22 AM
91	A Boys & Girls Club facility, with programs for young people in the area. Something for families and children in this area. Something that provides learning & growth opportunities but at very low cost. That or vocational education facility that is easily accessible with flexible hours and low cost.	11/15/2020 10:35 AM
92	I would build a recreation center. That would support the community and the youth of the area.	11/15/2020 10:33 AM
93	A different restaurant (not fast food or a wing place), maybe some kind of retail space (not a box store).	11/15/2020 9:55 AM
94	Entertainment space	11/15/2020 9:34 AM
95	A mini mall	11/15/2020 9:31 AM
96	A neighborhood pool.	11/15/2020 8:58 AM
97	Community center	11/15/2020 8:30 AM
98	A Citizen's Advocacy center, a doctor's office, a rehab facility, a library, a youth center....you see where I'm going with this.	11/15/2020 7:39 AM

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

99	A nice affordable restaurant or entertainment center	11/15/2020 7:05 AM
100	High quality grocery store.	11/14/2020 8:23 PM
101	Community garden	11/14/2020 7:14 PM
102	Nothing - I do not believe that the economic foundation of the area is robust enough (adequate disposable personal income) to support a thriving business environment.	11/14/2020 6:46 PM
103	Target/Starbucks	11/14/2020 6:26 PM
104	Vegan restaurant	11/14/2020 5:37 PM
105	House	11/14/2020 5:33 PM
106	Teen Recreation Center with counseling about pregnancy, drug, mental health, LGBTQ, family violence issues. Additionally, an adult outreach center for the same issues.	11/14/2020 4:21 PM
107	Retail shops	11/12/2020 9:38 PM
108	Restaurants with great outdoor spaces	11/12/2020 5:16 PM
109	Affordable housing or a nice restaurant.	11/6/2020 7:08 PM

Q11 What kinds of places do you visit or want to visit, but do not exist in this area?

Answered: 109 Skipped: 31

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

#	RESPONSES	DATE
1	Grocery store	1/13/2021 10:41 AM
2	Library, noted bookstore chain ex Barnes andNoble	12/19/2020 5:00 AM
3	Sit-down restaurants, reliable auto repair,	12/16/2020 6:39 PM
4	Target, Whole Foods, Chick Fil A, Old Navy, TJ Maxx, Marshalls	12/3/2020 11:20 AM
5	before covid in door playgrounds with my children	11/26/2020 10:48 PM
6	Coffeeshops	11/21/2020 7:43 PM
7	Nice restaurants, nature trails, nice shopping areas.	11/21/2020 12:21 PM
8	Supermarkets	11/21/2020 5:55 AM
9	Brewery, outdoor space	11/21/2020 2:58 AM
10	Post office	11/20/2020 10:59 PM
11	Urban trails, bike paths, and a movie theater.	11/20/2020 10:17 PM
12	Just normal stores and services that aren't in giant strip malls with pavement everywhere.	11/20/2020 10:09 PM
13	Sushi restaurant, starbucks, sprouts	11/20/2020 7:10 PM
14	Modern restaurants and shops.	11/20/2020 12:08 PM
15	Local retail businesses such as a bookstore or coffeeshop.	11/20/2020 11:46 AM
16	The above	11/20/2020 7:00 AM
17	Trader Joe's	11/19/2020 7:31 PM
18	Farmers markets, breweries, and restaurants	11/19/2020 11:54 AM
19	Better grocery stores and restaurants	11/19/2020 11:45 AM
20	Dog parks and dine in restaurants and costco	11/19/2020 11:21 AM
21	Target, Costco, FedEx shipping, a decent grocery store, Trader Joe's, Lowes, I have to drive quite a bit to get to any of these places	11/19/2020 10:44 AM
22	I visit downtown Decatur for restaurants and access to the bike path. I go to Edgewood for the Target, Lowe's, and other retail shopping. I also drive to the DeKalb Famers Market for fresh produce.	11/19/2020 9:02 AM
23	Sit down dining (non fast food) and International cuisine	11/19/2020 8:48 AM
24	Specialty grocers, five star restaurants, a mall	11/19/2020 7:56 AM
25	Movies, strip mall, ice cream	11/19/2020 7:26 AM
26	A large park with trails where I felt safe.	11/19/2020 7:21 AM

27	365 whole foods, coffee houses, healthy brkfast places/restaurants, bicycle shop, bookstore, ace hardware	11/19/2020 6:36 AM
28	Grocery, good eating places	11/18/2020 7:35 PM
29	Sit-in restaurants, shopping, entertainment instead of having to go to Decatur or Lenox.	11/18/2020 7:17 PM
30	Coffee shops, better restaurants	11/18/2020 4:05 PM
31	Water Park	11/18/2020 9:53 AM
32	Things for kids to do.	11/18/2020 7:57 AM
33	Fresh markets, better restaurants, shopping plazas, Starbucks, bowling alley, drive in movie theater.	11/18/2020 4:18 AM
34	Outdoor dining restaurants	11/17/2020 9:58 PM
35	Major retailers (target, costco, etc)	11/17/2020 8:45 PM
36	Clean Grocery store a safe gym for kids to go	11/17/2020 8:06 PM
37	Home repair and decorating businesses	11/17/2020 8:03 PM
38	Everything in the Perimeter Mall area.	11/17/2020 6:36 PM
39	A great local coffee shop! Really any restaurant that has healthy options and is not fast food.	11/17/2020 4:50 PM
40	Live music bands, yoga studios and other workout studios, skating rink, coffee shops, dine-in restaurants.	11/17/2020 3:16 PM
41	Restaurants like sushi and hibachi	11/17/2020 12:13 PM
42	Starbucks, Chick-fil-A, la fitness, a Bank of America branch, etc.	11/16/2020 10:33 PM
43	I normally will go outside of this area to shop. So I will go to places like the Decatur square, Little Five Points, or Ponce in order to shop, get my nails done, and really just explore. I can't really do that in the Glenwood Columbia area.	11/16/2020 9:56 PM
44	Grocery store	11/16/2020 9:11 PM
45	Nice sit down restaurants, walking trails.	11/16/2020 6:34 PM
46	I would like to see healthy food choice eateries, service stations/convenient stores with healthy choice food items and their indoor/outdoor appearances to present a bright, appealing consistent appearance , and Dekalb County Extention fruit/veggie market mini market.	11/16/2020 2:01 PM
47	Boutiques, coffee shops, etc.	11/16/2020 1:32 PM
48	Nice bike paths like Belt-line/PATH foundation, coffeeshop/nice bar, well maintained playgrounds	11/16/2020 1:15 PM
49	Nice Family restaurants	11/16/2020 12:37 PM
50	US Post Office, restaurants, barber shops,	11/16/2020 12:35 PM
51	More small business owned restaurants. Breweries.	11/16/2020 10:08 AM
52	Healthy restaurants, grocery stores, coffee shops	11/16/2020 9:57 AM

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

53	Greenspace, walking trails, sidewalks	11/16/2020 8:56 AM
54	Art Gallery	11/16/2020 8:09 AM
55	Restaurants	11/16/2020 7:45 AM
56	Vegan restaurants, bank, post office, Target/shopping	11/16/2020 6:38 AM
57	Dog park	11/16/2020 4:55 AM
58	Starbucks, quality retail strip malls, QT, I-Hop, chick-fil-la, Chipotle, O'Charley's, Olive Garden, Longhorn, Bone Fish Grill	11/16/2020 4:47 AM
59	Quality retail shopping	11/15/2020 11:44 PM
60	Coffee and bakery shops, breakfast joint, and Target.	11/15/2020 10:44 PM
61	Inviting market places like krog street or ponce city.	11/15/2020 10:32 PM
62	Walgreens, Starbucks/Coffee Shop, Walking Trails (I walk/run but I always have to head north on Columbia towards Decatur because there's no sidewalk if I run south towards Glenwood... Also it's not a safe area). Ice Cream, Smoothie King, Restaurants.	11/15/2020 10:30 PM
63	Whole Foods, coffee shops	11/15/2020 10:17 PM
64	Pet stores . Healthy food options. Community services such as medical . Retail	11/15/2020 10:14 PM
65	Target, restaurants that aren't wings or fish. Healthier grocery and restaurants. Parks with trails.	11/15/2020 9:59 PM
66	Grocery store, restaurant or coffee shop	11/15/2020 9:30 PM
67	Grocery store	11/15/2020 9:24 PM
68	museums, upscale restaurants, jazz clubs, social gathering spots	11/15/2020 9:24 PM
69	Publix, Trader Joe's, not fast food restaurants	11/15/2020 9:15 PM
70	Restaurants, nice gas station	11/15/2020 9:00 PM
71	The same kind of places that I am force to go and spend my money. Grocery, dine - in restaurants, post offices, and other community friendly shops.	11/15/2020 8:50 PM
72	Quality shopping	11/15/2020 8:22 PM
73	Bowling alley,restaurants	11/15/2020 7:47 PM
74	Retail Stores	11/15/2020 5:22 PM
75	Upscale restaurants and retail stores	11/15/2020 4:04 PM
76	Dine-in restaurants, brewery, bike shop.	11/15/2020 3:55 PM
77	Decent place to eat	11/15/2020 3:26 PM
78	Nice grocery. Good family dining.	11/15/2020 2:37 PM

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

79	Automatically professional Car washes in the area. Cleaner and up to date Kroger grocery stores. Bath and body works, Ulta Beauty.	11/15/2020 2:31 PM
80	Family restaurant, shops.	11/15/2020 2:17 PM
81	Cleaner establishments, and IMPROVED CUSTOMER SERVICE. Less Title Max, Less, Liquor Store and Less Family Dollars and more Beals, Targets, Big Lots, Larger Ventura for entertainment with more comfortable seating for people.	11/15/2020 1:53 PM
82	Movie theater, restaurants that serve breakfast and brunch, a health food store, multiethnic restaurants, clothing stores, bakery	11/15/2020 1:32 PM
83	Healthier food options.	11/15/2020 1:05 PM
84	entertainment for children	11/15/2020 12:47 PM
85	Food truck park or container pop-up park for local business to rent pop-up space. Community tables to gather eat/drink and a space for local venders/businesses	11/15/2020 12:40 PM
86	Coffee shop, bigger parks without flooding issues	11/15/2020 12:16 PM
87	Quality bar & restaurants, Quality parks	11/15/2020 12:08 PM
88	Healthy food options	11/15/2020 11:51 AM
89	J Alexander, Olive Garden,	11/15/2020 11:46 AM
90	Sit down restaurants, local small businesses	11/15/2020 11:32 AM
91	Costco or sams, Restaurants and parks	11/15/2020 11:23 AM
92	Publix	11/15/2020 11:22 AM
93	I am 65, I generally go to grocery stores, Walmart (haven't been there is 9 months thanks to COVID. I would shop at decent retail stores, but avoid malls like the plague.	11/15/2020 10:35 AM
94	Dinning options that include waitress services. A grocery store with more fresh fruit and vegetable options and better food options	11/15/2020 10:33 AM
95	As mentioned in the previous question--different options for a restaurant would be a nice change.	11/15/2020 9:55 AM
96	Local shops, pubs, bars	11/15/2020 9:34 AM
97	A dog park.	11/15/2020 8:58 AM
98	See #9	11/15/2020 8:30 AM
99	Library.	11/15/2020 7:39 AM
100	Movie theater and dine in restaurants	11/15/2020 7:05 AM
101	Restaurants, movie theatres, play places for the children.	11/14/2020 8:23 PM
102	Nice retail shopping and fine dining	11/14/2020 7:14 PM

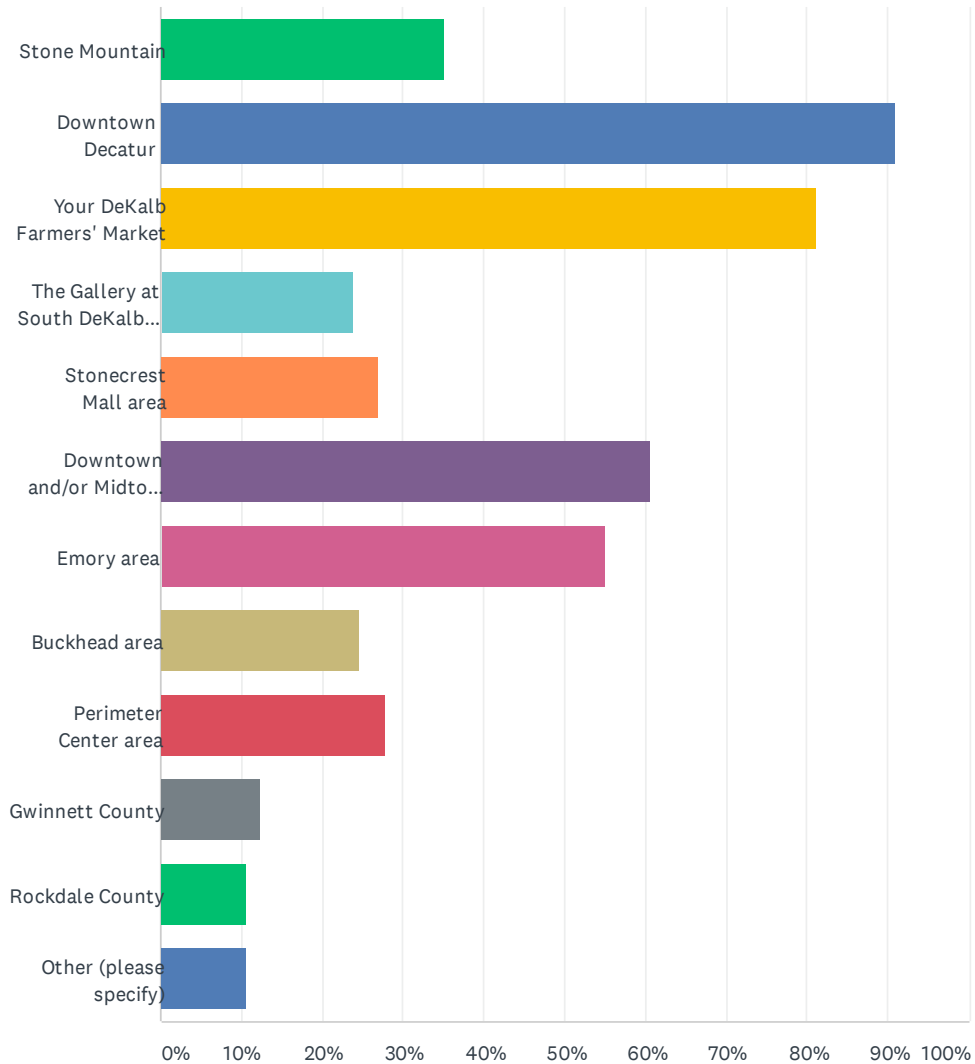
Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

103	Ace Hardware	11/14/2020 6:46 PM
104	Vegan restaurants, gym, parks, locally owned coffee shops	11/14/2020 5:37 PM
105	Restaurants	11/14/2020 5:33 PM
106	Coffee shop Bistro/cafe Vehicle maintenance servuces Theaters Boutiques/specialty shops	11/14/2020 4:21 PM
107	Coffee shop, eateries, bookshop, bakery, small shops mostly	11/12/2020 9:38 PM
108	Restaurants with great outdoor spaces	11/12/2020 5:16 PM
109	A nice restaurant.	11/6/2020 7:08 PM

Q12 What locations and destinations do you visit regularly near the study area? (select all that apply)

Answered: 122 Skipped: 18

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey



Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

ANSWER CHOICES	RESPONSES	
Stone Mountain	35.25%	43
Downtown Decatur	90.98%	111
Your DeKalb Farmers' Market	81.15%	99
The Gallery at South DeKalb area	23.77%	29
Stonecrest Mall area	27.05%	33
Downtown and/or Midtown Atlanta	60.66%	74
Emory area	54.92%	67
Buckhead area	24.59%	30
Perimeter Center area	27.87%	34
Gwinnett County	12.30%	15
Rockdale County	10.66%	13
Other (please specify)	10.66%	13
Total Respondents: 122		

#	OTHER (PLEASE SPECIFY)	DATE
1	Tucker, Dunwoody areas	12/19/2020 5:00 AM
2	Oakhurst	11/20/2020 12:08 PM
3	Oakhurst	11/19/2020 11:21 AM
4	edgewood shopping center, ponce city mkt, shopping area at church st and n decatur	11/19/2020 6:36 AM
5	Oakhurst	11/18/2020 4:05 PM
6	East Atlanta Village, Old Fourth Ward	11/17/2020 9:58 PM
7	Parks	11/17/2020 8:06 PM
8	Henry county McDonough libraries, The Square, healthy choice restaurant.	11/16/2020 2:01 PM
9	Panola Mountain	11/16/2020 12:47 PM
10	Fayetteville Ga	11/16/2020 4:47 AM
11	Downtown Tucker	11/15/2020 3:55 PM
12	Cabbagetown, Inman Park, West End, Beltline food/retail	11/15/2020 12:40 PM
13	Medical facility	11/15/2020 8:30 AM

Q13 What is your age?

Answered: 119 Skipped: 21

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

#	RESPONSES	DATE
1	31	1/13/2021 10:41 AM
2	60	12/19/2020 5:05 AM
3	35	12/16/2020 6:39 PM
4	37	12/3/2020 11:21 AM
5	23	11/29/2020 11:12 AM
6	47	11/26/2020 10:49 PM
7	28	11/24/2020 9:34 AM
8	30	11/21/2020 7:44 PM
9	50	11/21/2020 12:21 PM
10	73	11/21/2020 5:58 AM
11	32	11/21/2020 2:58 AM
12	71	11/20/2020 11:04 PM
13	31	11/20/2020 10:18 PM
14	34	11/20/2020 10:10 PM
15	38	11/20/2020 7:11 PM
16	37	11/20/2020 12:08 PM
17	24	11/20/2020 11:47 AM
18	51	11/20/2020 7:00 AM
19	48	11/19/2020 7:32 PM
20	33	11/19/2020 11:54 AM
21	30	11/19/2020 11:46 AM
22	34	11/19/2020 11:22 AM
23	48	11/19/2020 10:45 AM
24	27	11/19/2020 9:03 AM
25	33	11/19/2020 8:48 AM
26	32	11/19/2020 7:57 AM
27	47	11/19/2020 7:27 AM

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28	31	11/19/2020 7:21 AM
29	58	11/19/2020 6:36 AM
30	70	11/18/2020 9:16 PM
31	30	11/18/2020 7:35 PM
32	53	11/18/2020 7:17 PM
33	44	11/18/2020 4:05 PM
34	47	11/18/2020 12:58 PM
35	74	11/18/2020 9:54 AM
36	55	11/18/2020 7:58 AM
37	54	11/18/2020 4:20 AM
38	31	11/17/2020 9:58 PM
39	29	11/17/2020 8:45 PM
40	50	11/17/2020 8:07 PM
41	55	11/17/2020 8:04 PM
42	62	11/17/2020 6:37 PM
43	38	11/17/2020 4:51 PM
44	44	11/17/2020 3:17 PM
45	44	11/17/2020 1:34 PM
46	33	11/17/2020 12:14 PM
47	40	11/16/2020 10:33 PM
48	56	11/16/2020 10:06 PM
49	31	11/16/2020 9:57 PM
50	49	11/16/2020 9:11 PM
51	59	11/16/2020 6:36 PM
52	70	11/16/2020 2:05 PM
53	64	11/16/2020 1:33 PM
54	32	11/16/2020 1:16 PM
55	54	11/16/2020 12:50 PM

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56	52	11/16/2020 12:39 PM
57	63	11/16/2020 12:38 PM
58	44	11/16/2020 11:47 AM
59	32	11/16/2020 10:08 AM
60	42	11/16/2020 9:57 AM
61	66	11/16/2020 8:56 AM
62	29	11/16/2020 8:54 AM
63	63	11/16/2020 8:10 AM
64	20	11/16/2020 7:45 AM
65	50	11/16/2020 6:39 AM
66	43	11/16/2020 4:56 AM
67	57	11/16/2020 4:48 AM
68	54	11/15/2020 11:47 PM
69	36	11/15/2020 11:45 PM
70	32	11/15/2020 10:46 PM
71	29	11/15/2020 10:33 PM
72	53	11/15/2020 10:31 PM
73	31	11/15/2020 10:17 PM
74	36	11/15/2020 10:15 PM
75	26	11/15/2020 10:00 PM
76	31	11/15/2020 9:30 PM
77	54	11/15/2020 9:26 PM
78	33	11/15/2020 9:25 PM
79	37	11/15/2020 9:15 PM
80	46	11/15/2020 9:01 PM
81	73	11/15/2020 8:57 PM
82	60	11/15/2020 8:23 PM
83	63	11/15/2020 7:48 PM

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84	54	11/15/2020 5:22 PM
85	54	11/15/2020 4:05 PM
86	54	11/15/2020 3:56 PM
87	55	11/15/2020 2:37 PM
88	40	11/15/2020 2:32 PM
89	59	11/15/2020 2:18 PM
90	57	11/15/2020 1:54 PM
91	47	11/15/2020 1:05 PM
92	59	11/15/2020 12:48 PM
93	27	11/15/2020 12:42 PM
94	30	11/15/2020 12:16 PM
95	38	11/15/2020 12:09 PM
96	0	11/15/2020 11:53 AM
97	45	11/15/2020 11:49 AM
98	28	11/15/2020 11:32 AM
99	37	11/15/2020 11:24 AM
100	53	11/15/2020 11:22 AM
101	65	11/15/2020 10:36 AM
102	50	11/15/2020 10:34 AM
103	36	11/15/2020 9:55 AM
104	34	11/15/2020 9:35 AM
105	44	11/15/2020 9:32 AM
106	29	11/15/2020 8:58 AM
107	67	11/15/2020 8:31 AM
108	36	11/15/2020 7:40 AM
109	40	11/15/2020 7:05 AM
110	34	11/14/2020 8:24 PM
111	36	11/14/2020 7:15 PM

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

112	42	11/14/2020 6:49 PM
113	32	11/14/2020 6:26 PM
114	27	11/14/2020 5:37 PM
115	52	11/14/2020 5:34 PM
116	55	11/14/2020 4:22 PM
117	32	11/12/2020 9:39 PM
118	47	11/12/2020 5:17 PM
119	47	11/6/2020 7:09 PM

Q14 Please indicate the number of people (including yourself) who live in your home.

Answered: 119 Skipped: 21

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

#	RESPONSES	DATE
1	2	1/13/2021 10:41 AM
2	2	12/19/2020 5:05 AM
3	2	12/16/2020 6:39 PM
4	3	12/3/2020 11:21 AM
5	2	11/29/2020 11:12 AM
6	1	11/26/2020 10:49 PM
7	2	11/24/2020 9:34 AM
8	2	11/21/2020 7:44 PM
9	2	11/21/2020 12:21 PM
10	1	11/21/2020 5:58 AM
11	3	11/21/2020 2:58 AM
12	2	11/20/2020 11:04 PM
13	3	11/20/2020 10:18 PM
14	2	11/20/2020 10:10 PM
15	7	11/20/2020 7:11 PM
16	3	11/20/2020 12:08 PM
17	1	11/20/2020 11:47 AM
18	2	11/20/2020 7:00 AM
19	4	11/19/2020 7:32 PM
20	2	11/19/2020 11:54 AM
21	2	11/19/2020 11:46 AM
22	2	11/19/2020 11:22 AM
23	2	11/19/2020 10:45 AM
24	2	11/19/2020 9:03 AM
25	3	11/19/2020 8:48 AM
26	2	11/19/2020 7:57 AM
27	4	11/19/2020 7:27 AM

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

28	1	11/19/2020 7:21 AM
29	2	11/19/2020 6:36 AM
30	2	11/18/2020 9:16 PM
31	1	11/18/2020 7:35 PM
32	1	11/18/2020 7:17 PM
33	3	11/18/2020 4:05 PM
34	4	11/18/2020 12:58 PM
35	2	11/18/2020 9:54 AM
36	3	11/18/2020 7:58 AM
37	3	11/18/2020 4:20 AM
38	2	11/17/2020 9:58 PM
39	3	11/17/2020 8:45 PM
40	6	11/17/2020 8:07 PM
41	2	11/17/2020 8:04 PM
42	1	11/17/2020 6:37 PM
43	6	11/17/2020 4:51 PM
44	1	11/17/2020 3:17 PM
45	1	11/17/2020 1:34 PM
46	4	11/17/2020 12:14 PM
47	1	11/16/2020 10:33 PM
48	1	11/16/2020 10:06 PM
49	1	11/16/2020 9:57 PM
50	1	11/16/2020 9:11 PM
51	2	11/16/2020 6:36 PM
52	1	11/16/2020 2:05 PM
53	4	11/16/2020 1:33 PM
54	5	11/16/2020 1:16 PM
55	1	11/16/2020 12:50 PM

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56	2	11/16/2020 12:39 PM
57	1	11/16/2020 12:38 PM
58	1	11/16/2020 11:47 AM
59	3	11/16/2020 10:08 AM
60	2	11/16/2020 9:57 AM
61	2	11/16/2020 8:56 AM
62	2	11/16/2020 8:54 AM
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82	1	11/15/2020 8:23 PM
83	2	11/15/2020 7:48 PM

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

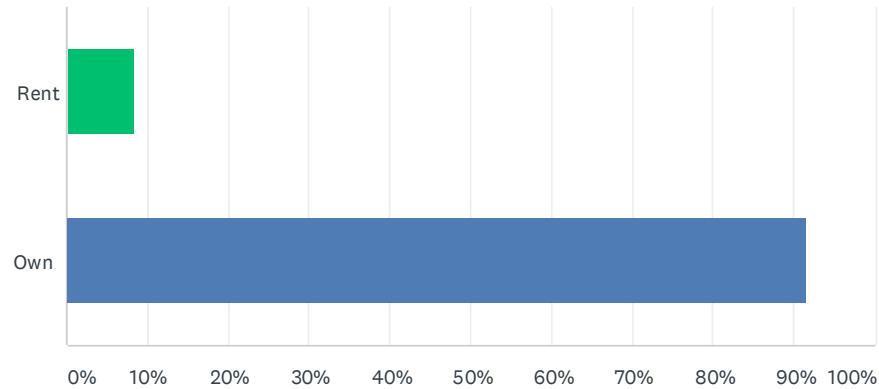
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109	3	11/15/2020 7:05 AM
110	5	11/14/2020 8:24 PM
111	2	11/14/2020 7:15 PM

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

112	1	11/14/2020 6:49 PM
113	2	11/14/2020 6:26 PM
114	2	11/14/2020 5:37 PM
115	1	11/14/2020 5:34 PM
116	2	11/14/2020 4:22 PM
117	3	11/12/2020 9:39 PM
118	4	11/12/2020 5:17 PM
119	4	11/6/2020 7:09 PM

Q15 Do you rent or own your home?

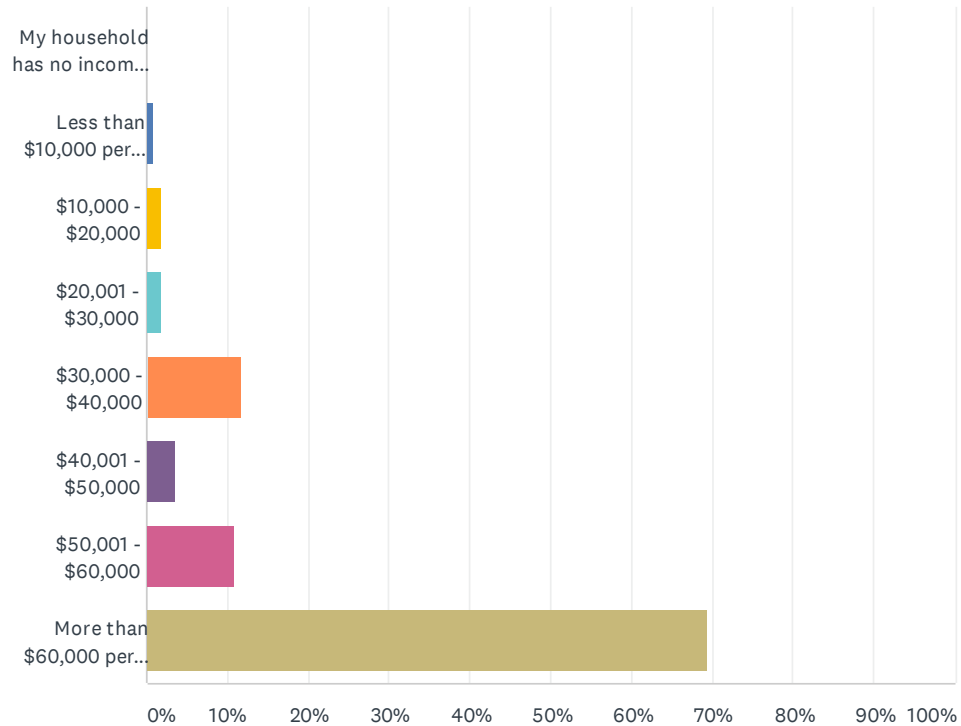
Answered: 120 Skipped: 20



ANSWER CHOICES	RESPONSES	
Rent	8.33%	10
Own	91.67%	110
TOTAL		120

Q16 Please indicate you annual household income.

Answered: 111 Skipped: 29



Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

ANSWER CHOICES	RESPONSES	
My household has no income at all	0.00%	0
Less than \$10,000 per year	0.90%	1
\$10,000 - \$20,000	1.80%	2
\$20,001 - \$30,000	1.80%	2
\$30,000 - \$40,000	11.71%	13
\$40,001 - \$50,000	3.60%	4
\$50,001 - \$60,000	10.81%	12
More than \$60,000 per year	69.37%	77
TOTAL		111

Q17 What ZIP Code do you live in?

Answered: 121 Skipped: 19

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

#	RESPONSES	DATE
1	30032	1/13/2021 10:41 AM
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8	30032	11/21/2020 12:21 PM
9	30030	11/21/2020 5:58 AM
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11	30035	11/20/2020 11:04 PM
12	30032	11/20/2020 10:18 PM
13	30032	11/20/2020 10:10 PM
14	30035	11/20/2020 7:11 PM
15	30032	11/20/2020 12:08 PM
16	30032	11/20/2020 11:47 AM
17	30032	11/20/2020 7:00 AM
18	30030	11/19/2020 7:32 PM
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23	30032	11/19/2020 9:03 AM
24	30030	11/19/2020 8:48 AM
25	30032	11/19/2020 7:57 AM
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Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

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55	30032	11/16/2020 12:39 PM

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

56	30032	11/16/2020 12:38 PM
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60	30032	11/16/2020 9:57 AM
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77	30032	11/15/2020 9:26 PM
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79	30032	11/15/2020 9:15 PM
80	30032	11/15/2020 9:01 PM
81	30032	11/15/2020 8:57 PM
82	30032	11/15/2020 8:23 PM
83	30032	11/15/2020 7:48 PM

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

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86	30032	11/15/2020 3:56 PM
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111	30032	11/14/2020 8:24 PM

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

112	30032	11/14/2020 7:15 PM
113	30317	11/14/2020 6:49 PM
114	30032	11/14/2020 6:48 PM
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Q18 What ZIP Code do you work in?

Answered: 113 Skipped: 27

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

#	RESPONSES	DATE
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22	30307	11/19/2020 11:22 AM
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Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

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Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

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Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

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111	30397	11/12/2020 9:39 PM

Glenwood Road & Columbia Drive: Area Redevelopment Plan Survey

112	30030	11/12/2020 5:17 PM
113	30032	11/6/2020 7:09 PM

Glenwood Road & Columbia Drive

Area Redevelopment Plan

INITIAL MAP ACTIVITY - Change & Preserve Preferences and Community Scale

Type	Comment	Likes	Dislikes	LOCATION	
				Latitude	Longitude
Place to Change	Great to have a reputable grocery to service the citizens in the immediate are combating the area as a food desert due to lack of access to fresh fruits and vegetables to promote healthy lifestyles and improve health outcomes.	5	0	33.738232	-84.252817
Make a Comment	Fine long as they dont have the cars to high that you can see them over the fence	0	1	33.738059	-84.248415
Place to Change	It's an abandoned restaurant. Have the owners 1. Keep up the outside if they will remain closed 2. County purchase it and give us something useful restaurant, greenspace, coffee shop	2	3	33.737922	-84.246824
Place to Preserve	Keep CVS	1	0	33.737533	-84.253002
Place to Preserve	They keep their building looking good	0	0	33.738349	-84.258472
Place to Change	The bowling alley has been abandoned for years. Have the owners - Tear it down or maintain the outside. They are vandalizing it making it even worse to look at.	3	2	33.737011	-84.247976
Place to Change	Yes its fenced off from the public, however when the person is trying to open and unlock fence it holds traffic in the right lane cause he has no space to park his car while unlocking it.	0	0	33.737352	-84.24885
Place to Change	The abandoned auto zone has abandoned cars and homeless people outside. County should have owners maintain outside appearance	5	2	33.737071	-84.251694
Place to Preserve	They did a great remodel and keep it clean outside their property	0	0	33.737271	-84.252408

Type	Comment	Likes	Dislikes	Latitude	Longitude
Make a Comment	Have owners of property maintain the paving of the street and outside buildings. Keeping it clean and maintained.	0	0	33.737225	-84.251074
Place to Change	Tear down old club it's an eye soar.	6	1	33.737493	-84.260587
Make a Comment	Give commerical property owners an incentive to maintaining their upside buildings fronts	4	0	33.738067	-84.251011
Make a Comment	Have owners maintain outside building & curb appeal	4	1	33.7377	-84.258573
Place to Change	Eye sore	3	1	33.737619	-84.254377
Place to Change	All this space could be used for something useful. This abandoned building is just sitting there.	3	3	33.737099	-84.24822
Place to Change	We have three used tire shops in less than half a mile... one needs to go.	1	0	33.737891	-84.259151
Place to Change	No need for this	1	2	33.738313	-84.260653
Place to Preserve	Nice to have a well known pharmacy nearby. Great service here	3	0	33.73771	-84.252994
Make a Comment	Would be great for this area to be repurpose and revitalized to have the look and feel of what was done at the intersection of Church St. and N. Decatur intersection where there was considerable development bringing in a Whole Foods, Sprouts, Walmart and many restaurants, small businesses, and multi family development.	5	0	33.737973	-84.25197
Place to Change	Dog parks in unused open spaces (like this age old, community destained vacant lot). Also, It would be great to put in bike trails that connect to any surrounding area's bike trails which do exist.	0	0	33.750831	-84.268098
Make a Comment	Would like to see that complete shopping Center redesigned with restaurants, Sprouts, nails shop and other services that would benefit the community. The areas needs to have a fresh modern inviting design.	4	0	33.739223	-84.254225
Place to Preserve	Glenwood nursing and rehabilitation center	1	0	33.737163	-84.250171
Make a Comment	They have never kept the fencing up to par. Tacky mismatched fence, too often the cars are piled over the fence. Sign hangs between two trees and been raggedy for years.	0	0	33.738286	-84.249419
Place to Change	Junk yard has to go . That space would make a great mixed use space.	2	0	33.738052	-84.248177

Type	Comment	Likes	Dislikes	Latitude	Longitude
Make a Comment	Taste Buddz is one of my favorite restaurants in the area! it's is a great alternative to all the fast food restaurants in the area.	0	0	33.738955	-84.254687
Make a Comment	Can we get a stop light right here?	1	0	33.73767	-84.246039
Make a Comment	This would be an incredible opportunity to created mixed-use development. This would look like development that includes affordable-housing on an upper level, and on a lower level have low-cost rental spaces for new small local businesses and local restaurants. Additionally it would be great to have walkability, greenery, and small greenspaces.	2	0	33.738205	-84.251994
Place to Preserve	Yes	0	0	33.737331	-84.254891
Place to Preserve	Promote small businesses!	1	0	33.737465	-84.258624
Place to Preserve	Yes	1	0	33.741417	-84.254655
Town Center Intensity	This is the exact type of location that lends itself to town center density. It's at the intersection of two major roads with access to public transportation and is already a center of business and retail. Buildings should front the street rather than parking lots.	8	0	33.737679	-84.251887
Place to Preserve	Yes	1	1	33.738446	-84.259568
Place to Preserve	Yes	1	0	33.739865	-84.252048
Place to Preserve	Yes	0	0	33.735413	-84.252627
Place to Preserve	Yes	1	0	33.737331	-84.256039
Place to Preserve	It's important to support the local restaurants and businesses and encourage more local business, retail, and food entrepreneurs.	6	0	33.739785	-84.25356
Make a Comment	I know this is an abandoned bowling alley. What about revitalizing it? It would be cool to have this type of entertainment in the area, maybe a small bowling alley company?	3	0	33.737286	-84.248035
Place to Change	There seems to be a lot of junkyards and used auto parts stores in this one small area.	4	0	33.738054	-84.247617
Make a Comment	Chains and box stores also have their place in communities. They don't, however, need to be surrounded by parking lots to function. There's a ridiculous amount of asphalt compared to number of buildings in this area.	5	0	33.738366	-84.251243

Type	Comment	Likes	Dislikes	Latitude	Longitude
Make a Comment	Peace Lutheran Church is a great community that has willingly provided free facilities for neighborhood association meetings. We would love to see investment in the church, as well as community engagement with the church in this development. They are an incredible community!	1	0	33.741248	-84.254633
Place to Preserve	CVS. Only chain pharmacy in the area	3	0	33.737462	-84.253036
Place to Preserve	Dr. Wilson has been in the area for years and has been a great affordable vet for us in the area.	3	0	33.738357	-84.255842
Place to Change	.	0	4	33.738151	-84.25006
Place to Change	Abandoned bowling alley. Needs to go.	4	2	33.737409	-84.248149
Place to Change	.	1	0	33.737775	-84.259801
Place to Change	.	1	0	33.738313	-84.260813
Place to Change	.	1	2	33.738038	-84.247859
Place to Change	This entire building needs to go. As well as many others around it.	0	2	33.73779	-84.258504
Place to Preserve	Would like to see it cleaned up, but stay.	1	0	33.738124	-84.255576
Make a Comment	SIDEWALKS PLEASE. It would be great to safely walk along Columbia Drive from the various neighborhoods to the area. The current sidewalk is not continuous.	4	0	33.745922	-84.26147
Place to Preserve	Keep and promote small businesses. Funding to help with exterior updates would be nice.	0	0	33.738585	-84.258831
Place to Preserve	.	1	0	33.73722	-84.252426
Place to Preserve	Promote small businesses	0	0	33.737773	-84.258675
Make a Comment	new grocery stores	6	0	33.739227	-84.253595
Place to Preserve	Promote small businesses. Help with renovations.	2	0	33.738513	-84.256213
Make a Comment	We need less fast food restaurants. They are everywhere	8	0	33.737688	-84.251551
Make a Comment	Way too many auto shops. Coffee shops or bakeries would be great to have to promote foot traffic and support of small businesses	0	0	33.738299	-84.255156
Place to Change	New grocery store for the community	4	1	33.737804	-84.257463
Place to Preserve	Keep and promote small businesses.	3	0	33.738121	-84.254196
Place to Change	Remove junkyard	2	0	33.738469	-84.260649
Make a Comment	It would be great to include a UPS Store, coffee shop, and pop-up shops.	0	0	33.738527	-84.252876

Type	Comment	Likes	Dislikes	Latitude	Longitude
Place to Change	It would be great to see a more upscale grocery store or a farmers market.	0	0	33.739272	-84.253491
Make a Comment	Clean up and change the front curb appeal.	0	0	33.738257	-84.25713
Place to Change	This junkyard doesn't add any value/growth to the community. Repurpose it as a mixed-use development.	0	0	33.738156	-84.248824

Glenwood Road Columbia Drive & Area Redevelopment Plan

Design Workshop | Envisioning Opportunities
Thursday, November 12, 2020 | 12:00 – 1:00 PM

WELCOME & INTRODUCTIONS

Glenwood Road
Columbia Drive &
Area Redevelopment Plan

DESIGN WORKSHOP
November 18, 2020

SUBAREA PLANNING

Glenwood Road
Columbia Drive &
Area Redevelopment Plan

DESIGN WORKSHOP
November 18, 2020

AGENDA

- WELCOME & INTRODUCTIONS
- SUBAREA PLANNING OVERVIEW
- MOBILITY
- LAND USE
- PLACEMAKING
- Q&A

Glenwood Road
Columbia Drive &
Area Redevelopment Plan

DESIGN WORKSHOP
November 18, 2020

RULES OF ENGAGEMENT

- Bring *different perspectives* to the conversation
- Vet *ideas and recommendations*
- Ask and answer *tough questions*
- If you've already spoken, please give others the opportunity to speak before you do so again
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Glenwood Road
Columbia Drive &
Area Redevelopment Plan

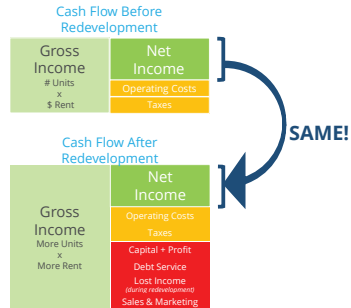
DESIGN WORKSHOP
November 18, 2020

Study Area



REDEVELOPMENT

- Existing leases & tenants make change difficult
- No revenue from rent during redevelopment
- It requires large amounts of capital & debt
- It usually requires complicated financing
- It involves assuming a higher level of risk
- Many property owners are not experienced or comfortable with the business of redevelopment



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GRCD1



REDEVELOPMENT

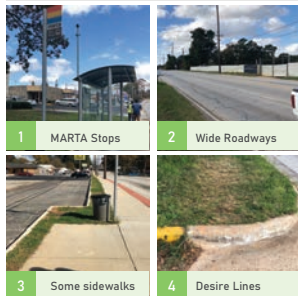
- Revenue falls below operating costs
 - increasing vacancy, declining rents, or increased costs
- Revenue potential justifies disruption of current land use, increased risk, and increased effort.
 - Potential to capture higher rents and values
 - Potential to create a new "place"
 - Potential to capture "brand", and energy of character of nearby areas

Goal is for the potential value after redevelopment is to be 3x or more the purchase cost



MOBILITY

Existing Conditions



Existing Conditions

- New Sidewalks along Glenwood Road east of Columbia Drive.
- Disconnected pedestrian infrastructure



Existing Conditions

- Well-served by MARTA bus routes.
- All stops within Walkable distance

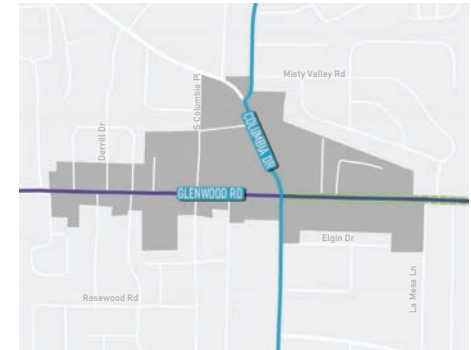


Glenwood Road
Columbia Drive
Area Redevelopment Plan

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November 18, 2020

Transportation Improvements

- Sidewalks & Pedestrian Crossings (2014 DeKalb Transportation Plan)
- Light Rail (DeKalb County Transit Master Plan)
- Arterial Rapid Transit (DeKalb County Transit Master Plan)



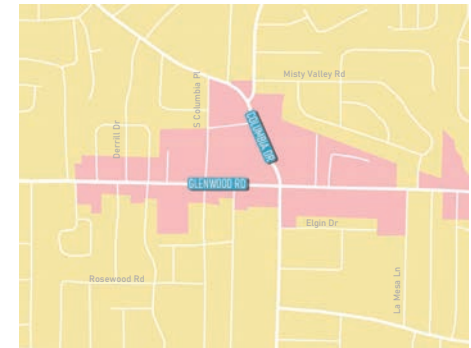
Glenwood Road
Columbia Drive
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LAND USE

Commercial Redevelopment Corridor

- Primary Uses: Commercial and Retail; Office; Condominiums; Townhomes; Mixed Use; Apartments; Institutional

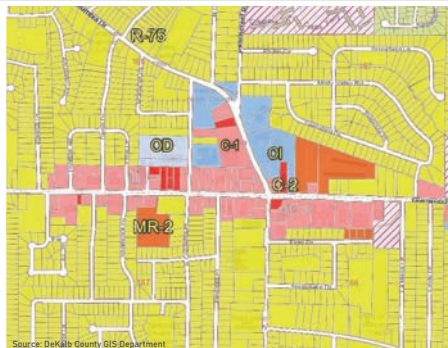


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Zoning

- C-1 (Local Commercial)
- C-2 (General Commercial)
- OI (Office Institutional)
- MR-2 (Heavy Industrial)
- (Multi-Zone)
- R-75 (Residential Medium Lot-75)



Source: DeKalb County GIS Department

Glenwood Road
Columbia Drive
Area Redevelopment Plan

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Existing Conditions



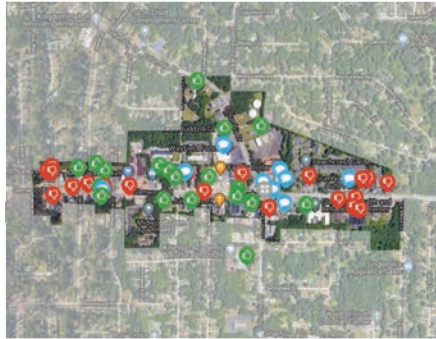
Glenwood Road
Columbia Drive
Area Redevelopment Plan

DESIGN WORKSHOP
November 18, 2020



Community Input

- Receiving many responses
- Map & Survey Open Until November 25th



Glenwood Road
Columbia Drive &
Area Redevelopment Plan

DESIGN WORKSHOP
November 18, 2020

Community Input

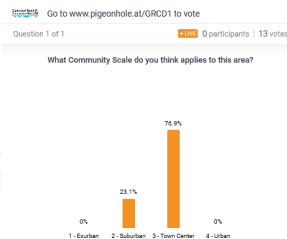
We still want to
hear from you!



Please Visit: www.planningatpond.com/glenwood-columbia

Community Scale

What Community Scale do you think applies to this area?



Glenwood Road
Columbia Drive &
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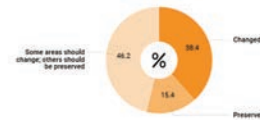
Community Input

Go to www.pigeonhole.at/GRCd1 to vote

Question 1 of 1

0 participants | 13 votes

Overall, do you think this area should be preserved or changed?



Glenwood Road
Columbia Drive &
Area Redevelopment Plan

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Community Scale



Glenwood Road
Columbia Drive &
Area Redevelopment Plan

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Go to www.pigeonhole.at/GRCd1 to vote

Question 1 of 1

0 participants | 88 votes

What types of land use and development features would you like to see at this location?





Opportunities & Constraints

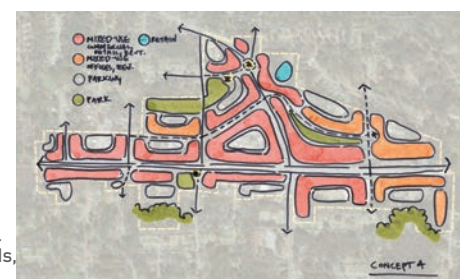
- Commuter traffic
- Adjacent Residential Connections
- Auto-oriented Commercial and Light Industrial Businesses



Scenario Review

Alt A: Neighborhood Center

- Line corridors with mixed-use (higher intensity, stepping back)
- Define street typology & hierarchy
- Improve vehicular & pedestrian circulation with grid network
- Create opportunity for local and small businesses, goods, services



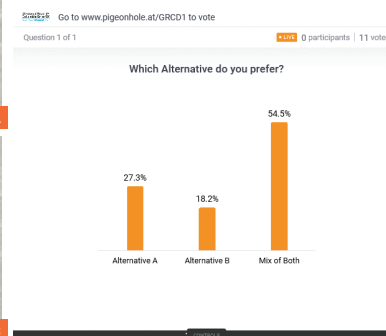
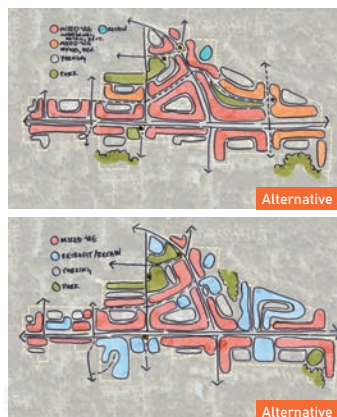
Scenario Review

Alt B: Retrofit & Infill

- Preserve and retrofit existing structures
- Concentrate higher intensity development along Glenwood and Columbia
- Greenspace and conservation to create green buffers between development



Scenario Review



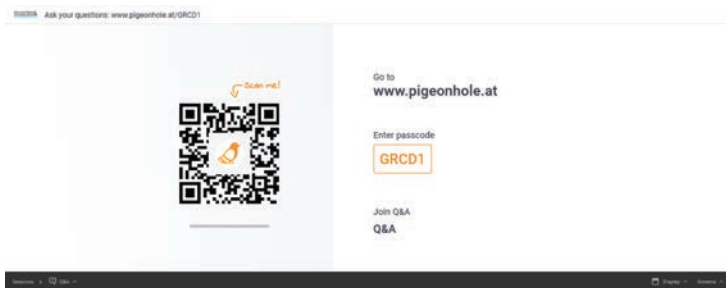
Look & Feel Survey



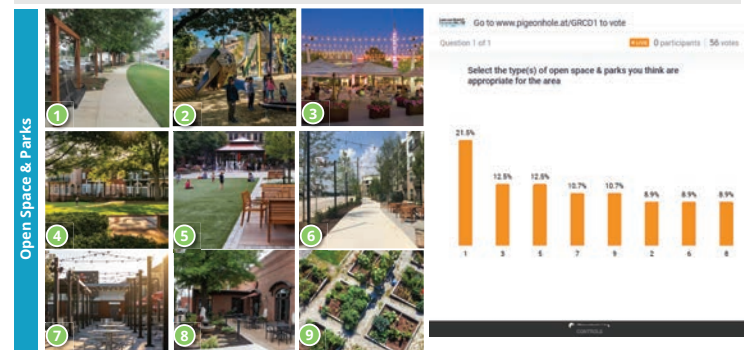
Look & Feel Survey



Q&A



Look & Feel Survey



Tonight's Session

- Sketches & Diagrams
- Prioritize Improvements
- Framework & Strategy Plan Review

Glenwood Road
Columbia Drive
Area Redevelopment Plan

DESIGN WORKSHOP
November 18, 2020



RULES OF ENGAGEMENT

- Bring *different perspectives* to the conversation
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Glenwood Road & Columbia Drive Area Redevelopment Plan | DESIGN WORKSHOP
November 18, 2020



AGENDA

- RECAP
- DESIGN ALTERNATIVE
- NEXT STEPS
- Q&A

Glenwood Road & Columbia Drive Area Redevelopment Plan | DESIGN WORKSHOP
November 18, 2020



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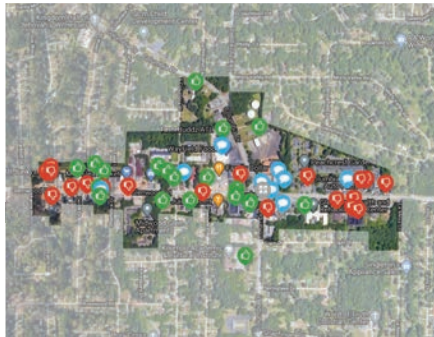
Glenwood Road & Columbia Drive Area Redevelopment Plan | DESIGN WORKSHOP
November 18, 2020

Study Area



Community Input

- Receiving many responses
- Map & Survey Open Until Wednesday, November 25th



Glenwood Road
Columbia Drive
Area Redevelopment Plan

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November 18, 2020

Community Scale



Glenwood Road
Columbia Drive
Area Redevelopment Plan

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Opportunities & Constraints

- Commuter traffic
- Adjacent Residential Connections
- Local businesses
- Auto-oriented Commercial and Light Industrial Businesses



Glenwood Road
Columbia Drive
Area Redevelopment Plan

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Community Input

Overall, do you think this area should be preserved or changed?



Glenwood Road
Columbia Drive
Area Redevelopment Plan

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Community Scale

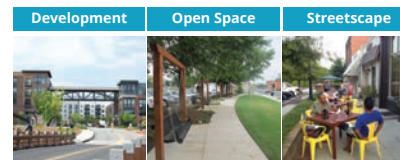
What Community Scale do you think applies to this area?



Glenwood Road
Columbia Drive
Area Redevelopment Plan

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Look & Feel Survey Results

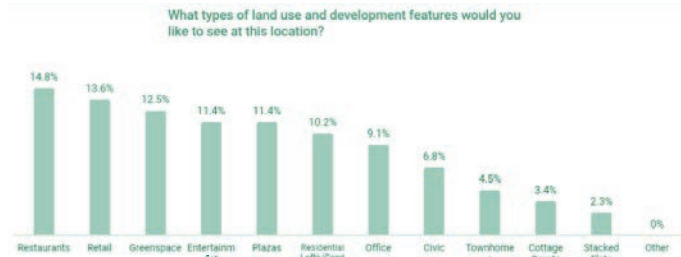


Neighborhood Center

A mixed-use node designed to serve the surrounding community

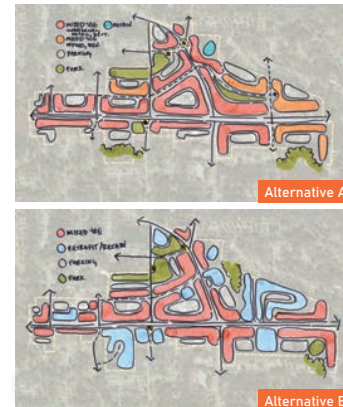
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Area Redevelopment Plan

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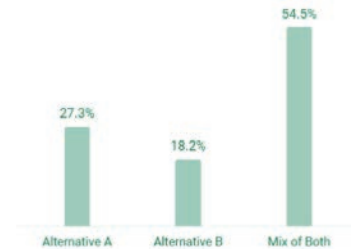
Vehicular Circulation

- Improve **vehicular & pedestrian circulation** with grid network
- **Minimize and reduce driveway aprons** on Glenwood and Columbia Drive
- **Aligning driveways/roads**
- **Roundabout** help to lower vehicle speeds



Scenario Review

Which Alternative do you prefer?



Design Concept

- Line corridors with mixed-use (higher intensity, stepping back)
- Define street typology & hierarchy (stormwater)
- Improve vehicular & pedestrian circulation with grid network
- Create opportunity for local and small businesses, goods, services



Vehicular Circulation



Retain

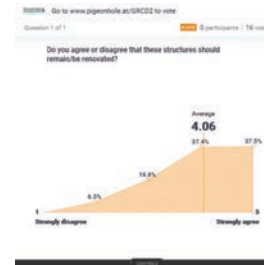
- **Retain and/or retrofit** existing structures: churches, schools, pharmacy, and medical facilities
- **Preserving what is functional** and providing services to the community



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Columbia Drive Q
Area Redevelopment Plan

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Retain



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Columbia Drive Q
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Buildings

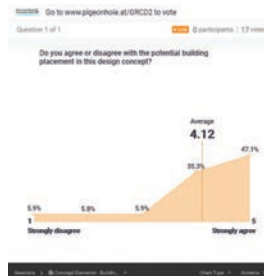
- Line corridors with mixed-use (higher intensity, stepping back)
- **Mixed-use** development could include restaurants, retail, offices, healthcare, entertainment, condos/townhomes



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Columbia Drive Q
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Buildings



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Greenspace

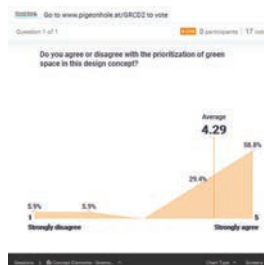
- Create **pedestrian connections** to the development with improved roadway sidewalks and neighborhood connections
- Create **green spaces and plazas** for public social gathering



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Columbia Drive Q
Area Redevelopment Plan

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Greenspace



Glenwood Road
Columbia Drive Q
Area Redevelopment Plan

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Parking

- Parking to be hidden away from roadways and **integrated into the interior** of the development



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Parking



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Nodes

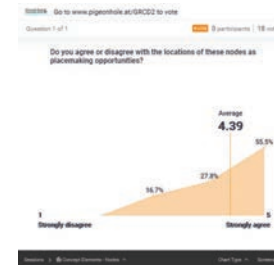
- Placemaking opportunities could include signage, local art pieces, parklets, community garden/farmers markets, etc.



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Area Redevelopment Plan

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Nodes



Glenwood Road
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Potential Look & Feel



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Area Redevelopment Plan

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Next Steps

Spread the word!

Open Until 11/25



www.planningatpond.com/glenwood-columbia

- Revised Concepts based on your Feedback
- Draft Sub-Area Plan
- Continued Virtual Community Feedback

Q&A

StillAsk Ask your questions: www.pigeonhole.at/GRCD2



Go to
www.pigeonhole.at

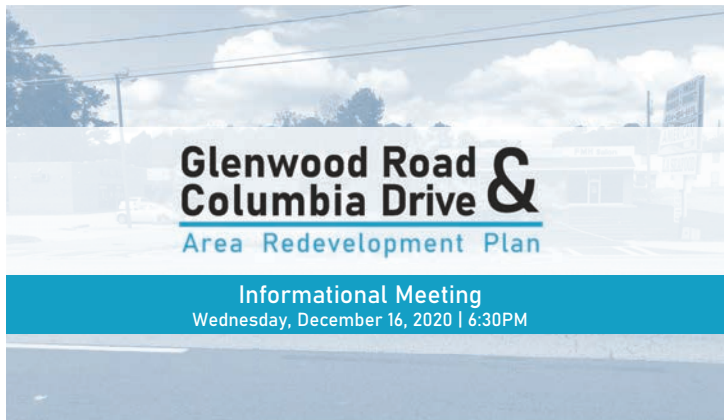
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Join Q&A
Q&A

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Columbia Drive
Area Redevelopment Plan

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November 18, 2020



RULES OF ENGAGEMENT

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December 16, 2020

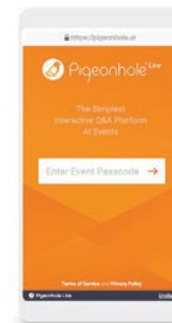
Study Area



AGENDA

- BACKGROUND
- DESIGN CONCEPT
- ACTION PLAN
- Q&A

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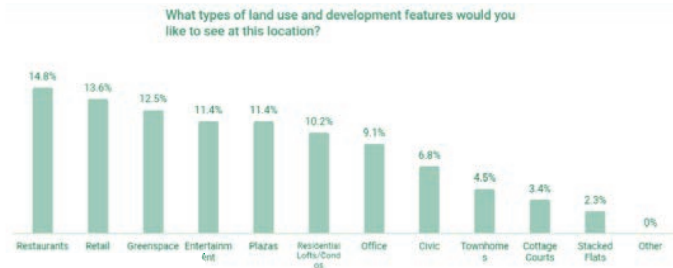
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Community Scale

What Community Scale do you think applies to this area?



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December 16, 2020



TING

Opportunities & Constraints

- Commuter traffic
- Adjacent Residential Connections
- Local businesses
- Auto-oriented Commercial and Light Industrial Businesses



Glenwood Road
Columbia Drive &
Area Redevelopment Plan

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DESIGN CONCEPT

Glenwood Road
Columbia Drive &
Area Redevelopment Plan

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Potential Look & Feel



Glenwood Road
Columbia Drive &
Area Redevelopment Plan

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Scenario Review

Which Alternative do you prefer?



Alternative A



Alternative B





Design Concept



Building Orientation

MIXED USE 3 STORY BUILDINGS AT CENTER

- Ground level
 - Restaurants
 - Retail
 - Entertainment Options
- 2 and 3 Stories
 - Office
 - Healthcare
 - Condos/Apartments



Design Concept

- Line corridors with mixed-use (higher intensity, stepping back)
- Define street typology & hierarchy (stormwater)
- Improve vehicular & pedestrian circulation with grid network
- Create opportunity for local and small businesses, goods, services



Building Orientation

PRESERVE WHAT WORKS

- CVS
- Glenwood Health and Rehabilitation Center
- Houses of Worship



Building Orientation

MIXED USE 3 STORY BUILDINGS AT CENTER

- Ground level
 - Restaurants
 - Retail
 - Entertainment Options
- 2 and 3 Stories
 - Office
 - Healthcare
 - Condos/Apartments



Building Orientation

MIXED USE 1-2 STORY

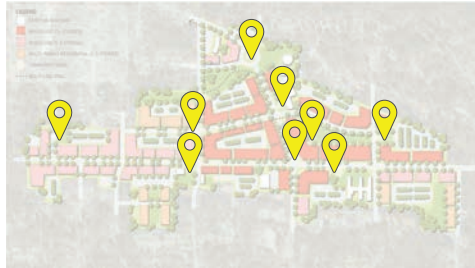
- Ground level
 - Restaurants
 - Retail
 - Entertainment Options
- 2 and 3 Stories
 - Office
 - Healthcare
 - Condos/Apartments



Urban Design

NODES

Placemaking opportunities could include signage, local art pieces, parklets, community gardens, and farmers markets.



Building Orientation

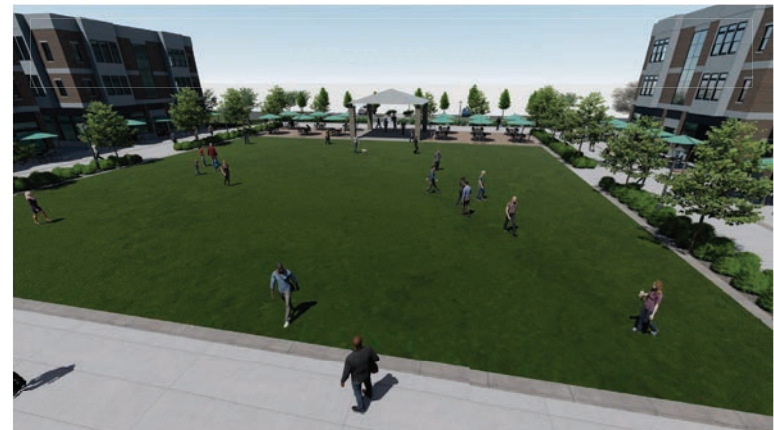
TOWNHOME RESIDENTIAL



Urban Design

GREENSPACE

- Create **pedestrian connections** to the development with improved roadway sidewalks and neighborhood connections
- Create **green spaces and plazas** for public social gathering





Mobility

ROUNDBABOUT

- Address skew at Columbia/Peachcrest
- Gateway element
- Slow down traffic entering node from north
- Reinforce grid through western leg



Mobility

GLENWOOD ROAD DIET

- Initial analysis suggests excess capacity
- Reduce # of through lanes between Candler and Columbia
- Use additional space to introduce new elements to corridor
 - Street trees
 - Wider sidewalks
 - Amenity areas (restaurant seating, art, etc.)



Mobility

REINFORCE GRID

- Improve **vehicular & pedestrian circulation** with grid network
- **Minimize and reduce driveway aprons** on Glenwood and Columbia Drive
- **Aligning driveways/roads**



Mobility

PARKING IN REAR

- Parking to be hidden away from roadways and **integrated into the interior** of the development
- Helps restore and activate the street as a place for pedestrians and other activity





ACTION PLAN

Glenwood Road
Columbia Drive
December 16, 2020

Mobility

COLUMBIA VISION

The human experience can be enhanced even along busy Columbia Drive through a combination of landscaping, a multi-use path for long distance pedestrians and bicyclists, and a separate amenity zone for pedestrians.



Glenwood Road
Columbia Drive
December 16, 2020

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Which features do you like best?

<p>2 VOTES</p> <p>Anonymous - 16 Dec 2020 18:36 I agree that more green space is needed, but we are underutilizing what we have like Shoal Creek Park 1,2, and 3. Can the redeveloped green space connect to these?</p> <p>1 COMMENTS</p> <p>Anonymous - Allowed on 16 Dec 2020, 18:36 - (Closed) Continuing a multiuse trail west on Diamond from Columbia could connect these. Edgar - 12/16/2020</p>	<p>2 VOTES</p> <p>Dana - 16 Dec 2020 18:56 The roads and the retail/amenity center development. I like the plan overall.</p>
<p>2 VOTES</p> <p>Anonymous - 16 Dec 2020 18:36 Love the building ideas, Glenwood Columbia road plan, especially multiuse path. Plaza and outdoor space is great too.</p>	<p>1 VOTES</p> <p>Anonymous - 16 Dec 2020 18:54 It seems all these designs are carbon copies of the others. Mixed use developments, and the like.</p>
	<p>1 VOTES</p> <p>Dana - 16 Dec 2020 18:56 Love the rear parking and trail mixed use spaces!</p>
	<p>1 VOTES</p> <p>Anonymous - 16 Dec 2020 18:57 Roundabout is a good idea, and two story brick buildings. No to multisurface buildings.</p>
	<p>1 VOTES</p> <p>Anonymous - 16 Dec 2020 18:57 The green spaces, the potential round about at Peachtree, possible restaurants and new sidewalks</p>
	<p>0 VOTES</p> <p>Anonymous - 16 Dec 2020 18:57 The removal of old, unused buildings with useful buildings.</p>

Glenwood Road
Columbia Drive
December 16, 2020

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December 16, 2020

Action Plan



GOAL 1: PARTNER with other organization for assistance in achieving the vision for redevelopment.



GOAL 2: ENCOURAGE private sector reinvestment.



GOAL 3: INVEST in the Glenwood-Columbia node through public sector infrastructure and capital improvements.

Glenwood Road
Columbia Drive
December 16, 2020

INFORMATIONAL MEETING
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GOAL 1: PARTNER with other organizations for assistance in achieving the vision for redevelopment.

SUPPORTING INITIATIVE 1.1: Partner with faith-based and non-profit organizations in the area. Potential collaborations could include Saturday morning farmer's markets, street festivals, and "neighborhood clean-up events"

SUPPORTING INITIATIVE 1.2: Continue to partner with MARTA for transit service and investment in the area. A potential collaboration could include constructing additional bus shelters and benches at high ridership locations in the area.

SUPPORTING INITIATIVE 1.3: Continue to partner with Decide DeKalb (<https://www.decidedekalb.com/>) for assistance in economic development related efforts in the area included possible programs for façade improvements, becoming an active development partner, etc. and other initiatives that support Goal 2.



INFORMATIONAL MEETING
December 16, 2020



GOAL 2: ENCOURAGE private sector reinvestment.

SUPPORTING INITIATIVE 2.1: While the area is currently identified as a "Commercial Redevelopment Corridor" in the DeKalb County Comprehensive Plan, future updates of the plan should consider changing the character area to a "Neighborhood Center" in order to align with the vision articulated in this planning process.

SUPPORTING INITIATIVE 2.2: In order to support the vision for redevelopment, the zoning for the area should be considered to change from its current zoning (primarily C-1 with some C-2 and OI) to a MU-3 (Mixed Use Medium Density) District.

SUPPORTING INITIATIVE 2.3: Create a countywide Façade Improvement Program that could be applied in areas targeted for revitalization and redevelopment such as the node of Glenwood Road and Columbia Drive. Such a program would be created to support and encourage private sector reinvestment in the aesthetics and visual appeal of existing businesses using a combination of grants, low-interest loans, and/or tax incentives.



INFORMATIONAL MEETING
December 16, 2020



GOAL 3: INVEST in the Glenwood-Columbia node through public sector infrastructure and capital improvements.

SUPPORTING INITIATIVE 3.1: Construct new sidewalks on Glenwood Road and improve pedestrian crossings, between Columbia Drive and Covington Highway. Note: this project is currently anticipated to be funded through the County SPLOST and was previously identified in the 2014 DeKalb County Comprehensive Transportation Plan as Project 6016.

SUPPORTING INITIATIVE 3.2: Reduce the number of through vehicle lanes on Glenwood Road between Candler Road and Columbia Drive as part of a "road diet" project that would in turn use the excess room along the corridor to potentially add landscaping, median treatments, and additional/wider pedestrian and bicycle infrastructure as shown in the image below, which can help slow traffic speeds, address quality of life along the corridor, and activate redevelopment opportunities.



INFORMATIONAL MEETING
December 16, 2020



GOAL 1: PARTNER with other organizations for assistance in achieving the vision for redevelopment.

SUPPORTING INITIATIVE 1.4: Seek opportunities to partner with Park Pride (<https://parkpride.org/>) to develop park opportunities in the area.

SUPPORTING INITIATIVE 1.5: Seek opportunities to partner with the PATH Foundation (<https://www.pathfoundation.org/>) for assistance in implementing trail infrastructure recommendations of this plan.

SUPPORTING INITIATIVE 1.6: Create a program to identify and empower local citizens to advocate for the redevelopment of the area.



INFORMATIONAL MEETING
December 16, 2020



GOAL 2: ENCOURAGE private sector reinvestment.

SUPPORTING INITIATIVE 2.4: The County can consider a concentrated program to expedite permitting and approvals in area targeted for revitalization and redevelopment in order to offset inherent risk associated with redevelopment.

SUPPORTING INITIATIVE 2.5: The County can consider becoming an 'active development partner' by performing activities such as acquiring property, performing due diligence studies, taking part in the marketing of sites, and forming public-private partnerships to redevelop,

SUPPORTING INITIATIVE 2.6: The County can consider forming a Tax Allocation District (TAD) at the Glenwood Road and Columbia Drive node to incentivize private investment and site development.



INFORMATIONAL MEETING
December 16, 2020



GOAL 3: INVEST in the Glenwood-Columbia node through public sector infrastructure and capital improvements.

SUPPORTING INITIATIVE 3.3: Construct a roundabout at the intersection of Columbia Drive and Peachtree Crest Road which can address the skew of the intersection, enhance traffic safety, and provide opportunities for additional connectivity to the west while acting as a gateway to the area.

SUPPORTING INITIATIVE 3.4: Construct a multi-use path for pedestrians and bicyclists along the side of Columbia Drive connecting the area to Decatur.



INFORMATIONAL MEETING
December 16, 2020



GOAL 3: INVEST in the Glenwood-Columbia node through public sector infrastructure and capital improvements.

SUPPORTING INITIATIVE 3.5: As a long-term improvement, consider the implementation of Light Rail Transit (LRT) along Glenwood Road and Arterial Rapid Transit (ART) along Columbia Drive and Pinecrest Road.

SUPPORTING INITIATIVE 3.6: In addition to creating opportunities for greenspace in the redevelopment of the node, a specific area can be programmed as a park to include elements such as a playground, basketball courts, and a community garden.

SUPPORTING INITIATIVE 3.7: Due to semi-frequent flooding in the area, potential stormwater solutions should be further studied to determine if additional stormwater facilities may be needed to support redevelopment.



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Q&A

10/27/20 Ask your questions: www.pigeonhole.at/GRCD



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Join Q&A

Q&A



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December 16, 2020

Next Steps

Spread the word!

Open Until 12/18

**Glenwood Road
Columbia Drive**

Area Redevelopment Plan



www.planningatpond.com/glenwood-columbia

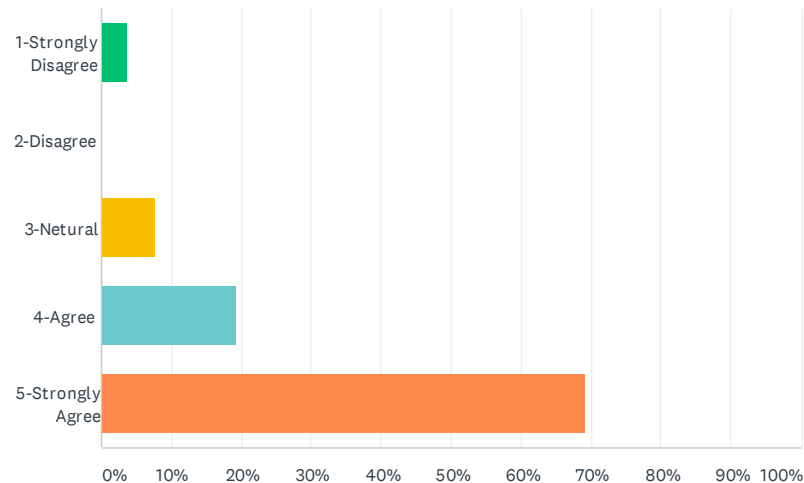
Design Concept – Public Review

Plan Element	Description	Likes	Dislikes
Public Spaces	Part of the vision includes balancing out the more intensive development with multiple areas for greenspace and communal areas. These can include areas for programmed recreational space such as playgrounds, town greens, and undisturbed greenspaces.	23	0
Rethinking Glenwood	An initial high level analysis suggests Glenwood Drive may not necessarily need four lanes (two lanes in each direction) of travel, especially in the section west of Columbia Drive. While a further detailed corridor and traffic engineering study would need to verify the feasibility, this suggests that Glenwood Drive is a candidate for a 'road diet', removing the excess capacity down to one lane in each direction and using the additional space to introduce additional elements to the corridor such as a tree lined median, wider sidewalks, and amenity areas that can include seating for restaurants, public art, and other community reinforcing elements.	17	14
A Vision for Columbia Drive	The human experience can be enhanced even along busy Columbia Drive through a combination of landscaping, a multi-use path for long distance pedestrians and bicylists, and a separate amenity zone for pedestrians.	23	0
Glenwood-Columbia	At the main intersection, a plaza can reinforce a sense of place and act as the main gathering place for the surrounding neighborhood.	19	1
Nodes	Placemaking opportunities could include signage, local art pieces, parklets, community garden/farmers markets, etc.	23	0
Townhomes	Townhomes can act as an additional transition between the activity of the mixed use buildings at the center of the node and the surrounding single family residential neighborhoods.	20	3
Mixed Use Buildings	The vision includes lining the corridors with mixed-use buildings, with the highest density (3+ stories) anchoring the Columbia/Glenwood intersection that would step back to lower density (1-2 story) buildings in the surrounding areas to transition to the single family neighborhoods surrounding then node. These mixed-use buildings could include ground level restaurants, retail, and entertainment options with offices, healthcare, and condos/apartments on higher floors.	19	1
Preserving What Works	This vision preserves key anchoring businesses such as CVS and community amenities such as the Glenwood Health and Rehabilitation Center.	21	2

Plan Element	Description	Likes	Dislikes
Restoring the Grid Network	By reinforcing a grid network of streets and connections, this vision creates more possibilities for vehicles, pedestrians, and bicyclists to move within the area and can minimize the pressure put on both Glenwood and Columbia!	19	1
Greenspaces	Greenspaces can help create green spaces and plazas for public social gathering while offsetting the higher density of the envisioned redevelopments and providing enhanced opportunities for pedestrian and bicycle connectivity.	21	1
Roundabout	While roundabouts can be intimidating to those who are not familiar with them, when applied in the right locations and designed appropriately, they can be a very effective tool at addressing both traffic flow and safety challenges. While a traffic engineering analysis will be needed to determine the feasibility and effectiveness of a roundabout at this specific location, the angle of the intersection between Columbia Drive and Peachcrest Road makes it a potential candidate. Beyond the potential traffic impacts, a roundabout at this location would also act as a gateway feature from Columbia Drive into the neighborhood center, helping to slow traffic as it enters a less traditionally suburban environment AND would allow for relatively easy construction of a 4th leg on the west side of the intersection allowing for better overall connectivity in the neighborhood.	21	6
Parking in the Rear	This vision emphasizes the need to place parking at the rear of buildings in order to help activate (along with streetscaping improvements) the pedestrian experience along roadway corridors	19	3

Q1 GOAL 1: PARTNER with other organization for assistance in achieving the vision for redevelopment

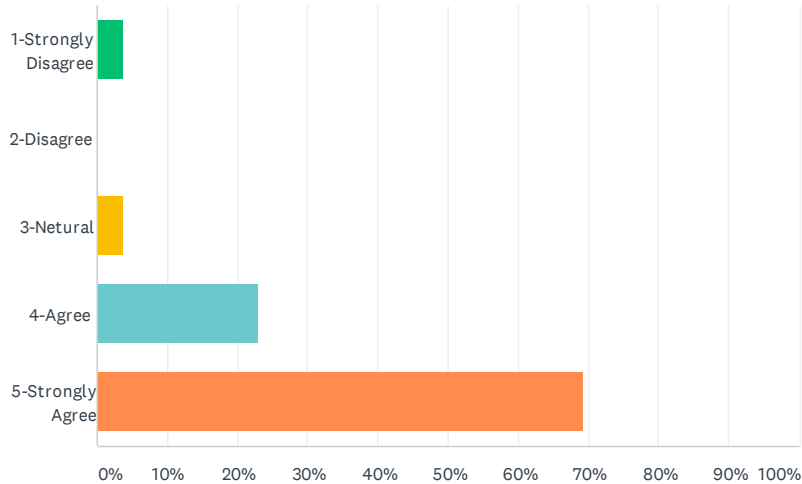
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ANSWER CHOICES	RESPONSES	
1-Strongly Disagree	3.85%	1
2-Disagree	0.00%	0
3-Netural	7.69%	2
4-Agree	19.23%	5
5-Strongly Agree	69.23%	18
TOTAL		26

Q2 SUPPORTING INITIATIVE 1.1: Partner with faith-based and non-profit organizations in the area. Potential collaborations could include Saturday morning farmer's markets, street festivals, and "neighborhood clean-up events"

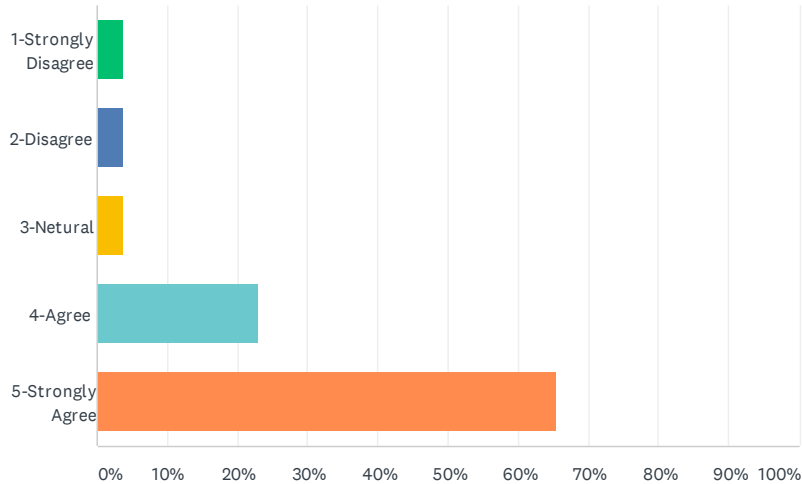
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ANSWER CHOICES	RESPONSES	
1-Strongly Disagree	3.85%	1
2-Disagree	0.00%	0
3-Neutral	3.85%	1
4-Agree	23.08%	6
5-Strongly Agree	69.23%	18
TOTAL		26

Q3 SUPPORTING INITIATIVE 1.2: Continue to partner with MARTA for transit service and investment in the area. A potential collaboration could include constructing additional bus shelters and benches at high ridership locations in the area.

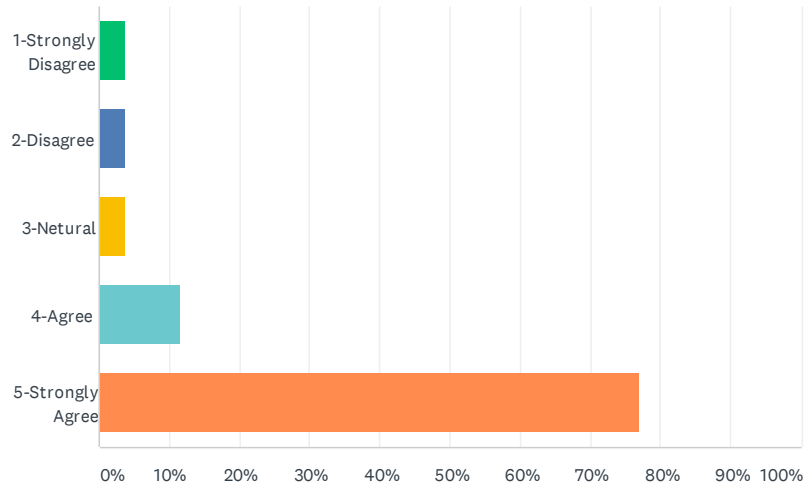
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ANSWER CHOICES	RESPONSES	
1-Strongly Disagree	3.85%	1
2-Disagree	3.85%	1
3-Netural	3.85%	1
4-Agree	23.08%	6
5-Strongly Agree	65.38%	17
TOTAL		26

Q4 SUPPORTING INITIATIVE 1.3: Continue to partner with Decide DeKalb (<https://www.decidedekalb.com/>) for assistance in economic development related efforts in the area included possible programs for façade improvements, becoming an active development partner, etc. and other initiatives that support Goal 2.

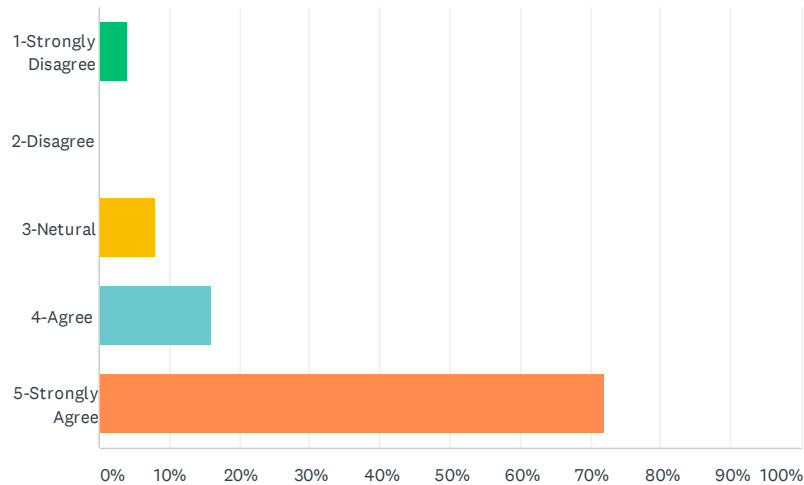
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ANSWER CHOICES	RESPONSES	
1-Strongly Disagree	3.85%	1
2-Disagree	3.85%	1
3-Neutral	3.85%	1
4-Agree	11.54%	3
5-Strongly Agree	76.92%	20
TOTAL		26

Q5 SUPPORTING INITIATIVE 1.4: Seek opportunities to partner with Park Pride (<https://parkpride.org/>) to develop park opportunities in the area.

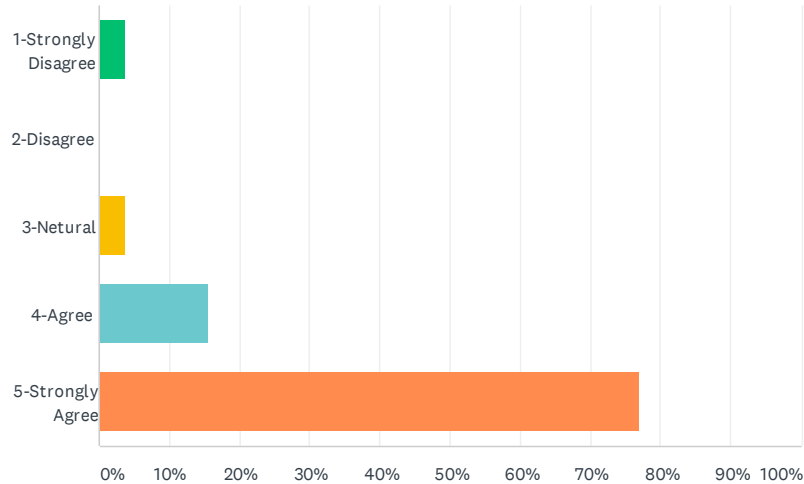
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ANSWER CHOICES	RESPONSES	
1-Strongly Disagree	4.00%	1
2-Disagree	0.00%	0
3-Neutral	8.00%	2
4-Agree	16.00%	4
5-Strongly Agree	72.00%	18
TOTAL		25

Q6 SUPPORTING INITIATIVE 1.5: Seek opportunities to partner with the PATH Foundation (<https://www.pathfoundation.org/>) for assistance in implementing trail infrastructure recommendations of this plan.

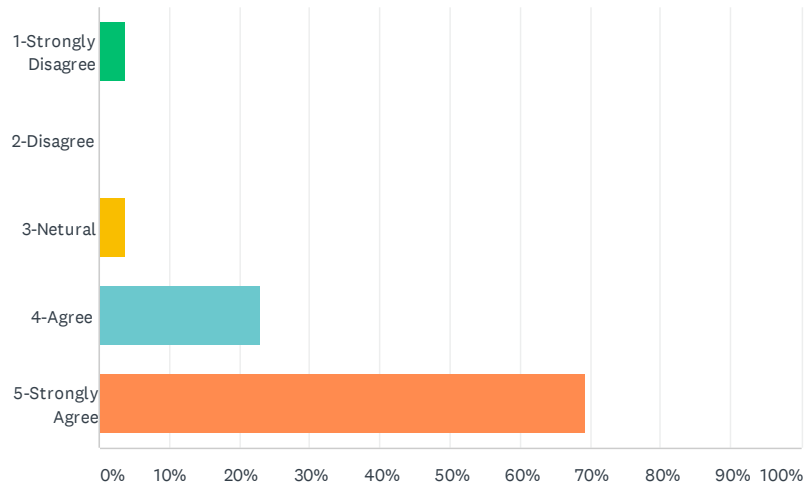
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ANSWER CHOICES	RESPONSES	
1-Strongly Disagree	3.85%	1
2-Disagree	0.00%	0
3-Neutral	3.85%	1
4-Agree	15.38%	4
5-Strongly Agree	76.92%	20
TOTAL		26

Q7 SUPPORTING INITATIVE 1.6: Create a program to identify and empower local citizens to advocate for the redevelopment of the area.

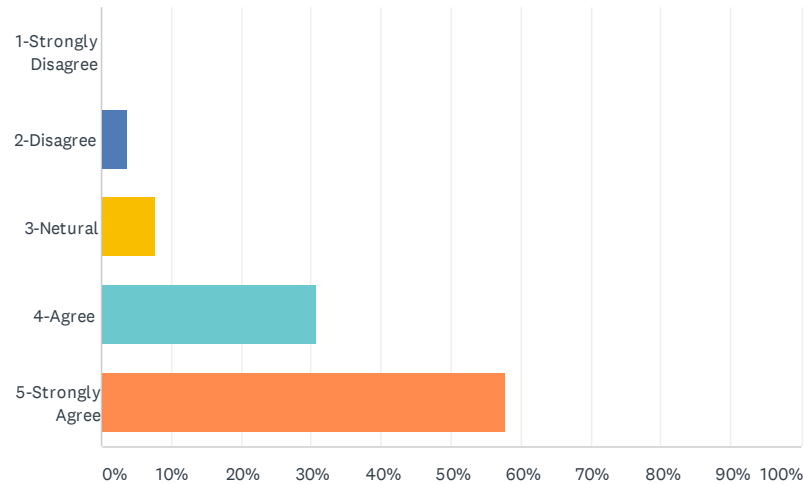
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ANSWER CHOICES	RESPONSES	
1-Strongly Disagree	3.85%	1
2-Disagree	0.00%	0
3-Neutral	3.85%	1
4-Agree	23.08%	6
5-Strongly Agree	69.23%	18
TOTAL		26

Q8 GOAL 2: ENCOURAGE private sector reinvestment.

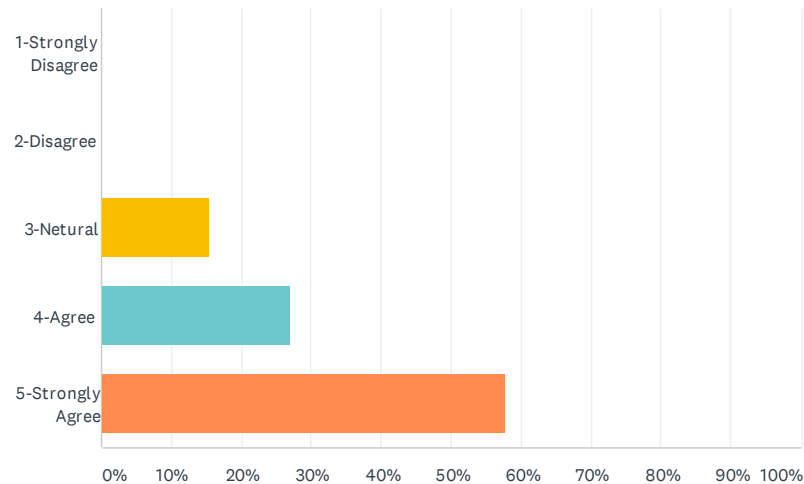
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ANSWER CHOICES	RESPONSES	
1-Strongly Disagree	0.00%	0
2-Disagree	3.85%	1
3-Netural	7.69%	2
4-Agree	30.77%	8
5-Strongly Agree	57.69%	15
TOTAL		26

Q9 SUPPORTING INTIATIVE 2.1: While the area is currently identified as a “Commercial Redevelopment Corridor” in the DeKalb County Comprehensive Plan, future updates of the plan should consider changing the character area to a “Neighborhood Center” in order to align with the vision articulated in this planning process.

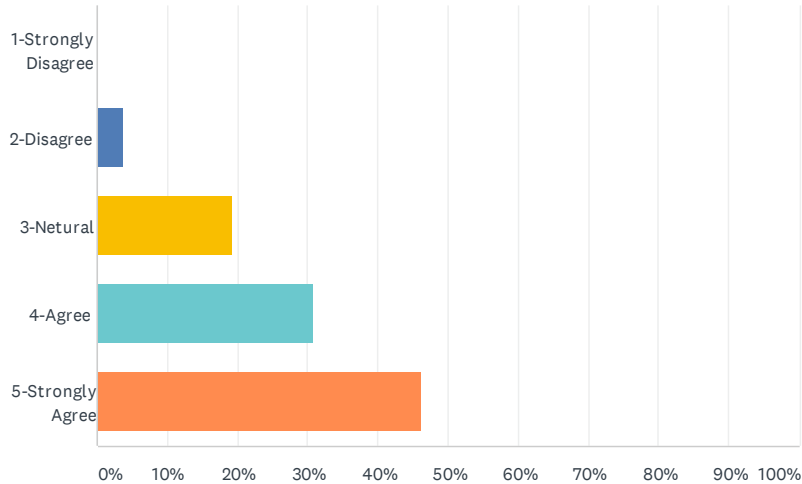
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ANSWER CHOICES	RESPONSES	
1-Strongly Disagree	0.00%	0
2-Disagree	0.00%	0
3-Netural	15.38%	4
4-Agree	26.92%	7
5-Strongly Agree	57.69%	15
TOTAL		26

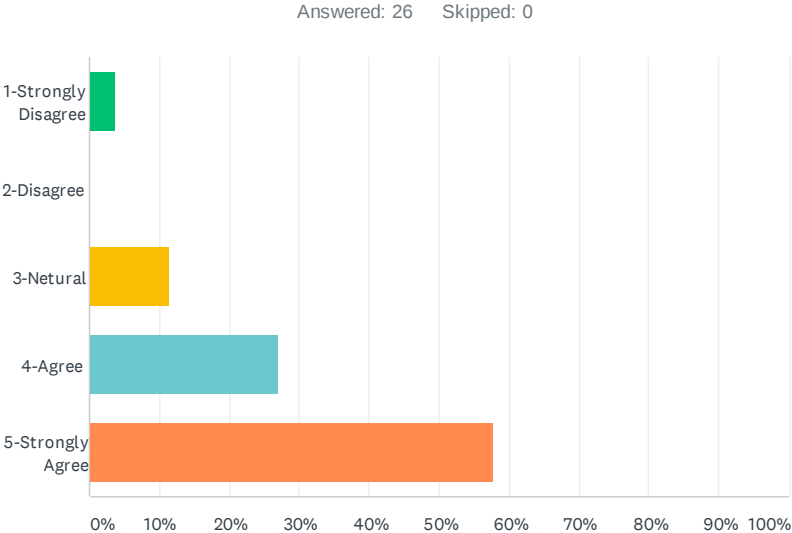
Q10 SUPPORTING INITATIVE 2.2: In order to support the vision for redevelopment, the zoning for the area should be considered to change from its current zoning (primarily C-1 with some C-2 and OI) to a MU-3 (Mixed Use Medium Density) District.

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ANSWER CHOICES	RESPONSES	
1-Strongly Disagree	0.00%	0
2-Disagree	3.85%	1
3-Neutral	19.23%	5
4-Agree	30.77%	8
5-Strongly Agree	46.15%	12
TOTAL		26

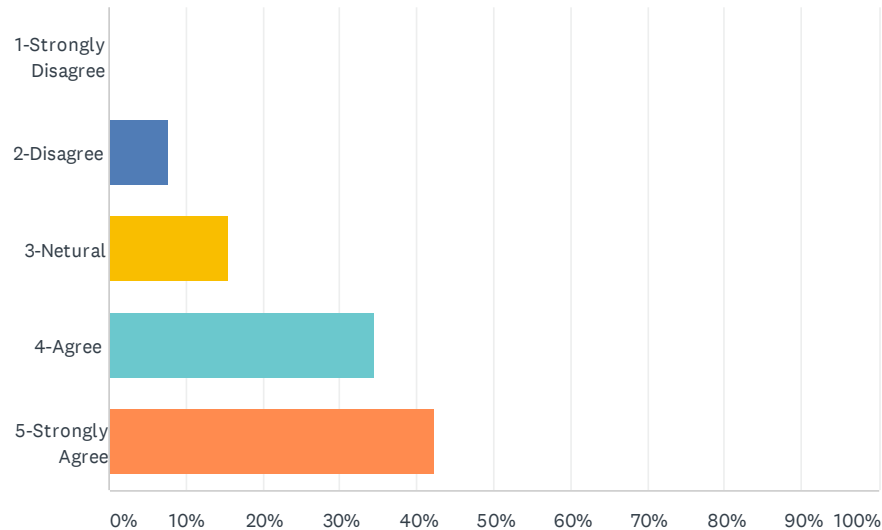
Q11 SUPPORTING INITIATIVE 2.3: Create a countywide Façade Improvement Program that could be applied in areas targeted for revitalization and redevelopment such as the node of Glenwood Road and Columbia Drive. Such a program would be created to support and encourage private sector reinvestment in the aesthetics and visual appeal of existing businesses using a combination of grants, low-interest loans, and/or tax incentives.



ANSWER CHOICES	RESPONSES	
1-Strongly Disagree	3.85%	1
2-Disagree	0.00%	0
3-Neutral	11.54%	3
4-Agree	26.92%	7
5-Strongly Agree	57.69%	15
TOTAL		26

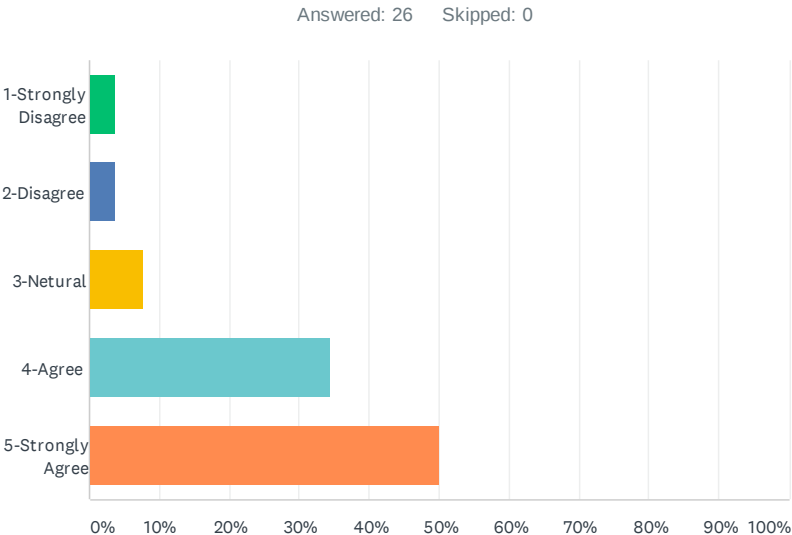
Q12 SUPPORTING INITIATIVE 2.4: The County can consider a concentrated program to expedite permitting and approvals in area targeted for revitalization and redevelopment in order to offset inherent risk associated with redevelopment.

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ANSWER CHOICES	RESPONSES	
1-Strongly Disagree	0.00%	0
2-Disagree	7.69%	2
3-Netural	15.38%	4
4-Agree	34.62%	9
5-Strongly Agree	42.31%	11
TOTAL		26

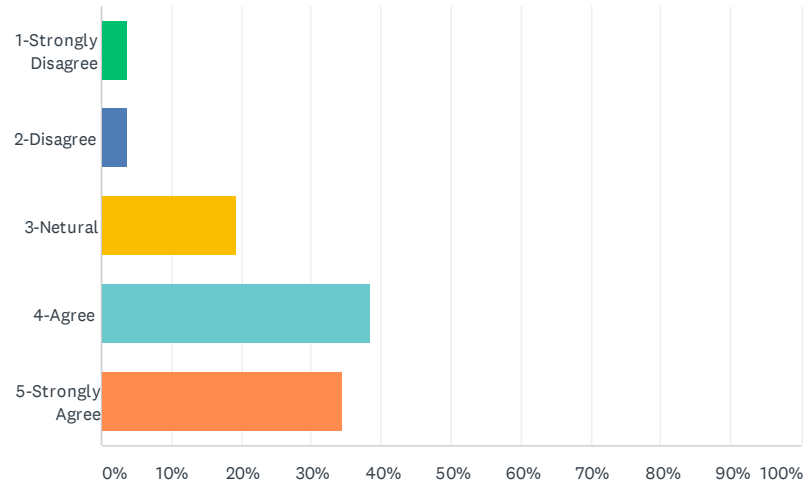
Q13 SUPPORTING INITIATIVE 2.5: The County can consider becoming an ‘active development partner’ by performing activities such as acquiring property, performing due diligence studies, taking part in the marketing of sites, and forming public-private partnerships to redevelop,



ANSWER CHOICES	RESPONSES	
1-Strongly Disagree	3.85%	1
2-Disagree	3.85%	1
3-Netural	7.69%	2
4-Agree	34.62%	9
5-Strongly Agree	50.00%	13
TOTAL		26

Q14 SUPPORTING INITATIVE 2.6: The County can consider forming a Tax Allocation District (TAD) at the Glenwood Road and Columbia Drive node to incentivize private investment and site development.

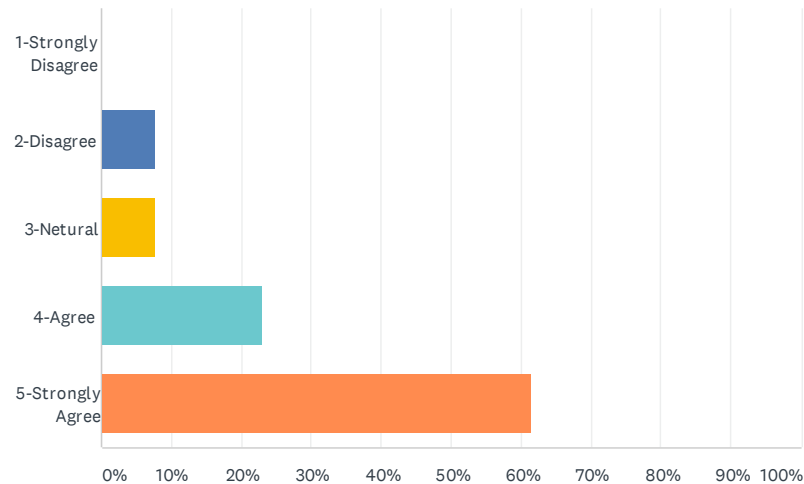
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ANSWER CHOICES	RESPONSES	
1-Strongly Disagree	3.85%	1
2-Disagree	3.85%	1
3-Netural	19.23%	5
4-Agree	38.46%	10
5-Strongly Agree	34.62%	9
TOTAL		26

Q15 GOAL #3: INVEST in the Glenwood-Columbia node through public sector infrastructure and capital improvements.

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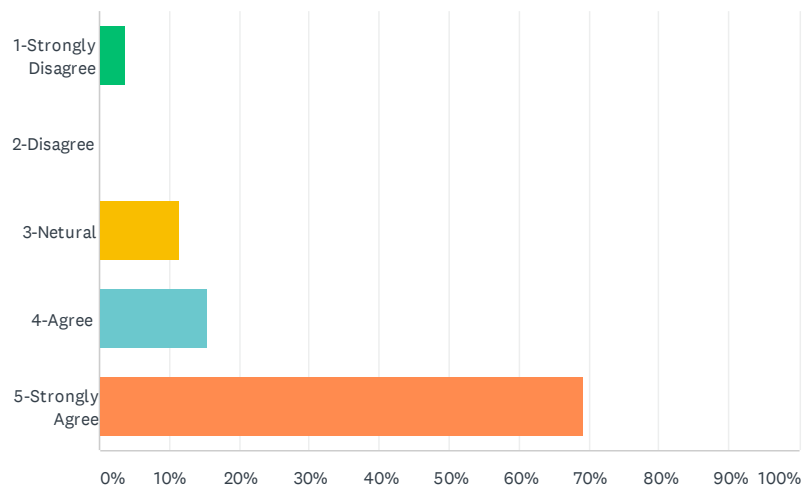


ANSWER CHOICES	RESPONSES	
1-Strongly Disagree	0.00%	0
2-Disagree	7.69%	2
3-Netural	7.69%	2
4-Agree	23.08%	6
5-Strongly Agree	61.54%	16
TOTAL		26

Q16 SUPPORTING INITIATIVE 3.1: Construct new sidewalks on Glenwood Road and improve pedestrian crossings, between Columbia Drive and Covington Highway. Note: this project is currently anticipated to be funded through the County SPLOST and was previously identified in the 2014 DeKalb County Comprehensive Transportation Plan as Project 6016 which can be reviewed at:

<http://www.dekalbtransportationplan2014.com/documents/DeKalb%202014%20Transp%20Recommendations%20-%20Low%20Resolution.pdf>.

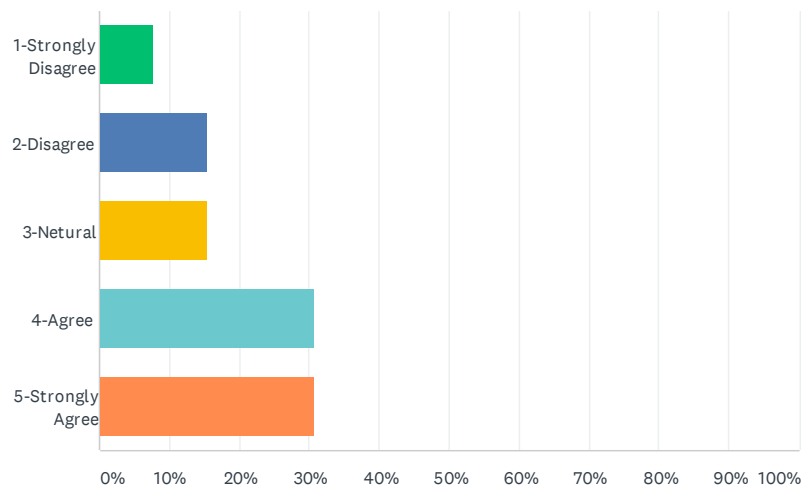
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ANSWER CHOICES	RESPONSES	
1-Strongly Disagree	3.85%	1
2-Disagree	0.00%	0
3-Netural	11.54%	3
4-Agree	15.38%	4
5-Strongly Agree	69.23%	18
TOTAL		26

Q17 SUPPORTING INITIATIVE 3.2: Reduce the number of through vehicle lanes on Glenwood Road between Candler Road and Columbia Drive as part of a “road diet” project that would in turn use the excess room along the corridor to potentially add landscaping, median treatments, and additional/wider pedestrian and bicycle infrastructure as shown in the image below, which can help slow traffic speeds, address quality of life along the corridor, and activate redevelopment opportunities. Read more about road diets [here](#). Note: implementation of this recommendation will first require a corridor study (approximate cost of \$150,000) to determine the engineering feasibility of reducing the number of through vehicle lanes on Glenwood Drive and identify an initial concept for the corridor followed by more detailed engineering study and design.

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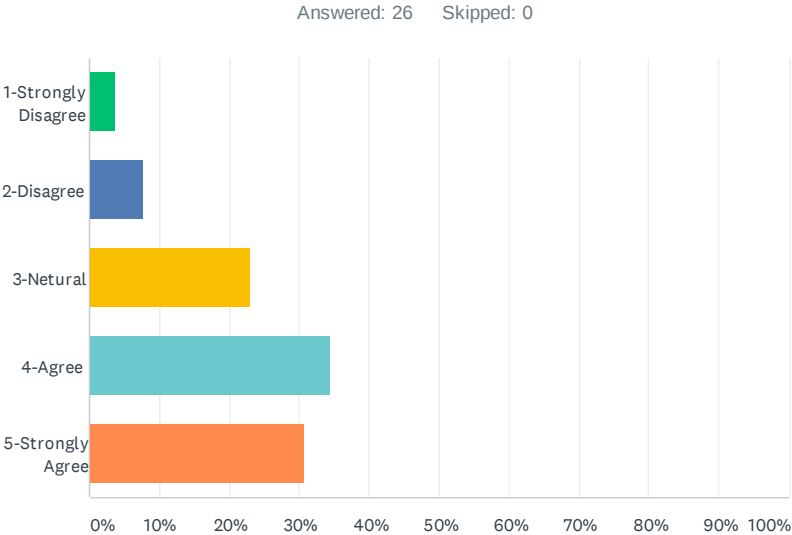


Glenwood-Columbia Draft Recommendations Survey

ANSWER CHOICES	RESPONSES	
1-Strongly Disagree	7.69%	2
2-Disagree	15.38%	4
3-Netural	15.38%	4
4-Agree	30.77%	8
5-Strongly Agree	30.77%	8
TOTAL		26

Q18 SUPPORTING INITIATIVE 3.3: Construct a roundabout at the intersection of Columbia Drive and Peachtree Crest Road which can address the skew of the intersection, enhance traffic safety, and provide opportunities for additional connectivity to the west while acting as a gateway to the area. Learn more about roundabouts at:

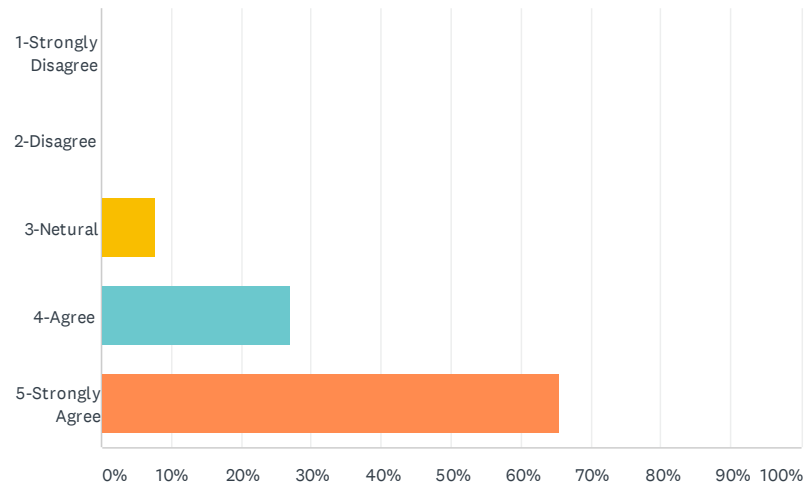
<https://safety.fhwa.dot.gov/intersection/innovative/roundabouts/>Note: implementation of this recommendation will first require a traffic engineering study (approximate cost of \$15,000) to determine the feasibility of this improvement followed by more detailed engineering study and design.



ANSWER CHOICES	RESPONSES	
1-Strongly Disagree	3.85%	1
2-Disagree	7.69%	2
3-Neutral	23.08%	6
4-Agree	34.62%	9
5-Strongly Agree	30.77%	8
TOTAL		26

Q19 SUPPORTING INITIATIVE 3.4: Construct a multi-use path for pedestrians and bicyclists along the side of Columbia Drive connecting the area to Decatur. Note: implementation of this recommendation will require a feasibility analysis (approximate cost of \$150,000) followed by more detailed engineering study and design.

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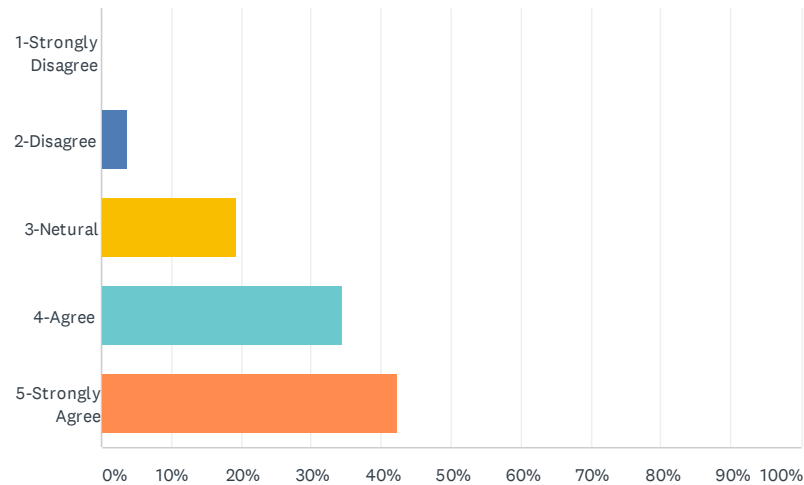


ANSWER CHOICES	RESPONSES	
1-Strongly Disagree	0.00%	0
2-Disagree	0.00%	0
3-Neutral	7.69%	2
4-Agree	26.92%	7
5-Strongly Agree	65.38%	17
TOTAL		26

Q20 SUPPORTING INITIATIVE 3.5: As a long-term improvement, consider the implementation of Light Rail Transit (LRT) along Glenwood Road and Arterial Rapid Transit (ART) along Columbia Drive and Pinecrest Road. Note: these concepts were considered as part of the DeKalb County Transit Master Plan. While neither ideas are in the ‘funded’ portions of the plan, they may be considered in the future for subsequent analysis. Read a summary of the DeKalb County Transit Master Plan at

<http://www.dekalbtransitmasterplan.com/assets/files/DeKalb%20County%20TMP%20Exec%20Sum%20-%2063278.00%20FINAL.pdf>

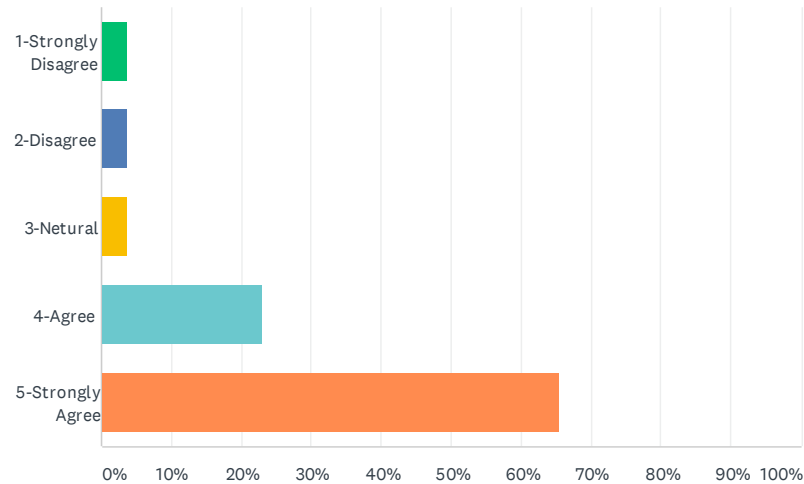
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ANSWER CHOICES	RESPONSES	
1-Strongly Disagree	0.00%	0
2-Disagree	3.85%	1
3-Neutral	19.23%	5
4-Agree	34.62%	9
5-Strongly Agree	42.31%	11
TOTAL		26

Q21 SUPPORTING INITIATIVE 3.6: In addition to creating opportunities for greenspace in the redevelopment of the node, a specific area can be programmed as a park to include elements such as a playground, basketball courts, and a community garden.

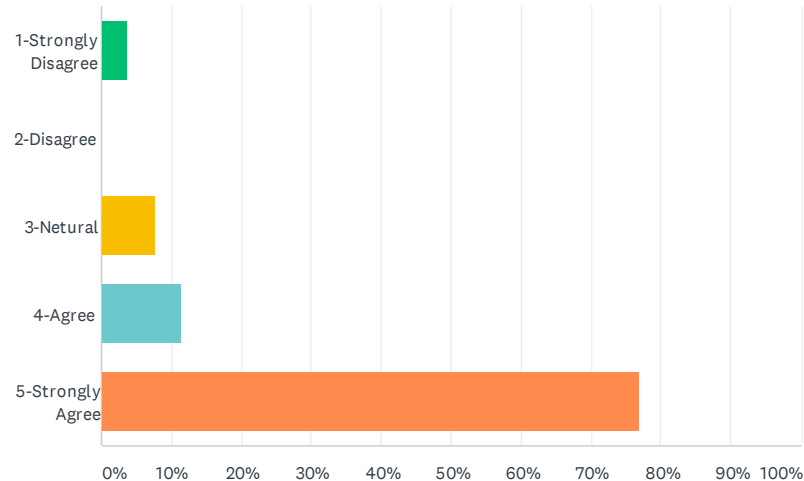
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ANSWER CHOICES	RESPONSES	
1-Strongly Disagree	3.85%	1
2-Disagree	3.85%	1
3-Neutral	3.85%	1
4-Agree	23.08%	6
5-Strongly Agree	65.38%	17
TOTAL		26

Q22 SUPPORTING INITIATIVE 3.7: Due to semi-frequent flooding in the area, potential stormwater solutions should be further studied to determine if additional stormwater facilities may be needed to support redevelopment.

Answered: 26 Skipped: 0



ANSWER CHOICES	RESPONSES	
1-Strongly Disagree	3.85%	1
2-Disagree	0.00%	0
3-Netural	7.69%	2
4-Agree	11.54%	3
5-Strongly Agree	76.92%	20
TOTAL		26

**Glenwood Road &
Columbia Drive**
Area Redevelopment Plan