

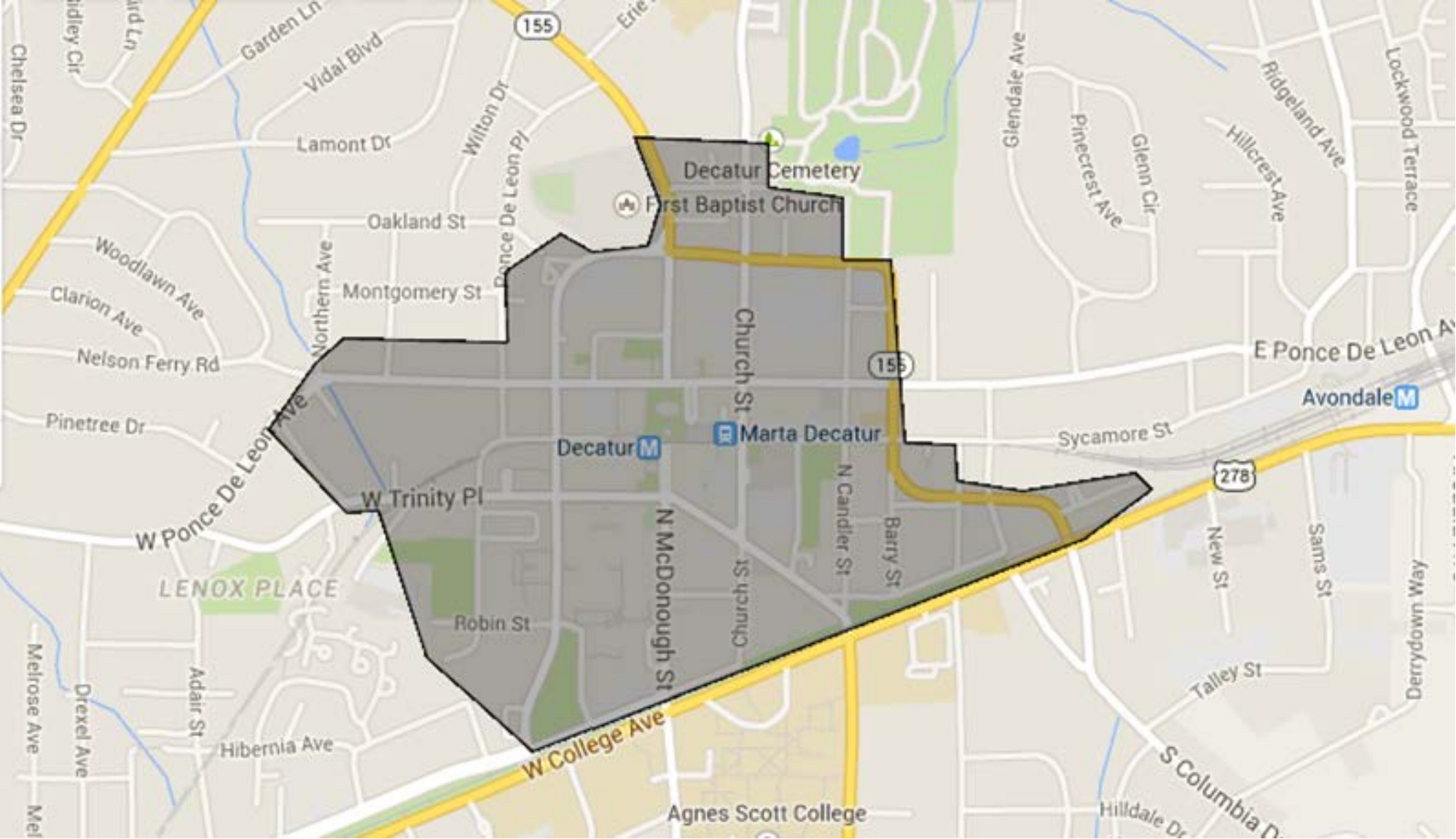


# DOWNTOWN DECATUR NEIGHBORS

AN OVERVIEW OF GEOGRAPHY, PRIORITIES, POPULATION, HOMES AND  
RESIDENTIAL IMPACT ON CITY OF DECATUR REVENUE AND SERVICES

Downtown Decatur Neighbors  
February 15, 2016

# Downtown Decatur Neighbors Boundaries



# Downtown Decatur Neighbors Priorities

## Develop a Downtown Master Plan –

Incorporate residents' and other stakeholders' ideas to create a cohesive vision of excellence for Downtown Decatur - similar to the Avondale LCI plan.

## Create New Parks and Plazas –

Put excellent public spaces at the center of community identity. Add an additional 2+ acres of parks while ensuring that all of Downtown is within a ¼-mile walk of a park.

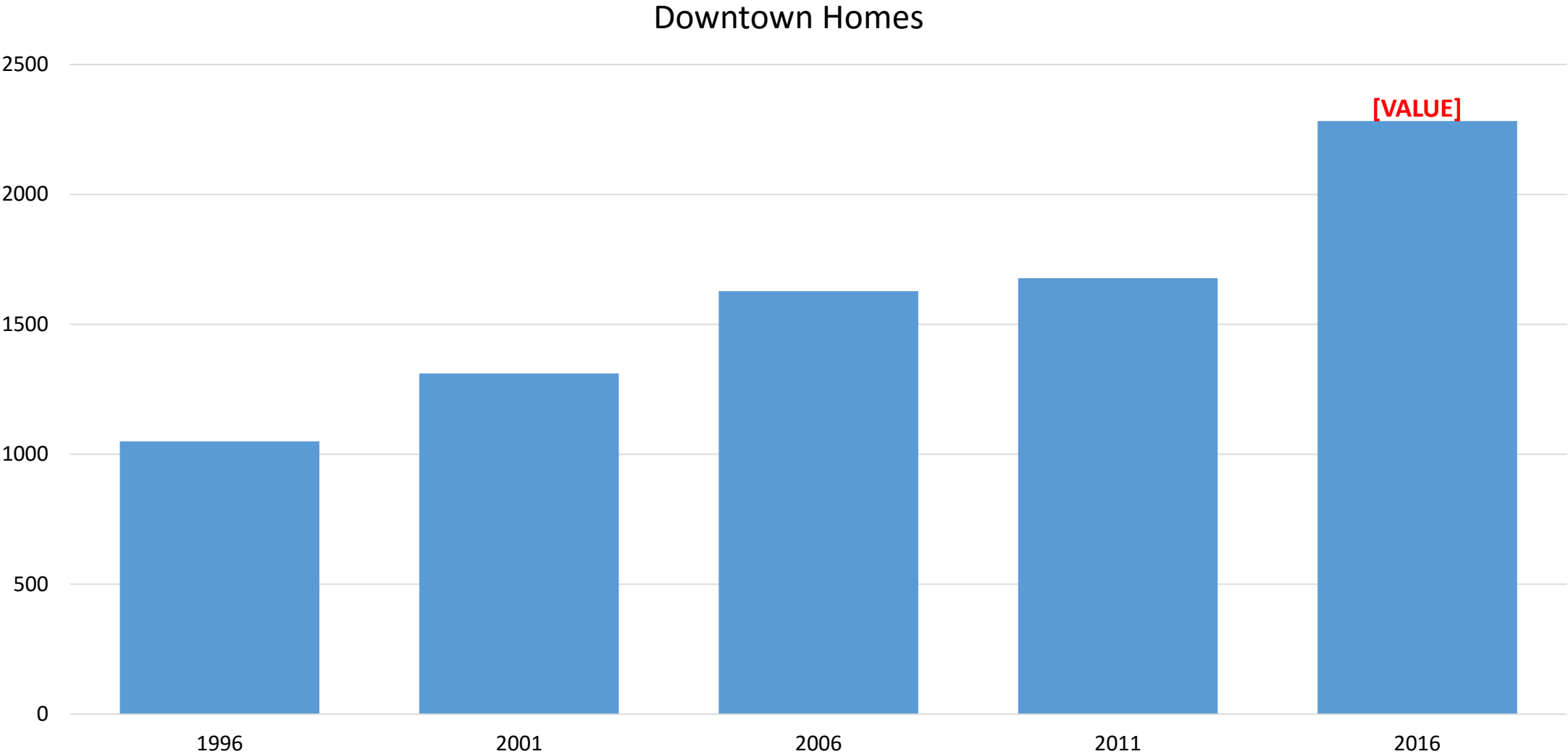
## Build Pedestrian and Bicycle Infrastructure –

Improve crosswalks, sidewalks and dedicated bike lanes within Decatur's Special Pedestrian Area. Meet Decatur's walkability and mobility goals. Similar to Oakhurst Business District.

## Grow Community & Business Engagement –

Energize participation for social equity and positive change.

# 30% of Decatur Homes will be Downtown in 2016



# The Vast Majority Live in Thirteen Buildings & Allen Wilson

• 335 Ponce	70	• Ice House Lofts	101
• Alexan	167	• Oliver House	80
• Allen Wilson	111	• Park Trace Apts.	170
• Arlo	210	• Philips Tower	225
• Artisan	126	• Place on Ponce	234
• The Clairemont	68	• Renaissance	170
• Clairmont Oaks	297	• Town Square	105

# Multi-Family Communities Generate Significant Tax Revenue & Demand Few Services

- \$1.2 million annual subsidy to schools because most downtown residents don't have children in public schools (*September 2015 Decatur Focus*)
- “the downtown neighborhood...provides much of the market support for Decatur's restaurant and retail businesses” (*September 2015 Decatur Focus*)
- No internal roads or public utilities requiring maintenance (*every 100 detached homes require ½-mile of roads, sidewalks, water & sewer lines*)
- No recycling or municipal waste pickup
- Internal security systems and restricted access limit demands on public safety; No streets for police to patrol (grateful that they do patrol our parking decks)
- Internal sprinkler and alarm systems hooked up to Fire Department
- Stormwater detained on site

# Multi-Family Housing Residents Have Unique Needs

- A transportation system that prioritizes non-vehicular forms of travel
- Restaurants (well provided for in Decatur) and retail within walking distance
- Public spaces that build community and provide a place for children, seniors, pets and adults to play (in lieu of yards)
- Accessible natural spaces that enhance residents' health, improve quality of life and meet our inherent need for nature

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