



Norcross Comprehensive Plan Update & Town Center Livable Centers Initiative Update

VISIONING SURVEY SUMMARY

Survey Details

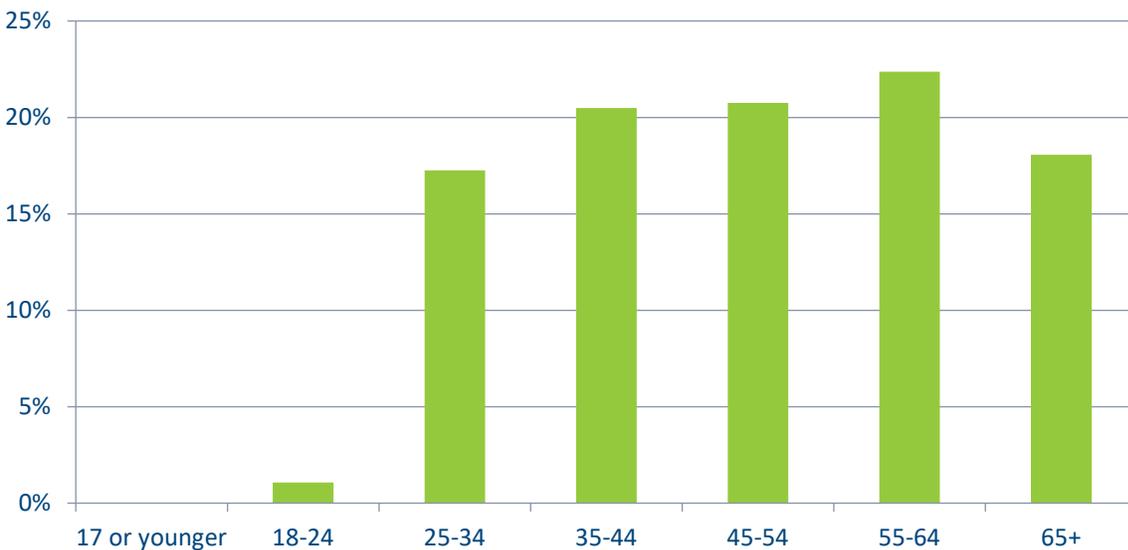
From early April to early July 2023, the Visioning Survey sought input from members of the Norcross community on their quality of life, the City’s needs and opportunities, mobility preferences, and desired future development. Given the City’s substantial Hispanic and Latino population, the survey was available in both English and Spanish. In total, 409 people participated in the survey; 403 completed the English-language survey, while 6 completed the Spanish-language survey. The survey was available in print and online.

Respondent Demographics

Age

Figure 1 shows the age distribution of participants. No one under 18 participated in the survey, and just over 1 percent of respondents were under 25. Beyond that, however, the response rate among the age categories, each of which spanned ten years, was quite balanced, ranging from 17.25 percent (among individuals 25-34 years old) to 22.37 percent (among individuals 55-64 years old).

Figure 1. Respondent Age Distribution



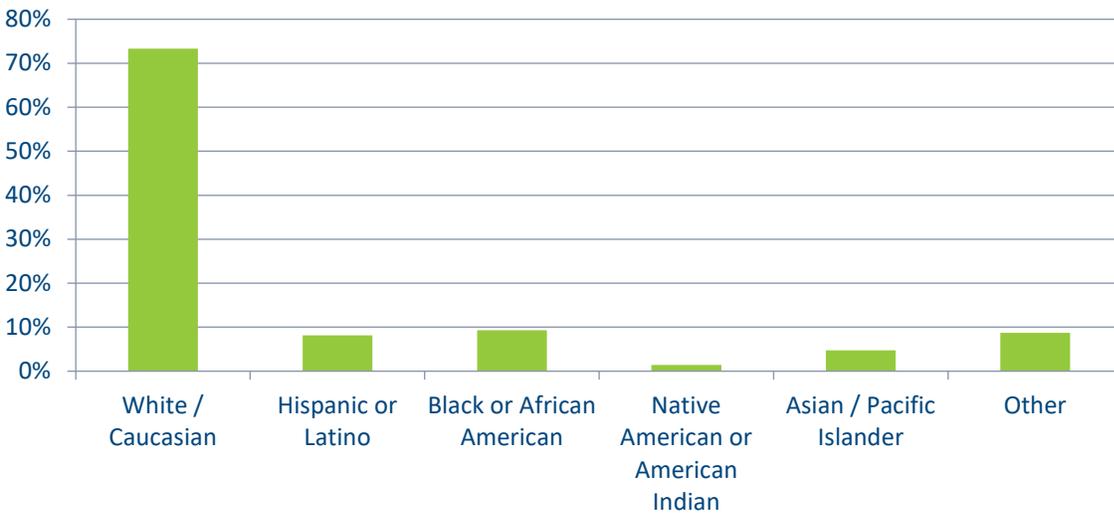
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Race/Ethnicity

Figure 2 shows the racial and ethnic makeup of the respondent pool. White/Caucasian individuals comprised 73.31 percent of survey participants; no other group constituted a double-digit percentage of responses. Among the rest, 9.27 percent of respondents identified as Black or African American, 8.71 percent described themselves as Other, and 8.15 percent identified as Hispanic or Latino.

Figure 2. Racial and Ethnic Distribution of Respondents



Relationship to Norcross

Respondents indicated their relation to the City of Norcross; Figure 3 shows the results. The vast majority (84.05%) of respondents call Norcross home; another 21.35 percent visit Norcross for various reasons, while 20.81 percent are workers, students, or business owners.

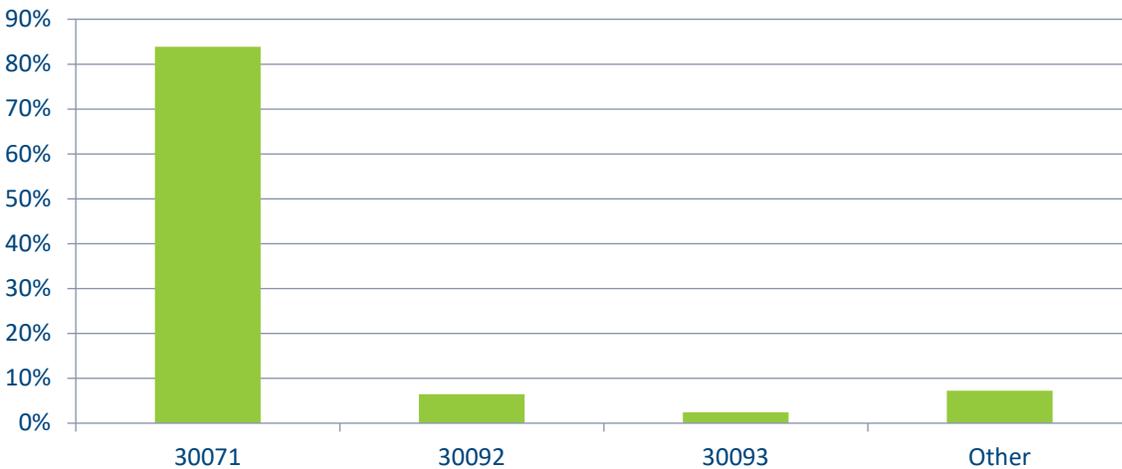
Figure 3. Breakdown of Respondents' Relationships to Norcross



Geographic Distribution

As Figure 4 shows, 83.87 percent of respondents live in the 30071 ZIP code, which encompasses the City itself. Small percentages of participants live in nearby Peachtree Corners (ZIP code 30092, 6.45%) and the area of unincorporated Gwinnett County across I-85 from Norcross (ZIP code 30093, 2.42%). The remaining 7.26 percent of respondents come from ZIP codes throughout the metro Atlanta area.

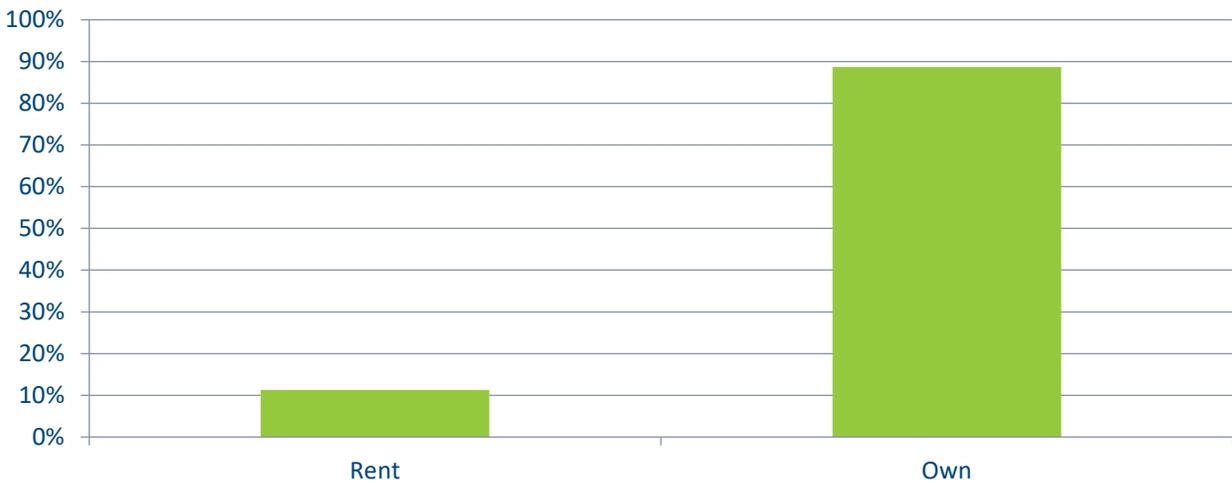
Figure 4. Respondent ZIP Codes



Residential Type

Shown in Figure 5, the majority of survey respondents (88.71%) indicated that they own their place of residence, while 11.29 percent of respondents indicated that they rent at their place of residence.

Figure 5. Homeownership Status Among Respondents



Income

As Figure 6 shows, the share of survey responses increased as household income increased. Less than one percent of participants reported a household income of under \$15,000, while households making \$150,000 or more constituted nearly half of all survey responses.

Figure 6. Household Income Distribution of Respondents



Results

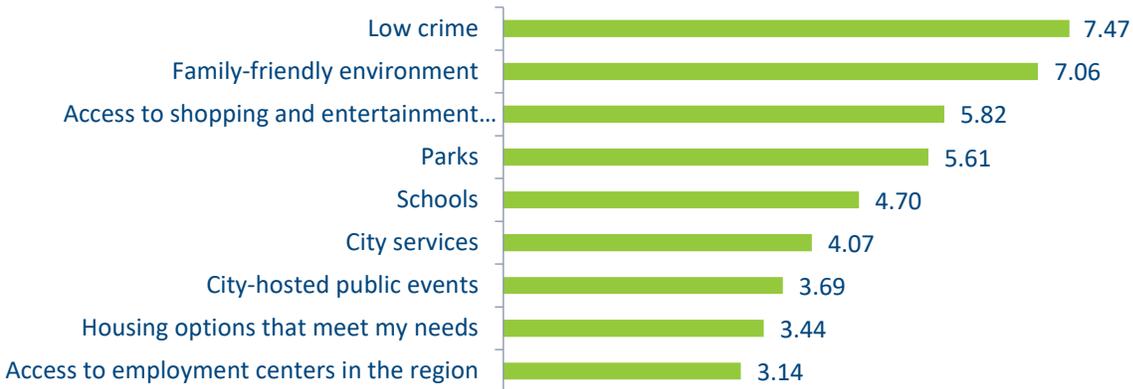
Quality of Life

Question 1 asked respondents to rank the factors impacting their quality of life in order of importance. The survey then calculated a weighted score, in which a higher number indicates greater importance. Based on responses, the most important elements of life in Norcross are low crime, a family-friendly environment, and access to shopping and entertainment destinations. Respondents found access to employment centers in the region, housing options that meet their needs, and city-hosted public events to be the least essential factors among those presented.

Figure 7. Quality of Life Priorities

Which of the following do you consider to be the most important contributors to quality of life in Norcross?

Please rank in order from 1 to 9, with 1 being your highest priority and 9 being your lowest priority.



Town Center Needs and Opportunities

Question 2 asked respondents to assign a level of importance to potential modifications to the town center area. The clear favorite among participants was increasing the selection of unique shops and restaurants; adding more outdoor gathering spaces and parking also proved to be popular. Even the “least popular” choice, more housing options, received an average score of 2.54 on a scale of 1 to 5, indicating a medium level of priority. From the results, it appears that respondents do not object to any of the suggested improvements.

Figure 8. Respondent Rankings of Town Center Needs and Opportunities

On a scale of 1 to 5, how would you rank each of the following?

(1= low priority, 3=medium priority, 5= high priority)



Mobility and Electric Vehicles

The survey asked community members to choose their top 3 transportation needs for the Town Center study area. A clear upper tier exists, which includes reducing vehicular congestion (chosen by 60.41% of respondents), improving the safety of pedestrian crossings (54.06%), and addressing the lack of parking (50.51%). Among those who selected “Other,” several people indicated a desire for reducing both speed and volume of traffic through the downtown area, improving walkability and connectivity through increased sidewalks and pedestrian crossings, and intersection safety improvements, particularly near railroad crossings.

Figure 9. Town Center Transportation Needs

What do you consider to be the top transportation needs in the Town Center Area? (Select your top 3 choices.)

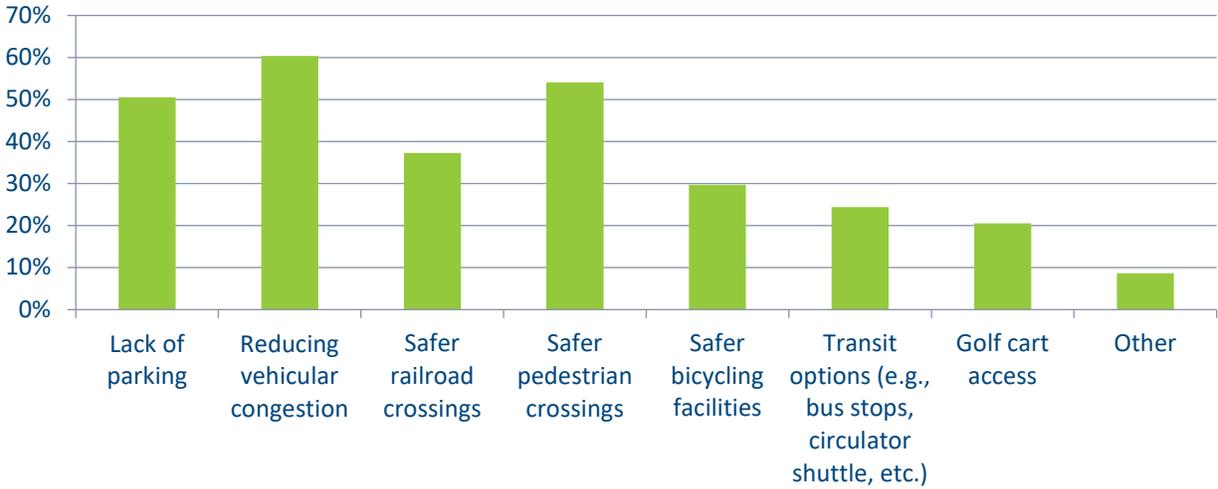
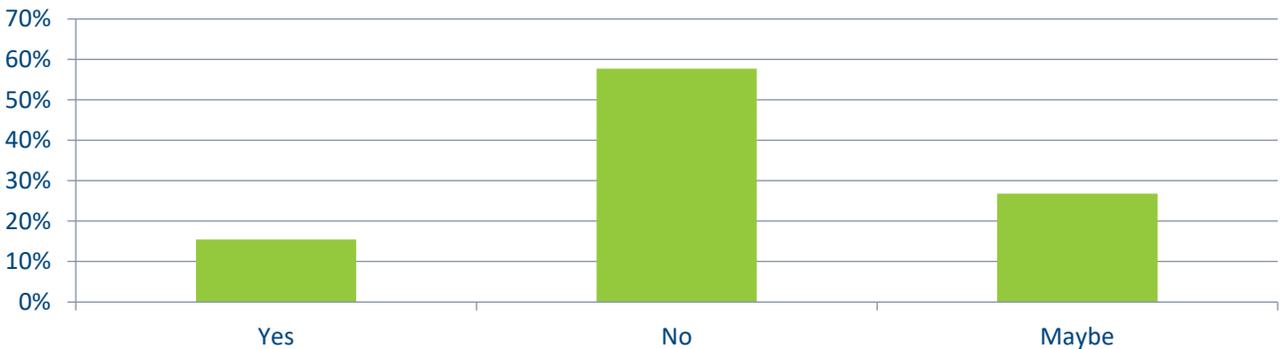


Figure 10. Respondent Support for Paid Parking

Do you support the City implementing paid parking in the Town Center area? (e.g., parking decks, metered parking spaces, etc.).



Questions 5 and 6 asked participants about the walkability of the Town Center Area; Figures 11 and 12 show the responses. Respondents overwhelmingly (94.42%) feel very or somewhat comfortable walking in the area. Another 3.55% are not comfortable but would like the ability to walk to more places, leaving just over 2 percent of respondents who are unable to or uninterested in walking more. Additionally, 55.61 percent of participants feel that nothing limits their ability or inclination to walk around. Those who do feel limited cite unsafe street crossings and lack of pedestrian facilities as primary reasons (23.47% and 23.32% of respondents, respectively). Some people indicated lack of proximity to destinations and crime as reasons for not walking more. Among “Other” responses, unsafe railroad crossings, inadequate lighting, and lack of parking garnered multiple mentions.

Figure 11. Comfort Level While Walking

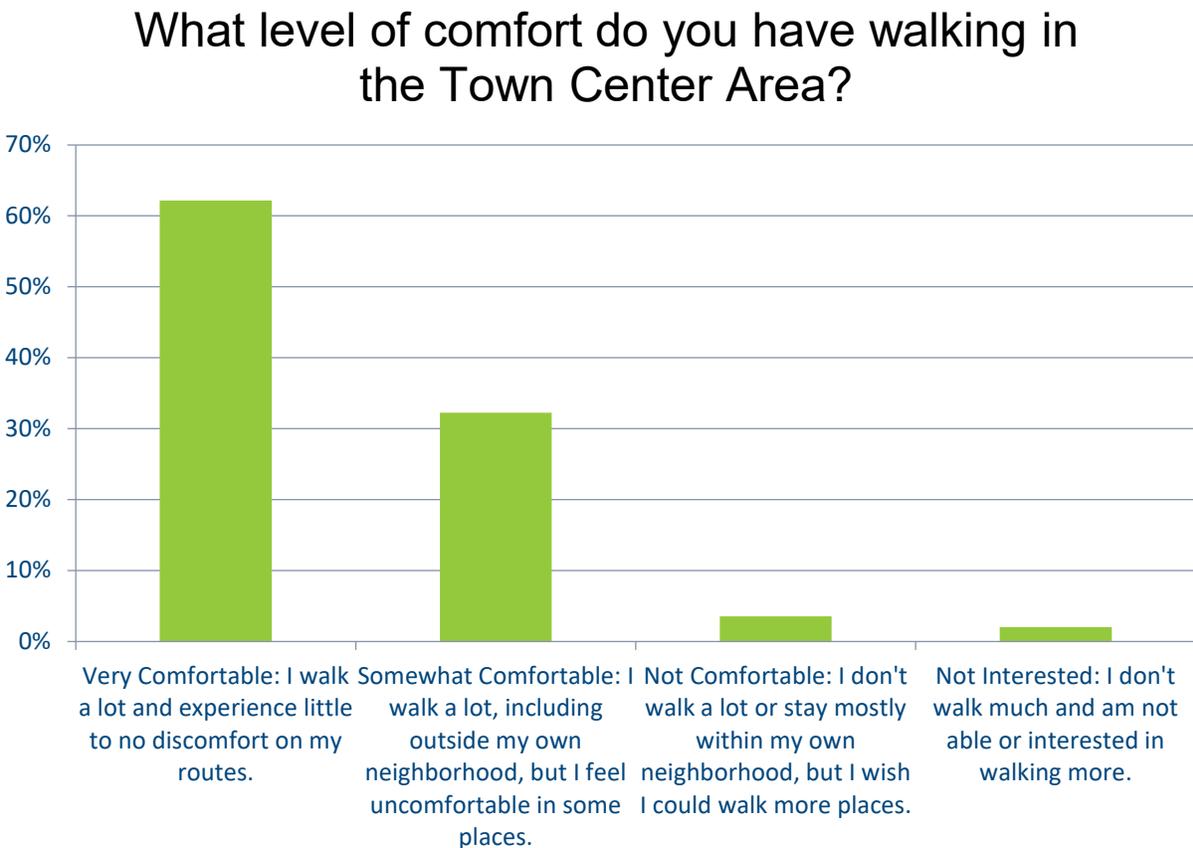
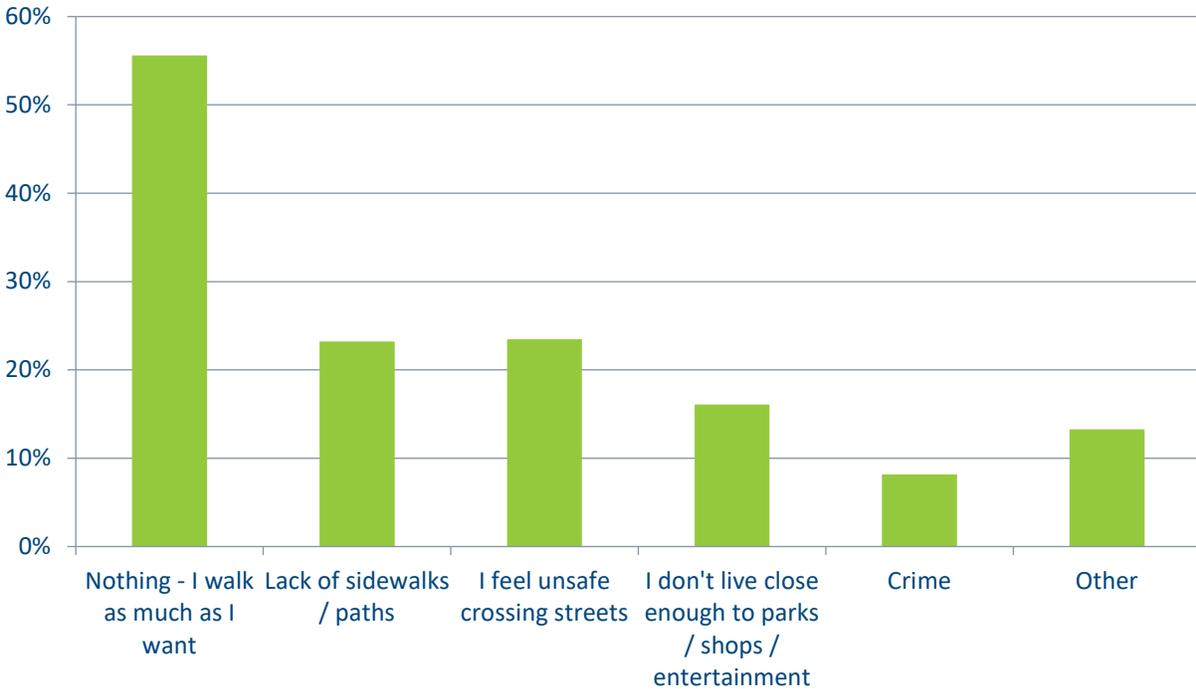


Figure 12. Walkability Limiting Factors

What factors are stopping you from walking more in the Town Center Area? (Select your top 3 choices.)



The next questions related to cycling in the Town Center Area. As Figure 13 shows, 43.8 percent of respondents indicated they were not cyclists or were uninterested in biking in the Town Center. Among the remainder, 28.5 percent, or about half of self-identified cyclists, called themselves “interested but concerned,” feeling uncomfortable riding in traffic or bike lanes and preferring off-street routes. Another 21.37 percent are somewhat confident, preferring separated bike paths but being willing to use bike lanes or paved shoulders. As seen in Figure 14, the most commonly cited reason barrier to biking in the Town Center is the lack of bike lanes or paths, and general discomfort with the current bike facilities is the second-most popular response. Among “Other” responses, many people cite unsafe driver behavior, including speeding, distraction, and lack of familiarity with traffic laws.

Figure 13. Cycling Comfort Level

If you ride a bicycle, what type of cyclist would you classify yourself as?

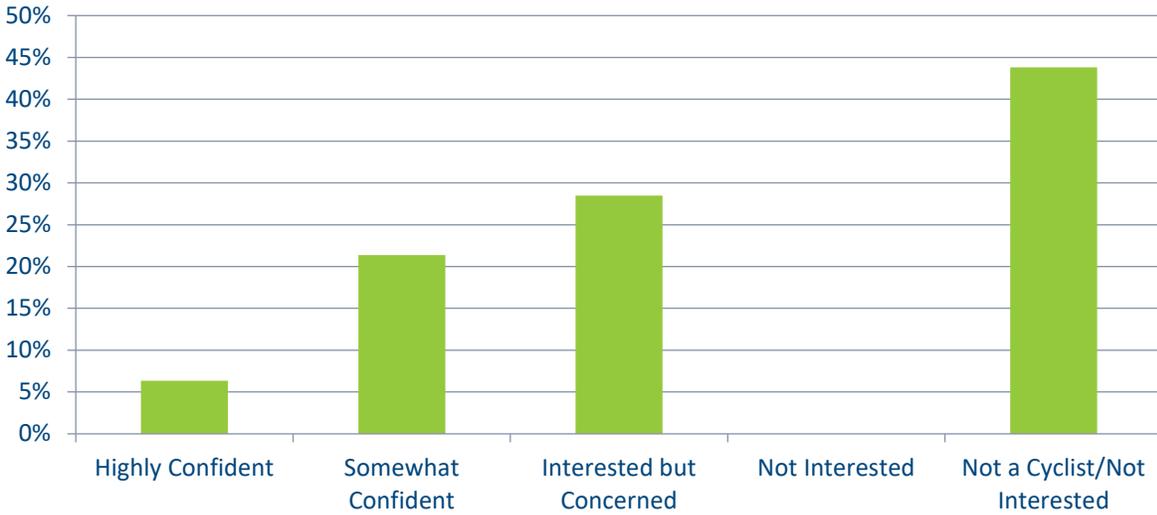
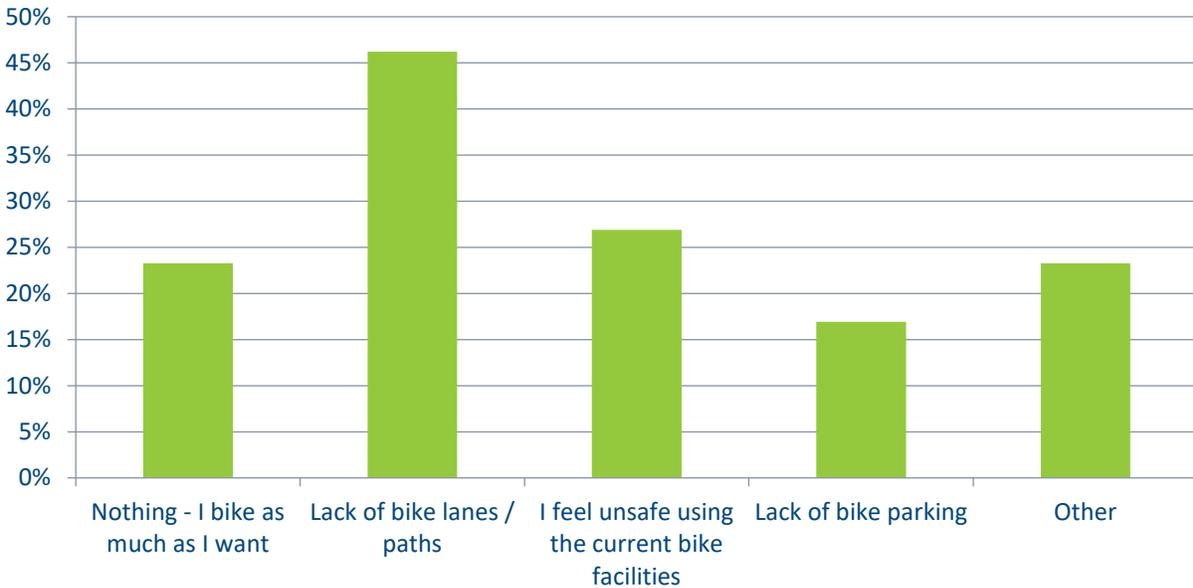


Figure 14. Bikeability Limiting Factors

What factors are stopping you from biking more in the Town Center Area? (Select your top 3 choices.)



The next several questions related to electric vehicles (EVs). As Figures 15 and 16 show, a small percentage (14.47%) of respondents had owned or leased an EV, though a much higher share (47.19%) had considered doing so. Commonly cited barriers to owning or leasing an EV among respondents included the high cost and the lack of local charging stations in Norcross. Among “Other” responses, common themes included concerns about the limited range of EVs, the cost of electricity, and the lack of need for a new vehicle. Among those who do own or lease an EV, the vast majority charge their vehicle at home, though some use public chargers and a small number charge their vehicles at work. Survey respondents overwhelmingly support the City pursuing federal funding to invest in new EV charging stations, with 87.29 percent saying yes. In response to the open-ended prompt allowing participants to list up to three desired charging locations, the most common answers are shown in Figure 20. Downtown, the library, city parks, the police station, and near shopping locations were popular responses.

Figure 15. Electric Vehicle (EV) Usage

Do you own or have you ever purchased/leased an electric vehicle?

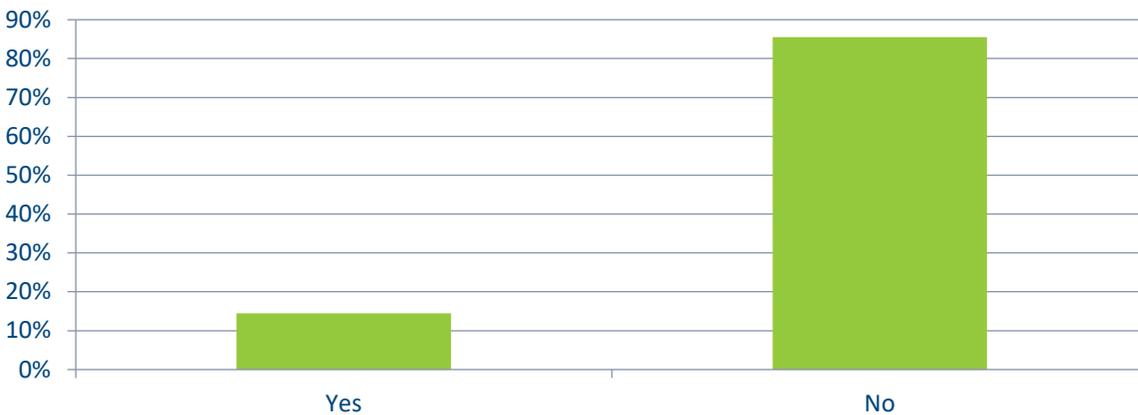


Figure 16. Desire for EVs

Have you ever thought about buying or leasing an electric vehicle?

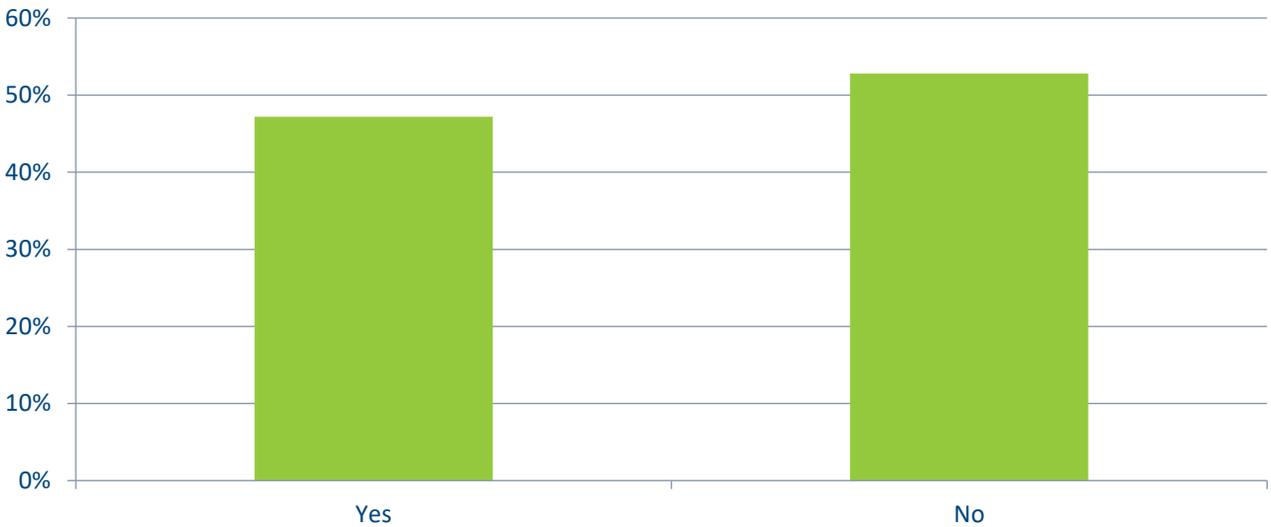


Figure 17. EV Charging Locations

If you have an electric vehicle, where do you typically charge it? (Select all that apply.)

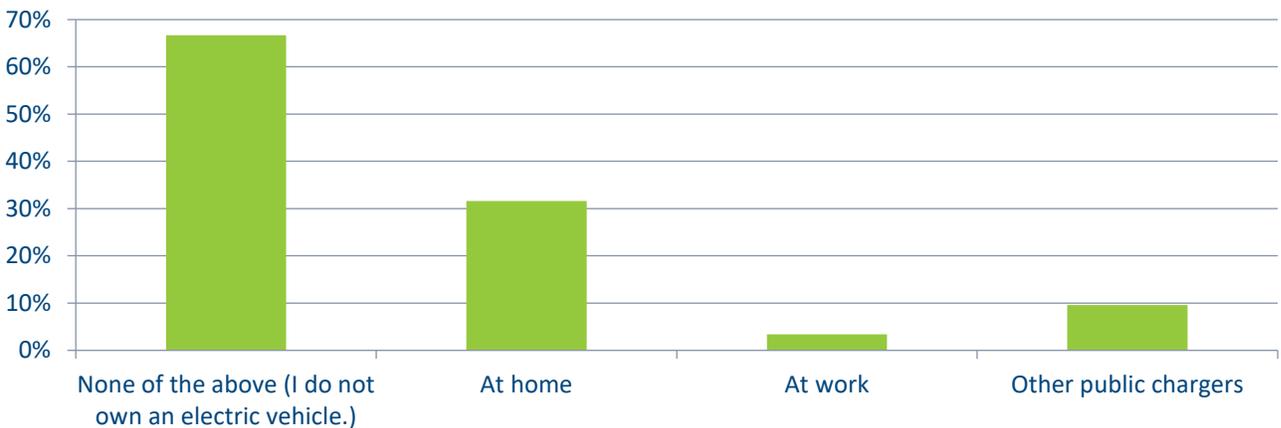


Figure 18. Barriers to EV Usage

Which of the following do you consider to be barriers to driving an electric vehicle?

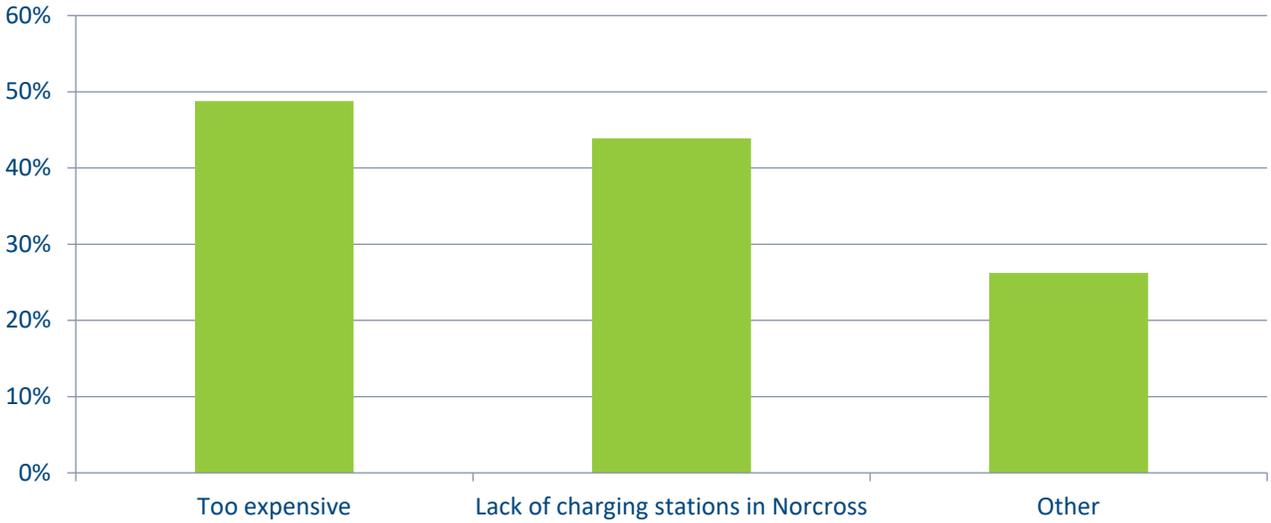


Figure 19. Support for Seeking Federal Funding to Expand EV Charging Infrastructure

Do you support the City pursuing federal funding to invest in new electric vehicle charging stations?

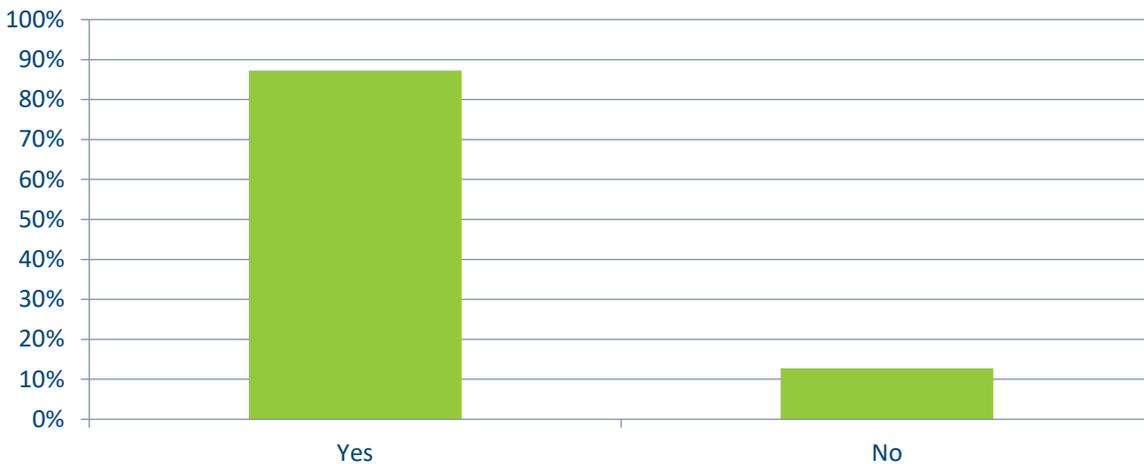


Figure 20. Preferred EV Charging Locations (Word Cloud)



**A transcript of all open-ended responses is provided in the Appendix.*

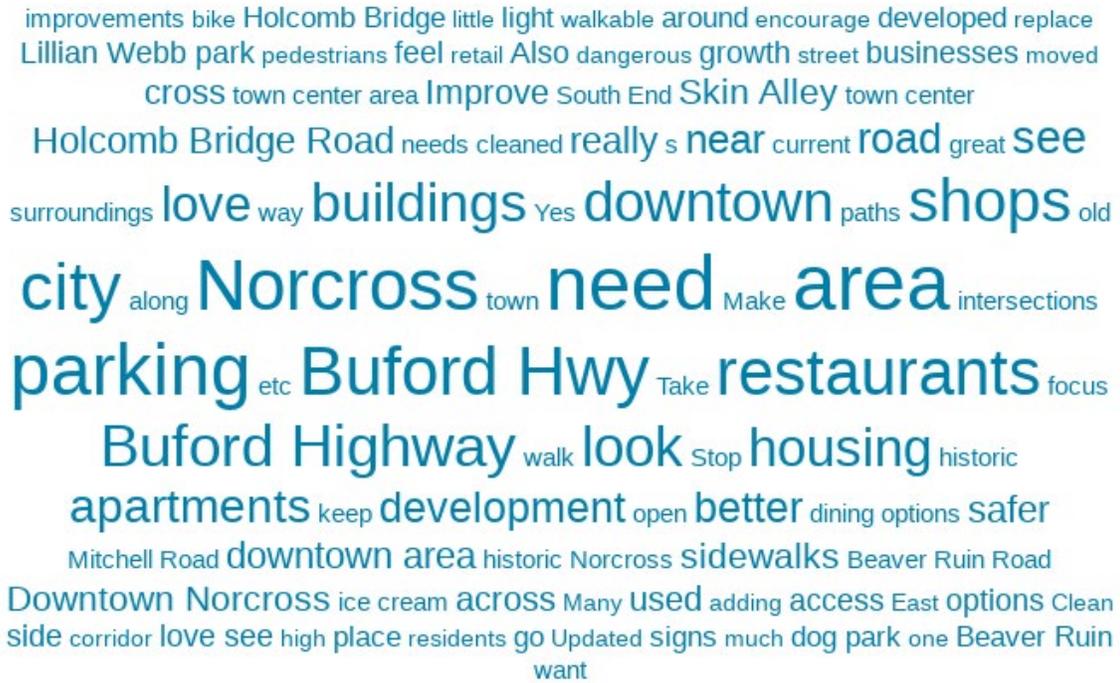
Future Growth and Development

Question 15 asked respondents about the areas of the city they would like to see undergo change as it relates to future growth and development. As the word cloud in Figure 21 indicates, major themes included making Buford Highway safer, more pedestrian-friendly, and more attractive; adding restaurants and shops downtown; increasing the amount of available parking; opposition to adding more housing, particularly apartments; and rehabilitation of old historic buildings.

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Figure 21. Desired Changes for Future Growth and Development (Word Cloud)



**A transcript of all open-ended responses is provided in the Appendix.*

The final questions focused on housing. As Figure 22 shows, 78.61 percent of survey respondents expressed support for or openness to development and zoning policies that allow for more housing options among the local workforce, including public service positions and healthcare workers. Figure 23 shows preferred future housing development types; respondents showed the highest level of support (75.2%) for single-family detached housing. No other types were nearly as popular; 43.13 percent supported small-lot starter homes, 35.04 percent indicated a desire to see more active adult living communities, and 32.35 percent were open to more townhomes and condos. Support was low for apartments (7.82%) and small multifamily options like duplexes, triplexes, and quadplexes (12.13%).

Figure 22. Support for Allowing More Workforce Housing

Do you support the City enabling more housing choices for members of the local workforce (e.g., teachers, police officers, firefighters, City staff, health care workers, etc.) through future development and zoning policies?

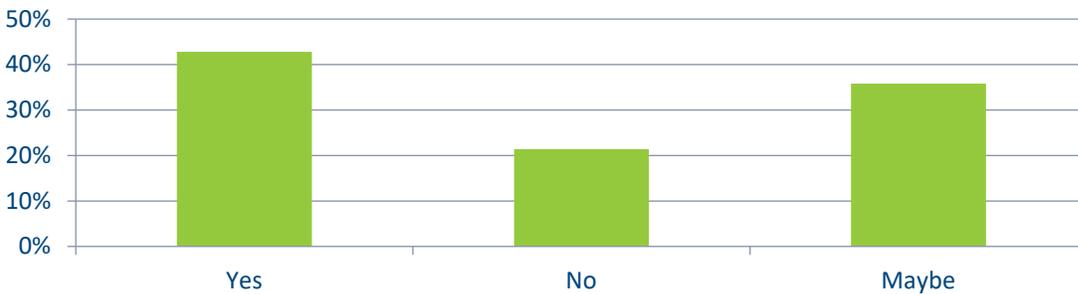
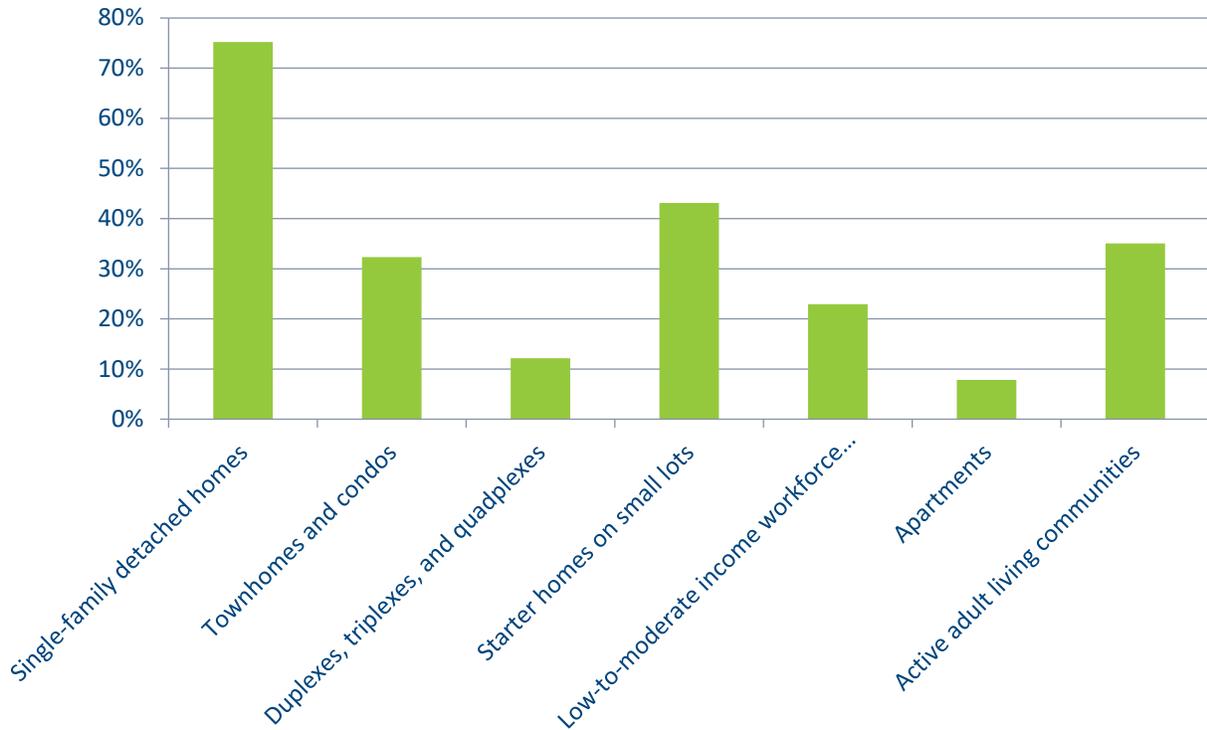


Figure 23. Support per Housing Type

Which housing types would you like to see more of in the future? (Select all that apply.)



Appendix: Transcript of Open-Ended Responses

The following tables present the open-ended responses submitted throughout the survey. **Comments are listed exactly as submitted by the respondent; the planning team did not make any adjustments for spelling or grammar.**

Table 1: Open-Ended Responses to Question 3: What do you consider to be the top transportation needs in the Town Center Area?

Comment ID	What do you consider to be the top transportation needs in the Town Center Area? Other, please specify:
1	Safer railroad crossings for pedestrians
2	Sidewalk at RR at Holcomb Bridge Rd
3	Sidewalk across RR at Holcomb Bridge Rd
4	Too many intersections have large bushes blocking sight of oncoming cars. The city should remove some to prevent traffic accidents.
5	Better maintenance of fountains and fountain lights
6	#1 - TRAFFIC LIGHT at Jimmy Carter and West Peachtree. Someone is going to be killed here soon if nothing is done. Also, setup trails and walk paths to handle ebike, escooter traffic, safer ways to use these options out of the streets
7	Stop having events that shut down city streets and limit access to local businesses. Also, stop allowing so many trees to be clear cut for the sake of "development"
8	More sidewalks
9	A parking deck
10	Fewer cars. Route cars like the Prado
11	Sidewalks across RR at autry and Holcomb bridge
12	Speed calming measures - speed tables
13	Less train "whistle " noise, very erratic
14	Quiet Railroad crossing
15	More reliable electric vehicle charging stations
16	MARTA
17	Public transportation in the form of shuttles and busses
18	walkable connections to culture, nature, family activity venues, other towns
19	No golf carts!
20	Access to MARTA in Norcross
21	Diverting non-Norcross traffic from cutting through the city
22	pedestrian crossing for Buford Hwy
23	Sidewalks that connect (see Ruth St/Holcomb Bridge Rd)
24	Downtown, many cars do not realize traffic coming over the tracks do not stop and I have seen this almost cause many collisions
25	Make as walkable as possible everywhere- big community buider
26	PLEASE don't mess with the RR's! That is WHY Norcross exists. And you'd have less "vehicular congestion" if you'd stop OVERBUILDING downtown with hi-rise housing!

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Comment ID	What do you consider to be the top transportation needs in the Town Center Area? Other, please specify:
27	Easier access to town center from parts of city just beyond without e bike lanes, sidewalks/trails and paths wide enough for ebikes, for safer and easier access to town center without car
28	Bicycles and scooter for rent
29	Safer ways for pedestrians to cross the railroad
30	Reduce noise from train
31	None of the above
32	Completion of sidewalks
33	Better Pedestrian railroad crossings
34	Buford Hwy crossings

* Comments are listed exactly as submitted by the respondent; the planning team did not make any adjustments for spelling or grammar.

Table 2: Open-Ended Responses to Question 8: What factors are stopping you from biking more in the Town Center Area?

Comment ID	What factors are stopping you from biking more in the Town Center Area? Other, please specify:
1	N/A
2	i don't ride bikes often
3	N/A
4	Don't have one
5	N/A
6	don't bike
7	not a cyclist
8	Not applicable
9	Cars drive too fast & do not give space to cyclists
10	too much traffic that doesn't abide by the rules
11	need to buy a bike
12	Don't bike, only walk
13	I don't bike
14	Crime
15	Hi
16	further from where I live in Norcross
17	No place to lock bikes
18	n/a
19	Do not bike.
20	don't bike
21	I do not have a bike.
22	Are there bike facilities?

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Comment ID	What factors are stopping you from biking more in the Town Center Area? Other, please specify:
23	Not bike friendly especially with narrow streets and speeders
24	I don't bike
25	Don't bike
26	No desire to bike
27	Too old to bike
28	Afraid to ride on Holcomb Bridge
29	NA
30	Don't own a Bike
31	Don't bike
32	not a cyclist
33	Scared of the cars
34	Drivers cannot navigate the 3 way stops near the RR tracks
35	Not something I am interested in doing
36	Dont bike
37	I don't bike
38	Disabled
39	Not a cyclist
40	I'm employed with the City, but don't live here.
41	Crime
42	Do not bike
43	I don't ride bike
44	Not a cyclist
45	No bike seats for small children
46	Lack of driver education of bike laws
47	Have not had the need to-date but would be interested in the future. At that time, I would not be comfortable riding on the main roads.
48	traffic in the afternoons, cutting through to Buford Hwy
49	NA
50	Distracted drivers
51	Hills and traffic
52	Don't bike
53	don't own a bike
54	Physical security of bicycles when parked
55	I do not bike
56	Not a cyclist
57	Bike exclusively for exercise
58	Not a biker
59	If i want to bike I go to a trail in a park MADE for that. I do not like bike trails on roadways.

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Comment ID	What factors are stopping you from biking more in the Town Center Area? Other, please specify:
60	the hills in my neighborhood
61	NA
62	Not a biker
63	I do not have a bike
64	Where are the bike lanes.
65	n/a
66	Not a biker
67	No bike lands on N Peachtree St. Not safe and illegal to ride on sidewalks
68	Don't currently bike
69	I don't bike
70	No bike
71	Don't own a bike
72	Needing a new bike
73	Don't have one
74	Don't bike
75	I generally walk
76	Not a biker
77	Don't own a bike

* Comments are listed exactly as submitted by the respondent; the planning team did not make any adjustments for spelling or grammar.

Table 3: Open-Ended Responses to Question 12: Which of the following do you consider to be barriers to driving an electric vehicle?

Comment ID	Which of the following do you consider to be barriers to driving an electric vehicle? Other, please specify:
1	Elon Musk's reputation as a right wing troll makes me not want to own a Tesla.
2	The price of Electricity in Norcross
3	no barrier
4	No barriers
5	lack of supply
6	Cost
7	Not interested
8	none
9	Charge does not allows for long distance
10	Mileage on a charge
11	I own an EV, but now consider it virtue signaling. I still use the grid to charge...it's all hype. I will not buy another.
12	I am not in need of a new car at this time.
13	Not ready to fully commit

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Comment ID	Which of the following do you consider to be barriers to driving an electric vehicle? Other, please specify:
14	Battery life
15	Waiting
16	Battery technology and resources to produce them.
17	Don't need a new car at the moment.
18	Na
19	Our current cars are paid off and we are currently paying off student loan debt.
20	Batteries will be a future source of pollution; GA power is still using lots of coal to power electricity; Lack of country wide network, making trips impractical
21	concern re long trips
22	Range
23	Lack of a spare tire
24	Lack of range
25	No outlet at home
26	na
27	My current vehicle is too new to make a change
28	Not able to drive long distances
29	None
30	Not currently in the market for a new car
31	None
32	Lack of charging stations in general
33	no barrier
34	none
35	Electric grid can't handle if 25 % of population had EV.
36	City Hall chargers are not well maintained and don't always work
37	I have a company car, not an option.
38	none
39	Electricity cost in Norcross
40	Not enough range for road trips
41	like gas for travel
42	Limited Range of travel
43	Lack of chargers in HOA community

** Comments are listed exactly as submitted by the respondent; the planning team did not make any adjustments for spelling or grammar.*

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Table 4: Open-Ended Responses to Question 14: In what locations would you be most interested in having access to an electric vehicle charging station in Norcross? (You may provide up to 3 locations.)

Comment ID	Location 1	Location 2	Location 3
1	Library	Parks	Gas stations
2	Buford Highway (maybe new Police Station)	Norcross Library	Pinnacle Park
3	Downtown Norcross	Forum	Publix parking/ Peachtree Parkway
4	Library	By thrasher park	Right by crossing steakhouse
5	Crossing parking		
6	downtown		
7	Downtown		
8	Parking near City Hall		
9	Beaver Ruin	Buford Highway	Satellite Hwy
10	Hopewell Baptist Church	Betty Mauldin Park	
11	Buford Highway	Town Center	Jimmy Carter Blvd
12	at grocery stores		
13	Library		
14	Near shopping or Dining	Near Employee Centers	At Parks
15	na	na	na
16	High street outside restaurants	Library deck	
17	City Hall	Old Norcross library that currently sits empty	Anywhere NOT downtown that takes away from already limited parking.
18	Downtown Norcross		
19	Historic Norcross	Buford Highway	Indian Trail Road
20	downtown	high schools	city hall

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Comment ID	Location 1	Location 2	Location 3
21	Lillian Webb Park / Downtown Businesses		
22	Fire Station Area	Library Area	
23	downtown Norcross		
24	downtown norcross	town center	forum
25	Trasher Park		
26	Near parks	Near shopping centers	Near public facilities (libraries)
27	City Center	Library	Parks
28	Downtown	In new parking garage	City Hall
29	Brewer	Welcome center	City hall
30	In the public parking lots closest to downtown core/amenities	Somewhere along the Buford Highway corridor, in areas that perhaps don't have as much going on...like where the Norcross letters are/the future Public Safety building...the overall goal being to activate areas that have not been activated as much and continue to bridge "East/West BuHi Divide"	
31	town Center	Buford Highway	parks
32	Parks	Downtown Norcross	Schools
33	City Hall	Main Street (near The Crossing)	
34	Library parking lot		
35	Downtown		
36	People pay for it at home.		
37	Historic Norcross		

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Comment ID	Location 1	Location 2	Location 3
38	Norcross public library	Thrasher park area	
39	None	None	None
40	Parking lot next to Crossing restaurant	Thrasher park	Community center
41	City hall	Skin alley	Library
42	Webb park	Alley	Church lot
43	Thrasher park	Lillian Webb Park	
44	Jimmy Carter BLV near I85 Quick Trip has station	Peachtree industrial & Repts Miller rd Race trac	Buford hw Jimmy Carter Texaco
45	thrasher park		
46	Thrasher park	Lowe's parking on beaver ruin	Park and ride lot off Indian trail
47	Library	Cultural arts center	
48	LWP	Cotton gin	Discovery garden
49	City Hall		
50	At the parks		
51	Downtown		
52	Downtown Norcross	Library	Any parks that can be offered.
53	Downtown		
54	The police station	The park	Down town area
55	Parks	Downtown	
56	Town Center	Norcross Plaza	Library
57	Beaver ruin road	Jimmy carter	Peachtree industrial
58	Downtown Norcross		
59	library	thrasher park	
60	Main Street	Lilian Webb	
61	Downtown/South End	Library	
62	Crossing restaurant parking lot	Thrasher park	Public parking next to police station

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Comment ID	Location 1	Location 2	Location 3
63	Downtown	Parks	
64	Parking lot along train tracks	City Hall	
65	Near thrasher park	Near south end	Near library
66	Downtown Norcross		
67	Outside of Thrasher Park	Besides Paisano's at the Norcross wall decal	Along the train tracks
68	Library @ Lillian Webb	@ City Hall	South of Main
69	Downtown		
70	Cotton Gin	Norcross Library	South End
71	Library parking garage	Fix the broken charger at City Hall	Spaces across from Paisanos
72	Parks	Downtown	
73	Near shops		
74	South end	Lillian webb	Thrasher park
75	Near 85	Near PIB	Outskirts of downtown
76	post office	behind old town Norcross	
77	downtown	by park or trail	by existing or future high density/mixed used developments
78	Near parks	Near shopping/dining	Near library
79	Parking deck	City hall	One Heart Church parking lot
80	I have no idea		
81	Historic downtown strip		
82	Somewhere near shopping		

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Comment ID	Location 1	Location 2	Location 3
83	Where it is, at city hall-no others needed		
84	New parking deck	City hall	
85	Near Lillian Webb Park		
86	City hall	Downtown	
87	downtown/historic Norcross	downtown/historic Norcross	high school
88	Thrasher Park	Lillian Webb Park	Parking area in City Center
89	In our new parking deck	City Hall	Skin Alley in after acquiring existing private parking
90	Somewhere not near downtown Norcross		
91	downtown		
92	downtown parking lots	parking deck of the future	parks
93	The Junction	Beaver Riun	Jimmy Carter
94	Police station		
95	parks	city hall - working	library
96	City hall	Main street	
97	Library	Shopping centers along Buford Hwy	
98	Near 85	City Hall parking	Near PIB
99	South end of downtown area	in the library parking deck	
100	Beaver Ruin Rd	Singletary	Holcomb Bridge/Jimmy Carter
101	city hall	library parking deck	skin alley parking lots
102	Downtown parking areas		
103	Library parking deck		

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Comment ID	Location 1	Location 2	Location 3
104	Near library	Near city hall	Near Mitchell road
105	Library area	Police station	
106	Town center		
107	Downtown		
108	Town center		
109	jimmy carter blvd		
110	Library		
111	Behind Social Fox	Near the library	Near Thrasher Park
112	Edge of town parking on south peachtree	Edge of town within walking distance	Charge and walk to town locations on the outskirts of town center
113	Library parking		
114	Downtown		

* Comments are listed exactly as submitted by the respondent; the planning team did not make any adjustments for spelling or grammar.

Table 5: Open-Ended Responses to Question 15: Is there anywhere in the city where you would like to see changes in how the area looks, feels, and/or functions?

Comment ID	Is there anywhere in the city where you would like to see changes in how the area looks, feels, and/or functions? Use the comment box below to share your ideas about future growth and development.
1	Downtown more nightclubs
2	No. We moved here in 1993 and absolutely love what is happening in our city.
3	I saw renderings for Buford Highway and hope with the new the developments/improvements in the city that the businesses stay diverse. I love that Norcross has so many cultures represented and want infrastructure to embrace that.
4	The field at the corner of Born and Lawrenceville streets needs to become something. Perhaps a dog park or community swimming pool?
5	Cut off Holcomb Bridge Road access to Buford Hwy. It's a traffic cut through from P'tree Industrial. It brings no value to Norcross and creates traffic.
6	Cut off Holcomb Bridge road access to Buford Hwy. It's a cut through from Peachtree Industrial into Buford Highway. It creates no benefit to Norcross, but makes a ton of traffic.
7	I would like to see the cut through traffic on Holcomb Bridge reduced to improve safety.
8	Improve Beaver Run/ Indian trail area; modernize the area
9	Despite the 2040 Norcross Comprehensive Plan lamenting about Norcross being seen as "two places" split by Buford Highway, I think the dual identity of sorts adds to the character and uniqueness of Norcross.

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	I sincerely hope Norcross can avoid the trap of the homogenized, cookie cutter urban/suburban template that many municipalities across the country seem to be fixated upon in their quest for "growth."
10	I would like to see more exercise promoting activities/events.
11	Dog park
12	Summer concerts. City taxpayers should have a vote. Too many of the same genre-R&B. Many want Rupert's Orch back! More shopping choices needed vs Real Estate or business offices in DT. Survey best times for Farmers Mkt to make it successful for vendors and convenient to visitors.
13	More shopping / dining options in town.
14	Intersections here are dangerous. Too many blind turns.
15	More shopping
16	I'd love to see a dog park!
17	<p>Activate east Norcross with employment and retail/housing.</p> <p>No more apartments near downtown/Buford hwy</p>
18	Buford Highway needs to be cleaned up more like Buford Hwy and Cemetery St is evolving
19	Buford Highway needs less emphasis on vehicular transportation and more on pedestrian access. The lack of architecture and density makes the corridor look incredibly dated and detracts from our city.
20	I would like to see the city clean up the Buford Hwy area. It look dirty and unkept. It is an eyesore.
21	<ol style="list-style-type: none"> 1. Expedite mixed-use redevelopment of Buford Hwy between JCB and Beaver Ruin 2. Move Post Office and downtown extended stay and replace them with high density housing/apartments 3. Recruit Kroger or other supermarket to JCB/Buford Hwy area 4. There are several undeveloped parcels of land near downtown. Set aside some for more parks and encourage more housing on others to create more foot traffic for downtown merchants. 5. Try to encourage relocation of some downtown businesses that can easily be somewhere along Buford Hwy and replace with more restaurants, bars, shops, comedy club, etc. Turn it into an even bigger and better entertainment district. Expand it down to Local Peach area.

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	<p>6. Recruit a boutique hotel to downtown area.</p> <p>7. Promote downtown area to residents of nearby cities</p>
22	Streets need to be paved and striped.
23	Best Friend Park to the railroad tracks on Jimmy Carter Blvd. Also Burger King to the old library on Buford seems sketchy sometimes.
24	Buford Hwy is car-oriented and hostile to pedestrians.
25	More locally owned business - restaurants and shops. More walkable downtown area (Skin Alley extended). Safer pedestrian railroad crossings.
26	Hunter Street on the side opposite West Peachtree and West Rock towards Old Norcross Glen and Kennmore Manor. This needs to be developed (when it is developed) with detached homes NOT more townhomes or apartments. The intersection with West Peachtree and Hunter and getting from Hunter to downtown is becoming very congested. Leave the density at West Peachtree - lower density down Hunter street to go with the detached homes already there.
27	Take care of north of Norcross 30093.
28	None
29	There is parking. Did I mention lack of parking?
30	While attractive, the "brick" crosswalks are sinking. They are creating a danger to vehicles and pedestrians.
31	When pulling into Norcross from Langford or Buford Hwy. you see extended stay hotels. They are an eyesore, they breed crime. They should be rezoned for other purposes or re-developed.
32	Signage to be uniform across the city. And updated motto.
33	<p>The amount of trash on the sides of the roadways is terrible. It needs to be picked up more often. Holcomb Bridge is terrible.</p> <p>Pruning needs to take place on sidewalks as well.</p> <p>Holcomb Bridge is terrible! This is a main path through and into Norcross and it needs to have more upkeep regularly. This area gets very little attention.</p>
34	Garbage/litter on main roads
35	Make Mitchell Road more inviting and intriguing, entice other to see just what is around the corner
36	<p>All over the city, there are far too many properties being "developed" at the expense of the flora and fauna of the area- particularly trees.</p> <p>When I moved here, I loved that Lillian Webb Park had such beautiful trees around it, but now it's ringed by ugly townhomes and an even uglier apartment building and library (whose design should have been immediately rejected until something more fitting with the once-homey feeling of the area was proposed). There *is* such a thing</p>

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	as too much development, and the city seems to be rushing headlong towards finding that threshold.
37	I would love to see redevelopment in the shopping center that houses Dunkin Donuts, Dollar Tree and Fur Kids on Holcomb Bridge Road, it is very run down.
38	More single family homes, cottages, and actual senior focused condos.
39	<p>Indian Trail Lilburn Rd/ Beaver Ruin Road Area is a missed opportunity because of the proximity to both the buses to Atlanta and access to 85.</p> <p>The Bradford apartments should be replaced with affordable starter home community or housing for local workforce .</p>
40	Updated kids park equipment
41	<p>Sidewalk paths to parks from nearby neighborhoods.</p> <p>More parks</p>
42	Safe and welcoming pedestrian crossing on Buford Hwy to Lilian Webb Park and Library, dedicated bike lanes.
43	Yes! We need more restaurants (including upscale ones) and more shops in Downtown Norcross! That is my top priority!
44	<p>some signed need to be updated. Might not be responsibility on Norcross but the signs on peachtree industrial and 141 have faded highway signs.</p> <p>Wish there were better restaurants.</p>
45	More parking
46	URGENT request. Please fix the speed sign on Holcomb Bridge and Old Towne Park. Cars drive so fast. Hard to cross the road. Or better yet a speed bump.
47	Areas East of Buford Highway. Starting with Buford Hwy itself. Many old, decrepit buildings on the Hwy itself.
48	Acquire parking lots beside Skin Alley and make area walk and gathering friendly
49	Maybe on the major corridors
50	Indian Trail-Lilburn Road at Beaver Ruin down to Brook Hollow Pkwy. SO much potential for redevelopment there, with its prime location and high traffic count.
51	Behind B&W and the new ice cream shop
52	Britt avenue should be a two way street to provide safer access to the library, so that patrons don't have to use heavily-trafficked Buford Highway.
53	too many 3-way stops. it can be confusing for visitors
54	downtown shop area needs to be redone and Mix use development
55	Proposed walking trail along Bever Ruin creek

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56	The train crossing with Holcomb Bridge Road in the town center (near The Crossing and the Italian restaurant) needs sidewalks or more pedestrian room.
57	STOP high density housing. People move to Norcross for the laid-back area. Do NOT allow builders to cut all trees for more homes.
58	Need a parking deck preferably in City Hall Parking lot or next door to Lionheart Theatre
59	More covered seating in Lillian Webb park near splash pad
60	Cross roads dangerous when walking
61	Stop adding signs... visual trash.
62	more paths and trails, riverwalk
63	yes..fix up HolcombBridge Road near Spalding. It looks like Doraville there
64	I feel to much of our tax monies is used in downtown Norcross and not enough to uplift many other areas of Norcross. Especially unincorporated Norcross.. My area off of Indian Trail & Warners Trail like most of my surroundings area is falling apart. Please do something about it and stop using the majority of tax dollars to upgrade Downtown Norcross. I feel like the surroundings downtown areas are competing with each other and your forgetting about the rest of your cities.
65	The intersections in historic Norcross are confusing, especially near the railroad crossings. I also would like to see the area modernize like the Forum instead of just remaining "historical".
66	Sidewalk improvement down Mitchell Road; slow traffic down Mitchell Road; connecting Pinnacle Park to town center area.
67	More speed calming measures such as speed tables
68	More activities at Lillian Webb park
69	Buford highway
70	Golf cart parking would be great.
71	<p>Speed bumps down Autry Street + Nesbit Street.</p> <p>Gambling machines out of our city.</p> <p>More green space for yoga, picnicking, Art + science programs.</p> <p>A community center.</p> <p>Keep the non-chain, small business restaurants.</p> <p>Asian fusion restaurant.</p> <p>Safer parking options (read about the car break ins at Brunswick)</p> <p>Love the street closures for festivals and day time events.</p>

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	<p>Love the hiking trail to connect Autry and Hunter areas.</p> <p>Less high density housing options.</p> <p>A dog park?</p> <p>Love Skin Alley and how it is being used.</p> <p>More art in the parks.</p>
72	Across from the social fox. Not sure why that parking is now all of a sudden private.
73	The Buford Highway corridor needs to be cleaned up, landscaped and more pedestrian crossings.
74	Buford hwy needs to be cleaned up. The current stores and businesses don't look safe to visit and that whole section looks run down.
75	Less apartments and transient population that is not invested in the long term viability of the City.
76	Opposite side of historic norcross from Buford highway towards 85 is not particularly attractive. I feel like I could be in another country.
77	I would love to see Norcross develop more like historic Duluth, historic Roswell and historic Alpharetta
78	<p>Fix up the old buildings inside and out - i.e., Paisano's smells like sewer & would never eat there, the old band building on the corner is an eye sore - plus any business inside is hidden and no access to the public, the businesses on the main street are old and need updating to add pizzazz maybe paint, bring in some excellent food restaurants like FORGET any burgers and beer places and no more latin restaurants - bring in some healthy restaurants & upgrade the venue to something more than casual or sloppy like the existing available spots - plain and simple; upgrade upgrade and upgrade and get with current times - get out of the old past and bring in 'class' - NO MORE HOUSING!!!!</p>
79	No
80	Norcross has allowed too much uncontrolled housing development of all types. Has lost it's charm and now looks like Sandy Springs / Brookhaven
81	Widen sidewalk along Holcomb Bridge road
82	Yes, revitalize across Buford highway area, make it as pleasant as the Town Center area.
83	No more apartments. The City can't handle the traffic now
84	Next to the community center with Mitchel rode - small shopping to continue downtown across the municipality. and condo raises building with parking for mixed-use.
85	Buford Hwy across from Lilian Webb Park needs a change in looks
86	Yes put up some games for adults like a ping pong table, chess board, domino table etc.

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87	Stop replacing 1 house with multiple housing units.
88	Would like to see more diverse restaurants in Town center. Also a parking lot near enough to walk but a shuttle for elderly or disable. I would like to see flags up celebrating our veterans on Memorial Day and Veterans Day (like they do in Duluth) etc.
89	More retail downtown
90	more sit down low cost dine in resteraunts and coffee shops that are open late, more green space
91	More street light on beaver ruin from Buford hwy to beaver ruin exit on 85, very dark and unsafe for pedestrians and bikes In town area some business have weird operation hours and inconsistent
92	I don't understand the gravel and chain link fence across from B&W all the way south. That could be so pretty but looks unfinished. Add more shops on skin alley and close that road. When building - like refuge and the ice cream shop starts- it should be finished in a timely manner. It all seems to take way longer than it should. Love the food hall concept.
93	Be sure everything is very walkable. Also, we need more restaurants. 3 or 4 more would be great.
94	Jimmy Carter Blvd. Roads does not represent the charm and beauty of historic Roswell.
95	Build parking next to community center
96	N/A
97	Lillian Webb park used more for concerts More restaurants/bars downtown, similar to Duluth
98	I think more could be done in creating a Greenway or a long pathway through the whole city. I know there are plenty of streets, but having a Greenway would really be neat. Maybe having it branched off to other parts and neighborhoods would be useful in connecting the city together.
99	I really appreciate the effort to slow traffic speeds on North Peachtree St. I am generally very satisfied with living in the City of Norcross. I know that growth and housing are issues, but part of what makes this haven of ours

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	work is that housing density varies and we still feel like a town, not a dense urban area.
100	On demand transit for out-of-the immediate area needs
101	Buford Hyw
102	Buford highway between Beaver Ruin and Jimmy Carter
103	More restruants and bars in downtown
104	I would love to see more growth in the downtown area but I feel the current city council lacks the vision or the ability to implement any plans for growth in with in the city limits. In other words I feel out leadership is lazy and makes excuses.
105	Update the older buildings - a refresh with still keeping its historical integrity.
106	More single family housing such as cluster homes instead of apartments
107	Buford Highway corridor
108	Fresh painting of commercial buildings
109	Walking trail/transit option connecting all of Norcross not just certain areas re: downtown/town center/historic district only.
110	The park off of N. Barton Street could be improved along the lines of Thrasher Park.
111	South of Buford Highway is highly neglected. More parks and greenspaces. Most of South Norcross is in a legally defined "food desert" and the poverty rate being so high, many people do not have cars to access grocery stores over a mile away.
112	6295 Jimmy Carter Boulevard
113	No
114	More Parking & Signage Needed
115	Beautify parts of Buford Hwy and Beaver Ruin Road
116	Buford Hwy
117	All car dealers, mechanic shops, etc.. should be moved to another place
118	More shops
119	Outside town center area
120	Buford Hwy is embarrassing. There are too many extended stay hotels in and around the historic district.
121	East Norcross
122	I would like to see more natural areas preserved for passive recreation and improved community health. Less concrete, with thoughtful preservation of trees and intentional native-plant-based greenscaping wherever possible to soften the hard lines of a built environment, reduce heat islands and reduce stormwater expenses.
123	I'd like to see Downtown Norcross more like Downtown Duluth and Alpharetta - full of bars and restaurants, food trucks, live music every weekend at multiple locations, hosting festivals, shops, bakeries. I'd love it to have more of a nightlife.

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	I'd really like to see improvements on Langford Rd. between Peachtree Ind. and Buford Highway. Walking to Downtown Norcross feels very unsafe with how fast cars drive and the narrow space between the sidewalk and the road. There is a curve on Langford between N. Peachtree and the train tracks that is very dangerous... there's not even a curb. Implementing a railing or something would help me feel much safer. This same stretch also needs more light... very few light posts are available and the lighting is very dim. I have walked back home in pure darkness.
124	Heritage Park- Barton Street approaching Johnson Dean Forest-should have sidewalks on both sides of the street Railway green space-opportunity for walking or cycling paths
125	Bever ruin road and Indian trail. Shopping center needs attention. Brookhollow parkway needs help.
126	More of a historical feel along Buford Hwy. More safe bicycle options.
127	We need safe bike lanes in all the main streets in historic norcross and key access roads to get to historic Norcross, and without them, we can't really access shops by bike.
128	I'd like to keep the diversity of Buford Hwy & stop the gentrification.
129	More stop signs, stop lights, cross walks, and lighting on Holcomb Bridge Road.
130	Open up more parking
131	Some road improvement would be nice. But essentially I would like to stop imagining all the great things and have them actually happen
132	We have a void in single-level, single family senior housing development. What about the Webb property on Academy/Lawrenceville St? I don't know the status, but it could be a really good spot for this type of development.
133	Cleaner playground and more trash cans. Every time we are at Thrasher Park I'm picking up trash so my toddler can play.
134	More varied restaurants and retail
135	I would like the Apt. Complex on North Peachtree (10 or so Unit building in the residential area) to be required to upgrade its exterior. Autry Street near the Rossie Brundage Park needs attention.
136	Hunter Street Improvement of resident property- rotted fences, plastic sheets strung on front porches. Ordinance violations, and very unsightly for beautiful Norcross! 😞
137	The three-way stop at S. Peachtree and Holcomb Bridge is a stressful intersection as many drivers do not honor giving right of way or are aggressive with the right of way, putting pedestrians at risk.
138	Along Buford highway

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139	Make crossing the train tracks safer
140	Not really - just some of the commercial warehouses keep putting air compressors outside and causing noise pollution- they should be required to have that permitted and or put up standard sound abatement. No one seems to check on this near us. I'd like to see no more condos for a bit till they are actually used/near full.
141	Add connecting multiuse trail to PTC, PIB; complete cross through on Cochran Drive, use movie money for community
142	Narrow Buford Hwy to reduce and slow traffic flow. Have bus lanes in the middle of Buford Hwy so they are not subject to traffic lights to encourage the use of public transportation; maybe roundabouts at major intersections.
143	More use of Lillian Webb park for community events.
144	parking lot at end of iron horse is unsightly. Complete the space at the South End in due time
145	Continue efforts to eliminate unattractive business store fronts on Buford Hwy.
146	My major concern is the array of car lots and repair shops that line Buford Hwy. While they do represent someone's livelihood, it would be great if there were relocation packages provided so that the gateway into Norcross can get a facelift.
147	The park area across from Paizanos is starting to show its age and is generally unwelcoming. I would like too see more development in Skin Alley.
148	Not sure
149	Parts of Buford highway
150	Potential down near veterans park. The railroad crossing into broadstone needs a side walk.
151	No more townhomes or apartments
152	Clean up railroad corridors. They are very unpleasant to look at.
153	Let's focus on Jimmy Carter and Beaver Ruin
154	East of Buford Hwy... need better connection between East and west. Need to @spruce up Buford Hwy area. Embrace our city's diversity
155	The crosswalk where it has a sign that says stop for pedestrians (without an actual stop sign) can be confusing. Locals know they don't need to stop if there's no pedestrian, but others stop when there are no pedestrians. I appreciate the additional crosswalk, but the signage can be confusing to people not local to Norcross.
156	Beaver ruin, Indian Trail, Jimmy Carter
157	Too many townhouses, apartments in downtown Norcross...Brunswick, broadsheet Junction
158	More functional retail in old town Norcross, i.e., a grocery store or drugstore

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159	what is taking so long to develop the south end?
160	Extend the downtown area around current historical area so there are more (walkable) choices and functions available. I would love to explore businesses on the other side of Buford Hwy if crossing is safe. Dedicated bike lanes for safer travel along main roads. Ability to safely bike to Buford Hwy Farmer's market and/ or safe connection to other trails in Gwinnett.
161	Safer train crossings and make Norcross a quiet zone. Better crosswalks at train crossings. Better bike infrastructure.
162	over crowded used car dealerships and run down falling apart buildings on Buford highway are not the highest and best use of the area.
163	Need to install one or two round-abouts on Holcomb Bridge Road at Atlantic Blvd. and Georgetown to calm traffic and to provide a sense that you have entered a residential area in the city.
164	Slow growth in downtown
165	Walking trails connecting to Pinnacle park. Just more sidewalks in general
166	Apartments add valuable density. We've reached more than most are comfortable with.
167	We need more than just apartments
168	Corner of Lawrenceville Street and Mitchell. Much too valuable to simply update that old house for Housing Authority. What is the future plan? Also, updating Cotton Gin Building to look more accommodating to businesses. Trash pickup from Downtown streets and gutter twice per week! Pedestrian Crossing at Holcomb Bridge Railroad Crossing overdue.
169	Very few affordable housing options. I am a teacher and live at Broadstone Junction. The rent is outrageous (taking almost half my net pay) but is still the cheapest option I can find in the community.
170	<p>I notice the LCI crosses Buford Highway. Buford Highway is scary to cross. If you want to attract folks from the other side of it then that's going to be the biggest challenge. One day I went across the road looking for batteries and it's a very unpleasant walk. I'm not sure what options can realistically be done to improve it but it's important to mention and also important to make sure it is not made WORSE by adding more lanes.</p> <p>If you want the LCI to be more appealing to folks living in and around the LCI then more parking is not something to pursue. Any (large) area for parking would be better serve the community by having more places for entertainment. I understand that some folks need parking (especially folks with mobility problems), but try to avoid large lots in prime places for entertainment.</p>

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	<p>Personally I don't care for shopping but I love eating and drinking locally. I very much enjoy trivia at Social Fox. For me it is the highlight of my "activities" within the LCI. Would love Ice Cream, but I know you can't magically make one.</p> <p>I live next the elementary school (220 Hunt St) and the McDonald's and many of the other buildings along the highway have lights that are WAY too bright and pointed towards me. It is worse in the Winter when the leaves are gone. I think they aren't up to code but haven't felt the need to pursue it. This is honestly very minor.</p> <p>I think any additional housing built in the area should try to be things other than single-family detached homes. Also, trying to build places like condos where folks own where they live as opposed to apartments may create a longer term sense of ownership but I think trying to build things other than detached single-family homes is more important than trying to avoid apartments.</p>
171	We need a grocery store on Buford Highway and medical access, not single use apartments without retail.
172	Love the new restaurants coming in. That and social fox brewing are our Sunday tradition. It's really nice having high quality food pickup options like b and w and social fox
173	Focus development on services and shopping. Stop with apartments. Our new residents need simple places to shop, not more residents to compete with for services
174	Indian trail and Beaver ruin road. Apartments near 85, no more in downtown or on Buford Highway
175	Skin alley should be pedestrian only
176	Apartments and townhomes seem to be only housing options
177	NO MORE APARTMENTS IN DOWNTOWN!!!!!!!!!!
178	<p>-Top of the Park in the grass pads.</p> <p>-Pedestrian path (extra asphalt) at Train crossing at Autry</p>
179	Stop apartment growth, even on Buford highway. Absorb the current anticipated inventory then consider future. We are not Chamblee
180	A parking structure 5-7 floors
181	As a 25 year City homeowner looking to downsize into senior friendly housing, there are no options.

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182	better side walks on Holcomb Bridge up to PTC
183	Pedestrian Bridge over Buford HWY
184	Norcross is one of the few towns that has maintained its unique historic appearance. (unlike Duluth which tore down all its "real" buildings and then built "fake" replicas--or Chamblee/ Doraville whose once-charming downtowns were totally destroyed years ago by MARTA. Please keep the quaint, "Mayberry"-esque appearance & ambiance of Norcross!
185	I would like to eliminate all the cut through traffic that congests the city for those that live there.
186	The South End in the back is looking unappealing. The old Latin house across from the police station needs to be addressed. The discovery garden needs a clean up day.
187	Not enough bike lanes Widen Holcomb bridge Clean up bufford highway businesses
188	Indian trail and Beaver Ruin road
189	no
190	East Norcross
191	I would really like to see new shops and restaurants in the area that is by the Rose and Hemp shop
192	Yes. Upgrade the store fronts of all the stores on main street. Upgrade the store fronts on the Skin Alley side -
193	Long term close South Peachtree between HB and Park and make walkable, same concept for Skin Alley, requires parking deck
194	Update the outside concert area. Have you seen some of the other amphitheaters in near by towns.
195	I wish Norcross was quicker to move along development and attract/keep interested businesses in opening (i.e. Truck & Tap). I think surrounding cities like Duluth and Alpharetta are better at this and will leave Norcross behind when it comes to customers coming to our downtown area.
196	We have enough apartments and townhomes developments now in the West Peachtree/Hunter street area now. Going forward we need less dense developments in this area as it is creating a lot of traffic which will further reduce the ease and feeling of safety of people in the area being able to walk, bike, drive to the town

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	center. We desperately need a TRAFFIC LIGHT now at West Peachtree and Jimmy Carter as many neighbors said would be needed when these developments were approved due to the volume of traffic now at all hours of the day here. Someone is going to get killed at this intersection soon if something isn't done. There also needs to be a traffic light at Georgetown Park Dr. and Holcomb Bridge for the same reason.
197	East Norcross
198	Brook hollow, JCB, BRR
199	Turning old basketball court and baseball field near Hopewell into usable space for Pickleball courts and gathering space.
200	We should highlight the rail road history more with decorations and signage by the gravel lot
201	I would like more public gathering areas. Covered patios with swing benches in the parks with bistro tables and chairs.
202	In all areas of Norcross there needs to be a focus on picking up litter and safer pedestrian crossings.
203	i would love wider sidewalks, bike paths, dog park
204	I would like the buildings that house some of the commercial businesses like chiropractor, lawyer . . . to be restaurants or boutiques.
205	The Holcomb Bridge + train tracks area. Would really love to have a safe pedestrian crossing option here, and would love for it to look a little more beautiful as well!
206	no more large condo type developments like adjacent to the library, really crowds the area.
207	See Duluth
208	Near 85
209	The shops and restaurants in downtown Norcross are not competitive with other local communities- Duluth, Roswell, Alpharetta, etc. more up to date shops and variety of restaurant options
210	PLEASE more restaurants
211	Arches entering city to eliminate trucks at crossings. Need more restaurants and unique vendors. There is communication on how difficult the city is to encourage small businesses that are going elsewhere to thrive and be welcoming.
212	I would like the City to purchase property and develop it. The City has no debt and can control and develop the downtown that you want. Take a little risk. South End and Masonic Hall were missed opportunities. Please don't miss any more.
213	Half of the restaurants are low quality and out of date, music isn't working in all the speakers. Storefronts are drab
214	Continued progression on the build out of the south end and skin alley area.
215	I would like more parks
216	widened sidewalk on Holcomb bridge rd. crosswalk by the landings at Norcross assisted living home on Holcomb Bridge road.

Norcross Comprehensive Plan Update & Town Center Livable Centers Initiative Update

Visioning Survey Summary

Comment ID	Is there anywhere in the city where you would like to see changes in how the area looks, feels, and/or functions? Use the comment box below to share your ideas about future growth and development.
	Less litter in parks, more enforcement of clean city.
217	Widened sidewalk on Holcomb Bridge, crosswalk by The Landings at Norcross for residents, less litter in parks
218	Rossie Brundage basketball court - what is happening with the side where the hoop was removed? It would be a lovely green space.
219	We need to make sure that whatever is built fits the historic town look.
220	Get rid of extended stay
221	Increase the quality of restaurants and shops with outdoor seating.
222	Building parking deck adjacent to community center and hotel
223	More diversity in dining options in downtown Norcross. The restaurants are stagnant/sub par. With having such great foods in our neighboring cities, we need to bring that lively, elegant, food experience to downtown. No one is coming out of their way to dine at our restaurants in downtown.
224	I am looking forward to the expansion of resources near Mitchell road and summer place
225	Better sidewalks...wider and more walker friendly on Holcomb Bridge road between PIB and Buford Hwy
226	More late night bar options and restaurants! And current restaurants need to escalate ambiance a bit
227	Dog park!
228	We would love to see a wider variety of restaurant options and shops in the town center area. Continued support and growth of parks & green spaces as well!
229	The lack of ramps from the top of Lillian Webb to the park below is ridiculous! It is not handicap accessible.
230	I just want better options downtown. It's a great little downtown, but the dining options are lacking compared to other downtowns.
231	I love the historic look but maybe sprucing the look and feel up slightly to draw in a more up to date / modern look.
232	Coffee shop Breakfast places
233	Looking at Buford highway from Lawrenceville St (near Norcross Elementary) is so distinctly opposed to the downtown area. The lack of greenery creates so much noise pollution in the area. The parking lot next to McDonalds is never kept up (lots of weeds in all beds). The car wash on Buford highway (caddy corner to the Brunswick) is constantly causing noise complaints due to loud music from cars in the late late hours of the night.
234	More restaurants, shops and entertainment
235	Between the downtown and Buford highway could be developed more. The stretch of sidewalk between adams vineyard and Cochran dr is really scary and narrow. I don't feel safe on it.

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236	More restaurants and lively downtown area.
237	multiple pedestrian crossings over Buford highway to get to the Guadalajara and the Public Library
238	Pedestrian Railroad crossing on Holcomb bridge.
239	Buford Highway and Beaver Ruin
240	Would love to see some new shops and restaurants actually open (and in a timely manner) instead of getting held up with city permits, etc (ie it should NOT take over a year to open an ice cream and coffee shop in an existing structure!) Would love to see some new things - Fine dining, tapas, etc OR some cool collective spaces (look up starland yard in Savannah)
241	Buford Hwy Junky
242	Actually supporting cyclists, young and old. There is a severe lack of infrastructure like bike lanes, trails, public education, or even bike racks. Stop adding more car parking and consider promoting other modes of transportation.
243	Development of South end is woefully slow. Aesthetically, I think Norcross looks great, just need better dining options.
244	I think Skin Alley could be more colorful (murals, cool art) and be utilized more often for events and restrict through traffic. I would LOVE to see the intersection of Medlock Bridge and Peachtree Industrial Blvd improved. The open drug use in the parking lots, extended stays (viewed while eating at Waffle House) and general aggressive personalities in the area keep me away. We've been threatened with violence at Medlock Tavern for simply dining at the bar on two separate occasions. I wish I was exaggerating. It's an unsafe area with the surrounding extended stays.
245	Fix up and revitalize city owned property and buildings located in town center near city hall and fire station Improve landscape and Hardscape of city owned properties located in town center Improve front property of Johnson Dean park picnic and/or restroom facilities
246	Buford Hwy near town center could be more walkable
247	Improve look and quality of Buford Hwy corridor.
248	Need more business on skin alley and make skin alley more pedestrian focused during some key business hours
249	N/A
250	Area around Iron horse tavern is never clean (yrs unkept)! Not enough restaurants w choices nor reasonable prices especially for us locals even to eat at regularly!!

* Comments are listed exactly as submitted by the respondent; the planning team did not make any adjustments for spelling or grammar.