

Memo

Date: 1.05.2022

To: Herbert Ames

From: Jeff Williams

Re: North Dekalb Mall

Site Plan Review

The following comments have been collected among the Dekalb County stakeholders and consultant team. They are based on review of the Edens' site plan that was presented on December 17, 2021 (pdfs dated 12/16 & 12/17).

Plan Notes (for action)

1. Widen shared use paths to 12'-0".
2. Add (4) bus pull-off spaces and shelters, two on each side of Sweetbriar Road.
3. Provide trail and street sections in subsequent design packages.
4. Extend "street fair" section to Wild Honey Park, beginning on the north side of the park where Birch Road turns into District Avenue to create a contiguous public realm to the park.
5. Add a plan note that identifies murals, green walls, climbing walls and/or signage to animate exposed faces of parking structures to view from streets.
6. Add a plan note that calls out the perimeter (Sweetbriar) bike promenade's implementation in phase one.

Outstanding Concerns (as previously noted)

1. Lack of integration of "Mysterious Way" townhouse parcel into the overall master plan.
2. Birch Road / perimeter trail alignment along western property line, particularly the public trail's location in the rear yards of housing.

Next Steps

1. Proceed with next steps on the provision of affordable housing within the master plan.
2. Proceed with next steps on local business inclusion (including outreach to Emory's business school as described by Commissioner Terry).
3. Proceed with next steps in identifying program for temporary uses in phasing plan.
4. Provide your wetland assessment for review by consultants when it is available for circulation.