

Beaty Street Round Table – Affordable/Residential Housing

AFFORDABLE HOUSING

1. Affordable housing geared to people without kids
2. Affordable housing close to road/safe?
3. Affordable housing visitor parking?
4. Affordable housing should be integrated in neighborhood
5. Concerns about affordable housing balance in east and west Davidson
6. Degrades quality of life of Davidson residents
7. Mix affordable housing into neighborhood – near community space
8. Quality of life for Davidson residents reduced
9. High end development will push out Oak Hill & Lakeside Apartments
10. Community space, park. Affordable housing only
11. Need housing for young families
12. Need affordable food options
13. Imbalance of affordable housing locations throughout town
14. Affordable housing fronting on Beaty street is dangerous
15. Can the affordable housing units be moved away from the homes (green area near the pond)
16. Can all the affordable housing fit near Naples Dr.?
17. Already a lot of affordable housing on this side of town, we do not want anymore
18. Is there an option to not do the villas but do affordable housing?
19. Why don't they do all affordable housing with center as park? – Developer is not going to come in to do this – no incentive
20. Do we have segregation issue with affordable housing? Don't segregate.
21. Make it all affordable housing
22. Keep it a park and affordable housing only
23. Reduce cost of land to incentivize park space and/or affordable housing
24. Integrate affordable housing with market rate
25. Do not need to incentivize market rate housing on town land; should only be affordable
26. Why can we put more affordable housing on the east side where there is more land?
27. Do affordable housing somewhere else
28. Are we creating "ghetto" behind Hobbs Hill because affordable housing is not integrated/mixed
29. Build affordable housing but make everything else a park
30. What is the ratio of affordable housing west side vs east side – concerned about economic segregation
31. Why is it only 10% affordable housing; why not all affordable housing? (Editor's Note: It's actually 12.5% affordable housing)
32. Affordable housing shouldn't be built across the street from very expensive housing
33. Affordable housing is too close to the road not in a desirable location
34. Will affordable housing have garage
35. What is the setback for affordable housing?
36. Already high concentration of affordable housing on this side of town
37. Flip location of affordable housing and park
38. Do something nice with Oak Hill (low-income housing does not have to look like a dump)

39. Affordable housing should be integrated, if residential – do away with affordable housing Payment In Lieu
40. Support on-site affordable housing
41. Compatibility of affordable housing with Beaty Street and Davidson Bay
42. Affordable housing better designed than villas
43. Affordable housing isolated – not good
44. More affordable housing on site
45. Is affordable housing actually affordable?
46. What will affordable housing look like? – overcrowded - traffic

RESIDENTIAL

47. Too dense east and west of Hobbs Hill
48. Price of housing
49. Too much off west Main
50. Nice mix of housing
51. Should all be single family
52. Reduce residents and enlarge park – pro-rated across housing types
53. Housing too expensive
54. East of Hobbs Hill – residential won't fit
55. Development is too dense/mix of housing types good
56. Townhouses okay
57. Urban housing condos visible from Main Street : (
58. Multiuse path @ RR tracks
59. Remove one condo bldg. and add more affordable housing there to mix in and replace existing affordable housing with park space
60. Density doesn't correspond with available infrastructure – should match Hobbs/surrounding area
1. How much are villas and who will build?
2. Too dense stay green space
3. What are the villas going to be like?
4. What is Davidson's ideal ratio of single family to multi-family housing?
5. Too dense; does not matter what type of housing
6. Need rentals
7. Location of villas is a safety issue because of RR nearby
8. Multi-family too much especially given Mooresville project
9. Townhomes better than condos – like bungalows on Jetton & St. Alban's
10. 3 stories are too high
11. Less if better; everyone agrees
12. Too much housing near Naples Drive
13. High density is out of character for Davidson (high rise condos)
14. Single-family homes with backyards fit better
1. Density per acre?

1. Could the density be less?
2. Villas inconsistent with SF housing
3. Too dense/too much
4. C4 unit too big and closed (replace w/community center)
5. Remove all residential
6. Scale out of sync with neighborhood
7. Density too concentrated on the west side
8. Too dense/ doesn't fit space
9. Scale (villas) not compatible
10. Mature tree canopy compatibility with housing
11. "10lbs in a 5lb sack"
12. Concern @ age targeted reality
13. Proposed mix incompatible with historic neighborhood
14. Emergency access to units
15. Pool should be open to entire development
16. Too many condos /too dense (parking)
17. Owner occupied preferred in condos (vs renters)
18. Buffer for villa is good
19. Eliminate condos/villas (replace with single family craftsman/bungalows)
20. Housing types should be integrated
21. Like the mix of housing (but too many condos)
22. Development inconsistent with neighborhood
23. Mixed feelings on 3-story
24. Reduce amount of housing
25. Too dense – tightly packed
26. Don't want looking like Antiquity
27. More desirable components
28. Transitional feathering between building types
29. Gentrification
30. Orientation of villas
31. Housing too expensive
32. Too many condos
33. Yards?

OTHER

34. Walking path should extend around pond
35. Fire trucks/ambulance won't fit – no access
36. Shouldn't be a connection Hobbs/Armour/Beaty
37. Traffic light @ Armour/Beaty needed
38. Traffic: @ Main St & up 115 – both interior to neighborhood and outside neighborhood
39. Should be left for park space
40. Didn't follow process – needed citizen input first
41. How did we get here?
42. We can make a better plan together

43. Start over
44. Build community
45. Need playground
46. Doesn't exemplify Davidson
47. Values: safety, walkability, bikeability
48. Need community center with nonprofit space
49. Community theatre
50. Fire truck access
51. Traffic issue: Hobbs Street can't handle traffic – New development in Mooresville compounds problem
52. Issue with two retirement communities in close proximity
53. "First do no harm" on town owned land
54. Walking path should extend around pond
55. Traffic issue – from Mooresville development
56. Proposed park doesn't work – it's a ditch
57. Consider where kids will go to school and resulting traffic and CSD traffic
58. Town should consider quality of life of nearby (all) residents
59. Property sold to town for park – should honor commitment
60. Aesthetics of RR and topography are detrimental to potential residents
61. Need more sidewalks connected to improve safety of residents
62. Why is the town changing the use?
63. What is the anticipated tax revenue?
64. Traffic is bad
65. Where is the parking for this?
66. Keep the forested area that backs up to Hobbs Hill homes
67. Doesn't add value to the community
68. Town responsibility to preserve land, not develop it
69. Development is to please future residents rather than existing residents
70. Not everyone is concerned with property values
71. Will pull the town apart; disconnect between south/north Main St.
72. Traffic concern; future CSD exit on Naples Dr.
73. Start over; everyone agrees
74. Make commercial portion unique and a destination – something special as you enter Davidson
75. Price way too low for development, everyone agrees
76. What is the purpose of this development, why now?
77. Do we have to develop now?
78. How can we use this to achieve our core values?
79. We don't want mixed use to be a value
80. What is the public policy in selling this property?
81. Last chance to get park/open space in downtown
82. Too much traffic
83. Can we have a referendum?
84. Do we really need this with the Lake Davidson project in Mooresville?

85. Impact on CMS schools? Too much time and money has been invested on people who do not live here yet
86. Too much traffic; concern with safety of children because of traffic
87. Need more public space because population is growing so much
88. 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
89. Where is 10' sidewalk?
90. How is the development compensating CMS for the additional students?
91. Who will own DavidsonLearns?
92. Strain on services/schools
93. Village Infill legs should be removed – (Tree canopy preserved)
94. Do not like connector road
95. Community meeting space
96. Too many people
97. Impacts on school/other services
98. Density predicted on rail that might never come
99. Environmental due diligence
100. Hotel traffic – near school
101. Safety of children
102. Tree canopy/biodiversity loss
103. Need sidewalk along Beaty – even without development
104. Town should commit to park/active space
105. should do ?? study prior to development
106. Traffic is huge issue especially with new development in Mooresville and on Hobbs Street
107. Should all be park and/or community building amenities