

Notes from Nov. 2 MANA Meeting on Suburban Plaza Redevelopment

Medlock Area Neighborhood Association held meeting for community to hear from Selig and Walmart about plans (Notes by Deanne Thomas. MANA's notes on www.medlockpark.org .)

Steve Selig-Opening

“It feels very right to be here with all of you.”

“You can never do wrong by doing right.”

Suburban Plaza built in the 60's by Ben Massell, his grandfather. Was 2nd only to Lenox at the time . Family owned for 50 years. “We build to hold, not to sell.” Ashamed of current state. Has been trying to develop for 7 years. Will make sure it's done right-- he's from here. Emphasized how this is personal to him. (Lives in Atlanta area now.)

“There will be minimum effect in terms of traffic.” (Rejected by audience.)

No other commitments yet, but interest shown by: Staples, Michael's, HHGreg, Dick's Sporting Goods, Homegoods; strong interest shown by LA Fitness.

Parking is currently 3.89/1000. For Re-do, Selig seeking 3.91/1000. Dekalb requires 5.5/1000.

Bill Stogner VP, Selig)- Reconfiguration

Been with Selig 34 yrs; grew up in Decatur (1st job, lifeguard Venetian Pool; 2nd job Pizza Hut cook)

Walmart Urban Center stores have to fit neighborhoods. This one will be built at corner to fit Dekalb's Livable Community Initiative (LCI) Plan.

- ▲ Tearing down existing Picadilly through to Medlock for 150,000 sq ft. Walmart
- ▲ 524 parking slots all underground
- ▲ 2 main entrances- N. Decatur and Medlock
- ▲ surrounding the project with sidewalks
- ▲ interconnectivity-sidewalks- throughout shopping area
- ▲ +60,000 sq ft. added greenery
- ▲ +34,000 sq ft. added shopping center
- ▲ New store facades and breezeways redo's
- ▲ Winn Dixie to be split into two larger sites (LA Fitness would go there)
- ▲ Outparcel to add more restaurants; old Pizza Hut to be redone

- Retenancing with updated tenants.

- All tenants' leases allow for termination when development occurs. Selig to offer relocation broker. Suburban Lanes staying; Big Lots temporarily staying while weighing ability to compete w/ Walmart.

Transit related:

- ▲ Dekalb has Scott Blvd Redevelopment Corridor as official project
- ▲ Cliff buses will run to Suburban Plaza
- ▲ The Marta substation would be 10 years down the road

(Later in meeting, Greg Catoe of Selig said that no one has spoken to them about Suburban Plaza's being included on the Clifton Corridor Marta Expansion Drawings.)

Bill Stogner- VP, Selig- Reconfiguration cont'd

Asking for a Parking Exception:
Dekalb 5.5/1000 translates to needing 1788 spaces
Suburban Plaza +Walmart designed for 1269 spaces
short by: 517
comes to: 3.91/1000

Total Suburban Plaza: 600-800 PT & FT jobs projected

Storm water detention

None existing

Walmart will add an underground vault that will reduce 8 acres' worth of water

Glen Wilkins- Walmart (Rep for SE Region: SC, GA, FL Panhandle)

(Howell Mill Store is Selig/ Walmart project)

Will be an urban design store: mixed materials of stone, brick, stucco, steel, glass
Will house grocery, pharmacy, optical, and general merchandise (No outdoor Garden Center)

Has followed Decatur Metro's coverage (cited 3+ comments)

Re Abandoning site in 10 years: Walmart's been building supercenters since '86, and never had to shut one down. Empty Division One (blue box) stores we see are due to demand to add groceries and Walmart couldn't expand on site.

Traffic Study being conducted of 10 nearby intersections at Dekalb's request

Truck Deliveries-Will enter from Church St, exit onto Medlock. Wouldn't answer on deliveries hours. "Too early in process." ("We have to have your fresh produce there when you come shopping Sat am.")
Hours of Operation- To be determined by competition. (Cited Publix and Big Kroger.)
Security- Internal LP to work parking deck in plain clothes. Lighting. Cameras.
Merchandise Mix- Resisted committing to community input. (Selig intervened to say it *would* happen.)
Noise Barriers- Will comply w/County ordinance. (Recap of trash/recycling methods that occur inside.)
Sidewalks for Medlock- (Scott Selig piped up too.) "Can't go onto private property." Will help put in a word to County. [Note: Walmart *has* provided off site sidewalks on some projects.]

Greg Catoe, (Selig's LEED Certified person)

- When asked about Green Development, mentioned the +60.000 green space.
- Walmart will reuse all demo crush. Walmart uses several energywise programs in their design.
- Rest of project is re-do, not tear down, so not applicable . Most big box stores opt for efficient HVAC/ILighting, but it's up to retailer.