

Beaty Street Roundtables, May 17, 2017

Topic: Residential

- Need sidewalk along Beaty – even without development
- Town should commit to park/active space should do environmental study prior to development
- Development is too dense/mix of housing types good
- Affordable housing should be integrated in neighborhood
- Traffic is huge issue especially with new development in Mooresville and on Hobbs Street
- Concerns about affordable housing balance in east and west Davidson
- Should all be park and/or community building amenities
- Walking path should extend around pond
- Housing too expensive
- Degrades quality of life of Davidson residents
- East of Hobbs Hill – residential won't fit
- Fire trucks/ambulance won't fit – no access
- Nice mix of housing
- Shouldn't be a connection Hobbs/Armour/Beaty
- Traffic light @ Armour/Beaty needed
- Should all be single family
- Reduce residences and enlarge park – pro-rated across housing types
- Fire truck access
- Traffic: @ Main St & up 115 – both interior to neighborhood and outside neighborhood
- Should be left for park space
- Price of housing
- Too much west Main affordable housing
- Mix affordable housing into neighborhood – near community space
- Didn't follow process – needed citizen input first
- How did we get here?
- Quality of life for Davidson residents reduced
- We can make a better plan together
- Start over
- High end development will push out Oak Hill & Lakeside Apartments
- Community space, park, affordable housing only
- Build community
- Need housing for young families
- Need playground
- Doesn't exemplify Davidson
- Values: safety, walkability, bikeability

- Need affordable food options
- Need community center with nonprofit space
- Community theatre
- Too dense east and west of Hobbs Hill
- Affordable housing fronting on Beaty street is dangerous
- Townhouses okay
- Urban housing (condos) visible from Main Street : (
- Multiuse path @ RR tracks
- Remove one condo bldg. and add more affordable housing there to mix in and replace existing affordable housing with park space
- Traffic issue: Hobbs Street can't handle traffic – New development in Mooresville compounds problem
- Issue with two retirement communities in close proximity
- "First do no harm" on town owned land
- Walking path should extend around pond
- Traffic issue – from Mooresville development
- Proposed park doesn't work – it's a ditch
- Density doesn't correspond with available infrastructure – should match Hobbs/surrounding area
- Consider where kids will go to school and resulting traffic and CSD traffic
- Town should consider quality of life of nearby residents
- Town should consider quality of life of all residents
- Property sold to town for park – should honor commitment
- Aesthetics of RR and topography are detrimental to potential residents
- Imbalance of affordable housing locations throughout town
- Need more sidewalks connected to improve safety of residents
- Can the affordable housing units be moved away from the homes (green area near the pond)
- How much are villas and who will build?
- Why is the town changing the use?
- What is the anticipated tax revenue?
- Traffic is bad
- Too dense stay green space
- What are the villas going to be like?
- Can all the affordable housing fit near Naples Dr.?
- Where is the parking for this?
- What is Davidson's ideal ratio of single family to multi-family housing?
- Already a lot of affordable housing on this side of town, we do not want anymore
- Too dense; does not matter what type of housing

- Keep the forested area that backs up to Hobbs Hill homes
- Doesn't add value to the community
- Town responsibility to preserve land, not develop it
- Development is to please future residents rather than existing residents
- Not everyone is concerned with property values
- Need rentals
- Location of villas is a safety issue because of RR nearby
- Is there an option to not do the villas but do affordable housing?
- Why don't they do all affordable housing with center as park? – Developer is not going to come in to do this – no incentive
- Will pull the town apart; disconnect between south/north Main St.
- Traffic concern; future CSD exit on Naples Dr.
- Do we have segregation issue with affordable housing? Don't segregate.
- Make it all affordable housing
- Start over; everyone agrees
- Keep it a park and affordable housing only
- Make commercial portion unique and a destination – something special as you enter Davidson
- Reduce cost of land to incentivize park space and/or affordable housing
- Price way too low for development, everyone agrees
- What is the purpose of this development, why now?
- Do we have to develop now?
- How can we use this to achieve our core values?
- We don't want mixed use to be a value
- What is the public policy in selling this property?
- Last chance to get park/open space in downtown
- Integrate affordable housing with market rate
- Do not need to incentivize market rate housing on town land; should only be affordable
- Why can we put more affordable housing on the east side where there is more land?
- Do affordable housing somewhere else
- Multi-family too much especially given Mooresville project
- Townhomes better than condos – like bungalows on Jetton & St. Alban's
- Are we creating "ghetto" behind Hobbs Hill because affordable housing is not integrated/mixed
- 3 stories are too high
- Less is better; everyone agrees
- Too much housing near Naples Drive
- Too much traffic
- Build affordable housing but make everything else a park

- What is the ratio of affordable housing west side vs east side – concerned about economic segregation
- Why is it only 10% affordable housing; why not all affordable housing?
- Affordable housing shouldn't be built across the street from very expensive housing
- High density is out of character for Davidson (high rise condos)
- Single-family homes with backyards fit better
- Can we have a referendum?
- Do we really need this with the Lake Davidson project in Mooresville?
- Affordable housing is too close to the road not in a desirable location
- Impact on CMS schools? Too much time and money has been invested on people who do not live here yet
- Too much traffic; concern with safety of children because of traffic
- Need more public space because population is growing so much
- Everyone already dreads this development but look at St. Alban's – everyone loves it now. Same as the fight over CVS and now it is okay
- Will affordable housing have garage
- What is the setback for affordable housing?
- Where is 10' sidewalk?
- Already high concentration of affordable housing on this side of town
- Flip location of affordable housing and park
- How is the development compensating CMS for the additional students?
- Do something nice with Oak Hill (low-income housing does not have to look like a dump)
- Density per acre?
- Who will own DavidsonLearns?
- Strain on services/schools
- Could the density be less?
- Village Infill legs should be removed – (Tree canopy preserved)
- Do not like connector road
- Villas inconsistent with SF housing
- Too dense/too much
- Affordable housing should be integrated, if residential – do away with affordable housing Payment In Lieu
- C4 unit too big and closed (replace w/community center)
- Remove all residential
- Scale out of sync with neighborhood
- Density too concentrated on the west side
- Community meeting space
- Too many people
- Too dense/ doesn't fit space

- Scale (villas) not compatible
- Mature tree canopy compatibility with housing
- Impacts on school/other services
- “10lbs in a 5lb sack”
- Concern @ age targeted reality
- Density predicted on rail that might never come
- Proposed mix incompatible with historic neighborhood
- Support on-site affordable housing
- Compatibility of affordable housing with Beaty Street and Davidson Bay
- Affordable housing better designed than villas
- Affordable housing isolated – not good
- Emergency access to units
- Pool should be open to entire development
- Too many condos /too dense (parking)
- Owner occupied preferred in condos (vs renters)
- Buffer for villa is good
- Eliminate condos/villas (replace with single family craftsman/bungalows)
- More affordable housing on site
- Housing types should be integrated
- Like the mix of housing (but too many condos)
- Development inconsistent with neighborhood
- Mixed feelings on 3-story
- Is affordable housing actually affordable?
- What will affordable housing look like? – overcrowded - traffic
- Environmental due diligence
- Reduce amount of housing
- Too dense – tightly packed
- Don’t want looking like Antiquity
- More desirable components
- Hotel traffic – near school
- Transitional feathering between building types
- Gentrification
- Safety of children
- Orientation of villas
- Housing too expensive
- Too many condos
- Yards?
- Tree canopy/biodiversity loss
- Affordable housing geared to people without kids

- Affordable housing close to road/safe?
- Affordable housing visitor parking?