

Emory Village Revitalization

Frequently Asked Questions

WHY? Emory Village has the seeds of a vibrant, walking college town near the heart of a great, growing city. It already enjoys a historic residential neighborhood of great beauty and some diversity. Today, the commercial area is not as alive as many people want. Pedestrians are discouraged by cars and man-made barriers to access. The revitalization will strengthen the historic connections between the University, the neighbors and the shops of the village, and extend community relationships.

WHERE IS THE BEST COLLEGE TOWN MAIN STREET IN AMERICA? Is it Chapel Hill's Franklin Street? Charlottesville? Athens? Perhaps at the moment it is Ann Arbor, where the sidewalks are wide, café seating invites people watching, parking decks are behind buildings and everybody wants to gather there and enjoy the atmosphere.

WHO WILL BE AFFECTED? All the neighbors, students, faculty, merchants, and passersby who wander in or seek out Druid Hills and Emory Village.

WHERE IS THE BEST NEW URBAN PLANNING DEMONSTRATED? Is it Seaside? Or 5th Street and Spring, by Georgia Tech? Is it Decatur or Glenwood Park? All these spaces have ideas in common, but all look and feel very different from each other.

WHAT IS THE NEW EMORY VILLAGE GOING TO LOOK LIKE? All of the above, in a very particular, Emory-Druid Hills expression. The minute details are in the planning and zoning overlays. But the spirit, the life that will distinguish Emory Village from every other new-old urban Southern place lies in our neighborhood and the response of residents, property owners, and developers to the realization of the vision laid out in the Emory Village Revitalization Plan.

WHAT IS THE PLAN? The Emory Village Revitalization Plan provides a general guide to the revitalization process as well as specific recommendations for improvements essential to achieving the goals identified by the Alliance to Improve Emory Village. During the development of this plan, AIEV and its professional consultants worked to incorporate public input received at community workshops in order to reflect the values and concerns most important to the community at-large. Consequently, the plan includes a strong effort to conserve the Village's existing historic structures and to reclaim the waterways and green spaces that help give character to the Village environment. We have embraced other goals as well, including new, affordable housing in the Village; a rational, accommodating parking plan; and a viable and vital sidewalk shopping environment. Click here <http://www.emoryvillage.org/Plan.html> to view the Emory Village Revitalization Plan.

WHEN IS CHANGE GOING TO BEGIN? It already has. Emory has built two additional entrances and exits to campus, and the road changes will take about six months once the right-of-way purchasing is complete. Construction of the Emory Village roundabout and related public improvements may begin as soon as December, 2006.

HOW MUCH WILL THE CHANGES COST? In round numbers, \$6 million dollars. Much of that is committed. The Alliance to Improve Emory Village still has outstanding expenses for which we are seeking underwriting. \$420,000 came from the Atlanta Regional Commission and DeKalb County for planning. Emory University came up with an additional \$100,000 in seed money for the master plan. It will cost another \$2.5 million for construction of the roundabout, streetscaping, and related public improvements. These funds will be provided by DeKalb County and the Georgia Department of Transportation. Just arrived: another \$1 million from Emory University to bury utility lines in the Village, and if the money extends far enough, along North Decatur Road past Glenn Church. Details are still being finalized for a land swap with Georgia Power in late April 2006.

WHAT HAPPENS TO GLENN CHURCH'S ON-STREET PARKING? Use the new entrance and exit to Emory's Fishburne parking deck. North Decatur will be three wide lanes, with bicycle lanes on both sides. It is unlikely Sunday churchgoers could park on street as they have in the past, as cars would block the bicycle lanes.

WHAT COULD CHANGE IN THE VILLAGE? All historic buildings are protected. (Everybody's Pizza and Coldstone Ice Cream are in historic buildings and won't change.) Flood plain no-build ordinances at present preclude much from changing at Panera Bread Company or the CVS lot by Peavine Creek.

In addition to the street and sidewalk improvements, there are three or perhaps four sites for building in the Village which could bring more foot traffic, more customers, more shops and more residents.

One spot where a four-story building could be built is the BP site, including the decaying building next to it which formerly housed Taco Mac. BP corporate owns that land which could be redeveloped, especially if a deal is made to acquire the Bank of America site on North Decatur Road. The now-closed nursing home has a high density zoning, but could be developed in special circumstances.

Another spot prime for redevelopment: across South Oxford, on the property including Dominos Pizza, (also corporately owned) ; the commercial property where Saba Restaurant, formerly Burrito Art is located; and the low-rise apartment building next door.

A third location for a four-story building: from the CVS store through Doc Chey's, the falafel restaurant, the bookstore next door, and the old Kinko's building.

A final idea: A parking lot behind Starbucks Coffee. A three-story parking garage could be built, with two stories of housing above it. In the world of urban design, three stories of parking often counts as two stories, because cars are shorter than interior ceilings. One developer envisions a two-screen movie theater on ground level on Oxford.