

# WESTSIDE

## Land Use Framework Plan

FINAL REPORT

Prepared for:  
City of Atlanta

November 30 2017





THADANI  
ARCHITECTS + URBANISTS





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## I. ACKNOWLEDGMENTS

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## STAKEHOLDERS AND COMMUNITY AGENCIES

The Land Use Framework Plan was a collaborative effort made up of community residents, business owners, employees, faith-based groups, academic institutions, non-profit organizations, and governmental agencies. In all, over 1000 individuals participated in the 10 stakeholder and community engagement meetings held during the planning initiative. These groups and individuals have identified problems, expressed concerns, dedicated resources, shared information, and are actively working to improve the quality of life of the Westside community. In addition to individuals, the following affiliated groups listed below left an impact through their involvement in the planning process.

|   |  |
|---|--|
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| AUC Shut It Down                              | Food Well Alliance                         |
| Beauty Depot #3                               | Friends of English Avenue                  |
| Beulah Baptist Church                         | Friendship Baptist Church LLC              |
| Black Bucks International                     | Fruit Forward Orchards                     |
| Bleakly Advisory Group                        | Furquan Islamic Center                     |
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| Booker T. Washington Community Association    | Georgia Heirs Property Law Center          |
| Box Of Chocolates Media                       | Georgia Organics                           |
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| Castleberry Hill Neighborhood Association     | GreenLife Development                      |
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| Central United Methodist Church               | Habesha, Inc.                              |
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| Chick-fil-A, Inc.                             | HELP Organization, Inc.                    |
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| Choice Neighborhood                           | Interdenominational Theological Center     |
| Christian Community Services, Inc.            | Invest Atlanta                             |
| Cinnamon Westside City Farms                  | Just Us Neighborhood Association           |
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| COA Dept of Planning and Community Devel.     | McKinsey & Co.                             |
| COA Department of Public Works                | Metro Atlanta Urban Farm in College Park   |
| COA Department of Watershed Management        | MLK Jr. Dr. Merchant Association           |

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Morehouse School of Medicine  
Morris Brown College  
Nation of Islam/Community & Educational Center  
Nation of Islam/10,000 Fearless  
National Monument Foundation  
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Neighborhood Planning Unit - T  
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Park Pride  
Patchwork City Farms  
Peace Preparatory Academy  
People United Foundation  
Pro Cuts ATL  
Program Management Office  
Quest Community Development Organization  
Quick Stop  
Rooms Around Campus, LLC  
San's Hair Salon  
SHAPE  
Shiloh Missionary Baptist Church  
SkyPitch Football Club  
Small Farmer Association  
Southwest Atlanta Growers Cooperative  
Spelman Alumni Association  
Spelman College  
Star-C & Empire Board of Realtors  
Street Smart Youth Project  
SunTrust Banks  
Terra Nova Compost  
The Conservation Fund  
The Dragon Group / UCDC  
The Everybody Eats Co.  
The Nature Conservancy  
The Trust for Public Land  
Tople Construction & Engineering, Inc.  
Truly Living Well  
U.S. Attorney's Office, Dept of Justice  
U.S. Attorney's Office - Drug Market Intervention  
University Community Development Corporation  
Urban Perform  
Vine City Civic Association  
Vine City Health and Housing Ministry  
Vine City Ministerial Alliance  
Walmart  
WeCycle Atlanta  
wemarathon  
West Atlanta Resurgence  
West Mitchell Street CME Church  
Westside Communities Alliance  
Westside Future Fund  
Westside Innovation Lab  
Westview Community Garden / G2G

## II. EXECUTIVE SUMMARY



The Land Use Framework Plan (LUFPP) for the Westside Atlanta neighborhoods was commissioned by the city of Atlanta Planning Department and the Westside Future Fund. This document synthesizes the work created by Dhiru Thadani Architects and Urbanists in the Land Use Action Plan documents for the Westside neighborhoods of English Avenue, Vine City, Ashview Heights, and Atlanta University Center. The intent of this report is to propose changes to the city of Atlanta Comprehensive Development Plan that aligns closer to

the desires of the community. These changes to the Comprehensive Development Plan are primarily centered around the issues of land use. Elements concerning zoning and historic preservation will be addressed in later documents, which will use the framework established in this report to guide their recommendations.

Unfortunately, these once-thriving neighborhoods have been reduced to a small number of occupied housing, and an abundance of sub-standard rental units and vacant lots. The Atlanta Westside Land Use Framework Plan provides a range of land use recommendations developed to oversee positive change and guide these in-town neighborhoods to become 'whole' and vibrant neighborhoods again. The recommendations in this report were developed during a series of community meetings over the course of a year and cover a broad range of concerns. The recommendations also build upon the 18 previous land use plans and studies that were completed in the past 15 years.

The purpose of this report is to aggregate these recommendations into a Framework Plan that can be adopted by City Council to guide the future redevelopment of the four neighborhoods. This plan promotes a unified vision for the future development of the Westside that protects neighborhood interests and promotes new opportunities for neighborhood revitalization. Specifically, this plan:

- Provides a summary for each of the neighborhood's history;
- Explores and documents recommendations made in previous plans in the Westside study area;
- Demonstrates both demographic and physical existing conditions for the Westside study area;
- Documents the community engagement process

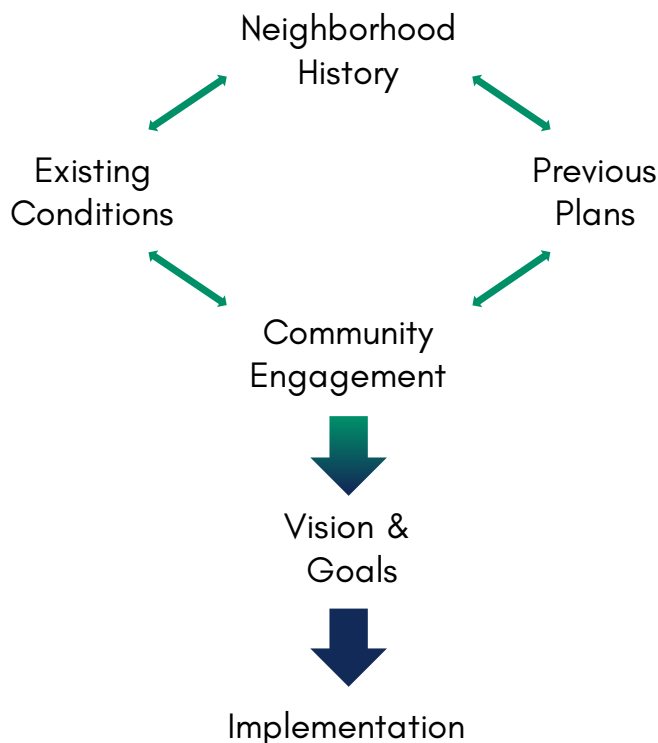


FIGURE 1: LAND USE FRAMEWORK PLAN SUMMARY

for both generating and approving recommendations;

- Establishes the vision and goals for all four neighborhoods, with corresponding objectives and recommendations; and
- Provides an implementation strategy and matrix for all objectives.

### Community Engagement

Community engagement meetings with all four neighborhoods were conducted over a period of three months during the summer of 2016. Each neighborhood held two meetings: one targeted to stakeholders and a second targeted to neighborhood residents. The neighborhood meetings were open to all residents, workers, students, and land owners in the community. Following each community engagement meeting, the Land Use Team convened, discussed the findings, and created a summary of recommendations for that section of the study area.

Further, from a period between May 2017 and November 2017, the Land Use Framework Team conducted multiple meetings with each of the neighborhood associations in each of the four neighborhoods to confirm and improve the initial recommendations.

### Vision, Goals, and Objectives

Each neighborhood drafted a unique vision statement and four goals were established. These same goals were applied to each of the neighborhoods. Additionally, each goal was followed by a number of objectives based around achieving that goal. Similar to the goals, all but one of the objectives were applied equally to each of the neighborhoods. Neighborhood objectives provide further detail specific to the neighborhood. These goals and objectives are found below.

#### *Goal 1: Acknowledge and proposes strategies to strengthen neighborhood assets*

- Encourage homeowners to remain and further stabilize the neighborhood.
- Expand housing choice to improve affordability, attract a mix of resident income levels and reduce displacement.
- Support existing urban agriculture and its expansion.
- Improve the accessibility of essential goods and services within the neighborhood.
- Develop mixed-income housing.

#### *Goal 2: Reinforce each neighborhood's unique identity*

- Strengthen and Preserve the Existing Architectural Character of the Neighborhood.
- Identify and protect historic structures and sites.
- Maintain faith-based and academic institutions as public realm neighborhood anchors.
- Require compatibly scaled and detailed infill housing to maintain the residential scale and architectural

character of each neighborhood.

#### *Goal 3: Identify key infrastructure projects and investment opportunities*

- Improve storm water management practices.
- Improve neighborhood thoroughfares for all transportation modes.
- Improve connectivity, both within the neighborhood, and to adjacent areas.
- Capitalize on infrastructure commitments by focusing strategic development in the following neighborhood districts.

#### *Goal 4: Propose improvements to quality of life by increasing access to parks and open spaces*

- Review with Parks and Recreation the potential for small local parks distributed throughout the neighborhood, for improved access to green space.
- Partner with faith-based institutions to utilize church parking areas for recreational activities during non-peak hours.
- Designate flood prone properties, unsuitable for development, as future gardens, parks and playgrounds.

### Implementation

Recommendations are presented in a matrix format that describes specific action items to guide the implementation of the recommendations for the four neighborhood within the Westside. Each neighborhood is provided their own implementation strategy, which coordinates objectives, considers the various groups and organizations capable of achieving the objectives, and estimates each on a 5-year time line to work towards.

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### III. INTRODUCTION



**T**he Land Use Framework Plan (LUFPP) for the Westside Atlanta neighborhoods was commissioned by the city of Atlanta Planning Department and the Westside Future Fund. This document synthesizes the work created by Dhiru Thadani Architects and Urbanists in the Land Use Action Plan documents for the Westside neighborhoods of English Avenue, Vine City, Ashview Heights, and Atlanta University Center. The purpose of this report is to aggregate the recommendations into a Framework Plan that can be adopted by City Council to guide the future redevelopment of the four neighborhoods.

These historic communities include the neighborhoods which, in the 1920's, were the first subdivisions where African Americans could legally purchase and own property in the state of Georgia. By the 1950's, the area consisted of several thriving neighborhoods and was home to the majority of Atlanta's African American professional population. Vine City, for example, was the home of notable Civil Rights Movement leaders, including Dr. Martin Luther King, Jr., Maynard Jackson, Julian Bond, and many others. Dr. King chose to move from the east side, where he was born, to the Westside in the 1960's. Five historic Black Colleges and Universities, also have their campuses in the Westside and have graduated an extraordinary number of accomplished individuals.

Unfortunately, these once-thriving neighborhoods have been reduced to a small number of occupied housing, and an abundance of sub-standard rental units and vacant lots.

### **Study Purpose**

The Atlanta Westside Land Use Framework Plan provides a range of land use recommendations developed to oversee positive change to guide these intown neighborhoods to become 'whole' and vibrant neighborhoods again.

To understand the context all aspects of the community — land use, transportation networks, building forms, open spaces, civic institutions, such as faith-based organizations and academic institutions, and retail — were mapped over the course of a year, from March 2015 to February 2016. Previous plans were reviewed to understand past proposals for the communities.

From March to October 2016, seven week-long workshops were held to work with individual neighborhoods and develop a set of actionable items that would impact these neighborhoods. This document summarizes and synthesizes the outcomes of those meetings, workshops and presentations to residents, elected officials, concerned citizens and other key stakeholders who participated in the process.

The recommendations in this report were developed during a series of community meetings over the course of a year

and cover a broad range of concerns. The recommendations also build upon the 18 previous land use plans and studies that were completed in the past 15 years.

Outside the scope of this document and the Land Use Action Plan recommendations, other policies are being proposed, funded, and implemented by the Westside Future Fund and its partners, to minimize displacement of homeowners within the neighborhoods. As an example, the Anti-Displacement Tax Fund (conceptualized by the Westside Community Retention Collaborative) is in place to cover any increases in real estate taxes that may cause financial hardship to homeowners, and allow them to continue to live in their homes.

Furthermore, similar policies will ensure that the 6,000 plus renters who currently reside in the community will be able to afford to live in well-managed rental properties with an option to apply to a rent-to-own program. The current living conditions experienced by many low-income renters will be addressed by strategies to provide improved housing. Training services to help existing businesses are also being developed, and social programs, medical services, job training, and counseling to assist residents.

Recent investments in the Westside by several partners, including Invest Atlanta with its Tax Allocation Funding projects, the Atlanta Housing Authority's Choice Implementation work, and the Arthur M. Blank Foundation's human capital investments, have driven the sense of urgency to update land use and have recommendations in place that guide development that is compatible to the desires of the community, enhances connectivity with Downtown and neighboring communities, and ensures the continued restoration of environmental and historical assets.

### **Study Area**

As described above, the study area is defined by the neighborhoods of Vine City, English Avenue, Atlanta University Center (AUC), and Ashview Heights (which includes Ashview Heights, Just Us, and Harris Chiles neighborhoods). It is important to note that the Boker T. Washington Neighborhood is also included in this geography since the boundaries for it include Ashview Heights and the AUC neighborhood. The project boundaries are (Figure 2):

- Northside Drive to the east;
- Interstate 20 to the south;
- The western boundary follows the Atlanta BeltLine, moving north to its intersection with Martin Luther King Jr. Drive, and following Joseph E. Lowery Drive; and
- Jefferson Street to the north (excluding the top boundary of English Avenue).



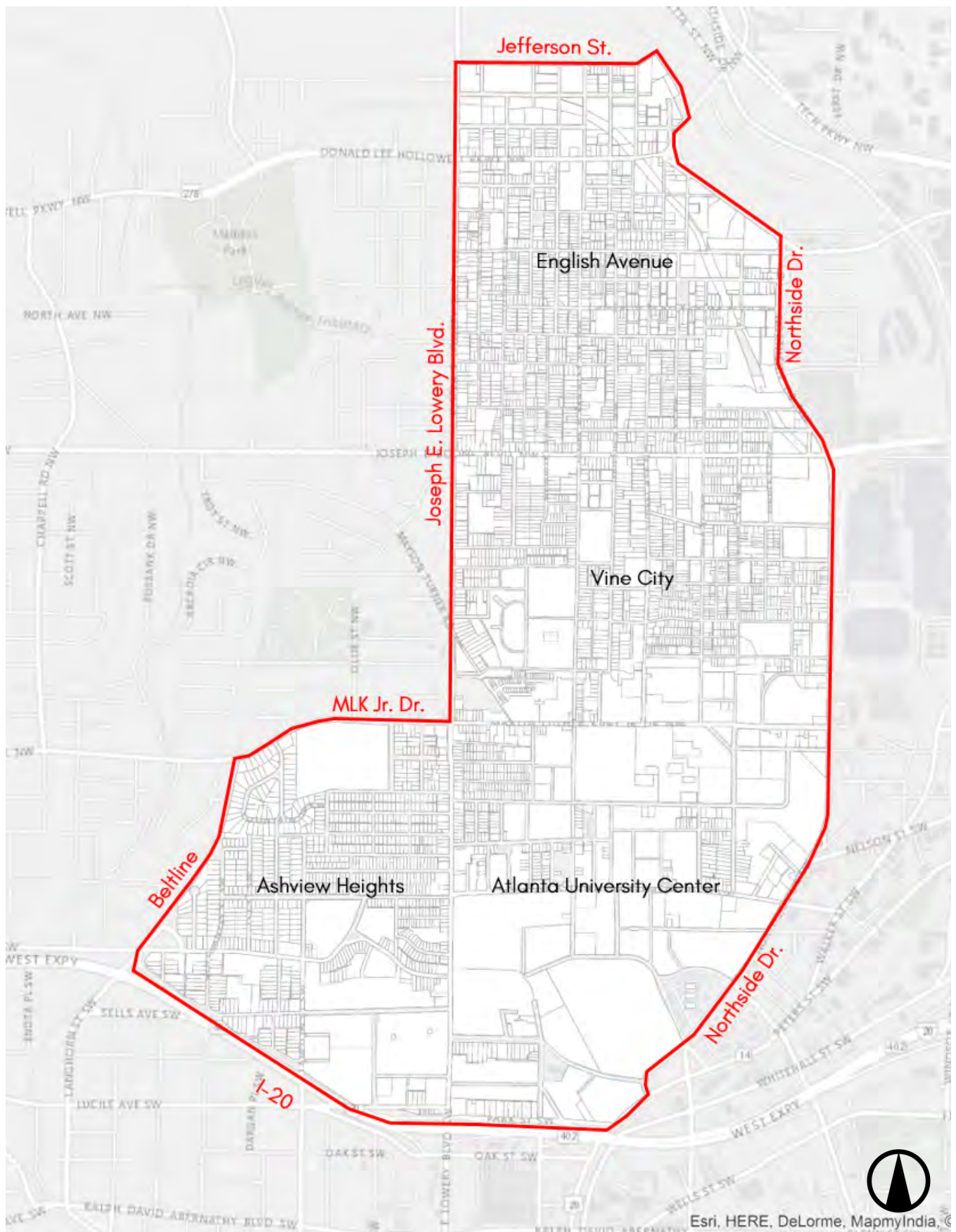


FIGURE 2: STUDY AREA BOUNDARY

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## IV. EXISTING CONDITIONS

## HISTORY

One of the most important elements to community members is the preservation of the rich history of the Westside neighborhoods. The following pages include a brief history of the four neighborhoods. The Recommendations section of this report contains implementation strategies that will assist in moving the needle on the protection and preservation of the history of these communities.

### English Avenue

The namesake of English Avenue connects this Westside neighborhood to an influential figure in the rebuilding and expansion of Atlanta in the decades after the Civil War, James W. English. He was a Civil War captain and Atlanta's mayor from 1881 to 1883. His efforts as promoter-in-chief of Atlanta as an industrial hub included organizing the 1881 International Cotton Exposition directly adjacent to the railroad on the northeast edge of English Avenue. It aimed at "attracting Northern investment to Atlanta by demonstrating the virtually unlimited potential for economic development and capital growth in the New South."<sup>1</sup>

In 1891 the ex-mayor's eldest son, James W. English, Jr., purchased a large tract south of the exposition site and began the development of the contemporary area of English Avenue. It was designed for Atlanta's white working class. Transportation was fundamental to the neighborhood's early expansion. Many residents in the northern area of the neighborhood, near North Avenue, commuted to "the nearby downtown business district along Peachtree Street" via the several streetcars that connected the neighborhood to the downtown district until the 1960s. English Avenue School opened in 1910 to serve white, working-class students from the nearby community.

As more African Americans moved into the neighborhood to access nearby employment centers, the local streetcars and regional rail lines served to divide as much as connect the neighborhood. The Southern Railway track served as both a racial border and an important industrial zone: "the center of employment and industry for local residents which included metal manufacturing, oil, steel, supplies, mattresses, wastepaper baling, a lumberyard, and a freight station."<sup>2</sup> The streetcar line known as the "river car" was one of Atlanta's earliest, constructed in the late 1800s. It connected the center of the city to the Chattahoochee River and traveled primarily along Cameron Alexander Boulevard (formerly Kennedy Street) and English Avenue. Racial relationships were navigated on the "river line" as

white working class people who lived further west beyond English Avenue shared the line with black residents living closer in town. "That river car was the worst so far as racial conflict was concerned," echoes nurse Ruby Baker, "because it was going from town to a poor section of whites out there at the river."<sup>3</sup>

In 1941, along the eastern edge of the neighborhood near the Southern Railway tracks, the Atlanta Housing Authority built Herndon Homes as a segregated public housing complex for African Americans (demolished in 2010). In 1950 the City of Atlanta changed the racial designation of English Avenue School from white to black, a move that reflected changing demographic trends in the area.<sup>4</sup>

During the Atlanta Student Movement mobilization in December of 1960, the English Avenue Elementary School was bombed. Interpreting the act as retaliation for the AUC students' desegregation campaign, a Chicago Tribune article reported that two "classrooms and an auditorium were smashed and windows were knocked out in nearby homes. The blast was heard 10 miles away." Over the course of the following decades, after housing segregation became illegal, suburbanization further altered the demographics of English Avenue, leaving the neighborhood with a smaller population. English Avenue School closed in 1995. Over the past two decades, community leaders worked to develop social programs at the site, including state representative "Able" Mable Thomas' push for a "Global Community Center" on the campus.<sup>5</sup>

In the late 1990s and early 2000s, violence and the illegal drug trade came to dominate popular perceptions of the neighborhood. The media helped to propagate this perception with notable depictions ranging from author Tom Wolfe's best-selling 1998 novel *A Man in Full*, to the 2011 film *Snow on Tha Bluff*. The brutal 2006 killing of 92-year-old Kathryn Johnston, a resident of Neal Street, by three Atlanta Police officers, brought the use of excessive force and police brutality against black Atlantans to greater public attention. This prompted a reorganization of the City's drug investigation unit. Further, the killing precipitated a renewed push for community mobilization and improvement. A number of organizations and churches have worked for over a decade to build parks and gardens, restore homes, and rebuild community in English Avenue.

1 Richard Becherer, "Bricks and Bones: Discovering Atlanta's Forgotten Spaces of Neo-Slavery," ACSA Annual Meeting 2012, , p. 440.

2 English Avenue Community Development Plan Update, 2006, p. 7.

3 Clifford M. Kuhn, Harlon E. Joye, and E. Bernard West. *Living Atlanta: An Oral History of the City, 1914-1948*. (University of Georgia Press: 2005), p. 79.

4 [Atlanta Preservation Center](#)

5 [English Avenue Campus](#)

## Vine City

Vine City is emblematic of some of the contradictions in Atlanta's past and present: a city "simultaneously home to many of the South's leading civil rights organizations, to its largest black middle class, and to black ghettos ravaged by poverty."<sup>6</sup> Records indicate the presence of numerous immigrant and ex-slaves families in the Vine City neighborhood during the nineteenth century, especially along Sunset Avenue. The community was home to Wachendorff Brothers, an expansive and meticulously maintained nursery with acres of greenhouses and raised beds, operated by a prosperous German immigrant family. Lush vegetation grew year-round in Wachendorff's gardens under glass, giving the neighborhood an uncommon beauty and its distinctive "Vine City" name. The neighborhood's architecture reflects its eclectic development, spanning from Victorian and Beaux Arts mansions to shotgun homes and mid-twentieth-century public housing complexes.

Traditional narratives often depict English Avenue as white and Vine City as black. That racial division was not always so and probably emerged around the turn of the twentieth century. Previously, even before the Civil War, German and Irish immigrants called Vine City home.<sup>7</sup> The 1906 Race Riot and effects of the 1917 fire in Sweet Auburn prompted increased residential settlement of African Americans in the neighborhood. Aside from residences, several businesses based on Auburn Avenue opened branch offices along Hunter Street (now Martin Luther King, Jr. Drive), an important commercial corridor.<sup>8</sup> One of Vine City's most notable residents from this era was Alonzo Franklin Herndon (1858-1927), a former slave celebrated as "Atlanta's first black millionaire" who earned his fortune through various enterprises, especially the Atlanta Life Insurance Company. Herndon's wife, Atlanta University teacher Adrienne McNeil, designed a Beaux Arts home for the family in the southern part of Vine City, constructed by black Atlanta craftsmen in 1910.<sup>9</sup> The structure sits in close proximity to the Vine City MARTA station and some of the oldest architecture in the Atlanta University Center complex.

Vine City experienced substantial out-migration in the post-World War II era. "Beginning in the 1950s, Vine City, like other inner-city neighborhoods, changed rapidly and radically. With a few exceptions...most middle-class and upper-class families left Vine City and moved to the suburbs. These new developments were west of these

neighborhoods but still in the City of Atlanta, such as the Collier Heights neighborhoods. At the same time, property and housing shifted from resident owners to absentee landlords."<sup>10</sup> During this era, Vine City and surrounding neighborhoods changed demographically, Vine City remained an important site for Atlanta politics and social movements. Paschal's restaurant was a common gathering spot for political, religious, and activist leaders.<sup>11</sup> Maynard Jackson is said to have formulated his 1973 mayoral campaign at the site.

In the mid-1960s Vine City became ground zero for a broad shift of strategy and focus among organizations working in the Civil Rights Movement. Local conditions at this time were exceptionally bad. Terming the neighborhood "a ghetto within the ghetto," historian Tomiko Brown-Nagin describes the local environment: "The filth, squalor, and misery afflicting Vine City's fifteen hundred destitute residents stood out even among slums... The people of these neighborhoods inhabited overcrowded wooden shacks with leaky roofs on unpaved streets overrun by vermin living in and feeding on the garbage and trash in the streets. Municipal services were almost unknown."<sup>12</sup>

Martin Luther King, Jr. arrived in Vine City at this time as the Southern Christian Leadership Conference was expanding its work on urban poverty. "This is appalling," he explained, "I had no idea people were living in Atlanta, Georgia in such conditions. This is a shame on the community."<sup>13</sup> The King family moved to Vine City in 1966, to reside on Sunset Avenue, where Coretta Scott would remain after her husband's death.

In the mid-1960s the Student Nonviolent Coordinating Campaign (SNCC) made Vine City the headquarters for its Atlanta Project. SNCC's work in Vine City – coming in the wake of national legislative and judicial victories, such as the 1964 Civil Rights Act and the 1965 Voting Rights Act, marked a shift from citizenship programs and political organization to issues like inadequate housing and economic inequality. Immersed in the neighborhood, SNCC members worked to achieve three goals: "to empower the poor to seek concrete changes in their everyday lives, to dramatize the injustices of life in the ghetto, and to pressure both private parties and local government to address the need for safe, affordable housing for low-income citizens."<sup>14</sup> Crucial to this campaign were legal and protest actions against slum lords and urban blight, including a (largely unsuccessful) rent strike.

<sup>6</sup> Tomiko Brown-Nagin, *Courage to Dissent: Atlanta and the Long History of the Civil Rights Movement*, 2011, p. 7

<sup>7</sup> Sunset Avenue Plan

<sup>8</sup> *Living Atlanta*, 40

<sup>9</sup> *National Parks Service*

<sup>10</sup> *Undaunted by the Fight*, 238

<sup>11</sup> Philip Graitcer, "Former MLK Jr. Aide Shows Tourists Atlanta's Civil Rights History," 4 February 2015

<sup>12</sup> *Courage to Dissent*, 267

<sup>13</sup> *Challenging U.S. Apartheid -- Challenging U.S. Apartheid*

<sup>14</sup> *Courage to Dissent*, 257, 270-71



Limited legal successes, retaliation from landlords, and fissures within the organization (including a break with Julian Bond), hampered the Atlanta Project. SNCC was further marginalized by both the black and white elite for eschewing the city's tradition of gradual social change. Atlanta Project SNCC organizers maintained a separatist orientation that contradicted SNCC's national leadership, leading its director, Stokely Carmichael, to fire or suspend the local staff.<sup>15</sup> However, in the years to come, the separatist message articulated in the Atlanta Project would come to define SNCC's national organization itself.

Important local initiatives and leaders emerged in parallel to movements led by organizations with a national profile. During the late 1960s and 1970s, resident Helen Howard founded the Vine City Foundation, Inc., which provided a free medical clinic, nursery, legal advice, and a food cooperative for locals. Vine City was home to Dorothy Bolden, a political activist who founded the National Domestic Labor Workers union, and served as an advisor to the administrations of Richard Nixon, Gerald Ford, and Jimmy Carter. A 1969 issue of *Vine City Voice* celebrated local women's "strong will, [tireless] efforts, love, [and] understanding," commenting that "When historians get around to writing the real history of this country, then and only [then] will the truth be known of the contributions of the Black women in America."<sup>16</sup> Harry G. Lefever, a professor of sociology at Spelman College and author of *Undaunted by the Fight: Spelman College and the Civil Rights Movement, 1957-67*, wrote that "women were overlooked and ignored in what they did in Vine City in the 1960s and, by implication, in organizing efforts and the civil rights movement more generally."<sup>17</sup>

The opening of the World Congress Center in 1976, the Georgia Dome in 1992, and Historic Westside Village in 1999, prompted a renewed round of mobilization among local residents in Vine City. Residents complained of little community engagement from politicians or developers before construction began. An article in *The Atlanta Journal & Constitution* read, "One of Atlanta's first black communities is now a neighborhood of deteriorating houses and high crime. Many residents see the top priority as new housing, not commercial development such as the Georgia Dome."<sup>18</sup> Vine City residents led a protest at the 1988 Democratic Convention, arguing for the preservation of the neighborhood's history. A letter written by protesters exclaimed, "In light of the domed stadium pending, the nation should be aware of the threat to one of its greatest landmark neighborhoods and not turn its back to a loss that is irreplaceable."<sup>19</sup> The Vine City Housing Ministry

was founded at this time to push for concessions from developers, ultimately gaining a \$10 million trust fund for constructing new homes and rehabilitation of others.<sup>20</sup> In this era, students from Washington High School collected a series of oral histories with stakeholders and local residents. These interviews are stored at the Atlanta History Center.

Since the 1980s, the Vine City Health and Housing Ministry has led the development of various residential and business developments to improve conditions in the neighborhood. Likewise, they have led efforts to improve the community's health and safety. Quest Communities also recently entered the neighborhood, leading efforts to provide veterans and community members with housing and job opportunities. The neighborhood has long been subject to regular flooding due to stormwater runoff, and in 2008, the City purchased several blocks of property to construct Cook Park and negate flooding issues. In 2011, Sunset Avenue was declared a local historic district. This street includes the King family house and the home of Alice and Julian Bond.

<sup>15</sup> *Atlanta in the Civil Rights Movement*, Atlanta Regional Council for Higher Education

<sup>16</sup> *Vine City Voice*, 1969, p. 6.

<sup>17</sup> Harry G. Lefever letter to Kathryn Nasstrom, 8/9/2006, Atlanta History Center

<sup>18</sup> "Vine City Girding to Fight Dome," *AJC*, 1 November 1987, p. 15C.

<sup>19</sup> "A Letter Written to the Democratic National Convention Press Corp on Behalf of the Beloved Community," Vine City Demonstration, Democratic Convention, 18 July 1988, Atlanta History Center.

<sup>20</sup> "Dome housing gives Vine City fresh start," *Atlanta Journal & Constitution*, 30 May 1990.

## The Atlanta University Center District

For over 150 years, students and residents of the Atlanta University Center (AUC) district have built exceptional educational institutions and programs for social uplift. Pillars of local and national black intellectual life, the region's schools have shaped generations of social, intellectual, commercial, and artistic leaders whose impact extends far beyond the Westside. The AUC made the city of Atlanta "arguably the leading center of black higher education in the country, and the colleges left their mark on countless areas of black community life, in Atlanta and beyond."<sup>21</sup>

During Reconstruction in the decades following the Civil War, abolitionists, mission societies, and the U.S. Freedman's Bureau sponsored the education of newly-freed locals. Between 1865 and 1881, religious leaders and former slaves together laid the foundations of the AUC's academic life with Atlanta University (1865), Morehouse College (1867, originally named the Augusta Institute),<sup>22</sup> Clark University (1869, later renamed Clark College), Spelman College (1881, originally named Atlanta Baptist Female Seminary), and Morris Brown College (1881). The growth of these institutions drew from and paralleled Atlanta's postwar expansion, which included substantial rural-to-urban migration of former slaves. Generations after their foundation, in 1929 AUC institutions cemented their partnerships and consolidated into what is today called the Atlanta University Center Consortium, Inc. The consortium is comprised of five institutions: Clark Atlanta University, Morehouse College, Morehouse School of Medicine, Spelman College, and the Interdenominational Theological Center.

Following the Civil War, high school was deemed unnecessary for black Georgians by the white elites, who argued that future manual laborers needed schooling only through grades seven or eight. The AUC schools filled this vacuum in elementary and secondary education for black children through private junior and senior high schools on their campuses. Students traveled from all over the state to receive this education. With the opening of the first public African-American high school in Atlanta, Booker T. Washington, the AUC soon closed its junior and senior high school programs. The AUC was directed by a mixed-race faculty that included numerous white teachers from New England. University leadership cultivated an alternative, integrated culture different from the segregated norms of Jim Crow-era Atlanta. Former Atlanta University historian Clarence Bacote remembers the schools as an "oasis...You could live here, at any of these schools, and not suffer the injustices that the person who had to make his living in the city did."<sup>23</sup>

In addition to its vital academic culture, the AUC area served as an important residential center for black Atlantans, since the first decades of the twentieth century. As with other Westside neighborhoods, residents flowed into the region in the aftermath of the 1906 Race Riot and the 1917 Great Atlanta Fire, and as a growing African American population sought new areas for expansion under segregation. AUC leaders would make history in the 1930s with the planning and construction of one of the first federally-funded public housing programs in the country, University Homes. Developer Charles Palmer partnered with Atlanta University President John Hope for the project, which received New Deal funding. Their partnership aimed to offer construction jobs along with upgraded housing and urban services. The pilot project became a model for similar programs throughout the country.

Generations of leaders of global movements for social uplift and justice have passed through the AUC. The first class of Atlanta University graduated Lucy Craft Laney, a pioneering black female educator in Georgia who established and served as principal of Augusta's Haines Institute for over 50 years. W.E.B. Du Bois, a scholar, activist, and prolific author, was on the faculty of Atlanta University from 1897 until 1910, when he moved to New York to work for the NAACP (which he had helped to found the previous year). Du Bois returned to Atlanta in the 1930s, to chair the Sociology Department. Other notable alumni include Spelman College's Marian Wright Edelman, a Presidential Medal of Freedom and MacArthur Genius Grant winner, who founded and served as president of the Children's Defense Fund.

AUC students, staff, and faculty played an important role during the push for civil rights in the 1960s. Inspired by lunch counter sit-ins in Greensboro, NC, Morehouse students Lonnie King, Joseph Pierce, and Julian Bond organized the Committee on the Appeal for Human Rights (COAHR) in 1960. They partnered with fellow AUC students and published "An Appeal for Human Rights" (authored by Spelman student Roslyn Pope) in Atlanta newspapers. The piece read: "we want to state clearly and unequivocally that we cannot tolerate, in a nation professing democracy and among people professing Christianity, the discriminatory conditions under which the Negro is living today in Atlanta, Georgia—supposedly one of the most progressive cities in the South."<sup>24</sup> Through the spring and fall of 1960, students mobilized an extensive boycott and sit-in campaign to protest segregation in Atlanta's public facilities. This student-led movement was animated by the newly-formed Student Nonviolent Coordinating Committee, along with established figures such as Martin

<sup>21</sup> Living Atlanta, p. 152.

<sup>22</sup> The August Institute was founded in Augusta, GA, and moved to Atlanta in 1879.

<sup>23</sup> Living Atlanta, p. 158.

<sup>24</sup> "An appeal for Human Rights."

Luther King, Jr., who himself joined the protests and was arrested (for the first time in his hometown). AUC students counted on the support of local churches and their leaders, such as Rev. Joseph E. Boone of Rush Church, who provided office space to students.<sup>25</sup> Their actions proved successful. In the years following, Atlanta ended the formal practice of segregation in public facilities. This history is memorialized through Atlanta Student Movement Boulevard (formerly Fair Street, renamed in 2014).<sup>26</sup> AUC students were involved in myriad civil rights projects beyond the push for desegregation in Atlanta. Spelman graduate Ruby Doris Smith, for instance, was a leading organizer of SNCC and helped lead freedom rides and boycotts throughout the South. In 2008-2009, University Homes public housing was demolished. In its place, as an initiative of the Atlanta Housing Authority and the City of Atlanta, a University Choice Neighborhood project is currently being implemented.

More recent history of AUC schools is marked by substantial challenges. Spelman College largely bucked the trend by developing robust financial reserves – including an endowment of more than \$250 million – and nationally-recognized programs of academic excellence. The latter includes Spelman’s outstanding STEM programs, recognized by the National Science Foundation (NSF) and NASA since the mid-1990s. Other schools within the AUC have faced existential challenges. Financial struggles prompted Clark College and Atlanta University to merge in 1988. Morris Brown College lost its accreditation in 2002 and filed for bankruptcy in 2015. Morehouse College has seen a 30% enrollment decline since 2005.<sup>27</sup> These trends align with a nationwide crisis facing HBCUs, especially public institutions. Georgia, with 9% of the country’s 107 HBCUs, and the AUC in particular, will feel the effects of the challenges disproportionately, especially in the Westside.

## Ashview Heights

Following the Civil War, the historic black colleges and universities that comprise the Atlanta University Center were founded, directly east of the area that became known as Ashview Heights.<sup>28</sup> In the late 1800s, with the expansion of the city’s streetcar system, the Atlanta City Street Railway arrived in the area. It connected into Downtown Atlanta and terminated at the corner of Martin Luther King Jr. Drive and Joseph E. Lowery Boulevard. Later, a second line cut through the Atlanta University Center and ended at Joseph E. Lowery Boulevard.<sup>29</sup>

The expansion of the streetcar lines was part of a strategy to spur suburban development in Atlanta. During the 1910s and 1920s, developer Heman E. Perry took advantage of this expansion. He purchased several large parcels of land, west of Ashby Street (Joseph E. Lowery Boulevard) and adjacent to the Atlanta University Center, an area attractive to Atlanta’s black middle class. At the time, the Sweet Auburn area, long favored by black residents, was surrounded by white neighborhoods, which posed obstacles for the community as segregation practices prevented black residents’ expansion into nearby neighborhoods. Perry built houses and issued mortgages to new buyers, in a time when mortgages were difficult to attain. “In one of the first examples of comprehensive community planning for African Americans in the nation, Perry deeded land to the city for Atlanta’s first black high school [Booker T. Washington] and city park...Perry succeeded in building an African American bungalow suburb on the west side similar to those available to whites across the city.” The development of Washington Park and Ashview Heights also opened the gate for the black community to expand west.” Heman Perry’s became the “blueprint for black housing efforts.”<sup>30</sup>

Opened in 1924, Washington High School had similar features to Atlanta’s white high schools, with a combined academic and vocational curriculum. Because Washington was the only black high school in the area, it quickly became overcrowded. The school was built for 2,000 students. Within ten years, nearly 6,000 students attended Washington High School. Highly qualified teachers, some of whom arrived from the private high schools in the AUC, taught classes of over fifty students. Often they lacked sufficient books and materials. For this reason, Washington teachers maintained a close relationship with AUC schools and often obtained the resources needed through their close partnerships.

Ashview Heights’ establishment as a desired neighborhood

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<sup>25</sup> Georgia Historical Society

<sup>26</sup> Atlanta Daybook

<sup>27</sup> Janel Davis, “Historically black colleges challenged, some fighting to survive.”; AJC

<sup>28</sup> “History.” Atlanta University Center Consortium. Accessed December 8, 2016.

<sup>29</sup> Historic Streetcar Systems in Georgia. (2012). Prepared for GDOT. Also see 1940 map Transportation map of Atlanta. Source: Saporta Report).

<sup>30</sup> Wiese, Andrew. Places of Their Own: African American Suburbanization in the Twentieth Century. (2009). University of Chicago Press.



for middle class black families, led to a legacy of prominent residents and students. Past residents of the neighborhood include Dr. Asa G. Yancey, the first black doctor at Grady Hospital and first black faculty member of Emory University's medical school, who grew up on Beckwith Street.<sup>31</sup> Booker T. Washington High School became renown for the education of dozens of prominent black Americans, including Martin Luther King, Jr., Mattiwillda Dobbs, an opera singer, and State Senator Leroy Johnson, the first black State Senator after the period of Reconstruction.<sup>32</sup>

The neighborhood reached its peak population in 1960, when over 4,500 residents lived in Ashview Heights.<sup>33</sup> Even as population declined, the area maintained fast access to the city center with the 1979 opening of the Ashby MARTA station.<sup>34</sup> Today, approximately 2,700 people live in the Ashview Heights neighborhood.<sup>35</sup> The neighborhood has proposed two historic districts, eligible for listing on the National Register of Historic Places.<sup>36</sup>

In 1999, the Housing Authority of the City of Atlanta received a \$35 million HOPE VI grant from HUD to be used for the revitalization of the Harris Homes public housing community. The plan establishes small, interior parked blocks, walkable, tree-lined streets with parallel parking, a system of connected small and large residential parks, a variety of housing types, and a town center. Today, the housing stock in Ashview Heights is primarily owner occupied, and enjoys many well maintained homes.

### *Just Us*

Just Us Neighbors (JUNs) is the smallest of the official neighborhoods in the City of Atlanta, consisting of only two streets. It began as the "Fountain Drive-Morris Brown Drive Community Club" in 1949, and evolved into its present name in 1952. The neighborhood was the first black owned and constructed sub-division in the city of Atlanta, post-World War II.

The land was originally purchased by Morris Brown College for expansion purposes during the time of the planning of the greater Atlanta University complex.

The JUNs development proceeded under a set of restrictive covenants, initiated by Bishop William Alfred Fountain, Jr., Bishop of the A.M.E. Church and President of Morris Brown College. The restrictive covenants included naming the two streets in the subdivision Morris Brown Drive and Fountain Drive.

The first decade of this emerging community's development

was somewhat interrupted by World War II, but the community grew and prospered similar to the Phoenix Bird rising from the ashes of Sherman's march to the sea. The second decade drove a strong cohesive pattern of neighborhood cooperation and civic pride, which led to the civic name known now as the Just Us Neighbors Community. The JUNs Neighborhood has contributed significantly to the civic, educational, economic and cultural development of the New Atlanta.

The Just Us Neighborhood was developed and constructed with wide concrete streets (unique in the City of Atlanta) and all new housing stock reflecting the latest in housing design for the period. The quality of life was very positive as the JUNs Neighborhood provided new homes where the residents' pride was reflected through well-maintained homes and manicured lawns, which continues to this day.

The Just Us Neighbors Neighborhood Association's founding purpose was to form an association of neighbors to foster comradery, cohesion, and unity; to acquaint new neighbors moving into the area, with what was expected of them in terms of respect and decorum in home and landscape upkeep and to provide a spirit of togetherness to get the City of Atlanta to provide and maintain quality city services.

The Just Us Neighbors successfully fought to re-route Interstate 20 so that it bypassed the neighborhood as well as kept Langhorn Street from coming through the neighborhood.

The historical residents of this community were many of Atlanta's prominent Black Professionals of that era who were proud of their community and were actively involved in its sustainability as a great neighborhood. Although there were many key pioneers, some of the most notable ones were:

- Dr. John W.E. Bowen – President, Gammon Theological Seminary
- Dr. James Brawley – President, Clark College
- Ms. Erdie Chandler – Secretary, Dr. W.E. B. DuBois
- Dr. Gladstone L. Chandler – English Professor, Morehouse College
- Bishop W. A. Fountain – President, Morris Brown College
- Mr. A. Victor Jett - Architect, Builder, Contractor
- Dr. M.D. Roberts – Educator, Clayton County Administrator,

31 Asa Greenwood Yancey Sr. M.D. Obituary (2013)

32 "Notable Graduates." Atlanta Public Schools. Accessed December 8, 2016.

33 U.S. Census Bureau. Total Population, 1960, 2010. Prepared by Social Explorer. Accessed December 8, 2016.

34 "MARTA Blue Line." Metropolitan Atlanta Transit Authority. Accessed December 8, 2016.

35 U.S. Census Bureau. American Community Survey: Total Population, 2010-2014. Accessed December 8, 2016.

36 National Register Historic Districts. Atlanta Regional Commission. [Shapefile geospatial data]. Accessed July 2015.

- Mr. J.H. Sellers - Funeral Director, Sellers Funeral Home
- Bishop Sherman L. Green – Chairman, Board of Trustees, Morris Brown College

Sr. and Daisy White, first African American female to attend the Boston Conservatory of Music).

The Graham Jackson and Daisy White homes continue to be occupied by the relatives of the original owners.

The neighborhood has a total of 50 parcels, of which there are 48 improved parcels with single-family homes and only 2 vacant lots. Of the 48 single family homes, 54% of the homes are owner occupied and 52% of the homes are still connected to the original homeowners and their families, which indicates a stable community surviving, thriving and well positioned for continuing its rich legacy and history as part of Atlanta's Westside re-development.

### *Booker T. Washington*

Appropriately named after the famous educator, Booker T. Washington, the Booker T. Washington neighborhood consists of residents living in the shadows of the Historic Booker T. Washington High School, which is listed on the National Historic Registry. Constructed in 1922-24, Booker T. Washington High School was the first black public secondary school in Atlanta. It is reflective of a period of economic growth and transition in the black community.<sup>37</sup>

It was during this time that new communities were developed and built for African-Americans on the west side. Prior to 1919, Ashby Street functioned as an early “color line” in the city. The area east of Ashby Street was established as an area for African Americans, and the area west of Ashby Street (renamed Reverend Joseph E. Lowery Boulevard in the 1990's) was established as an area for white settlement. Few white families were interested in residing so close to the historically black Atlanta University campus thus leading to whites leaving the area. Heman Perry, founder and entrepreneur of Standard Life Insurance Company and Citizen Trust Bank, purchased 300 acres to build 500 new homes for African Americans on the west side of Atlanta with Washington Park as the first in 1919. Thus, began the emergence of the Booker T. Washington Community west of Reverend Joseph E. Lowery Boulevard.

- Notable residents and businesses of the community included:
- Amos Drug Store,
- Annie Moore (model),
- The Cannon Family (maker of hair care products pre-Bronner Brothers),
- E. L. Simon (former Vice President of Atlanta Life Insurance Company),
- Jewel Simon (artist),
- D. H. Stanton (Minister American Missionary Society), and
- The Little White House (home of Graham Jackson

<sup>37</sup> City of Atlanta, Department of Planning, 2017

## PREVIOUS PLAN REVIEW

Since 2002, more than eighteen plans, studies, and reports have been commissioned and undertaken in the Westside. These endeavors include work by professional firms, academic institutions and students, non-profits, and governmental agencies.

These myriad reports and studies have engaged the residents for many years. Civic-minded citizens have acted in the best interests of their community, sacrificing their personal time, sharing their opinions, and participating in these planning efforts.

The Land Use Framework Plan (LUFPP) team studied the analysis and recommendations completed in the previous efforts and extracted information on the commonalities embodied within the plan: strengths, opportunities, weaknesses and threats to the neighborhoods. All plans and studies were overlaid onto a master document to determine common findings, recommendations, and potential areas for development. A 'greatest hits' of recommendations was assembled, and areas of concern were noted and confirmed with residents.

A major consideration, added to the body of knowledge collected, was the introduction of several external influences that were not prevalent when some of the studies were performed. These influences include the following:

1. The Atlanta BeltLine Westside trail project had not begun construction, and is now a major guiding force for future development.
2. The streetcar system had not been initiated. Now, a small portion has been implemented in downtown, with plans for a 53-mile expansion.
3. The construction of the new Mercedes Benz stadium, had not occurred and MLK Jr. Drive had not been closed east of Northside Drive.
4. Georgia Tech's Technology Enterprise Park had not been planned southwest of Marietta Street.

Prior to moving forward with design recommendations, the LUFPP team reviewed and incorporated these influences into their analysis of the site and updated the findings.

The following pages outline the review of previous plans that guide the vision and strategies of the study. This includes Atlanta's Comprehensive Development Plan

### **City of Atlanta 2016 Comprehensive Development Plan**

The Comprehensive Development Plan guides the overall growth and development of the City by setting comprehensive development goals, policies and objectives for a range of elements that collectively address all aspects of the City's economic and community functions. These

include population, economic development, housing, natural resources, historic resources, community facilities, transportation, urban design and land use. Goals, policies and objectives are developed for the City. Policies developed by each City Neighborhood Planning Unit (NPU) are also included. The study area encompasses neighborhoods in NPU-L and NPU-T (Figure 3).

### *NPU-L Recommendations*

Policies were developed for NPU-L, which include English Avenue and Vine City neighborhoods, that directly relate to the character areas inherent within the two neighborhoods. These policies focus on preserving, maintaining, enhancing and redeveloping the character areas found within NPU-L:

- Traditional Neighborhood Development areas
- Historic Areas
- In-Town Corridor areas
- Industrial Areas

### *NPU-T Recommendations*

NPU-T Recommendations are grouped into the following categories:

- General Development: includes supporting existing plans including the Atlanta BeltLine, weed and seed programs and youth focused community/recreation centers.
- Enforcement: from City Departments and Zoning and Land Use Regulations.
- Infrastructure: support of improvements to green space, improvement of existing infrastructure, accessibility, and redevelopment of key corridors.
- Commercial: revitalize commercial corridors.
- Residential: Preserve and protect the historic residential nature of the neighborhoods.

For the complete list of policies see Appendix.

### **Connect Atlanta - update in process**

Atlanta's Transportation Plan will focus on mobility, affordability and safety for residents by reducing congestion, improving access, and supporting economic growth.

- Affordable: Provide affordable transportation options for all
- Mobile: Manage circulation and maximize existing infrastructure
- Safe: Improve health and safety.

The last Connect Atlanta Plan was completed and adopted in 2008. The City is currently updating the transportation plan with an expected completion date of late 2017.







The goals of the 2008 Connect Atlanta Plan include:

**Build Transit Infrastructure**

- Build rapid transit infrastructure to areas of growth
- Build a transit terminal for commuter and intercity rail

**Improve Existing Transit Service**

- Fundamentally rethink transit routes
- Diversify rail and bus fleet
- Provide travel alternatives in congested areas

**Promote Sustainable Travel Modes**

- Build and maintain sidewalks
- Build a system of bicycle routes

**Untangle 'Hot Spots'**

- Partner with private developers
- Create and manage alternative travel routes
- Pursue goods movement strategies

**Achieve a State of Good Repair**

- Fix infrastructure fast
- Manage intersections
- Fix Bridges

**Develop New Funding Sources**

- Coordinate Funding and Administration of the Plan

As the Connect Atlanta Plan is updated, its goal is to “support the long-term vision of the Atlanta City Design effort and provide policy and project recommendations to build a world class, sustainable transportation system that addresses congestion in our growing and evolving city.” As the plan finalizes, the focus is the on provision of transportation options that are multi-modal, to address population growth. This recommendation is reiterated in the transportation recommendations for the westside neighborhoods.

*Atlanta Streetcar System Plan*

The Atlanta Streetcar System Plan was completed in 2015 as a supplement to the Connect Atlanta Plan and the BeltLine 2030 Strategic Plan. This plan combines the City of Atlanta's streetcar network recommendations from the Connect Atlanta Plan and the Atlanta BeltLine's Transit Implementation Strategy (TIS), with a goal of providing enhanced mobility, increased transportation options and to complement economic development. The plan proposes to make the first transit project (Atlanta Streetcar East-West route) more extensive by expanding it to a 53 - mile network. Two of the priority streetcar corridors identified in this plan (Crosstown Midtown Line and the Crosstown Inner Loop) may provide additional streetcar access to the study area.

*Cycle Atlanta Phase 1.0 Study*

Also a supplement to the Connect Atlanta Plan, the Cycle Atlanta Phase 1.0 Study focuses on creating a strategy to complete and connect a network of high-quality bicycle facilities in the core of the City of Atlanta. The plan

proposes a network that connects the Atlanta BeltLine to the city, with bicycle corridors in the study area on:

- Joseph E. Boone Boulevard,
- Martin Luther King Jr. Boulevard, and the
- Westside Trail Multi-use Path along Lena Street

**MARTA and T-SPLOST Projects**

City of Atlanta residents approved two referenda in 2016 to support a T-SPLOST and MARTA sales tax that will generate approximately \$300 million over five-years and \$2.5 billion over forty years, respectively. This revenue will help support projects from the Connect Atlanta and BeltLine Plans. Projects within the study area include:

- Study of Northside Drive Bus Rapid Transit
- Study of Atlanta Light Rail Transit for:
  - Crosstown Crescent Line on Joseph. E. Boone,
  - S-Concept connecting the BeltLine to the west through Westview Drive and Atlanta Student Movement to downtown, and
  - Luckie Street Extension on Donald Lee Hollowell
- Station Improvements to Vine City and Ashby Stations
- Improvements to Sunset Avenue, James P. Brawley Drive and Martin Luther King Jr. Drive.

**Vine City-Washington Park LCI - 5 Year Update - 2017**

The Vine City/Washington Park LCI developed a set of recommendations for the study area to address short-term and long-term challenges, identified during the planning process. The goal of the plan was to strengthen and define the character of these history-rich neighborhoods, while building upon existing efforts to harness the study area's well-suited location and development potential. The vision and aspirations that this plan focused on included: respecting previous community engagement, protecting existing residents and the historic nature of the community, supporting economic development, and improving local infrastructure. The plan was completed in August of 2017.

**Westside TAD Strategic Implementation Plan for Vine City and English Avenue - 2013**

The plan was shaped over an eight month period, through a process designed to facilitate short-term catalytic redevelopment, and was guided by a neighborhood master planning framework. The Westside TAD Neighborhood Strategic Implementation Plan builds on years of planning and community involvement. Recommendations are inherent in this Plan, to leverage the strengths of these communities by stabilizing existing conditions. Strategies addressing residential quality of life, maintaining affordability, and establishing a foundation for reinvestment

are a prime focus. The primary goal of this plan was to guide the allocation of Tax Allocation District(TAD) funding in a manner to promote redevelopment, protects existing residents and creates jobs. The plan was commissioned by Invest Atlanta.

#### **Westside TAD Community Benefits Plan - 2013**

This plan was created by Invest Atlanta, to guide investment of the Westside TAD neighborhood fund. The purpose of the Community Benefits Plan was to present recommendations to the City of Atlanta, Invest Atlanta and The Arthur M. Blank Family Foundation, to maximize the benefits of the new Mercedes-Benz Stadium Project to the Westside TAD Neighborhoods. Pursuant to the New Stadium Project resolution, passed by the Atlanta City Council, the Community Benefits Plan would provide community job training, affordable housing, environmental mitigations, special event enforcement programs, historic preservation, health and wellness programs and economic development.

#### **Proctor Creek North Avenue Watershed Basin(PNA) - 2010**

For over 18 months, from 2010 to 2011, Park Pride engaged a coalition of organizations and individuals within the English Avenue, Vine City, and Atlanta University Center (AUC) neighborhoods in a Visioning Process to create the PNA Study. The result of the PNA proposes a network of interconnected greenspace improvements that operate to provide capacity relief for the combined sewer system, while offering needed park space in these communities. Green infrastructure proposed in the study area included parks, greenways, community gardens, rain gardens, and green streets.

#### **Atlanta BeltLine Master Plan/Subarea 10 Plan - 2010**

Subarea 10 includes the portion of the BeltLine from Hollowell south to Interstate 20. The plan includes the BeltLine connection to the MARTA East or Proctor Creek line, and the important redevelopment area around the Ashby MARTA Station. The Plan also includes Maddox Park (outside of this plan's study area) and the surrounding redevelopment opportunities. Because the Atlanta BeltLine TAD excludes single family residential properties in neighborhoods, the primary focus of the Subarea 10 planning process was the general area from Joseph E. Boone Boulevard north, to Donald L. Hollowell Parkway, where the majority of TAD properties are located. Specific attention was given to the areas within easy walking distance (approximately one-quarter mile) to the proposed Atlanta BeltLine transit stations at Joseph E. Boone Boulevard (also a proposed MARTA infill station) and Donald L. Hollowell Parkway. The plan covers a portion of the Ashview Heights neighborhood, but does not propose any significant projects other than the BeltLine

improvements.

#### **Choice Neighborhood Transformation Plan - 2010**

The Transformation Plan offers a blueprint for the comprehensive revitalization of an area of west Atlanta that covers 1,000 acres, 1.56 square miles and includes at its center point a targeted public housing development, the former University Homes. The Plan is proposed to guide the transformation of Vine City, AUC, and the Ashview Heights neighborhoods in areas of education, health, and community redevelopment, through implementation of projects funded by the recently received HUD Choice Implementation Grant. The transformation will be led by the Atlanta Housing Authority in partnership with the City of Atlanta.

#### **Atlanta BeltLine Master Plan/Subarea 9 Plan - 2009**

Subarea 9 includes the portion of the BeltLine from West Marietta Street south to Donald L. Hollowell Parkway. The plan includes the master plan for the Westside Park and Reservoir, a forthcoming 300 acre park on the site of the old Bellwood Quarry, just north from the study area. The Westside subarea plan creates a framework for redevelopment around and to the east of the park, while preserving the character of area neighborhoods, including Grove Park, Rockdale, Knight Park and Howell Station. The TAD also covers a portion of English Avenue, north of Donald L. Hollowell Parkway. Most of the recommendations are land use related (switch from industrial to residential) and additional street connections throughout the existing blocks.

#### **Upper Westside LCI Update - 2009**

The Upper Westside LCI plan is a guide for public and private investment in a two square mile study area within the Northwest quadrant of the City of Atlanta. The updates examine what recommendations have been implemented and outlines a 5 year plan. The Upper Westside LCI covers the southern portion of the AUC neighborhood and Ashview Heights.

#### **Martin Luther King Jr. Drive Corridor Transportation Study - 2005**

The MLK Jr. Drive corridor recently underwent an analysis for Complete Streets improvements. This \$27 million corridor improvement project spans approximately 7.2 miles from Northside Drive to Fulton Industrial Boulevard and includes a combination of federal, state and local funding. The project will address vehicular and pedestrian safety concerns, provide additional pedestrian and bicycle access through the implementation of new multi-use trails, and introduce a new linear park along the corridor. It will also include raised landscaped medians, pedestrian crossing islands, repaired sidewalks, ADA upgrades, and a new two-way cycle track. There will also be traffic signal improvements, upgraded signs and markings along with

lighting improvements along the road. The goal is to transform MLK Jr. Drive to a pedestrian and bicycle friendly corridor with improved access to the Atlanta BeltLine and MARTA bus service.

#### **Simpson Road(Joseph Boone Blvd) Corridor Redevelopment Plan - 2006**

The Plan is intended to guide public and private decision-making and investment along the 4.2 mile long corridor over the next 25 years. Most recent improvements to the corridor include its conversion to a green street corridor, currently underway.

#### **English Avenue Community Redevelopment Plan Update - 2006**

This is an update to the previously adopted Community Redevelopment Plan (1998), which includes a comprehensive approach to reinvestment in the English Avenue community.

#### **Northside Drive Corridor Study 2005 -currently under update by the Georgia Department of Transportation**

The Northside Drive Corridor Study, completed in 2005, examined a larger extent of Northside Drive, focusing on evaluating the existing transportation infrastructure and developing alternative land-use and transportation scenarios for the corridor. This study was performed by the City of Atlanta. Georgia DOT is currently evaluating Northside Drive for potential improvements to mobility, safety, bicycle access, connectivity, and pedestrian use.

#### **Vine City Redevelopment Plan - 2004**

The Vine City Redevelopment Plan was created on behalf of the Vine City Civic Association. It addresses concerns from community members on the neighborhood's loss of population, property disinvestment, and economic decline. The plan identified opportunities, projects and partnership strategies for the neighborhood.

#### **Findings**

As evidenced by most of the previous plans, there are overarching themes and issues of concern within all four neighborhoods. These themes are outlined below (Table 1). The LUFPP team used these themes to create the goals and objectives that would help guide the visions for each of the neighborhoods.

On the following spread, the boundaries of some of the various studies are superimposed on a map of the Westside and downtown Atlanta (Figure 4).



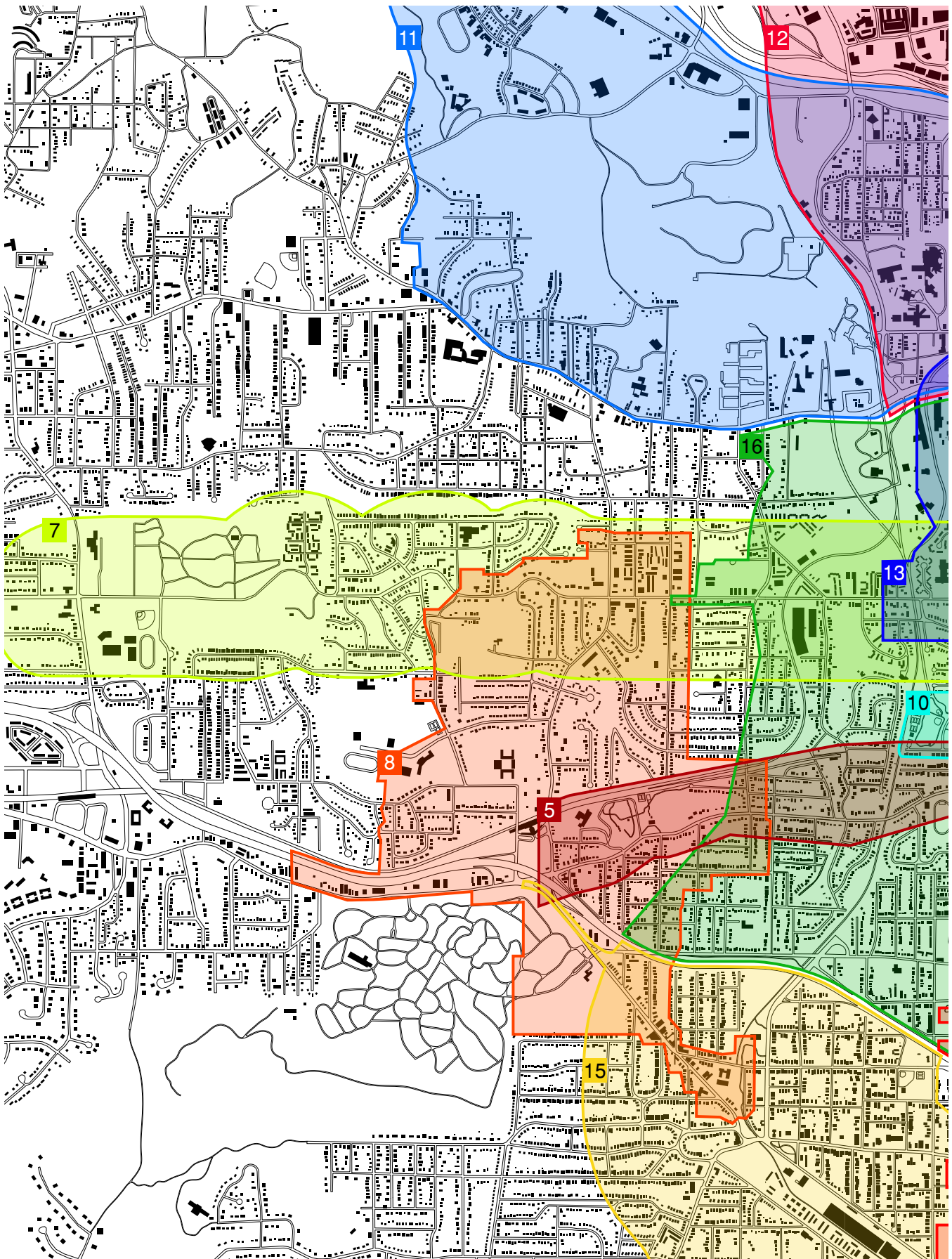
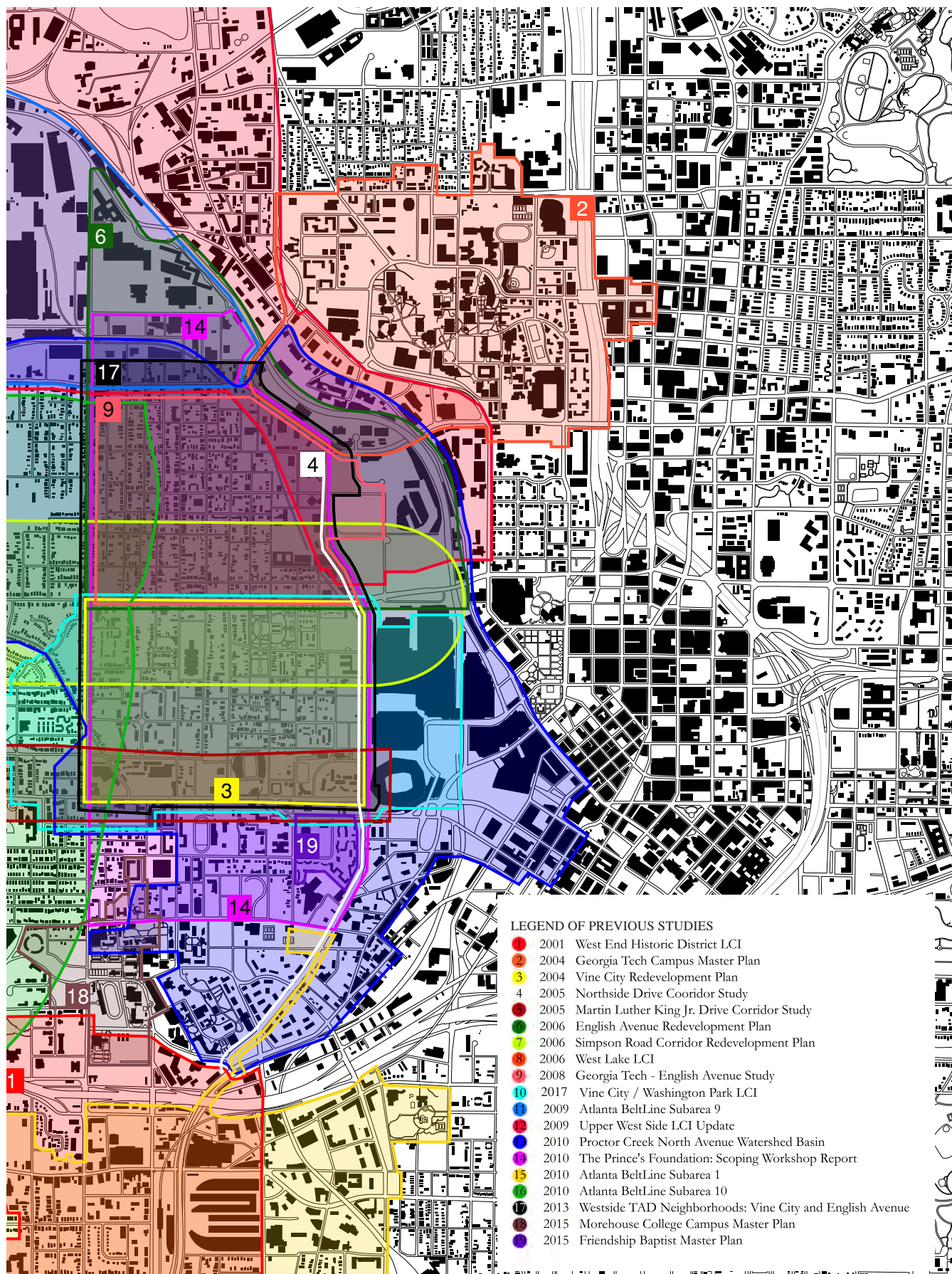


FIGURE 4: PREVIOUS PLANS





| Westside Land Use Framework Plan Recommendations |  |   |  |   |   |   |                                      |   |  |
|--|--|---|--|---|---|---|--------------------------------------|---|--|
|  | Acknowledge and Strengthen Neighborhood Assets |   | 2017 Vine City/<br>Washington Park LCI | 2016 City of Atlanta<br>Comprehensive<br>Development Plan | 2013 Westside<br>TAD Strategic<br>Implementation Plan | 2013 Westside TAD<br>Community Benefits<br>Plan | 2010 Atlanta BeltLine<br>Subarea 10* | 2010 Proctor Creek<br>North Avenue<br>Watershed Basin |  |
|  |  | Protect long term homeownership   | ◆                                      |   | ◆   | ◆   | ◆                                    |   |  |
|  |  | Expand housing choice   | ◆                                      | ◆   | ◆   | ◆   | ◆                                    |   |  |
|  |  | Support urban agriculture   | ◆                                      | ◆   | ◆   | ◆   | ◆                                    | ◆   |  |
|  | Invest in Infrastructure                       | Strengthen Access to goods  | ◆                                      | ◆   | ◆   | ◆   | ◆                                    |   |  |
|  |  | Improve storm water management practices  |  | ◆   | ◆   | ◆   | ◆                                    | ◆   |  |
|  |  | Improve thoroughfares for all transportation modes  | ◆                                      |   | ◆   | ◆   | ◆                                    |   |  |
|  |  | Improve connectivity, both within the neighborhood, and to adjacent areas                               | ◆                                      | ◆   | ◆   | ◆   | ◆                                    | ◆   |  |
|  | Reinforce Unique Neighborhood Identity         | Increase mobility options with Transit Oriented Development   | ◆                                      |   | ◆   | ◆   | ◆                                    |   |  |
|  |  | Preserve architectural character  | ◆                                      | ◆   | ◆   |   | ◆                                    |   |  |
|  |  | Protect historic Structures and sites   | ◆                                      | ◆   | ◆   | ◆   | ◆                                    |   |  |
|  |  | Maintain faith-based and academic institutions  |  | ◆   |   |   | ◆                                    |   |  |
|  | Improve overall quality of Life                | Focus on appropriately scaled and detailed new housing infill   | ◆                                      | ◆   | ◆   |   |                                      |   |  |
|  |  | Develop small local parks for easy access to green space, distributed throughout the neighborhood       | ◆                                      | ◆   | ◆   | ◆   |                                      | ◆   |  |
|  |  | Make improvements to existing parks   | ◆                                      | ◆   |   |   | ◆                                    | ◆   |  |
|  |  | Designate flood prone properties, unsuitable for development, for future gardens, parks and playgrounds |  | ◆   | ◆   |   | ◆                                    | ◆   |  |

TABLE 1: PREVIOUS PLAN RECOMMENDATIONS ALIGNED WITH LAND USE FRAMEWORK

|  | 2009 Upper West Side<br>LCI Update |  | 2010 Atlanta<br>Housing Authority<br>Transformation Plan | 2009 Atlanta BeltLine<br>Subarea 9 | 2008 Connect Atlanta<br>Plan* | 2006 Simpson<br>Road Corridor<br>Redevelopment Plan | 2006 English Avenue<br>Redevelopment Plan | 2005 Northside Drive<br>Corridor Study* | 2005 Martin Luther<br>King Jr. Drive Corridor<br>Study | 2004 Vine City<br>Redevelopment Plan |
|--|------------------------------------|--|--|------------------------------------|-------------------------------|---|---|---|--|--------------------------------------|
|  | ◆                                  |  | ◆  | ◆                                  |                               |   | ◆   |   |  | ◆                                    |
|  | ◆                                  |  | ◆  | ◆                                  |                               | ◆   | ◆   | ◆                                       |  | ◆                                    |
|  |                                    |  | ◆  |                                    |                               |   |   |   |  |                                      |
|  | ◆                                  |  | ◆  |                                    |                               | ◆   | ◆   | ◆                                       |  | ◆                                    |
|  |                                    |  |  |                                    |                               |   |   |   |  | ◆                                    |
|  | ◆                                  |  | ◆  | ◆                                  | ◆                             | ◆   | ◆   | ◆                                       | ◆  | ◆                                    |
|  | ◆                                  |  | ◆  | ◆                                  | ◆                             | ◆   | ◆   | ◆                                       | ◆  | ◆                                    |
|  |                                    |  | ◆  | ◆                                  | ◆                             | ◆   |   |   | ◆  | ◆                                    |
|  |                                    |  | ◆  | ◆                                  |                               |   | ◆   |   |  | ◆                                    |
|  |                                    |  | ◆  | ◆                                  |                               |   | ◆   |   |  | ◆                                    |
|  |                                    |  |  |                                    |                               |   |   |   |  |                                      |
|  |                                    |  |  | ◆                                  |                               |   | ◆   |   |  |                                      |
|  | ◆                                  |  | ◆  | ◆                                  |                               | ◆   | ◆   |   |  | ◆                                    |
|  | ◆                                  |  | ◆  | ◆                                  |                               | ◆   | ◆   |   |  |                                      |
|  |                                    |  |  | ◆                                  |                               |   |   |   |  | ◆                                    |

## COMPLETED AND UPCOMING PROJECTS

Previous plans have led to the identification and implementation of projects, land use and zoning changes, and ultimately, positive change with the study area.

Several agencies provide services that improve the quality of life of Westside neighborhood residents. Examples of services include:

- Health and wellness through the Neighborhood Union;
- Invest Atlanta and the Atlanta Housing Authority down payment assistance programs to assist with housing;
- Vocational and job training at Westside Works;
- The @ Promise Youth Center providing youth development; and crime prevention; and
- Financial literacy, local banking services, and counseling courses through the On the Rise Financial Center.

Several parks in the study area have been expanded and new ones created. Vine City Park, built in two phases, is the most recent addition to the Vine City neighborhood. Lindsay Street Park and Mattie Freeland Park are welcomed additions to the English Avenue neighborhood. Two additional parks, underway along the Joseph E. Boone Boulevard corridor, are Rodney Cook Sr. and Boone Park West. Both are slated for completion by 2018. These new green facilities include playgrounds, exercise equipment, and green infrastructure features to help mitigate problematic stormwater flooding in the neighborhoods. Rain gardens, dry creek beds, and micro-forest serve both to capture water and help educate visitors, with signage explaining how these features help the neighborhoods.

Other brick and mortar projects have been implemented in the Westside neighborhoods, including the Westside Village, the new Westside Works Facility, and the Atlanta Housing Authority's Veranda and Oasis Senior Housing. The Joseph E. Boone Street Green Street Corridor project is currently underway, and the MLK Jr. Drive Complete Streets project is in design phase. The tables in the Appendix illustrate recently completed and upcoming projects within the Westside neighborhoods. Many of these projects were taken into consideration in the planning process for the Land Use Framework Plan.

## DEMOGRAPHICS

### Census Tracts

This section contains the demographic data pertaining to the census tracts and block groups associated with each neighborhood. The census tract and block information were utilized to gather the majority of data for the demographic analysis section. These census tracts and block groups can change from decade to decade, as the United State Census redraws boundaries based on changes in population.

For the purposes of this report, census tracts were strictly defined across four neighborhood boundaries (Table 2)<sup>39</sup>. Some of the block groups were split between neighborhoods which fall outside the boundaries of the report. In cases where this occurred, a percentage of the block group was split based on the percentage of geography that fell within the neighborhood, and the observed frequency of attributes that would contribute to demographic statistics.

| Census Tracts | Block Groups | Neighborhood              |
|---------------|--------------|---------------------------|
| 23            | 1, 2         | English Avenue            |
| 118           | 1, 2, 3      | English Avenue            |
| 25            | 1, 2         | Vine City                 |
| 26            | 1            | Vine City                 |
| 43            | 1, 2         | Atlanta University Center |
| 37            | 1            | Atlanta University Center |
| 38            | 1            | Atlanta University Center |
| 39            | 1, 2         | Ashview Heights           |
| 41            | 1            | Ashview Heights           |
| 42            | 1            | Ashview Heights           |

TABLE 2: CENSUS TRACTS AND BLOCK GROUPS IN PROJECT AREA

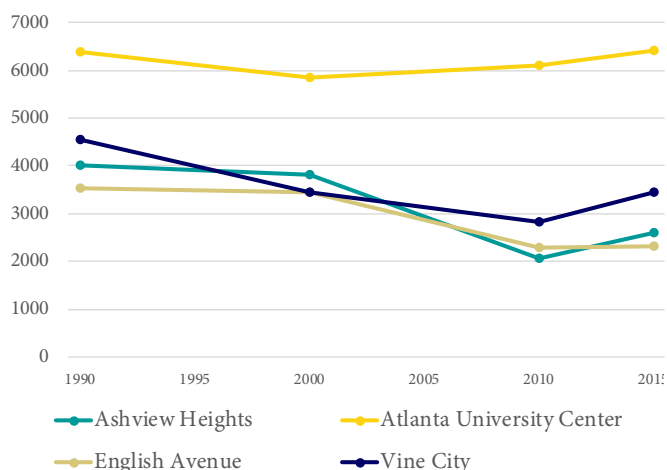


FIGURE 5: POPULATION BY NEIGHBORHOOD

39 United States Census, 2010

40 United States Census, 1960

41 American Community Survey, 2015

### Population

The population analysis contains a time series of historical population gains and losses for the Westside and each of the four neighborhoods. The four neighborhoods experienced dramatic population loss since the 1960s<sup>40</sup>. The study's analysis examined population changes since 1990, breaking them into two separate components. The first component (Figure 5)<sup>41</sup>, shows population change of residents in the four neighborhoods. The second component (Figure 6), shows population change for the four neighborhoods, without group-quarters populations. Group-quarters populations include students, prisoners, group homes and assisted living facilities. The inclusion of students attending at the Atlanta University Center distorts the overall picture of the Westside. When excluding group quarters populations, all four neighborhoods have shown steady declines from 1990 to 2010. Controlling for group-quarters population, since 2010 both Vine City and Ashview Heights enjoyed population gains of over 500 residents, while Atlanta University Center and English Avenue have largely remained static.

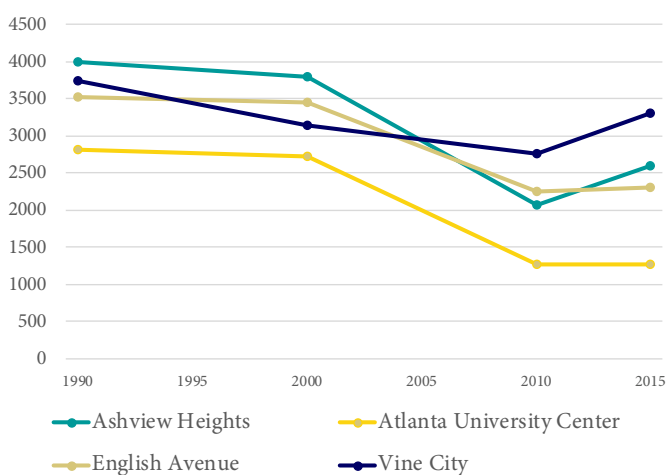


FIGURE 6: POPULATION WITHOUT GROUP QUARTERS

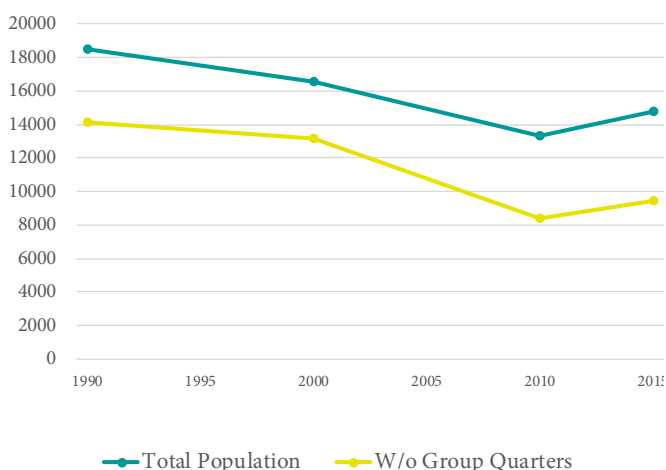


FIGURE 7: TOTAL WESTSIDE POPULATION

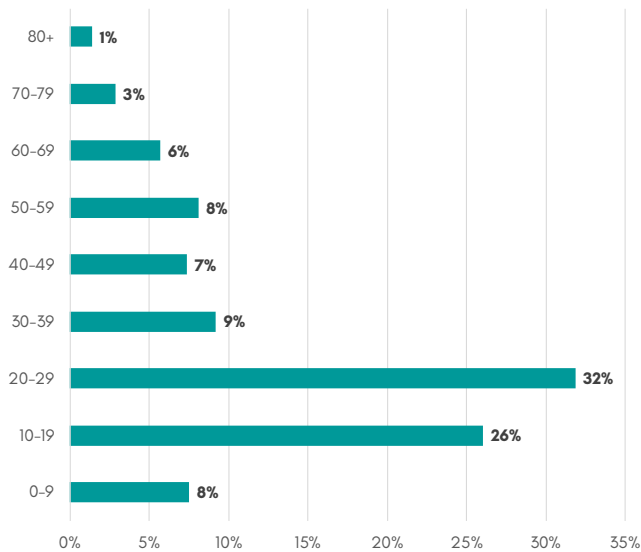


FIGURE 8: POPULATION AGE

The slight population gain is reflected in the total population statistics for the entire study area (Figure 7). Recent surveys demonstrate a total population gain of about 1,500 residents for the period of 2010-2015. This demonstrates a reversal in a decades long population decline for the Westside. While the gains are relatively modest compared to the previous population heights of the mid-20th century, they do offer a cause for optimism that these neighborhoods have seen the worst of their population decline.

### Age

The age groups of the population were also analyzed (Figure 8). The Westside neighborhoods skews young. For instance, 34% of the study area is comprised of residents younger than 20 years of age<sup>42</sup>. This can largely be explained by the presence of the Atlanta University Center, which has an enrollment of 4,000 undergraduate students, nearly half of which are younger than 20.

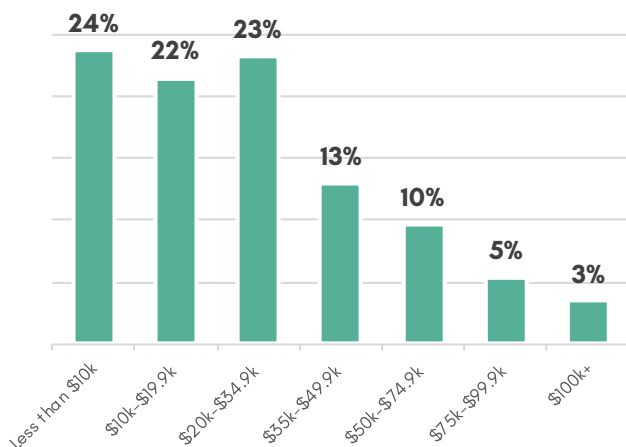


FIGURE 9: INCOME DISTRIBUTION

42 American Community Survey, 2015  
 43 American Community Survey, 2015  
 44 American Community Survey, 2015

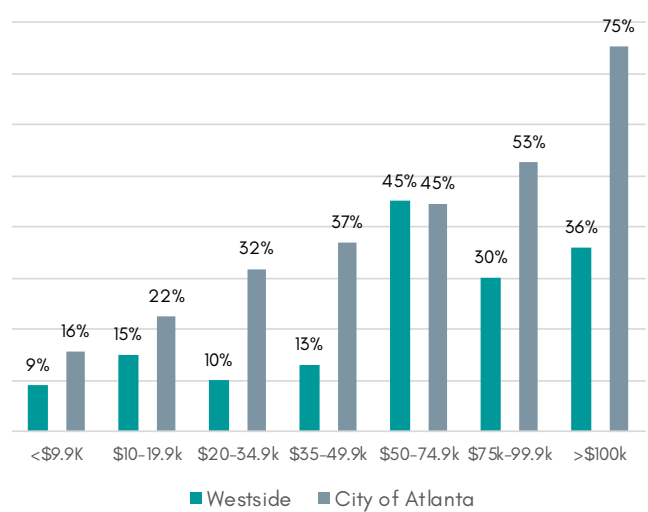


FIGURE 10: HOMEOWNERSHIP RATE BY INCOME

### Income

This section provides a household income distribution for the Westside study area (Figure 9)<sup>43</sup>. The median income for all households in the Westside is \$24,011, compared to \$46,631 for Atlanta as a whole. Nearly 80% of Westside households earn less than the median Atlanta household.

### Tenancy

Homeownership rates for the Westside are much lower than for the City of Atlanta, with only 16% of households owning their home, compared to 40% for the City<sup>44</sup>. This difference is not entirely explained by incomes. Even when controlling for income, homeownership rates are lower for nearly all income groups compared with the City of Atlanta (Figure 10).

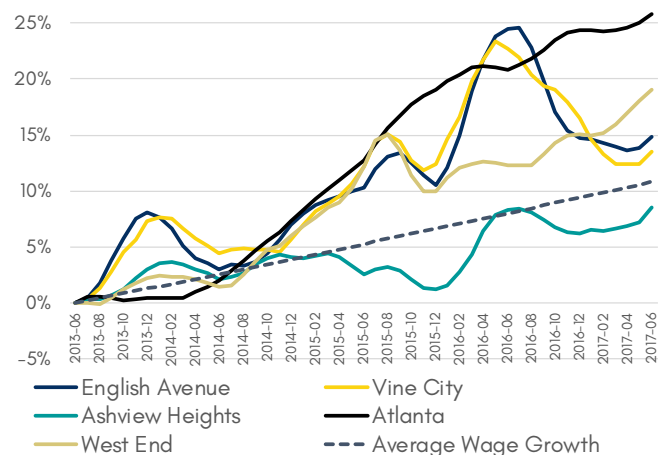


FIGURE 11: AVERAGE RENT PER SQUARE FOOT BY NEIGHBORHOOD



# Housing Market Analysis

To gain a better understanding of market conditions, an analysis was undertaken on year-to-year increases in average rent per square foot for the four neighborhoods<sup>45</sup>. Analysis (Figure 11), begins in 2013, which was the first year prices began to recover after the 2008-2009 recession. Rent increases have outpaced wage increases since 2013 in three of the four neighborhoods, though increases were less than for the city as a whole.

# Health<sup>46</sup>

Overall, the Westside population does not differ from the Atlanta area on issues related to obesity, diabetes, and health insurance (Table 3). One area of concern is the high percentage of population suffering from HIV and HIV-related illness. This is five times greater than the population for the Atlanta City limits.

| Category                 | Westside | City of Atlanta |
|--------------------------|----------|-----------------|
| HIV                      | 3%       | 0.6% (MSA)      |
| Obesity                  | 35%      | 35%             |
| Diabetes                 | 12%      | 11% (MSA)       |
| Population w/o Insurance | 18%      | 18%             |

TABLE 3: HEALTH DATA

# Education<sup>47</sup>

The education level for the Westside neighborhoods differs slightly from the level for the City of Atlanta, offering comparative strengths in some areas and weaknesses in others (Table 4). While the high school graduation rate is higher in the Westside (Booker T. Washington High School), the college readiness index score, which offers a standardized measure of preparedness for all Booker T. Washington clustered schools, is lower. Also, the general degree attainment is lower in the Westside.

| Category                           | Westside | City of Atlanta |
|------------------------------------|----------|-----------------|
| High School Graduation Rate        | 77%      | 72%             |
| College & Career Readiness Index   | 62       | 67              |
| HS Diploma/GED or higher (age 25+) | 81%      | 89%             |

TABLE 4: EDUCATION LEVELS

<sup>45</sup> Zillow, 2017

<sup>46</sup> American Community Survey, 2015; CDC, 2013

<sup>47</sup> American Community Survey, 2015; Georgia Department of Education, 2015; ESRI, 2016

<sup>48</sup> <http://www.wsbtv.com/news/local/year-long-crackdown-results-in-low-crime-rates-for-2-atlanta-communities/579361833>

<sup>49</sup> City of Atlanta, 2015

# Crime

Crime in the Westside study area continues to be a serious problem for residents, students, workers, and business owners, though crime has gone down by 38% in since 2016 in English Avenue and Vine City<sup>48</sup>. The violent crime rate is almost double that of the City of Atlanta, and five times that of the Atlanta metropolitan area (Table 5)<sup>49</sup>. The drug crime rate is even more severe. There are three times as many drug related crimes on the Westside than the City of Atlanta.

| Category                               | Westside | City of Atlanta |
|--|----------|-----------------|
| Annual Violent Crimes per 1,000 People | 21       | 15              |
| Annual Drug Crimes Per 1,000 People    | 31       | 10              |

TABLE 5: CRIME DATA

# Market Analysis Report

The Land Use Action Team performed a marketing study and projected a five-year time line for absorption of new housing and retail. Laurie Volk, Zimmerman/Volk Associates, performed the housing market study and projections. Ken Bleakley, Bleakly Associates, performed the market analysis and projections for retail. The market studies included the entire study area, and were then further refined by neighborhood. This is a critical step to ensure that the market will support what changes in land use and zoning call for.

# Housing Market

The overall market potential for housing within the study area projects an estimated absorption of 3,250 new and renovated housing units over the next five years. Specifically, the housing absorption projection for each for the four neighborhoods is as follows.

- English Avenue Neighborhood: 12%, or 390 housing units
- Vine City Neighborhood: 34%, or 1,105 housing units
- Atlanta University Center Neighborhood: 36%, or 1,170 housing units
- Ashview Heights Neighborhood: 18%, or 585 housing units.

# Affordable/Workforce Housing

The Market Study recommends that a portion of new housing should be available to households earning less

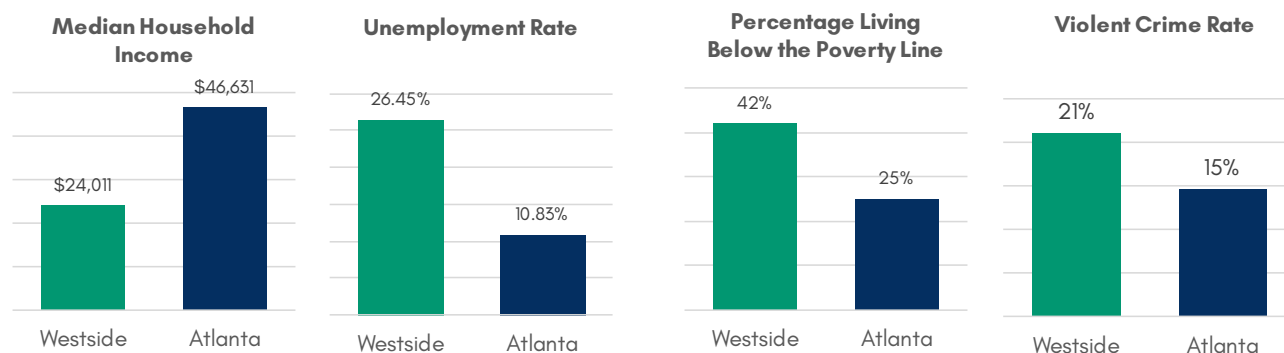


FIGURE 12: CITY COMPARISON

than 30% of the Average Median Income (AMI), and that affordable housing units be distributed throughout each neighborhood. A breakdown of market recommendations for affordable housing units follows.

- English Avenue Neighborhood: 21%, or 82 housing units
- Vine City Neighborhood: 20%, or 221 housing units
- Atlanta University Center Neighborhood: 23%, or 269 housing units
- Ashview Heights Neighborhood: 12%, or 70 housing units

#### Housing Strategy

A housing strategy for Westside Atlanta should include the following:

- Create a mix of housing types, including rental, for-sale, market rate and affordable units.
- Establish neighborhood guidelines to ensure the type and scale of housing is compatible with the existing neighborhood building tradition.
- Enhancement of the built environment, including restoration, preservation, and adaptive re-use.
- Addition of new residential structures, including housing types not available or under-represented in the neighborhood.

#### Ashview Heights' Many Neighborhoods

The area noted as "Ashview Heights" in the report is really comprised of three separate neighborhoods: Ashview Heights, Just Us, and Booker T. Washington. Each of these neighborhoods carry with it a unique history and offer a wide diversity of demographics, housing types and conditions.

Just Us, which is comprised of about 70 single family homes, is located in the northwestern portion of the Ashview Heights study area. All but three homes are in good or fair condition. Just Us home also have a high occupancy rate of above 90%, which sets it apart from its surrounding neighborhoods.

- Mixed-use development that includes a residential use within it; this may be applied to new construction or adaptive re-use of an existing building.
- Programs and policies, existing and new, to encourage new housing development and rehabilitation of existing housing.

#### Retail Market

Projected market demand for retail identified nearly 100,000 square feet of additional retail facilities for the entire study area, over the next five years. Retail absorption for each neighborhood is forecast below:

- English Avenue Neighborhood: 5,000 s.f.
- Vine City Neighborhood: 21,500 s.f.
- Atlanta University Center Neighborhood: 15,000 s.f.
- Ashview Heights Neighborhood: 51,000 s.f.

#### Comparisons with Atlanta

In order to place the Westside demographics in context, Figure 11 compares the four neighborhoods with the City of Atlanta<sup>50</sup>. Median household income, unemployment rate, percentage living below the poverty line, and violent crime are shown to illustrate the large difference in quality of life between the Westside and the remainder of the city. In each of these categories, the Westside lags significantly behind the rest of the city.

## PHYSICAL CONDITIONS

#### Existing Future Land Use

The Future Land Use Map for the neighborhoods in the study area is shown in Figure 15. The area within the red border represents the four neighborhoods in the Land Use Framework Plan. All four neighborhoods had previous land use plans that were formulated separately from each other.

Both Figure 13 and Figure 14 provide references to the categories used in both the land use and zoning maps in this document.

<sup>50</sup> American Community Survey, 2015; Bureau of Labor Statistics, 2017; American Community Survey 2015; City of Atlanta, 2017



Exhibit A

Table 9-3: Land Use and Zoning Compatibility Table

| Table 9-3: Land Use and Zoning Compatibility Table |                       |                 |            |      |     |      |      |     |      |      |      |      |      |      |      |      |      |      |            |            |      |     |    |    |     |     |     |     |     |       |       |       |     |     |      |       |       |       |       |       |  |  |
|--|-----------------------|-----------------|------------|------|-----|------|------|-----|------|------|------|------|------|------|------|------|------|------|------------|------------|------|-----|----|----|-----|-----|-----|-----|-----|-------|-------|-------|-----|-----|------|-------|-------|-------|-------|-------|--|--|
| Land Use Designation                               | Zoning Classification |                 |            |      |     |      |      |     |      |      |      |      |      |      |      |      |      |      |            |            |      |     |    |    |     |     |     |     |     |       |       |       |     |     |      |       |       |       |       |       |  |  |
|  | R-1                   | R-2, R-2A, R-2B | R-3, FC-R3 | R-3A | R-4 | R-4A | R-4B | R-5 | RG-1 | RG-2 | RG-3 | RG-4 | RG-5 | RG-6 | RL-C | MR-1 | MR-2 | MR-3 | MR-4 A & B | MR-5 A & B | MR-6 | O-I | LW | NC | C-1 | C-2 | C-3 | C-4 | C-5 | MRC-1 | MRC-2 | MRC-3 | I-1 | I-2 | PD-H | PD-OC | PD-MU | PD-BP | PD-CS | I-MIX |  |  |
| Open Space   |                       |                 |            |      |     |      |      |     |      |      |      |      |      |      |      |      |      |      |            |            |      |     |    |    |     |     |     |     |     |       |       |       |     |     |      |       |       |       |       |       |  |  |
| Private Open Space                                 |                       |                 |            |      |     |      |      |     |      |      |      |      |      |      |      |      |      |      |            |            |      |     |    |    |     |     |     |     |     |       |       |       |     |     |      |       |       |       |       |       |  |  |
| Community Facility                                 |                       |                 |            |      |     |      |      |     |      |      |      |      |      |      |      |      |      |      |            |            |      |     |    |    |     |     |     |     |     |       |       |       |     |     |      |       |       |       |       |       |  |  |
| Single-Family                                      |                       |                 |            |      |     |      |      |     |      |      |      |      |      |      |      |      |      |      |            |            |      |     |    |    |     |     |     |     |     |       |       |       |     |     |      |       |       |       |       |       |  |  |
| Low-Density Residential                            |                       |                 |            |      |     |      |      |     |      |      |      |      |      |      |      |      |      |      |            |            |      |     |    |    |     |     |     |     |     |       |       |       |     |     |      |       |       |       |       |       |  |  |
| Medium - Density Residential                       |                       |                 |            |      |     |      |      |     |      |      |      |      |      |      |      |      |      |      |            |            |      |     |    |    |     |     |     |     |     |       |       |       |     |     |      |       |       |       |       |       |  |  |
| High-Density Residential                           |                       |                 |            |      |     |      |      |     |      |      |      |      |      |      |      |      |      |      |            |            |      |     |    |    |     |     |     |     |     |       |       |       |     |     |      |       |       |       |       |       |  |  |
| Very High -Density Residential                     |                       |                 |            |      |     |      |      |     |      |      |      |      |      |      |      |      |      |      |            |            |      |     |    |    |     |     |     |     |     |       |       |       |     |     |      |       |       |       |       |       |  |  |
| Low-Density Commercial                             |                       |                 |            |      |     |      |      |     |      |      |      |      |      |      |      |      |      |      |            |            |      |     |    |    |     |     |     |     |     |       |       |       |     |     |      |       |       |       |       |       |  |  |
| High-Density Commercial                            |                       |                 |            |      |     |      |      |     |      |      |      |      |      |      |      |      |      |      |            |            |      |     |    |    |     |     |     |     |     |       |       |       |     |     |      |       |       |       |       |       |  |  |
| Industrial   |                       |                 |            |      |     |      |      |     |      |      |      |      |      |      |      |      |      |      |            |            |      |     |    |    |     |     |     |     |     |       |       |       |     |     |      |       |       |       |       |       |  |  |
| Business Park                                      |                       |                 |            |      |     |      |      |     |      |      |      |      |      |      |      |      |      |      |            |            |      |     |    |    |     |     |     |     |     |       |       |       |     |     |      |       |       |       |       |       |  |  |
| Office/Institutional                               |                       |                 |            |      |     |      |      |     |      |      |      |      |      |      |      |      |      |      |            |            |      |     |    |    |     |     |     |     |     |       |       |       |     |     |      |       |       |       |       |       |  |  |
| Office/Institutional/Residential                   |                       |                 |            |      |     |      |      |     |      |      |      |      |      |      |      |      |      |      |            |            |      |     |    |    |     |     |     |     |     |       |       |       |     |     |      |       |       |       |       |       |  |  |
| Mixed Use – Low Density                            |                       |                 |            |      |     |      |      |     |      |      |      |      |      |      |      |      |      |      |            |            |      |     |    |    |     |     |     |     |     |       |       |       |     |     |      |       |       |       |       |       |  |  |
| Mixed Use – Medium Density                         |                       |                 |            |      |     |      |      |     |      |      |      |      |      |      |      |      |      |      |            |            |      |     |    |    |     |     |     |     |     |       |       |       |     |     |      |       |       |       |       |       |  |  |
| Mixed Use – High Density                           |                       |                 |            |      |     |      |      |     |      |      |      |      |      |      |      |      |      |      |            |            |      |     |    |    |     |     |     |     |     |       |       |       |     |     |      |       |       |       |       |       |  |  |
| Mixed-Use  |                       |                 |            |      |     |      |      |     |      |      |      |      |      |      |      |      |      |      |            |            |      |     |    |    |     |     |     |     |     |       |       |       |     |     |      |       |       |       |       |       |  |  |
| TCU  |                       |                 |            |      |     |      |      |     |      |      |      |      |      |      |      |      |      |      |            |            |      |     |    |    |     |     |     |     |     |       |       |       |     |     |      |       |       |       |       |       |  |  |

Note: Shaded areas represent land use designations and the compatible zoning classifications. Non-shaded areas represent zoning classifications that are not compatible with land use designations.

Note: Shaded areas represent land use designations and the compatible zoning classifications. Non-shaded areas represent zoning classifications that are not compatible with land use designations.

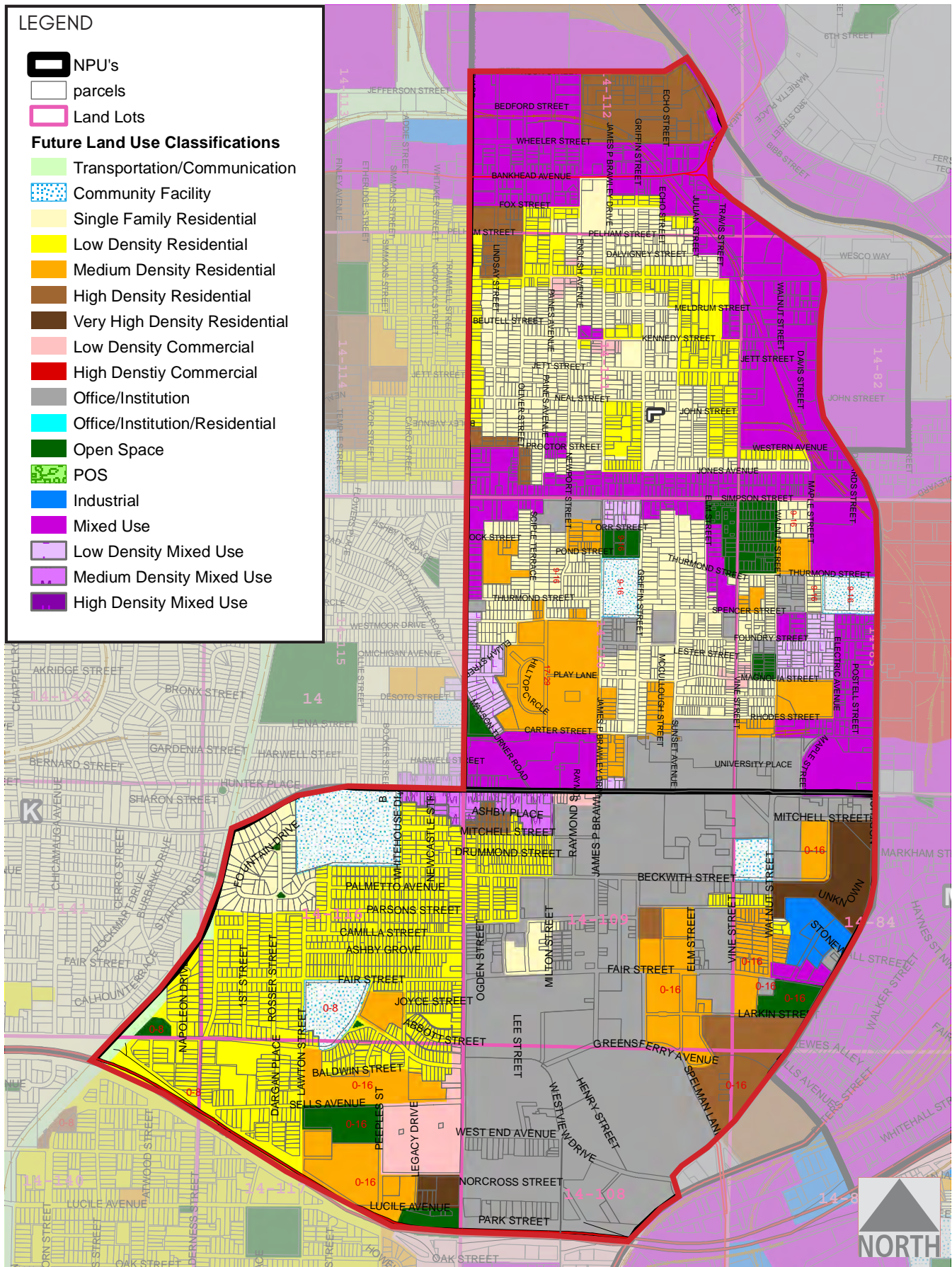
FIGURE 13: CITY OF ATLANTA LAND USE COMPATIBILITY TABLE

| District | Description  |
|----------|--|
| BL       | Beltpine overlay district  |
| C-1      | Community business   |
| C-2      | Commercial service   |
| C-3      | Commercial-residential   |
| C-4      | Central area commercial-residential  |
| C-5      | Central business district support  |
| HBS      | Historic building or site  |
| HD-20G   | West End historic district   |
| HD-20I   | Adair Park historic district   |
| HD-20J   | Whittier Mill historic district  |
| HD-20K   | Grant Park historic district   |
| HD-20L   | Inman Park historic district   |
| HD-20M   | Oakland City historic district   |
| I-1      | Light industrial   |
| I-2      | Heavy industrial   |
| LBS      | Landmark building or site  |
| LD-20A   | Cabbagetown landmark district  |
| LD-20B   | Druid Hills landmark district  |
| LD-20C   | Martin Luther King, Jr. landmark district                                    |
| LD-20D   | Washington Park landmark district  |
| LD-20E   | Oakland Cemetery landmark district   |
| LD-20F   | Baltimore Block landmark district  |
| LD-20H   | Hotel Row landmark district  |
| LD-20N   | Castleberry Hill landmark district   |
| LW       | Live-Work  |
| MR-1     | Multi-family residential, maximum floor area ratio of 0.162                  |
| MR-2     | Multi-family residential, maximum floor area ratio of 0.348                  |
| MR-3     | Multi-family residential, maximum floor area ratio of 0.696                  |
| MR-4A    | Multi-family residential, maximum floor area ratio of 1.49                   |
| MR-4B    | Multi-family residential (townhouses), maximum floor area ratio of 1.49      |
| MR-5A    | Multi-family residential, maximum floor area ratio of 3.2                    |
| MR-5B    | Multi-family residential next to single-family districts, maximum FAR of 3.2 |
| MR-6     | Multi-family residential, maximum floor area ratio of 6.4                    |
| MRC-1    | Mixed residential and commercial, maximum floor area ratio of 1.696          |
| MRC-2    | Mixed residential and commercial, maximum floor area ratio of 3.196          |
| MRC-3    | Mixed residential and commercial, maximum floor area ratio of 7.2            |
| NC       | Neighborhood commercial  |
| NC-1     | Little Five Points Neighborhood Commercial                                   |
| NC-2     | East Atlanta Neighborhood Commercial   |
| NC-3     | Kirkwood Neighborhood Commercial   |
| NC-4     | Cheshire Bridge North Neighborhood Commercial                                |
| NC-5     | Cheshire Bridge South Neighborhood Commercial                                |
| O-I      | Office-Institutional   |
| PD-H     | Planned housing development (single-family or multi-family)                  |
| PD-MU    | Mixed-use planned development  |
| PD-OC    | Office-commercial planned development  |
| R-1      | Single-family residential, minimum lot size 2 acres                          |
| R-2      | Single-family residential, minimum lot size 1 acre                           |
| R-2A     | Single-family residential, minimum lot size 0.69 acres                       |
| R-2B     | Single-family residential, minimum lot size 0.64 acres                       |
| R-3      | Single-family residential, minimum lot size 0.41 acres                       |
| R-3A     | Single-family residential, minimum lot size 0.31 acres                       |
| R-4      | Single-family residential, minimum lot size 0.21 acres                       |
| R-4A     | Single-family residential, minimum lot size 0.17 acres                       |
| R-4B     | Single-family residential, minimum lot size 0.06 acres                       |
| R-5      | Two-family residential, minimum lot size 0.17 acres                          |

| District | Description  |
|----------|--|
| RG-1     | General (multi-family) residential, maximum floor area ratio of 0.162  |
| RG-2     | General (multi-family) residential, maximum floor area ratio of 0.348  |
| RG-3     | General (multi-family) residential, maximum floor area ratio of 0.696  |
| RG-4     | General (multi-family) residential, maximum floor area ratio of 1.49   |
| RG-5     | General (multi-family) residential, maximum floor area ratio of 3.2    |
| RG-6     | General (multi-family) residential, maximum floor area ratio of 6.4    |
| R-LC     | Residential with limited commercial, maximum floor area ratio of 0.348 |
| SPI-1    | Special Public Interest District: Central Core                         |
| SPI-5    | Special Public Interest District: Inman Park                           |
| SPI-6    | Special Public Interest District: Poncey-Highland                      |
| SPI-7    | Special Public Interest District: Candler Park                         |
| SPI-8    | Special Public Interest District: Home Park                            |
| SPI-9    | Special Public Interest District: Buckhead Commercial Core             |
| SPI-11   | Special Public Interest District: Vine City and Ashby Station          |
| SPI-12   | Special Public Interest District: Buckhead/Lenox Station               |
| SPI-14   | Special Public Interest District: Berkeley Park                        |
| SPI-15   | Special Public Interest District: Lindbergh Transit Station Area       |
| SPI-16   | Special Public Interest District: Midtown                              |
| SPI-17   | Special Public Interest District: Piedmont Avenue                      |
| SPI-18   | Special Public Interest District: Mechanicsville                       |
| SPI-19   | Special Public Interest District: Buckhead Peachtree Corridor          |
| SPI-20   | Special Public Interest District: Greenbriar                           |
| SPI-21   | Special Public Interest District: Historic West End/Adair Park         |
| SPI-22   | Special Public Interest District: Memorial Drive/Oakland Cemetery      |

- When one of the above district names is followed by -C (OI-C or MRC-1-C, for example), it indicates a conditional zoning with requirements elaborated in a specific ordinance passed by City Council.
- When one of the above district names is followed by SA (SPI-11 SA2 or LD-20A SA1, for example), it indicates a sub-area that has requirements different from or in addition to those for the district as a whole.
- Floor area ratio is the number of square feet in a building divided by the square footage of the building lot. An FAR of 0.5, for example, represents a one-story building that covers half of its lot, a two-story building that covers one fourth of its lot, and so on. The maximum floor area ratio can be exceeded with bonuses in some districts.

FIGURE 14: CITY OF ATLANTA ZONING DESCRIPTION



## Existing Zoning

A summary of current zoning designations for the Westside is provided on the next page, Figure 16. The zoning map includes all four study area neighborhoods.

The Ashview Heights neighborhood is largely zoned R-4 and R-5 zoning. College Town and the Atlanta Housing Authority property in the southeast corner are zoned for RG-3, MR-3, and MRC-1. The northeast portion of Ashview Heights (which is sometimes referred to as the Booker T. Washington neighborhood) has Special Public Interest (SPI-11) zoning, which provides separate zoning regulations from the City standard. A majority of Ashview Heights is covered by the BeltLine Overlay Zoning.

The Atlanta University Center neighborhood is organized in three sections. The primarily residential northwestern portion is zoned SPI-11. The university-institutional portion is zoned Office/Institution. The eastern portion includes Atlanta Housing Authority property zoned multifamily district (RG-3), and denser property alongside Northside Drive, largely zoned with a denser multifamily district (RG-4).

The Vine City neighborhood zoning is entirely SPI-11. The SPI-11 zoning regulations are specific to the Vine City neighborhood, and the result of previous rezoning efforts.

English Avenue is primarily single family R-4A residential zoning, with I-1 industrial zoning along the northern and eastern borders. Commercial C-1, and C-2 zoning is found along both Joseph E. Boone Boulevard and Donald Lee Hollowell Parkway.





## Building Conditions

Of the 3,844 parcels in the study area, only approximately 35% could be considered in fair or good condition (Figure 17 and Figure 18)<sup>51</sup>. About 30% of parcels are considered to be in poor, deteriorated, or dilapidated condition. And, about 35% of the parcels were vacant at the time of the survey. The percentages were calculated by the total number of parcels for a given condition. The size of the parcels was not considered when breaking down each percentage.

On a neighborhood by neighborhood basis, buildings in Ashview Heights are less likely to be in poor, deteriorated, or dilapidated condition.

Vine City, at 43%, has the highest percentage of vacant land, largely due to land acquisition and demolition as a result of flooding.

### Findings

The building condition analysis heavily factored into the study's final land use recommendations and policy strategies. Recommendations were focused predominantly on areas with a large amount of vacant land, and areas with the greatest concentration of blight, identified as the locations with a high proportion of dilapidated, deteriorated, and poor condition buildings. These areas

are most heavily targeted for redevelopment and investment, with an emphasis on block-by-block development.

The building conditions analysis also determined the specific locations for suggested demolition, rehabilitation, and new construction. Homes or parcels were placed in these categories based on observed conditions.

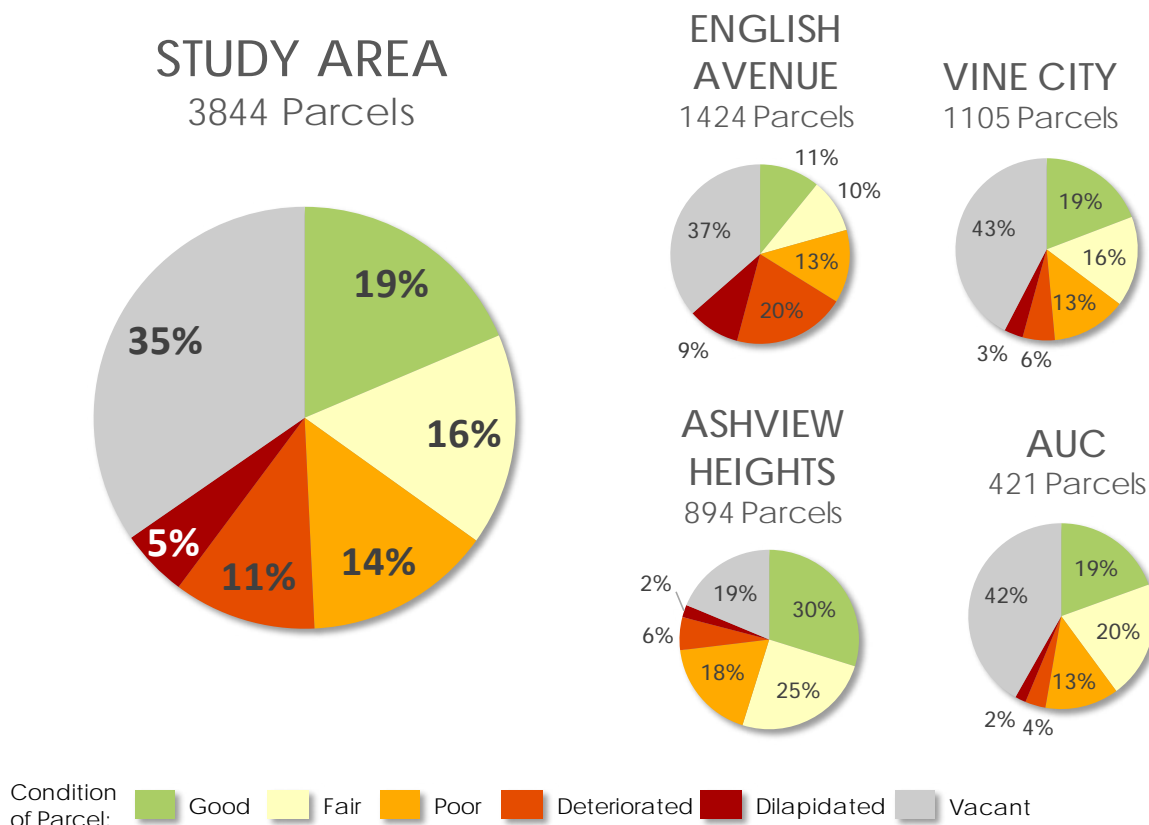


FIGURE 17: BUILDING CONDITIONS STATISTICS

51 APD Urban Planning & Management, 2017



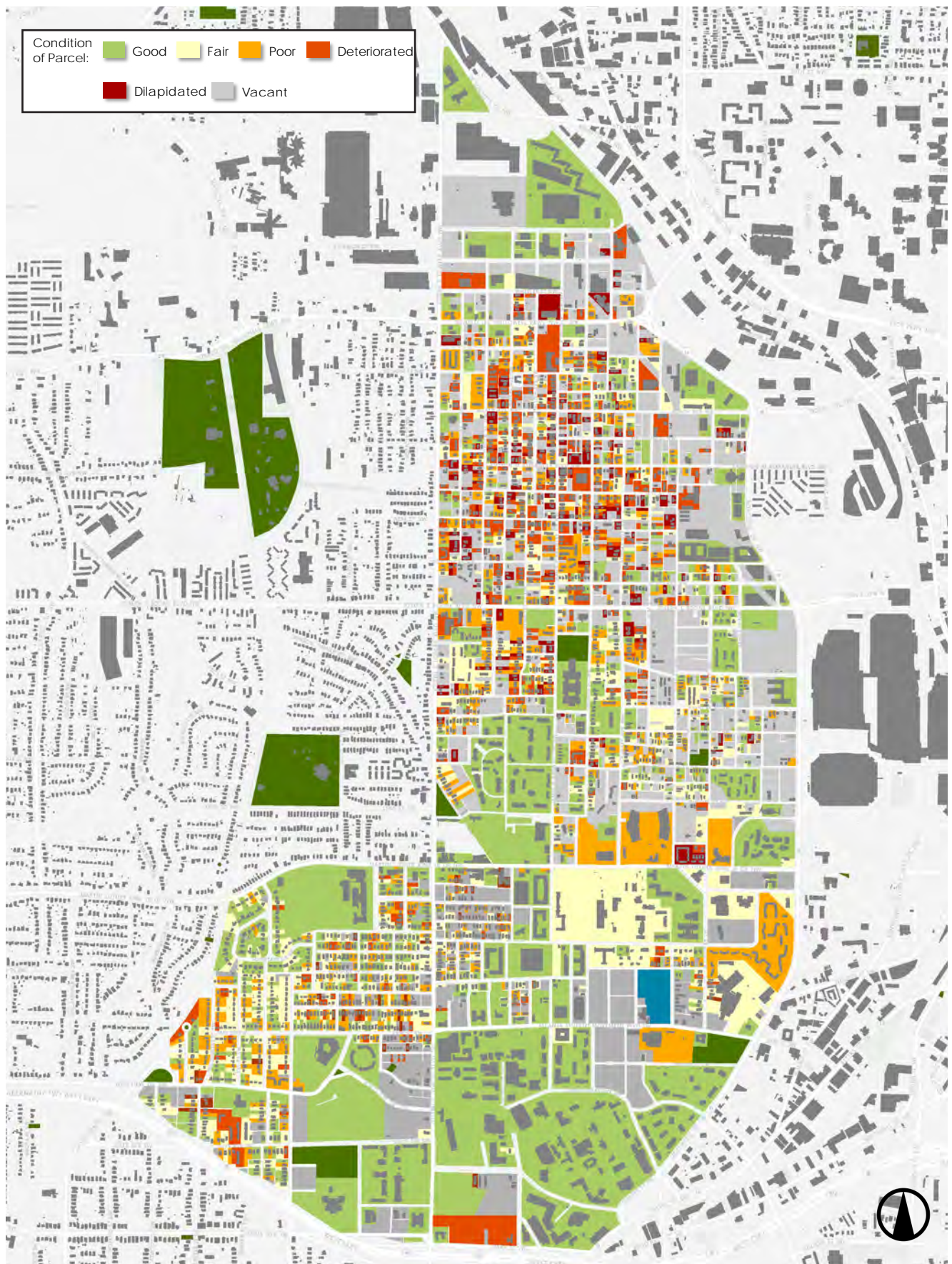


FIGURE 18: BUILDING CONDITIONS MAP



## Building Occupancy

The findings of the study area building occupancy are illustrated in Figure 19 and Figure 20<sup>52</sup>. Additionally, occupancy statistics, by neighborhood, are provided. These statistics differ slightly from the vacant lot information in the Building Conditions map, due to differences in parking lot counts.

Of the 3,844 parcels located within the study area, slightly less than half contain occupied buildings. In total, there are 692 parcels with unoccupied buildings within the four neighborhoods. That represents about 27% of all parcels with some type of structure.

Of the four neighborhoods, Ashview Heights is the only one with a majority of parcels containing an occupied structure. The remaining three neighborhoods each contain a high proportion of vacant versus occupied parcels, with English Avenue holding the highest percentage of vacant buildings, 44%. The Atlanta University Center neighborhood has a similar level of vacancies, although the numbers are skewed by the large parcel size of university properties, versus the small lots of the traditional residential areas of the neighborhood. Overall, the small lots in the residential areas are in much poorer condition.

## Findings

Similar to the building conditions analysis, the building occupancy analysis was used to determine the scope of redevelopment and priority areas for investment. Vacant lots were marked as opportunities for new construction. Some new construction projects were featured as potential projects, shown with illustrative renderings and possible programing.

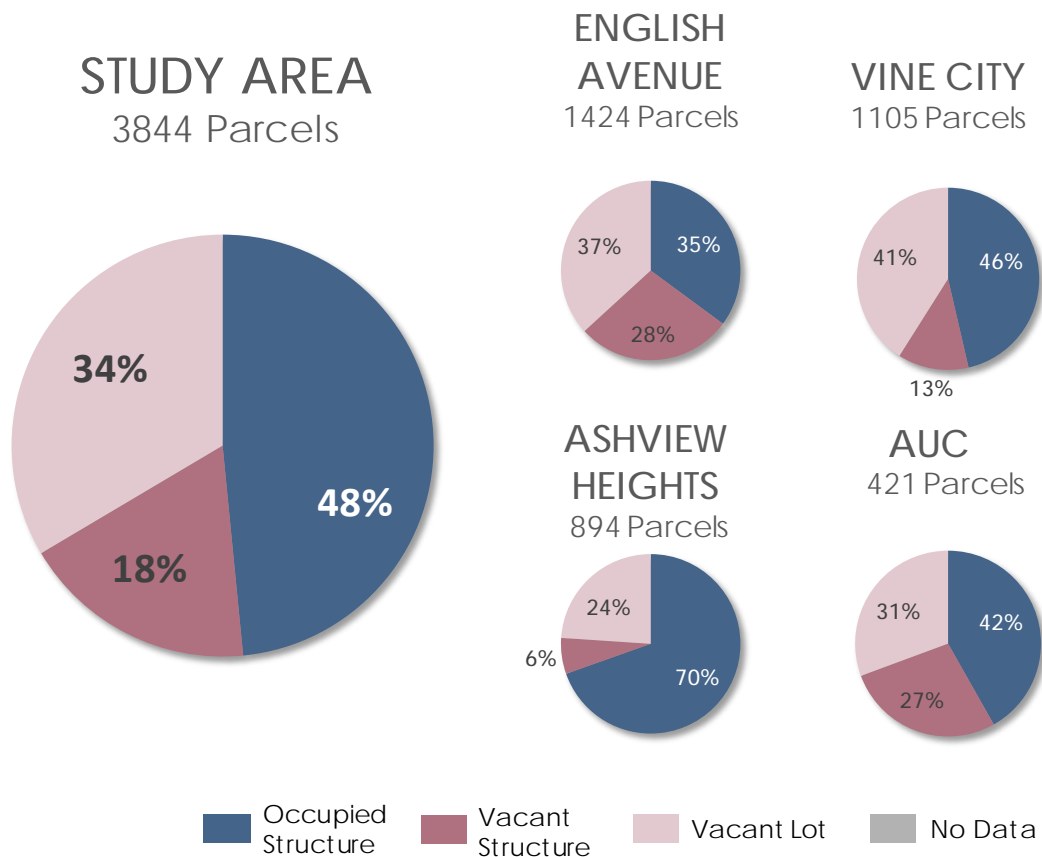


FIGURE 19: BUILDING OCCUPANCY STATISTICS

52 APD Urban Planning & Management, 2017

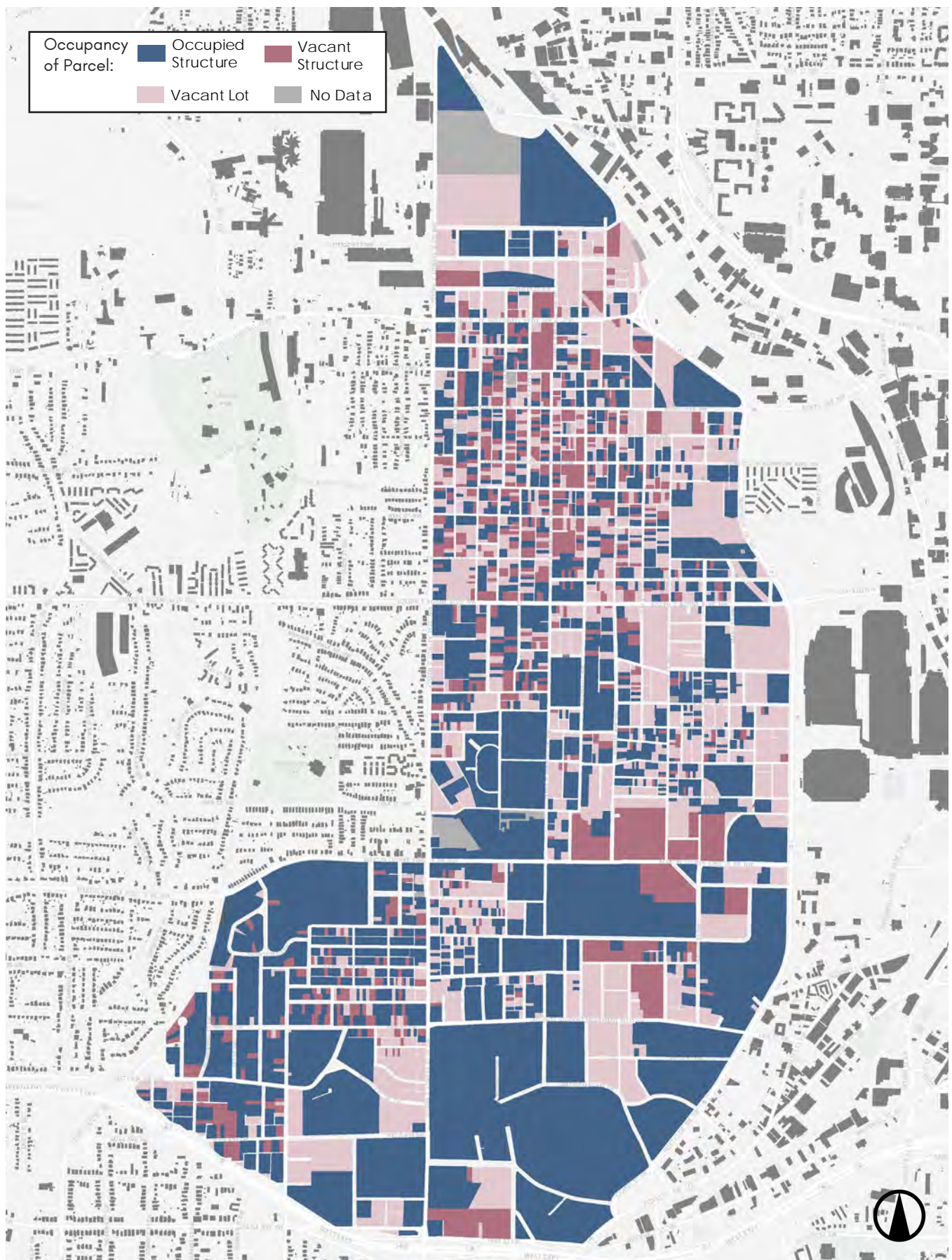


FIGURE 20: BUILDING OCCUPANCY MAP

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## V. COMMUNITY ENGAGEMENT





FIGURE 21: COMMUNITY ENGAGEMENT TIMELINE

Community engagement meetings with all four neighborhoods were conducted over a period of three months during the summer of 2016. Each neighborhood held two meetings: one targeted to stakeholders and a second targeted to neighborhood residents. Neighborhood stakeholders included elected representatives from the neighborhood association, prominent religious or institutional leaders, representatives from area businesses, and other influential members of the community. The neighborhood meetings were open to all residents, workers, students, and land owners in the community.

At each of the meetings, groups occupied tables assigned to a specific discussion topic. Each table was headed by a member of the planning consulting team. Topics ranged from issues specific to the local community, such as the Morris Brown College campus, to broader issues covered by all groups, like transportation and housing. In total, there were over 20 topics discussed through the eight meetings. A large neighborhood map with information relevant to the category was provided and participants were encouraged to mark down specific locations that were a concern, either through a need for improvement or as a resource to be preserved. Participants then had the opportunity to weigh in on that need.

Following each community engagement meeting, the Land Use Team convened, discussed the findings, and created a summary of recommendations for that section of the study area. The recommendations were presented to the public on the following Friday morning. The public had the opportunity to voice their comments on the recommendations through a question and answer period at the end of the presentation.

### Rodney M. Cook Sr. Park and Joseph E. Boone Corridor

#### Stakeholder Input

The first two community engagement meetings occurred on March 29th and 30th, 2016. Stakeholders met with the land use consulting team at the Westside Future Fund's offices in the City of Refuge. The meetings focused on the land surrounding Rodney M. Cook Sr. Park and development along the Joseph E. Boone Boulevard corridor. Stakeholders were grouped into categories:

Community Leadership, Residents, Faith-Based Organizations, Developers & Property Owners, Public Safety, Environmental Organizations and Infrastructure Implementation.

The future of Rodney M. Cook Sr. Park and the Joseph E. Boone Boulevard corridor infrastructure implementation project implementation consumed a large portion of the discussion. Stakeholders expressed a desire for greater input in the stormwater design of the park, and wished to see the storm water management tactics for the park be expanded to include other portions of English Avenue, Vine City, and the ongoing Proctor Creek ecological restoration. Stakeholders also felt that Joseph E. Boone Boulevard could complement the park, with interventions to slow traffic and green the infrastructure.

The addition of the new park also brought suggestions for increased density, with concerns over what form increased density would take. Most stakeholders felt it important to preserve the existing neighborhood character, defined as predominantly single family with some moderate density multifamily. Stakeholders also expressed considerable frustration with slow progress at the park and the area surrounding it.



FIGURE 22: COOK PARK PUBLIC MEETING





FIGURE 23: ENGLISH AVENUE PUBLIC MEETING

### *Neighborhood Input*

On March 29th, over 100 members from the community filled the Higher Ground Empowerment Center to express their ideas and concerns for the future of Rodney M. Cooks Sr. Park and the Joseph E. Boone Boulevard corridor. Participants split into eleven groups, organized by topic: Cultural and Historic, Single Family Housing, Environmental Infrastructure, Transportation, Public Services, Education and Training, Multifamily, Retail Market, Faith-Based Organizations, and Parks and Recreation.

Residents expressed concern about the potential for displacement and gentrification that could occur from the park construction and other neighborhood improvements. Many neighbors wanted to know if new development would raise taxes. Existing homeowners wished to know whether there would be protections in place to limit displacement. This early feedback from neighbors helped to instigate a tangential projects related to community retention, led by Invest Atlanta and the Westside Future Fund. One of these programs, the Anti-Displacement Tax Fund, was launched by the Westside Future Fund in 2017 to help cover the costs of increasing property taxes for homeowners in the neighborhoods.

Neighbors also had the opportunity to voice what they

would like to see at Rodney M. Cooks Sr. Park. Some of the suggestions included a skating rink, youth recreation, historic and heritage tours, an outdoor movie theater, and a staging area for festivals. Participants also suggested adding small neighborhood retail shops on the park. One idea that gained support centered community life around the park - urban agriculture, fitness activities, education, and youth development that could operate to program the park and provide valuable neighborhood and community development.

### **English Avenue**

#### *Stakeholder Input*

On May 2nd and 3rd, the Land-Use Team met with stakeholders at the Westside Future Fund's offices in City of Refuge. Participants were grouped into eight categories: Community Leadership, Residents, Faith-Based Organizations, Developers & Property Owners, Public Safety, Parks & Urban Agriculture, Nonprofit Partners and Retail/Entrepreneurs. The English Avenue Neighborhood Association Visioning Session, previously conducted on April 26, 2016, served as a starting point for the discussions.

Participants helped identify various development challenges, including the difficulty of obtaining appraisals for homes, the small square footage of existing lots which



FIGURE 24: ENGLISH AVENUE PUBLIC MEETING

violate code, and attracting new construction without negatively affecting the existing neighborhood character. The faith-based community was seen as one possible development-partner solution. Many churches have a strong existing mission and ample land resources, but lack the necessary expertise to manage significant development. Non-profit organizations also felt they had a role to play in balancing for-profit development. Stakeholders offered support for coordinating homeowner repair programs, senior outreach, housing vouchers, eviction prevention, and establishing a network of community developers.

Stakeholders had much to say regarding public safety and parks. They suggested that blight could be targeted through public campaigns. Campaigns could help change neighborhood perceptions and pressure absentee landlords into code compliance. One component mentioned beyond parks and recreation was urban agriculture, which could be embraced on a neighborhood-wide scale by planting edible landscapes, such as fruit trees or blueberry shrubs along a specific route. Short-term (3-5 years) urban agriculture on small residential lots was also proposed to help program vacant lots.

#### *Neighborhood Input*

Receiving input directly from the community is crucial to create a successful Land Use Framework Plan for the Westside. On May 3rd, the Antioch Baptist Church meeting space was filled with more than 100 people, all contributing

their ideas and concerns about the English Avenue neighborhood. After an informational presentation about the process and current conditions, participants broke up into facilitated groups with topics ranging from Urban Agriculture to an Arts District. Four of the groups targeted areas highlighted in the English Avenue Neighborhood Association Visioning Session. In addition, four groups were created to address specific nodes within the neighborhood: Alexander-Brawley, English Avenue Campus, Mattie Freeland, and Lindsay-Oliver.

Participants suggested that all four of these intra-neighborhood nodes could support businesses and modestly increased density. The large number of vacant homes was also mentioned. There were suggestions for the City to target these through code enforcement. The English Avenue Campus site drew many suggestions from participants, including targeting the site towards affordable housing, as a potential technology park, as a social services provider, or as an urban agriculture site. The Lindsay/Oliver Street Ecology District was viewed as an area with great potential, but currently lacking a hospitable environment for neighbors. Flooding, speeding cars, crime, and a lack of retail food options were seen as the major detriments holding this portion of English Avenue back.

Table topics addressed Faith-based organizations, neighborhood Commerce, Infill Housing, Ecological Infrastructure, Urban Agriculture, Cultural and Historic Resources, and the Arts District. Historic preservation was considered a major priority among participants, especially regarding the Mattie Freeland Home, the Gladys Knight Home, older Victorian-style mansions, the birth home of Mayor Maynard Jackson, the English Avenue Elementary School, and the Carnegie Library. In addition to preservation, neighborhood residents hoped to see these structures elevated through the installation of high quality informational signage or monuments.

Another popular topic concerned the future of infill housing. Residents were split whether seeing future development as a benefit or detriment to the neighborhood. Some saw it as a way to enrich the neighborhood, while displacing long-time renters and owners. Others were excited by the opportunity for new construction of housing. Some residents expressed concern that new development would replace existing multifamily homes with single-family. Some respondents were excited by this prospect.

#### **Vine City**

##### *Stakeholder Input*

The Land Use Team met with Stakeholders at the Westside Future Fund's office, in City of Refuge, on May 30th and 31st, 2016. Stakeholders were grouped into six categories: Community Leadership, Developers & Property Owners, Transportation, Choice Neighborhoods, and Department





FIGURE 25: VINE CITY STAKEHOLDER MEETING

of Watershed.

The large number of properties controlled by Invest Atlanta and the Atlanta Housing Authority were prime topics in the Developers & Property Owners and Choice Neighborhoods groups. Stakeholder concerns on these topics centered around the long-term plans for the properties, specifically what strategies were planned to address gentrification and affordability issues. The Atlanta Housing Authority stated that they are actively pursuing “Renter to Owner” programs for existing Vine City residents. This received a positive response from stakeholders.

At the Transportation group meeting, bicycle infrastructure, Northside Drive, and the future of Joseph E. Boone Boulevard corridor were major topics. Stakeholders felt Vine City could benefit from bicycle infrastructure improvements on Northside Drive. AECOM and the Georgia Department of Transportation were underway with planning for the Northside Drive corridor at the time of this meeting. Officials involved in this project stated that the first round of advisory committee meetings was complete.

#### *Neighborhood Input*

On May 31st, 2016, at the Cosmopolitan AME Church, more than 150 people contributed their ideas and concerns for Vine City. Following a presentation on the process and current conditions, participants gathered in facilitated groups, organized by topic. The eleven topics included Arts, Choice Neighborhoods, Cultural and Historic

Resources, Faith-Based Organizations, Infill Housing, Morris Brown College, Transportation, Urban Agriculture, Retail, New Development, and Parks and Recreation.

The Arts and Culture table drew particular interest from participants, regarding the education mix and the future of the Kennedy School (renamed the Hollis Innovation Academy). Neighbors supported a comprehensive, holistic approach to incorporate arts education programs in the community. Artists would receive housing assistance in exchange for working in the school’s arts programs. Artist residents would help improve the social capital of the neighborhood, while beautifying and transforming the physical environment. Zoning changes could permit artists to live directly over their studios. Finally, the community supported a “launch pad” to allow artists to engage and communicate with the neighborhood. Educational facilities were viewed as the best means to achieve a “launch pad.”

Partnerships with the faith-based community were seen as important to build infill and new housing development in the neighborhood. Declining church membership was acknowledged. Many participants felt that redevelopment could help bring in new congregation members. A potential project to add 105 units of subsidized housing on the site of a church parking lot was discussed. Churches could also be instrumental in supporting urban agriculture in the neighborhood. By converting underutilized portions of their property into gardens, churches could offer cafeterias or small pantries for neighborhood residents to purchase fresh foods.



FIGURE 26: ASHVIEW HEIGHTS STAKEHOLDER MEETING

## Ashview Heights

### *Stakeholder Input*

On June 27th and 28th, 2016, the Land Use Team met with Stakeholders at the Westside Future Fund's offices in the City of Refuge. The meetings focused on the Booker T. Washington, Ashview Heights, Washington Park and Just Us neighborhoods. Washington Park neighborhood residents were included, due to a small number of commercial parcels adjacent to Martin Luther King Jr. Boulevard, within the land use study area. Stakeholders organized into ten categories: Faith-based Organizations, Retail, Parks & Urban Agriculture, Culture, Heritage & Preservation, Public Safety & Infrastructure, Housing, Bungalow / Cottage Court, Arts Collaborative and Schools.

One important topic of discussion addressed integration of the neighborhood with the Atlanta Housing Authority's Choice Neighborhoods program. The program is organized around balanced new development, affordability with architectural character, and the objective of increasing the number of homeowners in the community. Participants supported the higher densities planned for the Atlanta Housing Authority properties. However, they wished to make certain new, denser development was concentrated along corridors and the near parks. The previous work, the Choice Neighborhoods Visioning Session, was utilized in steering this portion of the conversation.

Participants expressed interest in coordination with the Atlanta University Center, especially in regards to housing for university staff. There was robust support for single family homes in the neighborhood, which follows neighborhood historic tradition. Stakeholders felt that professors and other staff would be welcome homeowners in the neighborhood. Joseph E. Lowery Boulevard was suggested as a good candidate for a Complete Streets conversion, to better connect with the Atlanta University

Center neighborhood. Stakeholders also supported increased density to encourage single family development and homeownership, and that development options were not mutually exclusive. For example, down payment assistance programs could promote affordability and homeownership.

There was also stakeholder emphasis on improved retail, along corridors and within the neighborhood at key nodes. Healthy, local corner stores could partner with the Truly Living Well Garden and sell fresh produce to neighborhood residents. Grants could be provided to make certain new retail opportunities were sourced from existing residents and business owners. Retail development was discussed as a strategy for Ashview Heights to become a city-wide destination, combining historic preservation, urban agriculture, and a unique African-American culture into a special environment to benefit the entire neighborhood.

### *Neighborhood Input*

On June 28th, 2016, at the Shiloh Missionary Baptist Church, over 80 people contributed their ideas and concerns for Booker T. Washington, Ashview Heights, Washington Park and Just Us. Following a presentation about the planning process and current conditions, participants gathered into facilitated groups, organized around topics. The ten topics were Arts, Cottages, Faith-based Organizations, Historic Preservation, Housing, Safety, Urban Agriculture, Retail, Infrastructure, and Schools.

One topic that drew diverse feedback was the potential introduction of cottage and bungalow court housing into the neighborhood. These housing types would require rezoning in the neighborhood, and some residents were concerned they would lead to blighted properties in the long-term, and could negatively affect property values.



Homeownership was an important issue to this type of housing. After clarifying the features, many residents supported cottage courts for their potential to increase affordable single family housing within the neighborhood. Some residents were concerned that this type of housing would adversely affect and degrade the established neighborhood character.

Continuing from the stakeholder discussion on retail, many residents became supportive about the prospect of more retail around and within the neighborhood. Neighbors were supportive of restaurants within a walkable distance, and were especially excited about the prospect of more “third place”-style retail outlets, such as coffee shops and book stores. While residents advocated for more new retail establishments, they were less enthusiastic about many of the existing retail offerings seen today, throughout the neighborhood. These are predominantly pawnshops, liquor stores, and convenience stores. Many residents felt that these retail establishments attract crime. In spite of the desire for new retail, there was some fear that an improved retail environment would drive out many of the local, long-serving neighborhood retailers through increased rents.

### Atlanta University Center

#### *Stakeholder Input*

The Land-Use Action Team met with Stakeholders at the Westside Future Fund’s offices in the City of Refuge on July 31st and August 1st, 2016. The meetings focused on the Atlanta University Center neighborhood. Stakeholders were grouped into seven categories: Atlanta University Presidents/Staff, AUC Neighborhood Assoc./UCDC/NPU Chair, Developers, Retailers (on and off campus), AUC Facilities and Planning, Public Safety/Campus Patrol & Faith-Based Organizations.

The presidents of all three major educational institutions that make up the Atlanta University Center - Morehouse University, Spelman College, and Clark-Atlanta University - attended and participated. While they had wide ranging interests, there were several areas where they found common ground. All supported an improved neighborhood, though their commitment to opening up campuses to the neighborhood varied. The schools also wanted to see increased cooperation with their master planning efforts, such as shared sites on campus for sports and health facilities. The past Choice Neighborhood Visioning Session helped to guide this discussion.

Safety was an important concern to stakeholders from the university, neighborhood-focused business owners, and resident leaders. Increased camera surveillance and improved lighting were offered as a solution to the problem. However, many residents felt a more substantial change was needed to make a real, long-lasting impact. Increased development could bring more “eyes to the street” and create a shared sense of responsibility for the safety of all residents and students. University stakeholders also felt that improved safety could improve the universities’ engagement with the neighborhood, and open their campuses to the neighborhood.

#### *Neighborhood Input*

On August 1st, 2016, at Spelman College, over 100 people shared their hopes and concerns for the Atlanta University Center and the surrounding neighborhood. After a presentation on the planning process and current conditions, participants organized into facilitated groups based on topics. These ten topics were Arts, Entrepreneurship, Faith-Based Organizations, Health, Historic Preservation, Infrastructure, Off-Campus Housing, Parks and Recreation, Retail, Safety, and Transportation.



FIGURE 27: ATLANTA UNIVERSITY CENTER PUBLIC MEETING



The Off-Campus housing discussion was attended by local students, residents, and landlords. Many desired more integration between the campus and off-campus areas of the neighborhood, as found in a traditional college town. Residents felt that more students living in the neighborhood would be a positive influence, as long as the housing was built to the single-family standards that comprise much of the existing off-campus housing. Vacant and abandoned properties were viewed as a major threat to the health of the community, and a major source of crime.

Residents, students, and educational staff also discovered common ground in supporting and promoting local entrepreneurship. Live-work space could be permitted near the university to encourage the formation of student businesses and expand opportunities for mentorship. Live-work spaces could forge connections to a broader network within the community, with open, collaborative spaces. Incubator spaces hold potential with the help of local corporations and organizations. These alternative spaces could also promote greater intra-neighborhood cooperation between the colleges and residents.

### Findings

This long, extensive community engagement process revealed the final recommendations for the report, by providing direct attention and a feedback process that highlighted all levels of neighborhood involvement, including a back-and-forth conversation between the consulting team and the community. Final recommendations incorporate the unique changes advocated for each neighborhood and the broader community requests of the Westside as a whole.

The broader community requests focused on a few primary topics: community retention, neighborhood character, stormwater and flooding control, density, pedestrian and bike oriented infrastructure, existing development resources, and transit. These issues extended beyond each neighborhood, and were incorporated into the recommendations as comprehensive Westside goals.

## NEIGHBORHOOD FOLLOW UP

From a period between May, 2017 and November, 2017, the Land Use Framework Team conducted multiple meetings with each of the neighborhood associations in each of the the four neighborhoods to confirm and improve the initial recommendations. These neighborhood associations were:

- Asvhiew Heights Community Association
- Booker T. Washington Neighborhood Association
- Just Us Neighborhood Association
- Vine City Civic Association
- English Avenue Neighborhood Association
- Atlanta University Center Neighborhood Association

Initial follow up meetings were held with community stakeholders in May to present findings of the Land Use Action Plan. These four meetings were held at the Westside Future Fund offices throughout May, 2017 and allowed stakeholders to support, reject, or offer suggestions for improvement for all Land Use Action Plan recommendations. These recommended changes were documented and many were incorporated into the document. Those changes that were not incorporated were noted.

Additionally, further feedback and final confirmation of the recommendations was sought from each of the neighborhood associations once a draft of the Land Use Framework Plan was completed. This process began in September 21, 2017 with the Vine City Land Use Committee and continued through November 2017. During this time, revisions were made to the plan, including changes to all four of the neighborhood land use maps. These dates are shown in Figure 28.

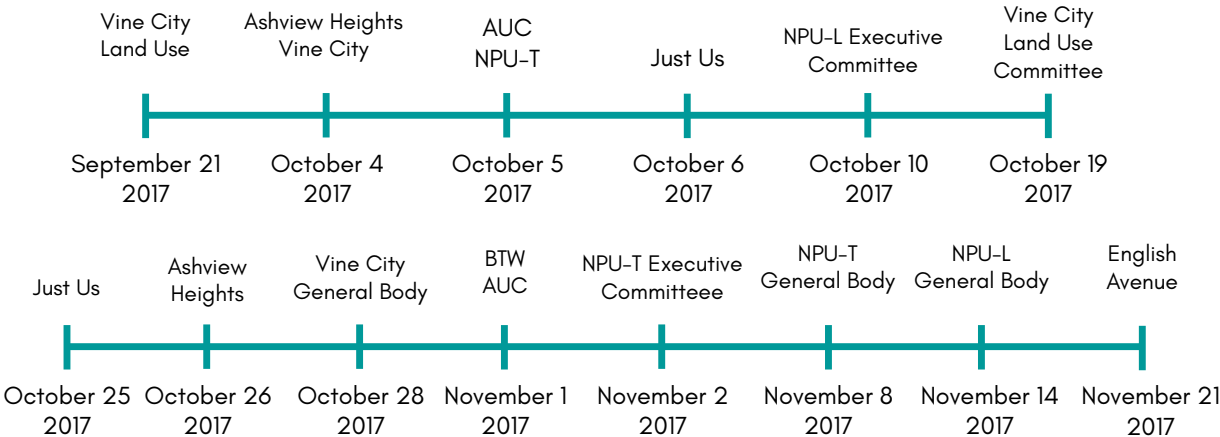


FIGURE 28: NEIGHBORHOOD ASSOCIATION FOLLOW UP MEETINGS

## VI. VISION, GOALS, & IMPLEMENTATION

## WESTSIDE FUTURE FUND STUDY AREA

### Background

The Planning Team worked in collaboration with neighborhood residents to develop a Vision for each of the Westside Future Fund study area neighborhoods. The neighborhoods include English Avenue, Vine City, Atlanta University Center and Ashview Heights. The Vision statements that resulted drew upon public input, gathered and documented throughout the planning process. The Team also incorporated findings from previous planning efforts. Vision statements crafted for each neighborhood are broad and long-term. Each neighborhood vision statement is supported by goals that are specific, and where possible, measureable. Each goal addresses specific areas of importance revealed during the planning and public outreach processes focusing on five specific area:

- Community Assets
- Community Character & Preservation
- Housing
- Community Development / Redevelopment
- Infrastructure

The City of Atlanta Comprehensive Development Plan (CDP) categorizes the four study area neighborhoods as Traditional Neighborhood Redevelopment.<sup>1</sup> In addition to the Traditional Neighborhood Redevelopment Character Area, the study area also contains Redevelopment Corridor, Intown Corridor, Historic, Transit Oriented Development Character Areas, and Other/Institutional. Broad policies within the CDP for the study area include:

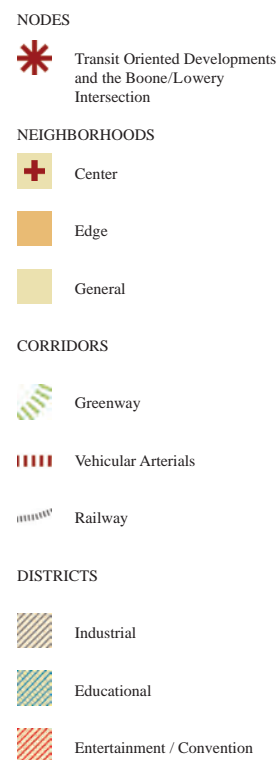
- “Preserve the residential character of Traditional Neighborhoods Redevelopment.
- Protect single family detached residential neighborhoods from encroachment by non-residential uses and incompatibly scaled residential development.
- Promote a diversity of housing types.
- Promote ‘Missing Middle’ housing types that are compatible in size and scale with the character of the neighborhood, to transition between single family uses and more intense uses.
- Encourage new housing development that is compatible with the character of existing neighborhoods. Neighborhood character is defined by attributes of the platting pattern, including the layout of streets and blocks, street connectivity, the shapes and sizes of lots, the natural topography, and the presence of mature trees.
- Ensure that the size and scale of new homes are commensurate with lot sizes to provide adequate open space, permeable surfaces and tree cover on each lot.

- Maintain, rehabilitate and replace the existing housing stock where appropriate.
- Provide Traditional Neighborhoods-Redevelopment with nodal neighborhood commercial areas along arterials and collectors, which are of such a size and character that all uses are within convenient walking distance of one another.
- Protect and enhance natural resources.
- Support local historic designation of potentially eligible historic neighborhoods.
- Support the preservation and the development of senior housing units and affordable housing units.”<sup>1</sup>

The Framework Map (Figure 29) shows a diagram of the guiding principles for the proposed land use changes within the study area. Each neighborhood has a recommended center with proposed neighborhood commercial. The edges of the neighborhoods are defined by higher density uses along Joseph E. Lowery Boulevard, Northside Drive, Martin Luther King Jr. Drive, Joseph E. Boone Boulevard, and Donald Lee Hollowell Drive. The interior of the neighborhoods is proposed as residential of varying densities. Each neighborhood also has proposed green spaces. The two MARTA transit stations guide the development of higher density uses to take full advantage of existing infrastructure with higher density surrounding them. Additional details on proposed land uses changes and the protection of the existing character of the neighborhoods can be found in the subsequent sections.

<sup>1</sup> City of Atlanta, Comprehensive Development Plan, Sections 2-3 .

### Legend



<sup>1</sup> City of Atlanta, Comprehensive Development Plan, 2016, Section 2.

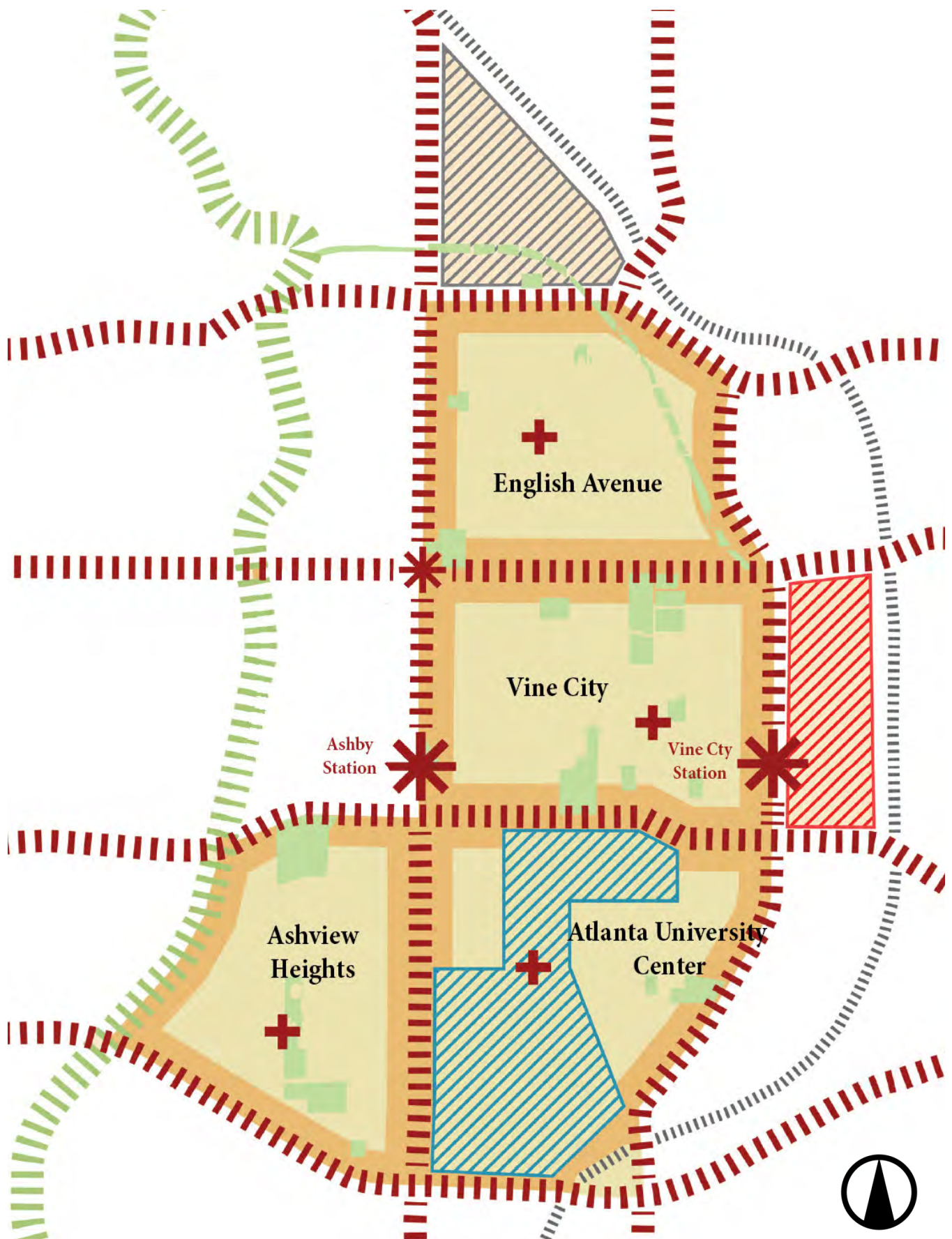


FIGURE 29: WESTSIDE FRAMEWORK MAP



## ENGLISH AVENUE NEIGHBORHOOD

### Vision Statement

The Planning Team drew upon previous plans and worked with neighborhood residents to develop a vision for the English Avenue Neighborhood in a series of public meetings. Public engagement, work sessions and presentations occurred over a seven-month period, from March to October, 2016.<sup>1</sup> The Team drew upon previously completed planning efforts, including the 2006 Redevelopment Plan (adopted by City Council in 2008), the Proctor Creek North Avenue Watershed Basin, the English Avenue Visioning Plan (2016) and the Westside TAD Strategic Implementation Plan. The English Avenue neighborhood was, and remains, represented by the very active English Avenue Neighborhood Association (EANA).

#### *English Avenue Vision Statement:*

“To create a diverse and sustainable, multi-generational community with high quality mixed-income housing, locally owned retail, and walkable greenspace; in a safe, healthy, and civic environment that promotes family, education, and home ownership; and encourages traditionally designed, primarily single family development and rehabilitation which reflects and preserves the history and culture of the English Avenue Neighborhood.”

### Goal 1: Acknowledge, Stabilize and Strengthen Neighborhood Assets

Throughout the public process, neighborhood residents clearly articulated the aspects that are unique to their neighborhood, including physical, cultural and social resources, and where improvements are needed. The data also revealed that “the percentage of owner-occupied residences in English Avenue is one of the lowest in the City.”<sup>2</sup> Land Uses changes and recommendations were also based on the focus areas identified in the EANA Vision Plan<sup>3</sup>:

- Lindsay Street Ecology District
- Alexander/Brawley District
- English Avenue Campus District
- Mattie Freeland District

#### *1.1. Objective: Stabilize the neighborhood by encouraging homeowners to remain.<sup>4</sup>*

- Identify and support both programs, such as property tax relief grants, and permanent anti-displacement policies to protect homeowners from potential property tax increases;
- Provide homeowners with priority home

improvement grants, to renovate their home as needed.

- Increase safety and reduce blight through partnership with city agencies.

#### *1.2. Objective: Expand housing choice to improve affordability, attract a mix of resident income levels and reduce displacement.<sup>5</sup>*

- Implement a mechanism to renovate housing units where needed and appropriate (Figure 30);
- Carry out selective demolition of structures that cannot be renovated, and utilize available vacant land for infill housing construction. These reflect recommendations based on condition of the property or suggested redevelopment plans found in the report;
- Develop new housing with a mix of building typologies, including rental apartments, condominiums, town houses and single family homes. Structure the housing inventory to meet household composition and incomes;
- Identify rental housing programs to develop and maintain a supply of affordable rental units for households in need;
- Establish a neighborhood-oriented community land trust as the preferred alternative for permanent affordability for existing legacy residents;
- Approve existing vacant multifamily buildings be retained for redevelopment and use as multifamily on the condition that units target households with very low incomes;
- Support a requirement that new publicly funded housing have a wider range of affordable AMI targets that would service existing very low-income English Avenue residents; and
- Provide financing mechanisms to preserve quality subsidized and market rate rental housing.

<sup>1</sup> Thadani Architects+Urbanists, English Avenue Neighborhood LUAP Recommendations, 2017, 4.

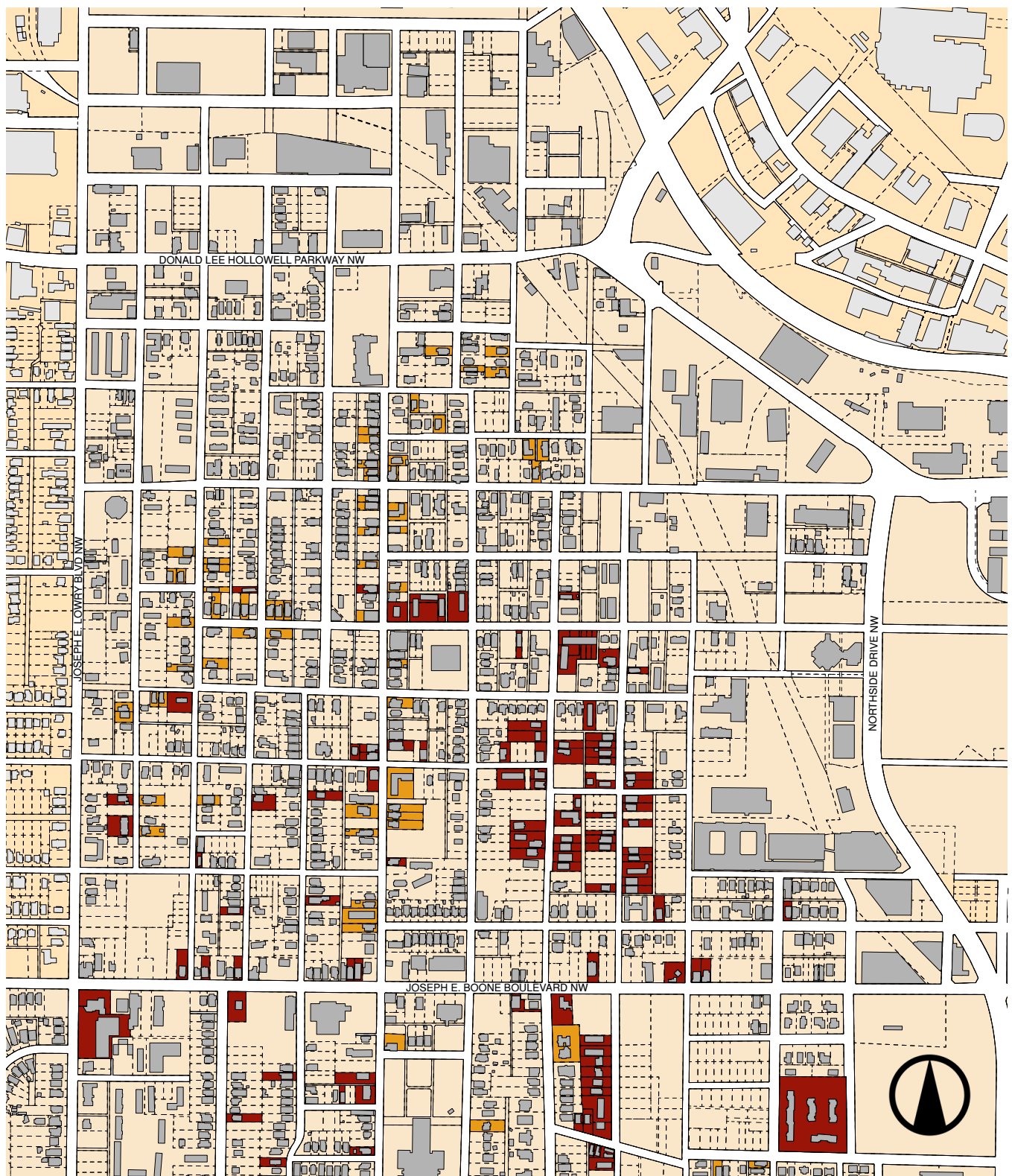
<sup>2</sup> Thadani, English Avenue Neighborhood LUAP Recommendations, 5.

<sup>3</sup> APD Urban and EANA, EANA Visioning Session

<sup>4</sup> Thadani, English Avenue Neighborhood LUAP Recommendations, 5.

<sup>5</sup> Thadani, English Avenue Neighborhood LUAP Recommendations, 10.





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|--|---|---|
| <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: red; margin-right: 5px;"></div> <div> <p><i>Demolition: Properties assessed to be in poor physical condition or already slated for demolition</i></p> </div> </div> | <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: orange; margin-right: 5px;"></div> <div> <p><i>Restoration: Properties with character, that need to be evaluated for restoration</i></p> </div> </div> | <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: lightgrey; margin-right: 5px;"></div> <div> <p><i>As-is or Renovation: Properties that appear to be in good condition, or may need some renovation</i></p> </div> </div> |
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FIGURE 30: ENGLISH AVENUE BUILDING INVENTORY

*1.3. Objective: Support existing urban agriculture and its expansion.<sup>6</sup>*

- Work with the neighborhood to program green space amenities and expand locations for neighborhood farmers' markets (Figure 31) with each district having its own green space/urban garden;
- Support urban agriculture by attracting synergistic businesses, such as commercial kitchens, markets and restaurants;
- Investigate community partnerships and resources available through the City of Atlanta Office of Resilience;
- Implement the proposed green network (green loop) that connects the English Avenue parks. The green loop is proposed to be planted with pollinating plants, possibly fruit trees, reinforcing the agricultural route that connects the community's gardens and districts - Mattie Freeland Park, English Avenue Urban Farm at Lindsay Street Park, the Elm Street urban parcel, and the proposed Boone Park West Park (Figure 31);
- Evaluate properties in flood prone areas, unsuitable for development, and utilize for agricultural growing gardens.

*1.4. Objective: Improve the accessibility of essential goods and services within the neighborhood.<sup>7</sup>*

- Locate new community based retail and business development at key intersections, crossroads or nodes. Retail development is proposed in three locations:<sup>8</sup>
  - St. Mark's Church at Brawley Drive and Cameron Alexander Boulevard (Figure 33),
  - The four corners of Joseph E Lowery and Joseph E. Boone Boulevards, and
  - Along Joseph E. Boone Boulevard, across from Rodney Cook Sr. Park (Figure 32);
- Adopt strict off-street parking requirements for all commercial businesses located within 100-feet of single family residential areas;
- Identify and implement policies to protect existing community businesses;
- Support the market report projection for 5,000 additional square feet of retail to be developed in the next five years.<sup>9</sup>

<sup>6</sup> Thadani, English Avenue Neighborhood LUAP Recommendations, 10.

<sup>7</sup> Thadani, English Avenue Neighborhood LUAP Recommendations, 20.

<sup>8</sup> Ibid

<sup>9</sup>Ibid.

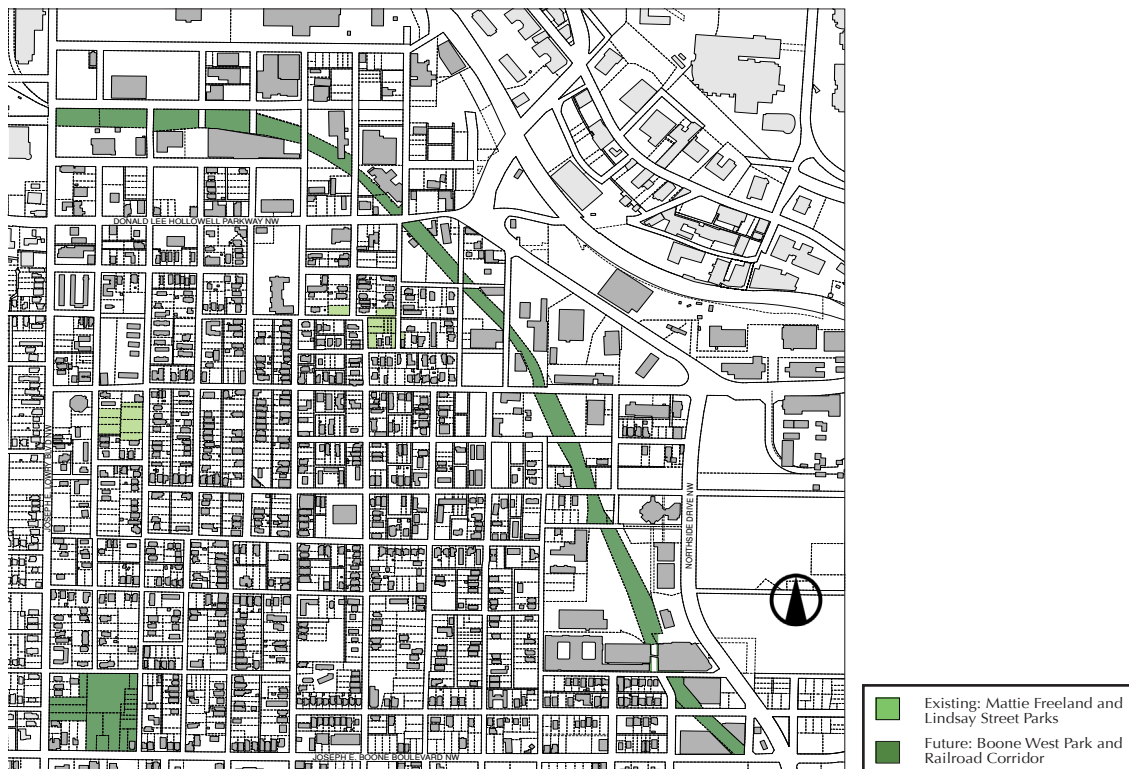


FIGURE 31: ENGLISH AVENUE URBAN FOOD GARDENS





FIGURE 32: PROPOSED MIXED USE DEVELOPMENT ON JOSEPH E. BOONE BOULEVARD



FIGURE 33: ST. MARK'S CHURCH PROPOSED REDEVELOPMENT

## Goal 2: Reinforce Unique Neighborhood Identity

The neighborhood is rich with history, including important structures such as the Carnegie Library Building, the English Avenue Elementary School (now English Avenue Campus), Saint Mark's AME Church and the Mattie Freeland House. English Avenue also contains historic sites, including the site of Captain Overton W. Barret's Battery of Missouri and 663 Joseph E. Boone Boulevard, the oldest home dating to 1878. The neighborhood strongly desires to preserve the historic resources including the homes, sites and structures found here.<sup>10</sup>

### 2.1. Objective: Strengthen and Preserve the Existing Architectural Character of the Neighborhood<sup>11</sup>

- Develop and adopt ordinances, design guidelines, and a review mechanism to ensure that development/redevelopment is built in a compatible and enhancing manner with the existing neighborhood, including urban design, architectural design and landscape architecture;
- Regulate building heights by storeys, rather than feet, to allow for greater flexibility in ground floor commercial structures;
- Maintain the existing character of a three-storey maximum for buildings within the residential areas of the neighborhood;
- Restrict buildings on boundary streets, such as Joseph E. Boone Boulevard and Joseph E. Lowery Boulevard to a maximum of five storeys;
- Limit buildings along Northside Drive to a maximum height of ten storeys.
- Explore the creation of a marketing and branding strategy that would highlight the historic places in the neighborhood.
- Provide technical assistance to the neighborhood association so they may play a significant role in the implementation of recommendations.

### 2.2. Objective: Identify and protect historic structures and sites<sup>12</sup>

- Support restoration of historic structures, where feasible;
- Encourage adaptive re-use of historic structures, through policies and programs, to preserve their unique cultural and architectural contributions;
- Focus preservation and adaptive reuse on identified important neighborhood sites (Figure 35):
  - Carnegie Library Building (1),
  - English Avenue Campus(2),
  - Saint Mark AME Church(3),
  - Mattie Freeland House(4),

- Site of the Captain Overton W. Barret Battery of Missouri, and
- 663 Joseph E. Boone Boulevard house (6).
- Evaluate the need for a conservation designation or historic district designation to protect existing assets.

### 2.3. Objective: Maintain faith-based and academic institutions as public realm neighborhood anchors<sup>13</sup>

- Improve sight lines and visibility of these buildings through site planning, lighting, and vertical architectural elements;
- Reinforce their community importance with supplemental community uses, such as playgrounds, parks and community gardens.

### 2.4. Objective: Require compatibly scaled and detailed infill housing to maintain the residential scale and architectural character of the English Avenue neighborhood<sup>14</sup>

- Regulate buildings to permit housing development that includes the predominant typologies found in the existing neighborhood, in support of neighborhood character, such as single family homes, town houses and mixed-use apartments (Figure 34) and (Figure 35);
- Maintain the predominantly single family character of housing within the neighborhood, and restrict larger multifamily or mixed-use development to select locations only, as shown on the recommended Future Land Use Map.<sup>15</sup>

<sup>10</sup> Thadani, English Avenue Neighborhood LUAP Recommendations, 17.

<sup>11</sup> Thadani, English Avenue Neighborhood LUAP Recommendations, 11.

<sup>12</sup> Thadani, English Avenue Neighborhood LUAP Recommendations, 17.

<sup>13</sup> Thadani, English Avenue Neighborhood LUAP Recommendations, 19.

<sup>14</sup> Thadani, English Avenue Neighborhood LUAP Recommendations, 22.

<sup>15</sup> Thadani, English Avenue Neighborhood LUAP Recommendations, 8.





FIGURE 34: ENGLISH AVENUE EXAMPLE INFILL HOUSING

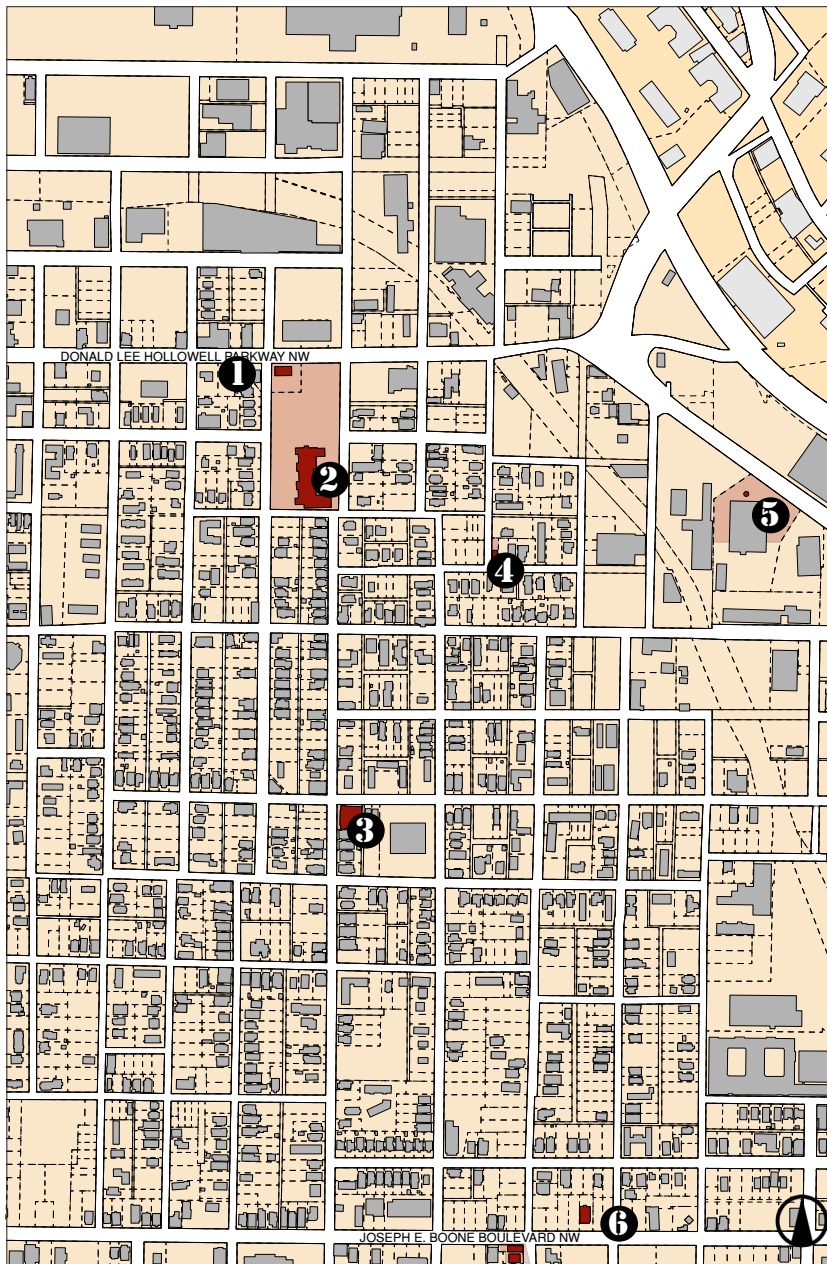
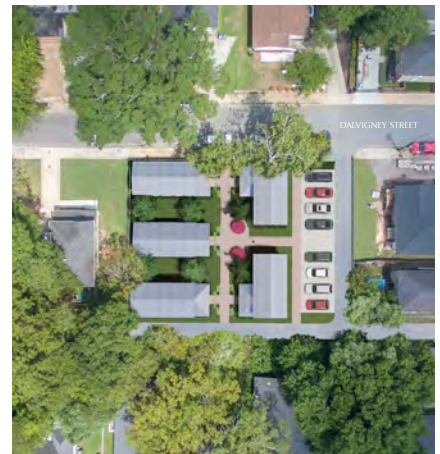


FIGURE 35: ENGLISH AVENUE HISTORIC AND PRESERVATION SITES





### Goal 3: Invest in Infrastructure

The neighborhood prioritized infrastructure improvements that may become a catalyst for new development. Public safety, connectivity, parks and green space, and street quality were also addressed. There is strong concern over storm water management.<sup>16</sup> Several combine sewer capacity relief investments are being designed to have a positive impact on localized flooding. These projects will keep storm water out of the sewer lines that will reduce flows in the system throughout the neighborhood. These projects include:

- Rodney Cook Sr. Park Capacity Relief project (pond)
- Boone Boulevard Green Infrastructure project
- Boone Park West
- Recent completion of Lindsay Street Park

#### 3.1. Objective: Improve storm water management practices.<sup>17</sup>

- Recommend that capture requirements for stormwater be increased to 2-inches;
- Implement a moratorium on new buildings or building renovations in flood prone areas identified by the Department of Watershed Management (Figure 38);
- Consult previously conducted PNA stormwater management study, and where necessary commission further in-depth watershed study and modeling, to follow recommendations for appropriate strategies to deal with flooding and storm water management that outline what properties are candidates for safe construction of residential uses vs. parks and urban gardens;
- Pave on-street parking surfaces with permeable materials to infiltrate storm water into the water table;
- Identify and prioritize implementation of green storm water practices, to reduce run off and improve water quality.

#### 3.2. Objective: Improve neighborhood thoroughfares for all transportation modes<sup>18</sup>

- Improve streets by 20% and pedestrian infrastructure throughout the neighborhood, to meet ADA standards (Figure 37). Prioritize the following streets which connect the neighborhood districts;
  - James P. Brawley Drive,
  - Griffin Street,
  - Neal Street,
  - Cameron Alexander Boulevard,
  - North Avenue, and
  - Jefferson Street.

- Commission a traffic study to determine additional development's impact on local neighborhood streets and, where appropriate, reconfigure streets to include two ten-foot traffic lanes, and an eight-foot on-street parking lane on one side of the street, as possible within the existing right-of-way width;
- Implement pedestrian and bicycle trails along North Avenue, Donald Lee Hollowell, and the proposed green trail on the abandoned railroad tracks.
- Improve pedestrian safety with marked crosswalks, six-foot sidewalks and accessibility ramps.
- Ensure coordination of schedules and timing for projects between the Departments of Public Works, Watershed Management, and Parks.

#### 3.3. Objective: Improve connectivity, both within the neighborhood, and to adjacent areas<sup>19</sup>

- Where feasible, acquire right-of-ways to extend existing streets and forge better connections for pedestrian and vehicular networks between the neighborhood's four districts (Figure 39);
  - Extend Pelham Street west to Oliver Street.
  - Extend Donald Lee Hollowell Parkway east to Marietta Street NW.
  - Build a pedestrian/bicycle bridge to extend James P. Brawley Drive to Jefferson Street and Midtown West.
  - Extend Cameron Madison Alexander Boulevard west to Joseph E. Lowery Boulevard.
  - Extend a pedestrian connection at Proctor Street east to connect to Northside Drive.
- In other locations, provide mid-block pedestrian crossings to facilitate connectivity on foot or bike, and to shorten the distance between intersections.

#### 3.4. Capitalize on infrastructure commitments by focusing strategic development in the following neighborhood districts<sup>20</sup>

- The Lindsay/Oliver Ecology District's infrastructure project, Lindsay Street Park, links to the proposed Proctor Village Ecology Center;
- Alexander/Brawley District is at the heart of the neighborhood. St. Mark AME Church and the @ Promise Youth Center both lie in this district and are ripe for redevelopment;
- English Avenue Campus District contains the English Avenue School, which is proposed for revitalization into a community cultural center;
- Mattie Freeland District's Mattie Freeland Park is the recipient of funding from Park Pride, and benefits from a large concentration of homeowners surrounding it.

<sup>16</sup> APD Urban Planning & Management, English Avenue Neighborhood Association Visioning Session, 2016, 8.

<sup>17</sup> Thadani, English Avenue Neighborhood LUAP Recommendations, 9.

<sup>18</sup> Thadani, English Avenue Neighborhood LUAP Recommendations, 12-14.

<sup>19</sup> Thadani, English Avenue Neighborhood LUAP Recommendations, 14.

<sup>20</sup> APD, English Avenue Neighborhood Visioning Session, 8.

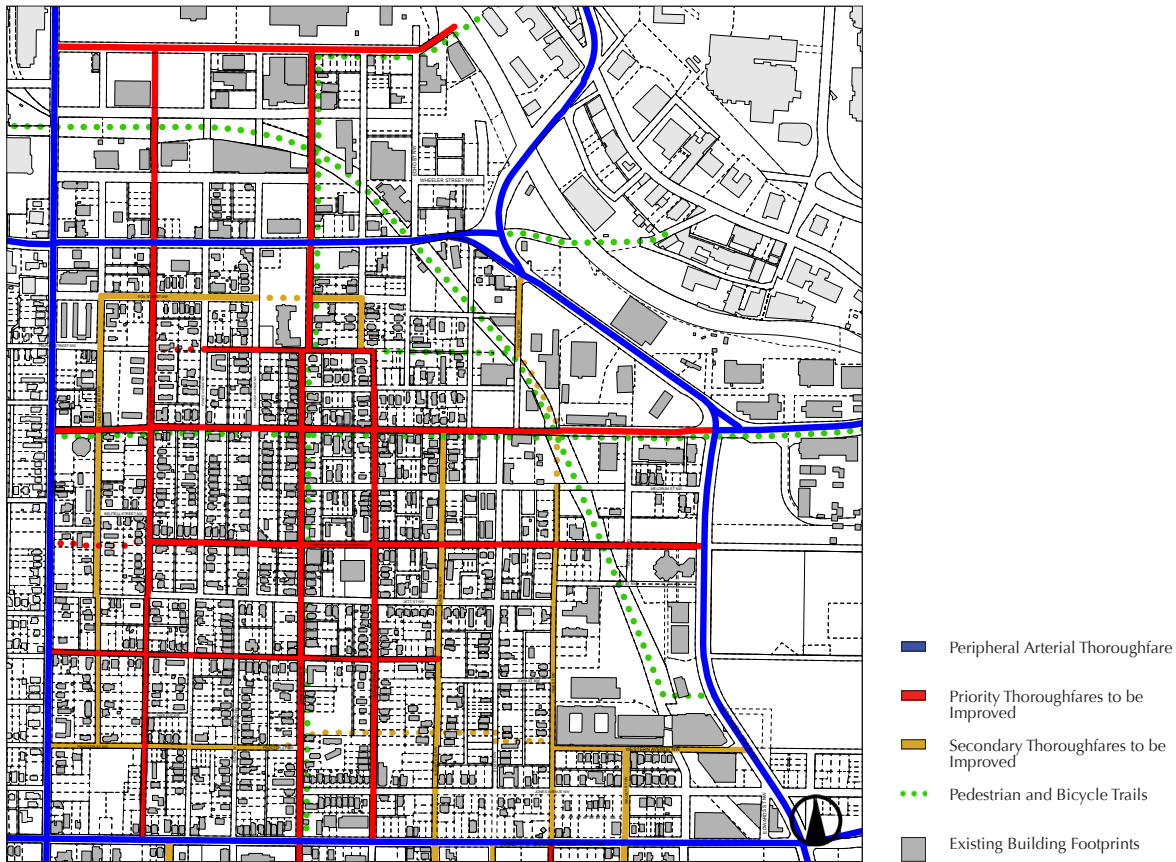


FIGURE 37: ENGLISH AVENUE THOROUGHFARE IMPROVEMENTS

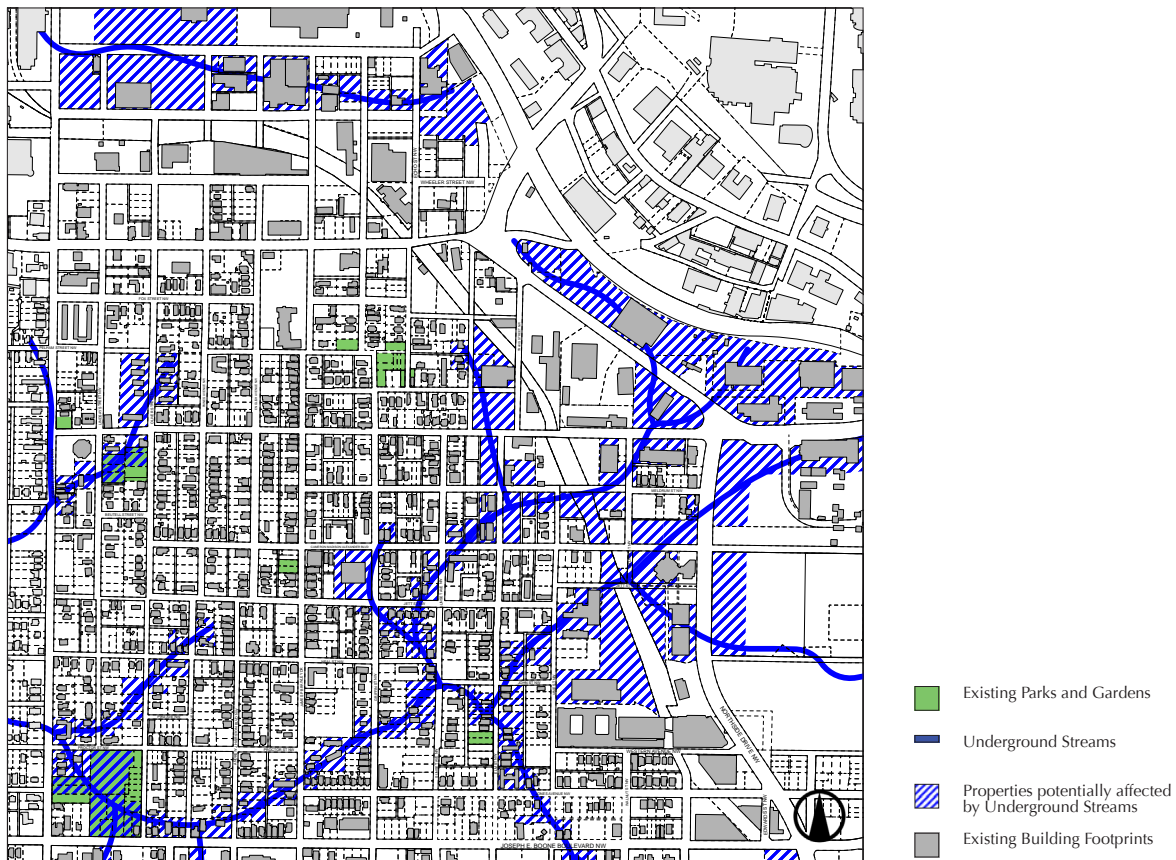


FIGURE 38: ENGLISH AVENUE PROPERTIES AFFECTED BY UNDERGROUND STREAMS



**Goal 4: Improve overall quality of life by increasing access to parks and open space<sup>21</sup>**

Neighborhood residents appreciate the planned improvements for Rodney Cook Sr. Park and Boone Park West. However, there is also a need for additional small parks, distributed throughout the neighborhood, to improve resident access to green space.

*4.1. Objective: Review with Parks and Recreation the potential for small local parks distributed throughout the neighborhood, for improved access to green space<sup>22</sup>*

- A neighborhood park should lie within a ten minute

walk of each residence;

- Locate and design neighborhood parks with open, visual access to promote safety.

*4.2. Objective: Partner with faith-based institutions to utilize church parking areas for recreational activities during non-peak hours<sup>23</sup>*

- Paint existing parking lots with basketball courts.

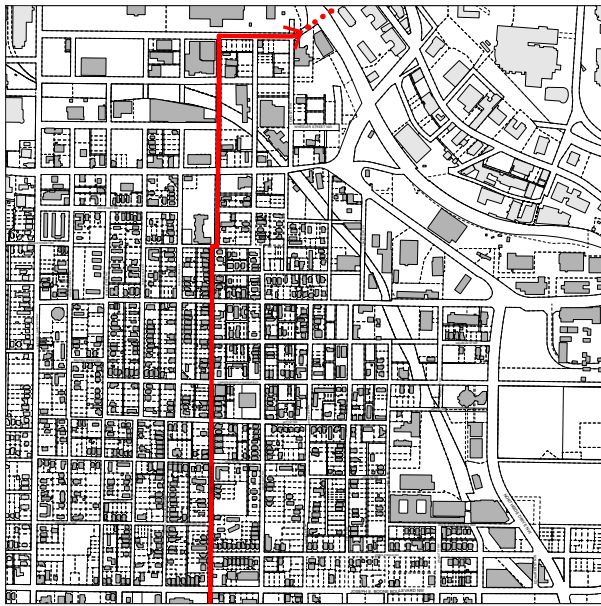
*4.3. Objective: Designate flood prone properties, unsuitable for development, as future gardens, parks and playgrounds<sup>24</sup>*

<sup>21</sup> Thadani, English Avenue Neighborhood LUAP Recommendations, 15.

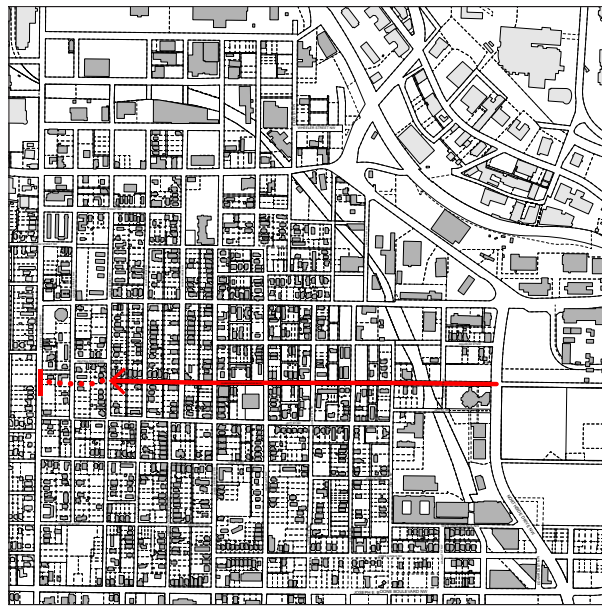
<sup>22</sup> Thadani, English Avenue Neighborhood LUAP Recommendations, 15.

<sup>23</sup> Thadani, English Avenue Neighborhood LUAP Recommendations, 15.

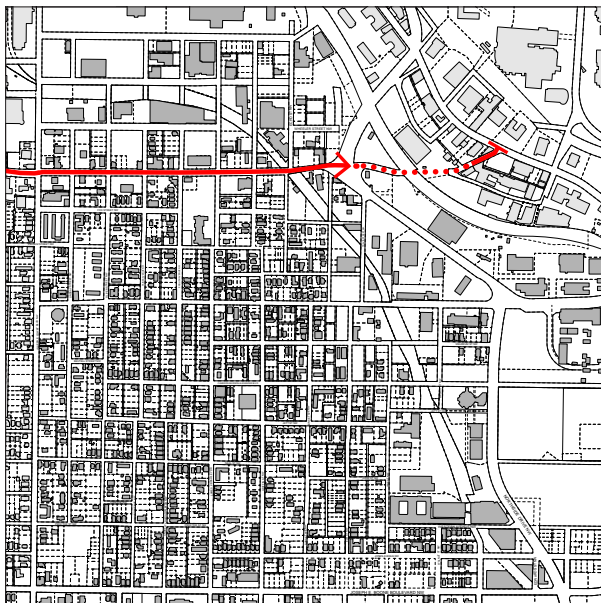
<sup>24</sup> Thadani, English Avenue Neighborhood LUAP Recommendations, 15.



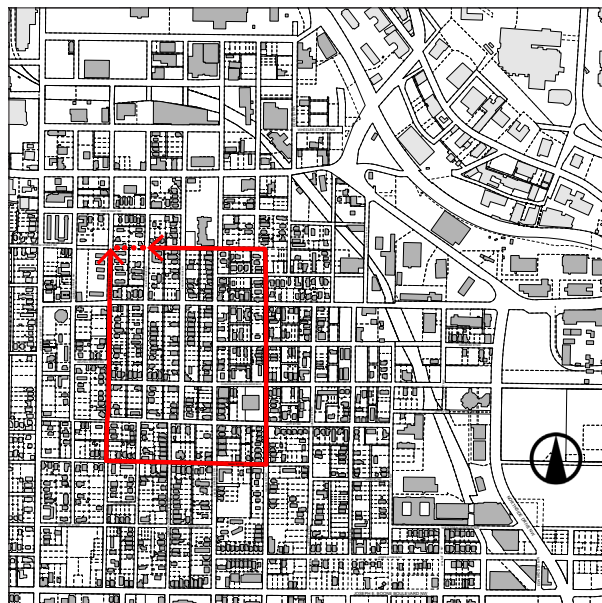
1. James P. Brawley Drive extension



2. Cameron Madison Alexander Boulevard extension



3. Donald Lee Hollowell Parkway extension



4. Pelham, Oliver, Neel, and Griffin Streets loop box

**FIGURE 39: ENGLISH AVENUE CONNECTIVITY IMPROVEMENTS**

## English Avenue Neighborhood Future Land Use Map

The purpose of the English Avenue Neighborhood Future Land Use Plan is to guide development over the next five years with specific land use recommendations. Conceptually, the plan concentrates new development and redevelopment in clusters, to build a critical mass of positive impact for the community. Development activity is also focused upon areas that enjoy a higher percentage of owner occupied homes.<sup>25</sup>

A rigorous building inventory and assessment of the neighborhood identified a total of 1,072 buildings. Of these, 83 were determined as candidates for demolition, and 65 require some level of repair. As a result, there are currently 92 parcels ripe for development.

The parcels lying in areas that are historically prone to flooding were mapped. Although storm water management infrastructure improvements are under construction within the neighborhood, the land use recommendation for many of the affected parcels is conversion to green space or gardens, to contribute to the management of this problem.

To close the gap between existing conditions and the community vision, amendments should be made to the Future Land Use Map for the English Avenue Neighborhood. The Land Use Plan recommends the following strategies:

- Continue the historic pattern of predominantly single family land use within the interior blocks of the neighborhood. This builds upon the existing street, block and parcel network to preserve and reinforce the traditional neighborhood development pattern, and support the market forecast for additional housing units.
- Land use within the interior of the neighborhood is recommended as Single Family Residential, with parcels lining Sunset Avenue, North Avenue and Kennedy Street designated Low-Density Residential.
- Strengthen neighborhood commercial corridors with Mixed Use Medium Density land use along peripheral neighborhood corridors. These include Donald Lee Hollowell Parkway, Joseph E. Lowery Boulevard and Joseph E. Boone Boulevard, on both sides of the street. This will permit the addition of community serving businesses and retailers, while also providing additional residential units.
- Focus Mixed Use High Density land use along the Northside Drive corridor. Northside Drive is a major access point to downtown Atlanta, sports venues, and convention halls. It is also a major thoroughfare that extends to the north and south of downtown. This corridor will form an architectural boundary to better define the English Avenue neighborhood.
- Convert the railroad corridor to green space, and

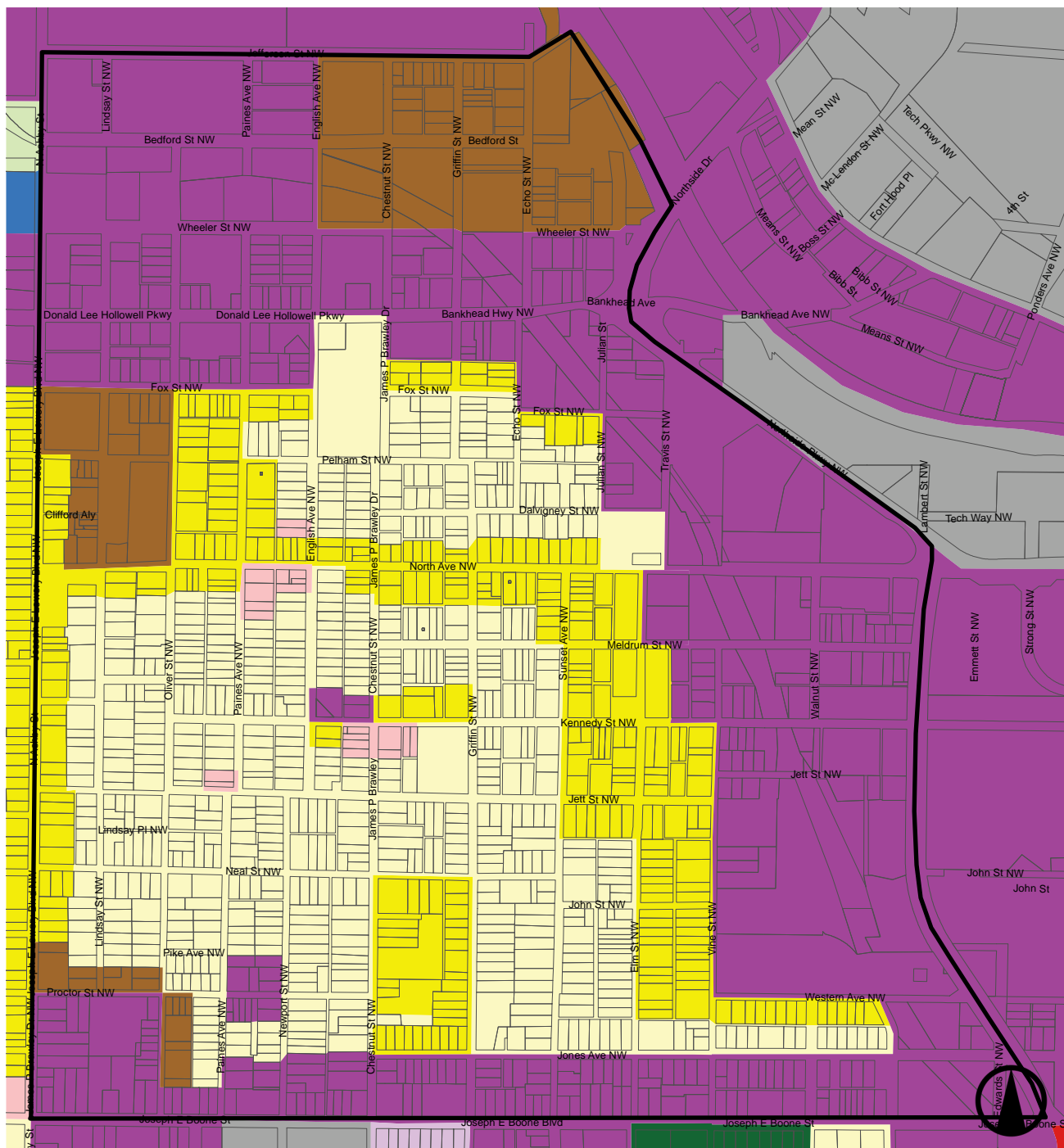
introduce green space throughout the neighborhood in a distributed manner. Green space may also be deployed for storm water management during rain events.

Please see the following Future Land Use Map and recommended amendments.

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<sup>25</sup> Thadani, English Avenue Neighborhood LUAP Recommendations, 8.





#### Future Land Use Classifications

|  |   |  |  |
|--|---|--|--|
|  Transportation/Communication |  High Density Residential      |  Office/Institution/Residential |  Low Density Mixed Use    |
|  Community Facility           |  Very High Density Residential |  Open Space                     |  Medium Density Mixed Use |
|  Single Family Residential    |  Low Density Commercial        |  POS                            |  High Density Mixed Use   |
|  Low Density Residential      |  High Density Commercial       |  Industrial                     |  |
|  Medium Density Residential   |  Office/Institution            |  Mixed Use                      |  |

FIGURE 40: ENGLISH AVENUE EXISTING FUTURE LAND USE MAP



## VINE CITY NEIGHBORHOOD

The Planning Team worked closely with neighborhood residents and stakeholders to develop a vision for the Vine City Neighborhood. Public engagement, work sessions and presentations occurred over a seven-month period, from March to October 2016.<sup>1</sup> The meetings drew upon previously completed planning efforts, including the 2013 Westside TAD Strategic Implementation Plan, the 2004 Vine City Redevelopment Plan, and the 2009 Vine City/Washington Park Livable Centers Initiative Plan 2017. The Vine City neighborhood is represented by an active neighborhood association and home to two MARTA stations, along with a significant number of historic sites and structures. Many of the recommendations are directly aligned with the existing neighborhood's organization system of sectors.

### Vision Statement

"To create a diverse and sustainable, multi-generational community with high quality mixed-income housing, locally owned retail, and walkable greenspace; in a safe, healthy, and civic environment that promotes family, education, and home ownership; and encourages traditionally designed, primarily single family development and rehabilitation which reflects and preserves the history and culture of the Vine City Neighborhood."

### Goal 1: Acknowledge and Strengthen Neighborhood Assets

During the public outreach process, neighborhood residents acknowledged the specific aspects that distinguish their neighborhood, including physical amenities and cultural and social traditions.

#### *1.1. Objective: Encourage homeowners to remain and further stabilize the neighborhood<sup>2</sup>*

- Identify programs, such as property tax relief grants, to protect against displacement and protect homeowners;
- Provide homeowners with priority home improvement grants, to renovate structures where needed.
- Increase safety and reduce blight through partnership with city agencies.

#### *1.2. Objective: Expand housing choice to improve affordability, attract a mix of resident income levels and reduce displacement<sup>3</sup>*

- Implement a mechanism to renovate existing housing units where needed and appropriate (Figure 42);
- Carry out selective demolition of structures that

cannot be feasibly renovated, and utilize the many existing vacant land parcels for infill housing development. These reflect recommendations based on condition of the property or suggested redevelopment plans found in the report;

- Develop new housing with a mix of building typologies, including rental apartments, condominiums, town houses and single family homes. Structure the housing inventory to meet household composition and incomes;
- Identify rental housing programs to develop and maintain a supply of affordable rental units for households in need;
- Provide financing mechanisms to preserve quality subsidized and market rate rental housing.

<sup>1</sup> Thadani, Vine City Neighborhood LUAP Recommendations, 2017, 4.

<sup>2</sup> Thadani, Vine City Neighborhood LUAP Recommendations, 5.

<sup>3</sup> Thadani, Vine City Neighborhood LUAP Recommendations, 10.



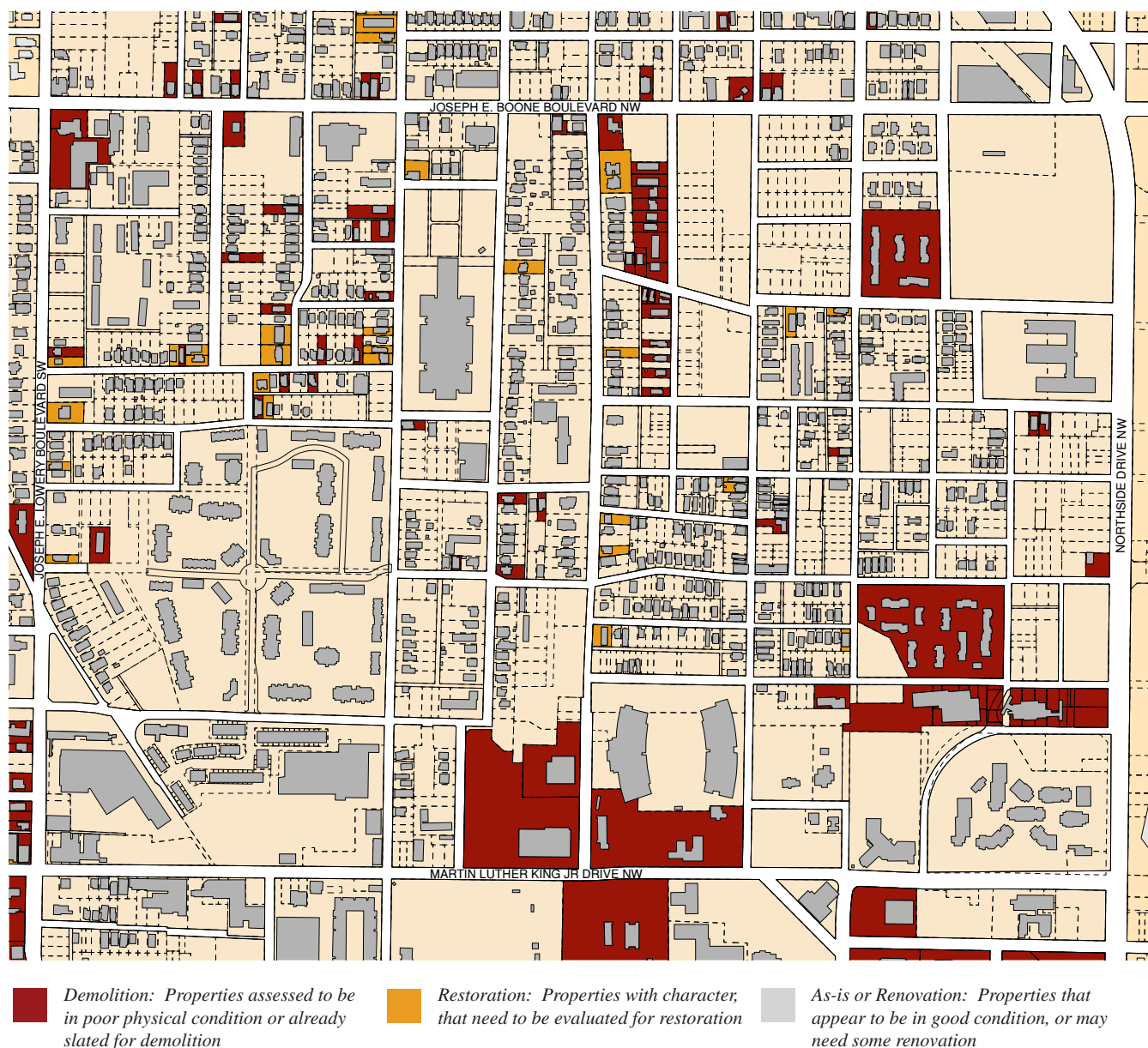


FIGURE 42: VINE CITY OPPORTUNITIES FOR RENOVATION



**1.3. Objective: Support the existing urban agriculture movement, and its expansion<sup>4</sup>**

- Work with City Departments and neighborhood to program green spaces and expand neighborhood farmers' markets;
- Investigate community partnerships and resources available through the City of Atlanta Office of Resilience;
- Support urban agriculture with synergistic businesses, such as commercial kitchens, markets and restaurants;
- Evaluate properties in flood prone areas unsuitable for development and utilize them for growing gardens.

**1.4 Objective: Strengthen access to essential goods and services within the neighborhood<sup>5</sup>**

- Prioritize new retail and business development at the following three locations (Figure 45):
  - 1. The intersection of Joseph E. Lowery Boulevard and Joseph E. Boone Boulevard;
  - 2. Along Joseph E. Boone Boulevard near Rodney Cook Sr. Park;
  - 3. The intersection of Joseph E. Lowery Boulevard and Martin Luther King Jr. Drive near the Ashby MARTA station.
- Support the addition of 21,500 square feet of retail space, as projected by the market analysis report, with land use policies and zoning ordinances;
- Retain existing businesses by identifying and implementing policies to protect them.<sup>6</sup>

<sup>4</sup> Thadani, Vine City Neighborhood LUAP Recommendations, 19.

<sup>5</sup> Thadani, Vine City Neighborhood LUAP Recommendations, 22.

<sup>6</sup> Thadani, Vine City Neighborhood LUAP Recommendations, 27.

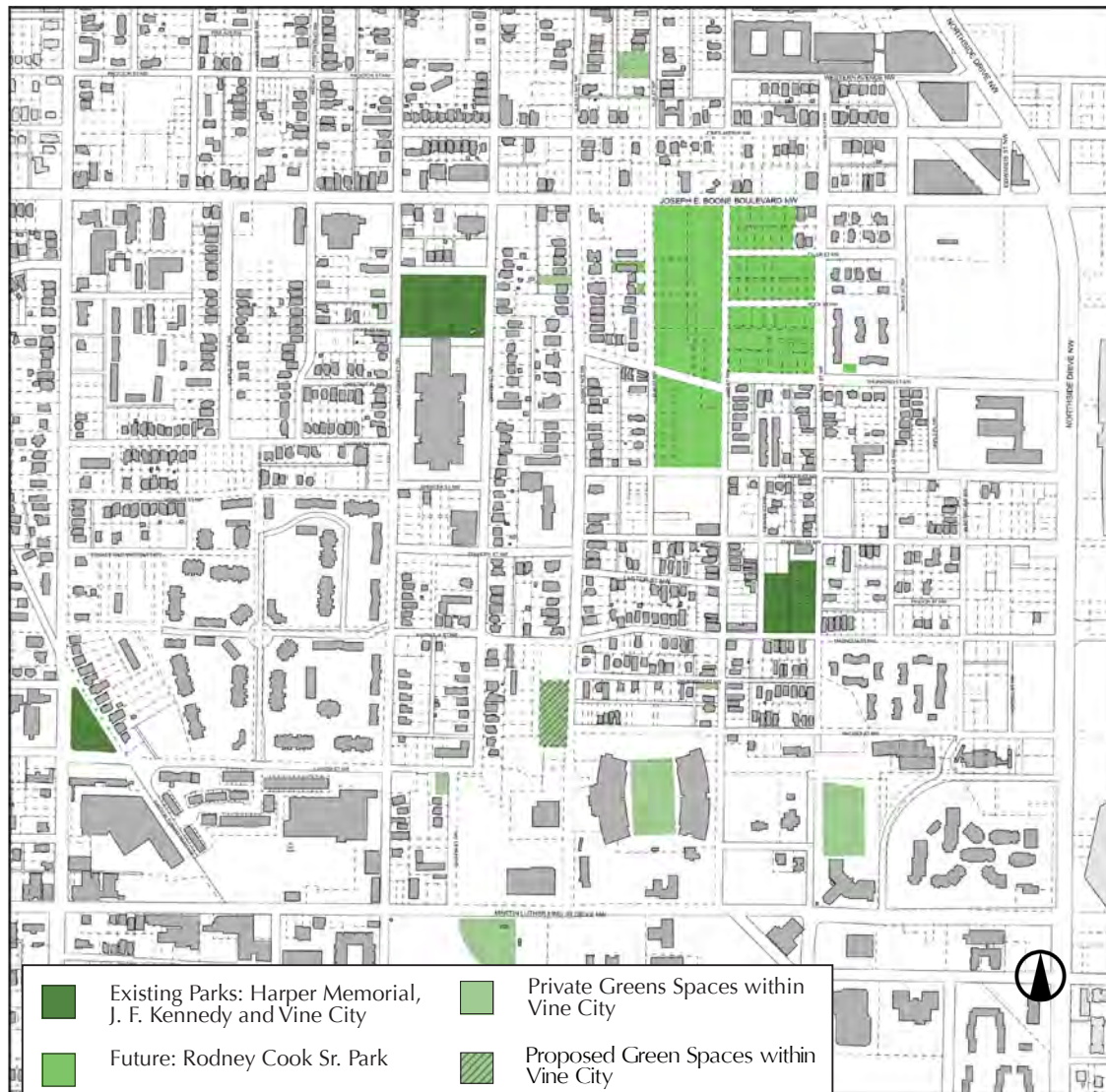


FIGURE 43: MAP OF VINE CITY GREENSPACE



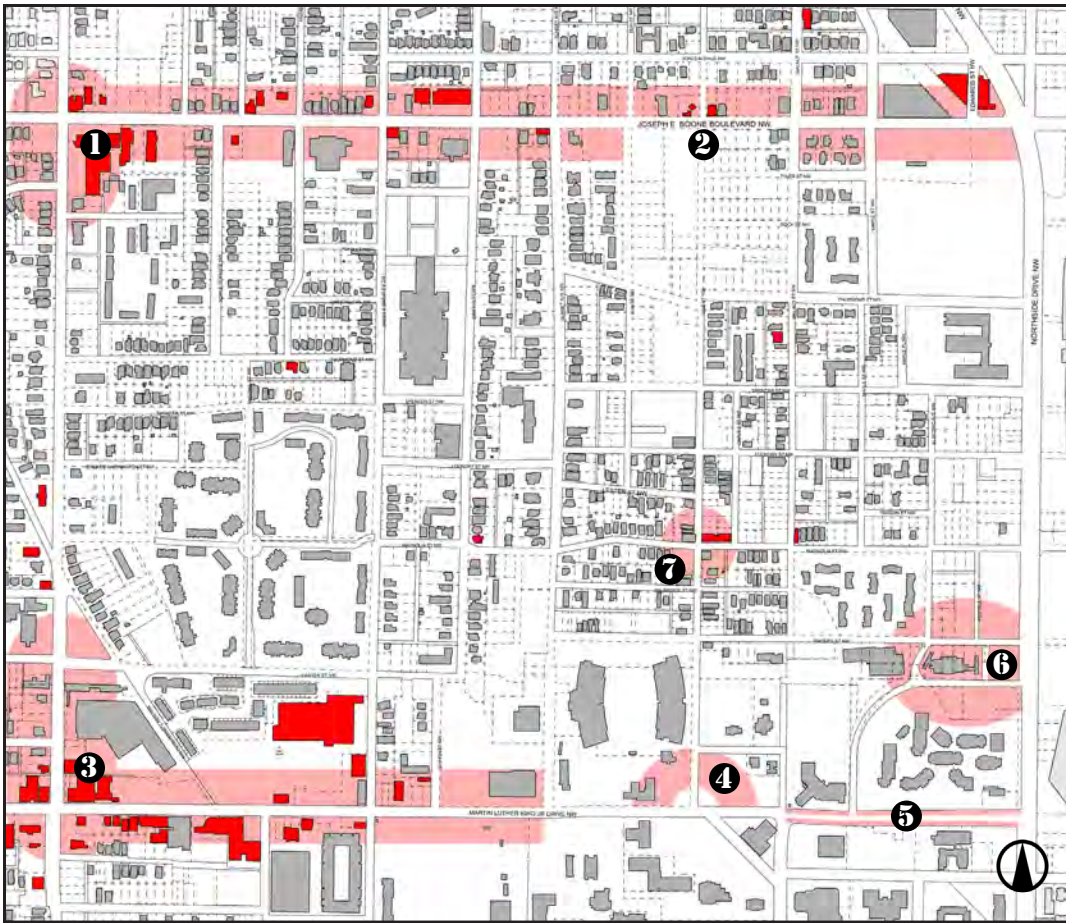


FIGURE 45: VINE CITY MAP OF OPPORTUNITIES FOR RETAIL



FIGURE 44: VINE CITY PHOTOS OF OPPORTUNITIES FOR RETAIL

## Goal 2: Reinforce Vine City's Unique Neighborhood Identity

The Vine City neighborhood is rich with history, and very accessible to downtown Atlanta's employment center and cultural resources. Founded in the late 1800s, the neighborhood evolved to become a hub for many important individuals leading the civil-rights movement.<sup>7</sup>

### 2.1. Objective: Strengthen and Preserve the Existing Architectural Character of the Neighborhood<sup>8</sup>

- Develop zoning codes and design guidelines to regulate development and/or redevelopment in a compatible manner with the existing neighborhood, including urban design, architectural design and landscape architecture;
- Regulate building heights by storeys, rather than feet, to allow for greater flexibility in new structures;
- Maintain the existing character of three storey maximum height buildings within the residential areas of the neighborhood;
- Mark important boundary streets by permitting up to five-storey buildings: Joseph E. Boone Boulevard, Joseph E Lowery Boulevard, and Martin Luther King Jr. Drive;
- Limit buildings on Northside Drive to a maximum of ten storeys.
- Explore the creation of a marketing and branding strategy that would highlight the historic places in the neighborhood.

### 2.2. Objective: Identify and protect historic structures and sites<sup>9</sup>

- Support restoration of historic structures, where feasible. Specifically, determine the level of support desired for five identified districts and buildings of architectural and cultural importance including: 1. Sunset Avenue District, 2. West Hunter Street Baptist Church, 3. Gaines Hall, 4. Furber Cottage, 5. Herndon Homes Museum, and 6. Grace T. Hamilton residence (Figure 46);
- Encourage adaptive re-use of historic structures, through policies and programs to preserve their unique cultural and architectural contributions;
- Evaluate the need for a conservation designation or historic district designation to protect existing assets.

### 2.3. Objective: Maintain faith-based and academic institutions as neighborhood anchors<sup>10</sup>

- Improve sight lines and visibility of these buildings through site planning, lighting, and vertical architectural elements;

- Reinforce their community importance with supplemental community uses, such as playgrounds, parks and community gardens.

### 2.4. Objective: Focus on appropriately scaled and designed new housing infill<sup>11</sup>

- Regulate new housing development to include only the predominant typologies found in the neighborhood, such as single family homes, town houses and apartments, in support of existing neighborhood character;
- Maintain the predominantly single family character of housing within the neighborhood, and restrict larger multifamily or mixed use development to select locations only as identified in the Land Use recommendations.<sup>12</sup>

<sup>7</sup> Thadani, Vine City Neighborhood LUAP Recommendations, 4.

<sup>8</sup> Thadani, Vine City Neighborhood LUAP Recommendations, 11.

<sup>9</sup> Thadani, Vine City Neighborhood LUAP Recommendations, 20.

<sup>10</sup> Thadani, Vine City Neighborhood LUAP Recommendations, 21.

<sup>11</sup> Thadani, Vine City Neighborhood LUAP Recommendations, 26.

<sup>12</sup> Thadani, Vine City Neighborhood LUAP Recommendations, 11.



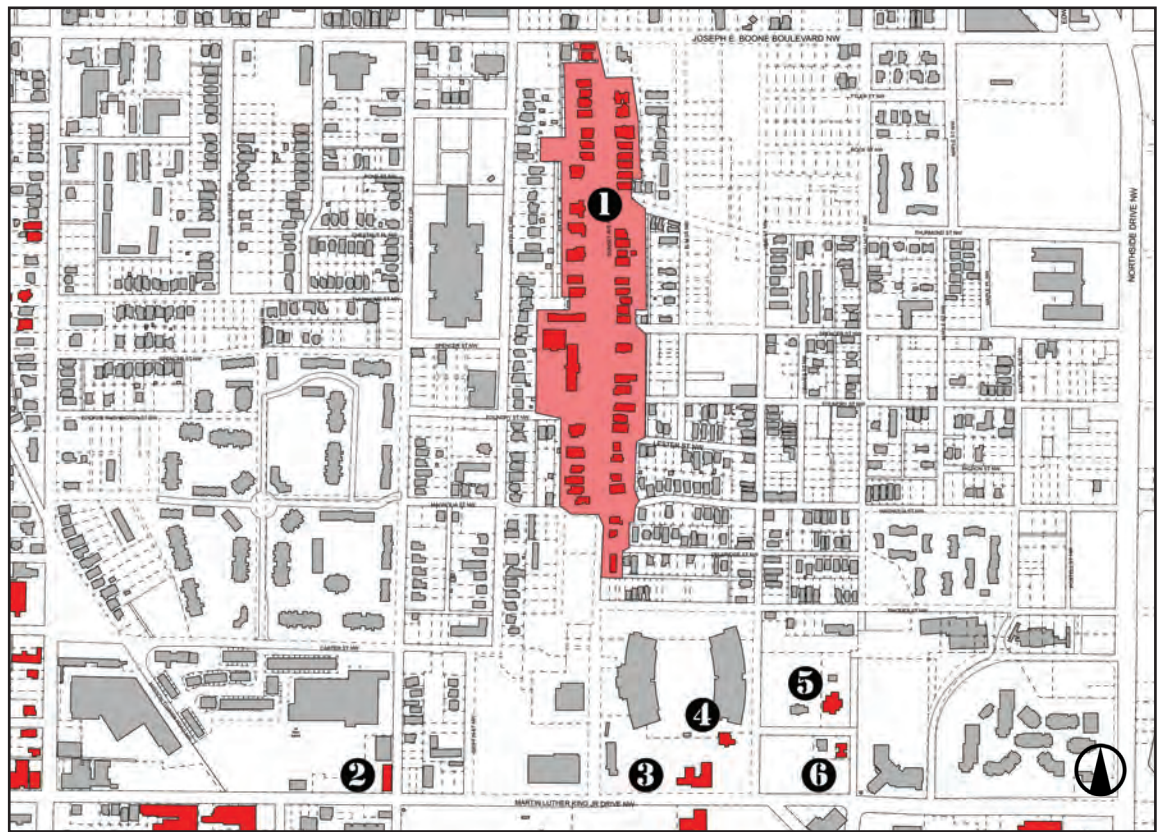


FIGURE 46: VINE CITY MAP OF OPPORTUNITIES FOR HISTORICAL PRESERVATION



FIGURE 47: EXISTING VINE CITY RESIDENTIAL CHARACTER



### Goal 3: Invest in Infrastructure

The neighborhood prioritized infrastructure improvements that address public safety, connectivity, parks and green space, and the quality of the public realm.<sup>13</sup> Several combine sewer capacity relief investments are being designed to have a positive impact on localized flooding. These projects will keep storm water out of the sewer lines that will reduce flows in the system throughout the neighborhood. These projects include:

- Rodney Cook Sr. Park Capacity Relief project (pond)
- Boone Boulevard Green Infrastructure project
- Boone Park West
- Recent completion of Lindsay Street Park

#### 3.1. Objective: Improve storm water management practices<sup>14</sup>

- Implement a moratorium on new buildings or building renovations in flood prone areas identified by the Department of Watershed Management (Figure 49);
- Pave on-street parking surfaces with permeable materials to infiltrate storm water into the water table;
- Identify and prioritize implementation of green storm water practices, to reduce run off and improve water quality.

#### 3.2. Objective: Improve neighborhood thoroughfares for all transportation modes<sup>15</sup>

- Improve pedestrian infrastructure throughout the neighborhood, to meet ADA standards, and focus streetscape improvements on specific streets (Figure 50):
  - James P. Brawley Drive
  - Magnolia Street
  - Vine Street
- Reconfigure streets to include two ten-foot traffic lanes, and an eight-foot on-street parking lane on one side of the street, as possible within the existing right-of-way width;
- Improve pedestrian safety with marked crosswalks, six-foot sidewalks and accessibility ramps (Figure 48).



VARIABLE  
BUILDING SETBACK  
6' WIDE SIDEWALK  
8' WIDE PERVIOUS  
PARKING WITH TREES  
20' WIDE ROADWAY  
2-WAY TRAFFIC  
6' WIDE SIDEWALK  
VARIABLE  
BUILDING SETBACK

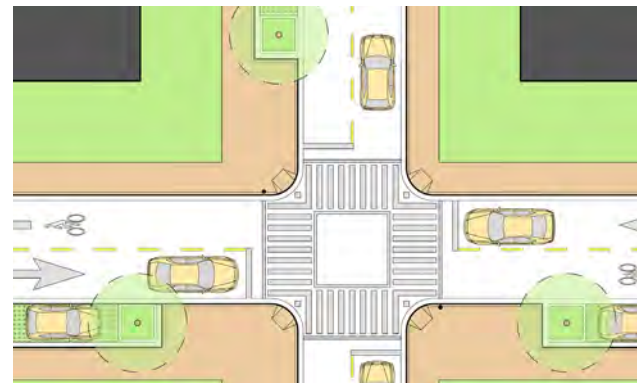


FIGURE 48: EXAMPLE OF NEIGHBORHOOD INTERSECTION

<sup>13</sup> Thadani, Vine City Neighborhood LUAP Recommendations, 12-17.

<sup>14</sup> Thadani, Vine City Neighborhood LUAP Recommendations, 9.

<sup>15</sup> Thadani, Vine City Neighborhood LUAP Recommendations, 12-13.

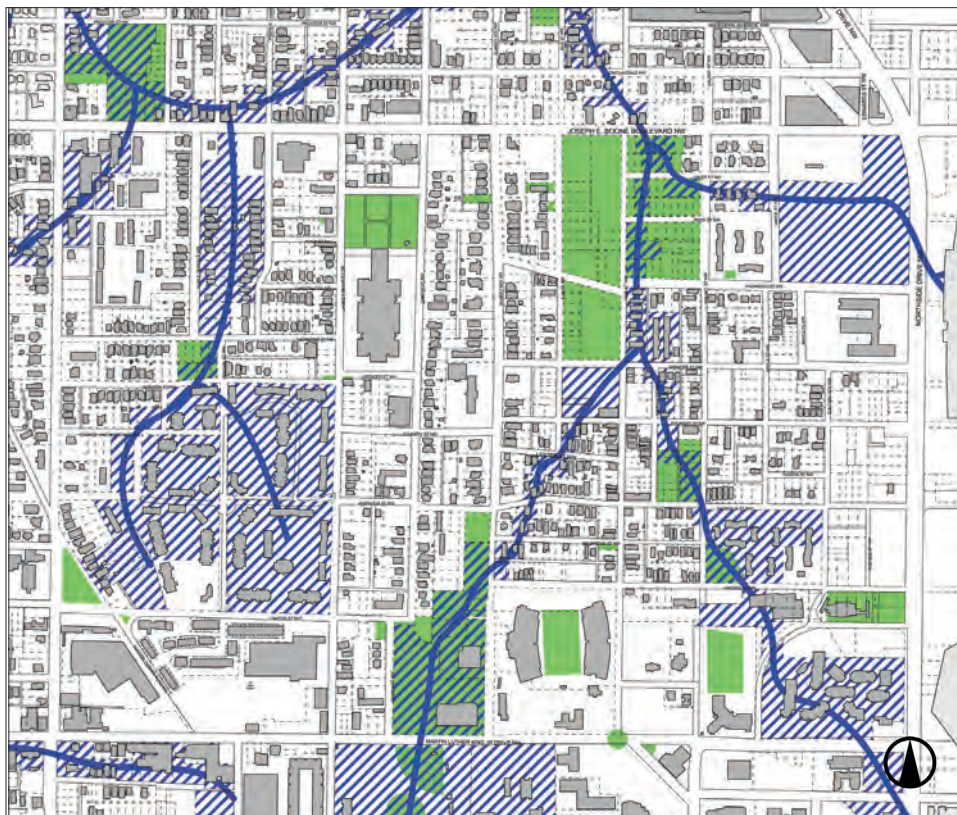


FIGURE 49: VINE CITY EXISTING UNDERGROUND STREAMS MAP

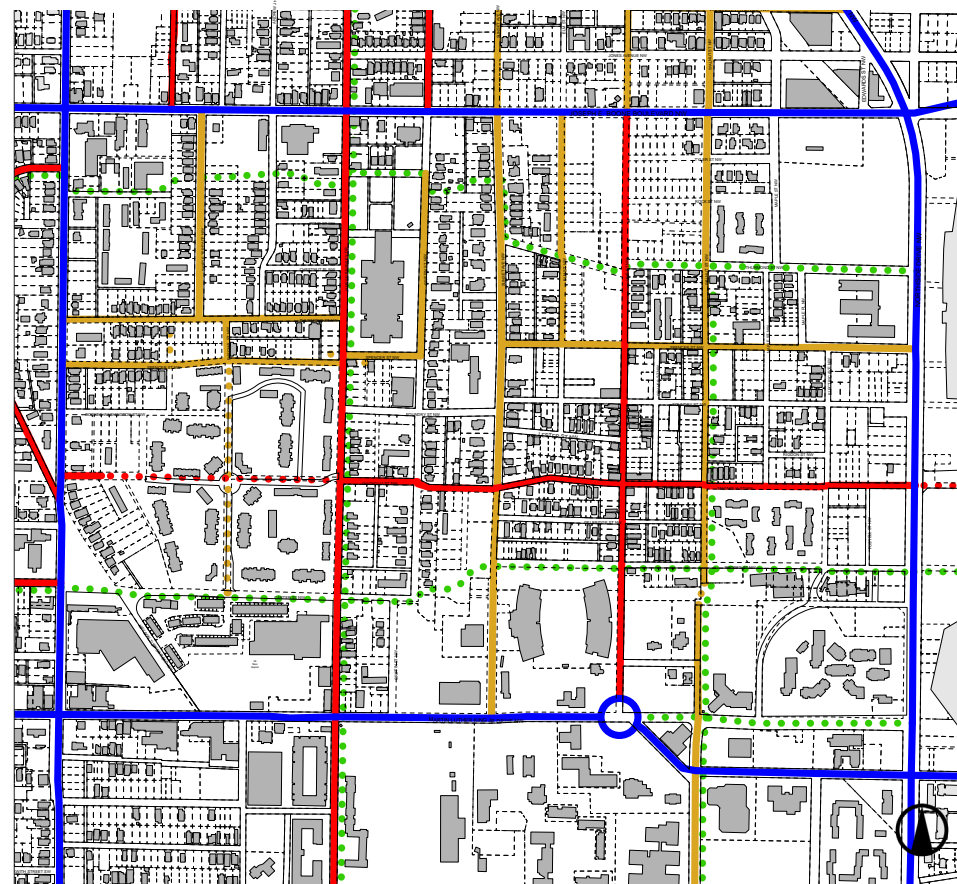
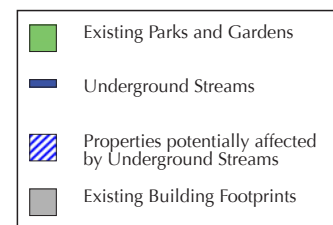
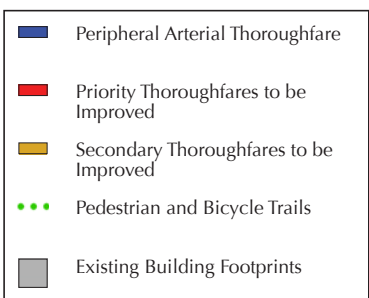


FIGURE 50: VINE CITY STREET IMPROVEMENTS





3.3. *Objective: Improve connectivity, both within the neighborhood, and to adjacent areas<sup>16</sup>*

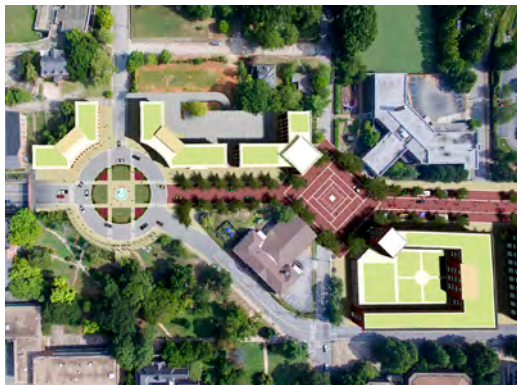
- Where feasible, acquire right-of-ways to extend existing streets and forge better connections for pedestrian and vehicular networks (Figure 53).
  - Create a pedestrian connection from Rock Street east to Thurmond Street.
  - Extend Magnolia Street west to Joseph E. Lowery Boulevard and east to Andrew Young International Boulevard (following demolition of the Georgia Dome).
  - Extend Paschal Street to intersect Magnolia Way.
  - Create a traffic analysis for a recommended roundabout at Vine Street and Martin Luther King Jr. Drive to connect with Mitchell Street and downtown Atlanta (Figure 51).

3.4. *Objective: Strengthen mobility options with Transit Oriented Development (TOD)<sup>17</sup>*

- Create TOD development nodes at Ashby and Vine City MARTA stations, within a 10 minute walk radius (Figure 51) and (Figure 53).
  - Concentrate pedestrian infrastructure improvements within TOD nodes;
  - Locate higher intensity land uses and higher density housing within TOD nodes;
  - Encourage vertically mixed-use buildings within TOD nodes.

<sup>16</sup> Thadani, Vine City Neighborhood LUAP Recommendations, 14-17.

<sup>17</sup> Thadani, Vine City Neighborhood LUAP Recommendations, 28-33.



Proposed Roundabout at MLK Jr. Drive — traffic is diverted to Mitchell Street



Proposed Roundabout at the intersection of MLK Jr. Drive, Vine, and Mitchell Streets

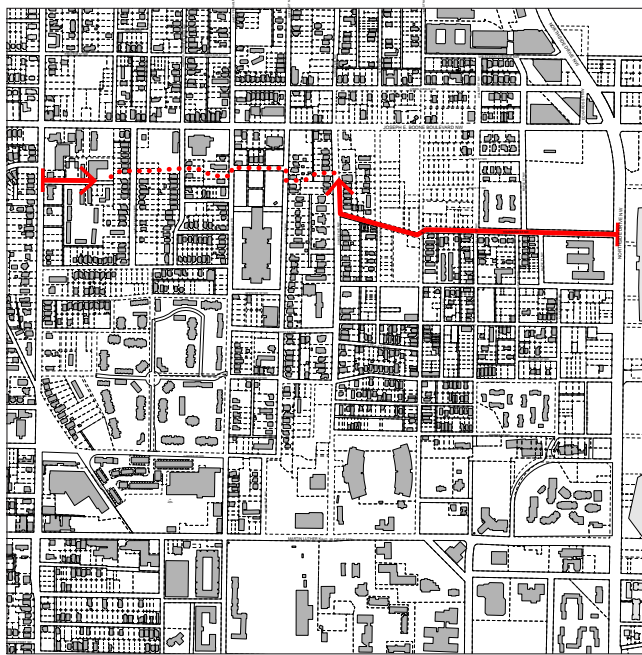


FIGURE 51: RENDERINGS OF PROPOSED ASHBY STATION TOD AND ROUNDABOUT AT ML KING JR DRIVE

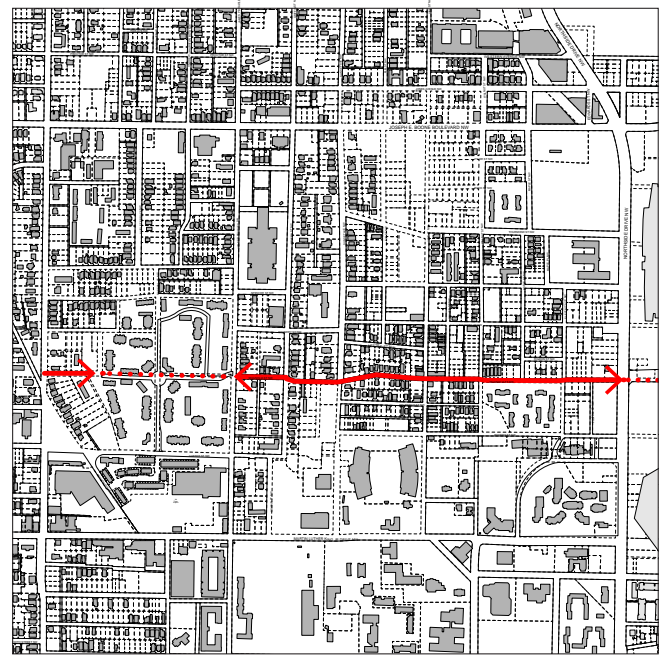




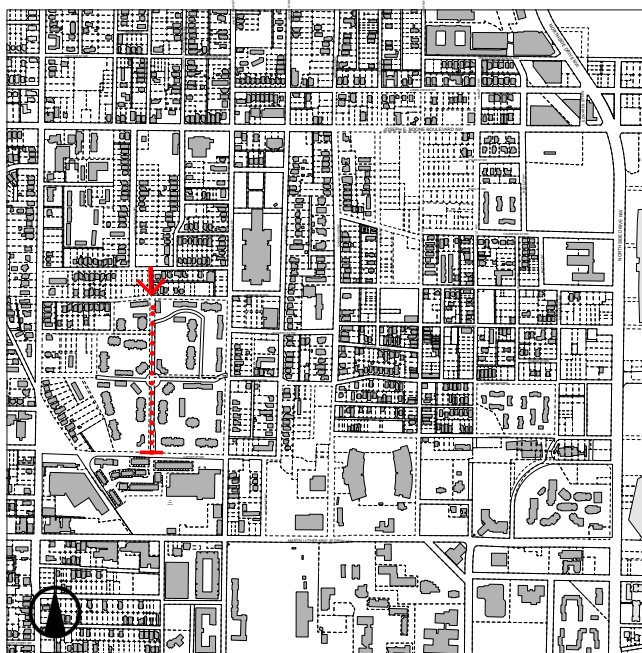
FIGURE 53: RENDERINGS OF PROPOSED VINE CITY STATION TOD



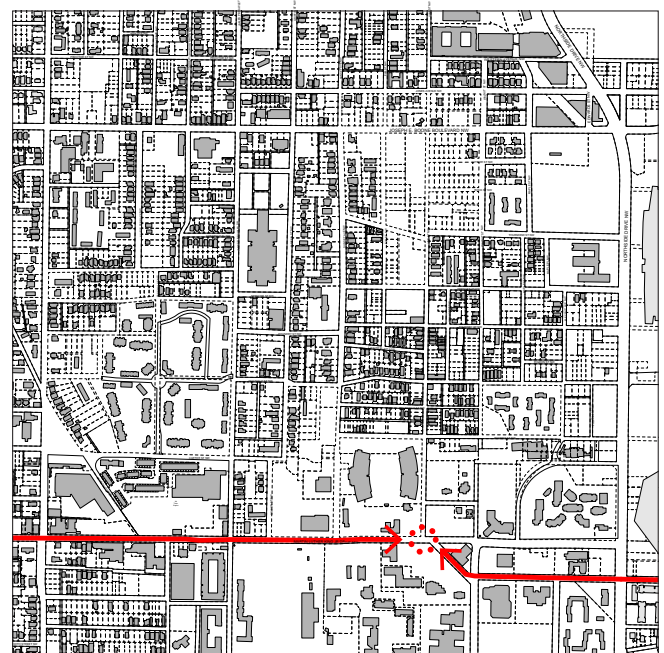
1. Rock Street extension



2. Magnolia Street extension



3. Pascal Street extension



4. MLK Jr. Drive connection to Mitchell Street

FIGURE 52: VINE CITY MAPS OF CONNECTIVITY IMPROVEMENTS

#### **Goal 4: Improve quality of life by increasing access to parks and open space<sup>18</sup>**

Neighborhood residents expressed appreciation for the Vine City Park and are excited that Rodney Cook Sr. Park, construction is underway.

*4.1. Objective: Review with Parks and Recreation the potential for small local parks distributed throughout the neighborhood, for improved access to green space<sup>19</sup>*

- Neighborhood parks, both active and passive, should be scattered throughout the neighborhood for improved access by residents.
- Locate and design neighborhood parks with open, visual access to promote safety.

*4.2. Objective: Partner with faith-based institutions to utilize church parking areas for recreational activities during non-peak hours<sup>20</sup>*

- Paint basketball courts atop existing parking lots.

*4.3. Objective: In partnership with the city's Watershed Management Department designate flood prone properties, unsuitable for development, for future gardens, parks, playgrounds and food growing gardens<sup>21</sup>*

#### **Vine City Neighborhood Future Land Use Map**

The purpose of the Vine City Neighborhood Future Land Use map is to guide development over the next five years with specific land use recommendations. Conceptually, the plan concentrates new development and redevelopment in clusters to build a critical mass of positive impact for the community. It also concentrates more intensive uses around the two MARTA stations. Infill housing development is focused on areas that have a higher percentage of owner occupied homes.<sup>22</sup>

A rigorous building inventory and assessment of the neighborhood identified a total of 671 buildings. Of these, 51 were determined to be candidates for demolition and 528 require some level of repair and/or possible demolition. 92 buildings are in acceptable condition. There are currently 321 vacant parcels ripe for development.<sup>23</sup>

The parcels that lie in areas historically prone to flooding were mapped. Although storm water management infrastructure improvements are under construction within the neighborhood, the land use recommendation for many of the affected parcels is for green space or gardens to contribute to the sustainable management of this problem.

To close the gap between existing conditions and the community vision, amendments should be made to the Future Land Use Map for the Vine City Neighborhood. The Land Use Map recommends the following strategies.

- Continue the historic pattern of predominantly Single Family land use within the interior blocks of the neighborhood. This builds upon the existing street, block and parcel network to preserve and reinforce the traditional neighborhood development pattern, and support the market forecast for 1,105 additional housing units.
- Change land use in select areas along Vine Street and Joseph P. Brawley Drive to Low Density Residential, to allow for zoning that would permit accessory dwelling units.
- Locate Medium Density Mixed-Use land use along peripheral neighborhood corridors. These include Joseph E. Lowery Boulevard, Joseph E. Boone Boulevard, near the Vine City MARTA Station node, Martin Luther King Jr. Drive, and along Vine Street across from Rodney M. Cook Park.
- Focus High Density Mixed-Use land use along the Northside Drive corridor and at the Ashby MARTA station node. Northside Drive is a high access point to downtown Atlanta, sports venues, and convention halls. It is also a major connector north and south of the City. The higher intensity land use and taller buildings will reinforce the edge of the neighborhood as a boundary.
- Concentrate Green Space land use in flood prone areas and throughout the neighborhood in a distributed manner.

The map on the following page outlines how some of the recommendation align with the Vine City Neighborhood Association's organization of the community in sectors.

Please see the Future Land Use Map and recommended amendments in the pages following the sector map.

<sup>18</sup> Thadani, Vine City Neighborhood LUAP Recommendations, 18.

<sup>19</sup> Thadani, Vine City Neighborhood LUAP Recommendations, 18.

<sup>20</sup> Thadani, Vine City Neighborhood LUAP Recommendations, 18.

<sup>21</sup> Thadani, Vine City Neighborhood LUAP Recommendations, 19.

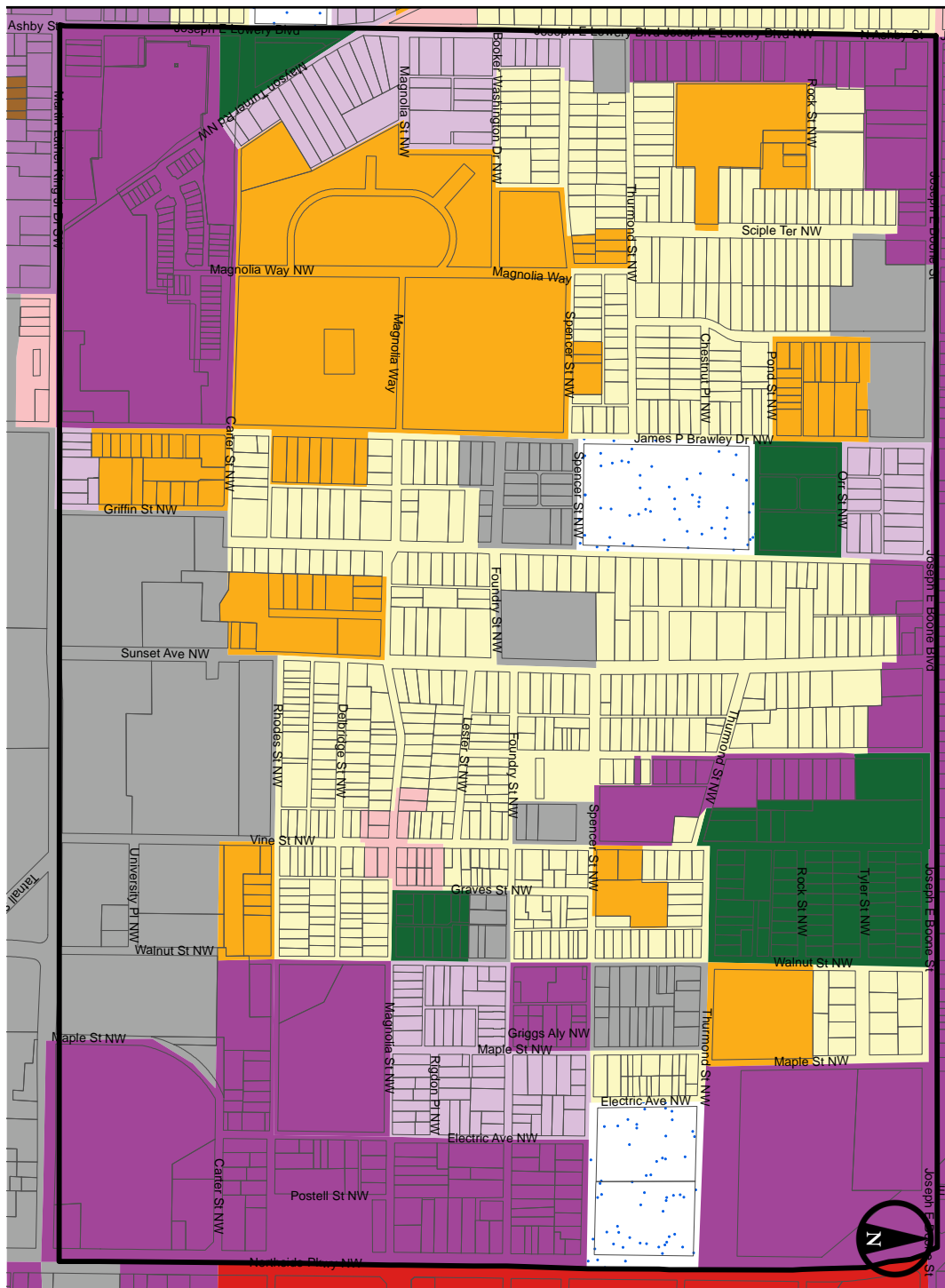
<sup>22</sup> Thadani, Vine City Neighborhood LUAP Recommendations, 6.

<sup>23</sup> Thadani, Vine City Neighborhood LUAP Recommendations, 8.





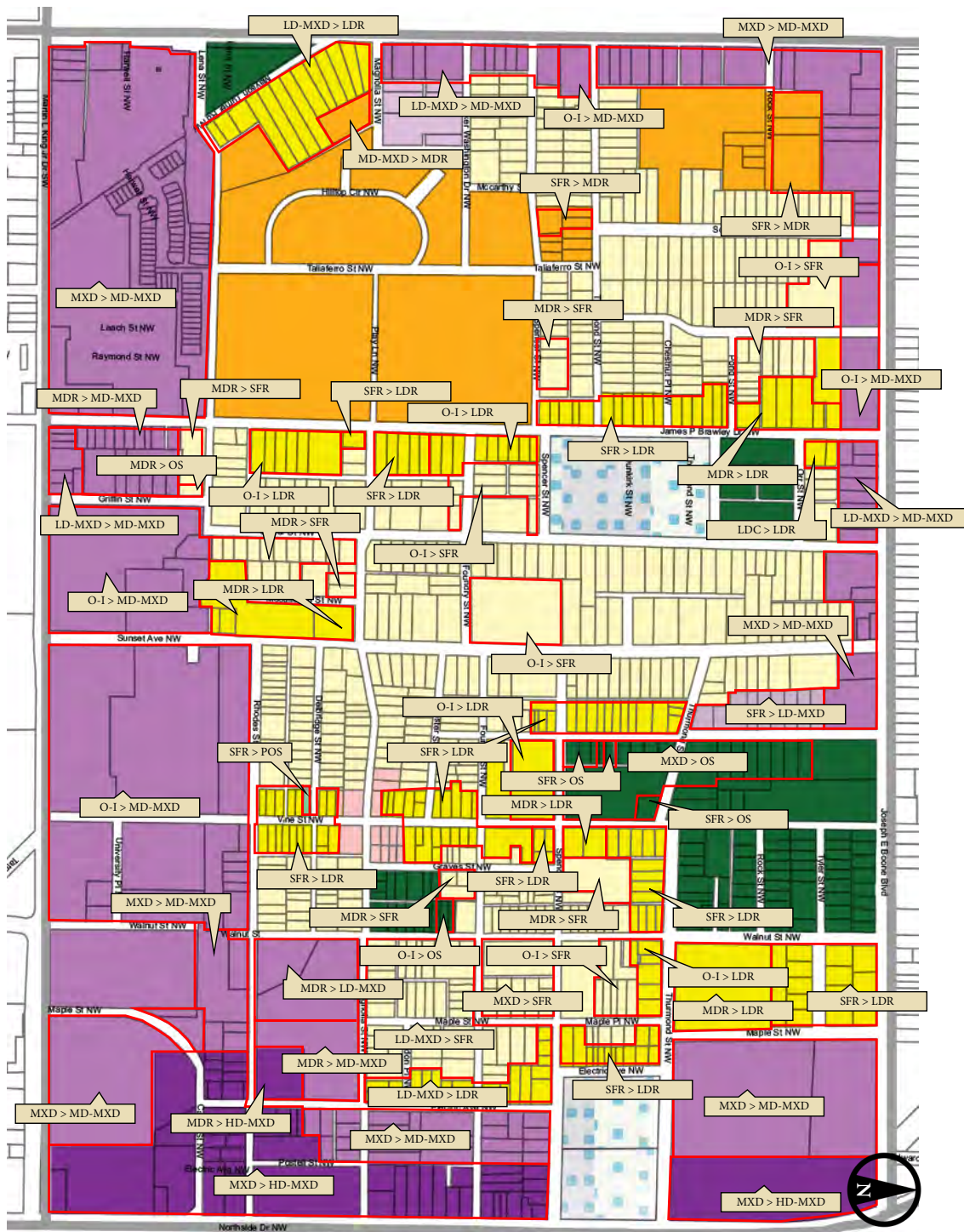




#### Future Land Use Classifications

|  |                              |  |                               |  |                                |  |                          |
|--|------------------------------|--|-------------------------------|--|--------------------------------|--|--------------------------|
|  | Transportation/Communication |  | High Density Residential      |  | Office/Institution/Residential |  | Low Density Mixed Use    |
|  | Community Facility           |  | Very High Density Residential |  | Open Space                     |  | Medium Density Mixed Use |
|  | Single Family Residential    |  | Low Density Commercial        |  | POS                            |  | High Density Mixed Use   |
|  | Low Density Residential      |  | High Density Commercial       |  | Industrial                     |  |                          |
|  | Medium Density Residential   |  | Office/Institution            |  | Mixed Use                      |  |                          |

FIGURE 54: VINE CITY EXISTING FUTURE LAND USE MAP



#### Future Land Use Classifications

|  |                              |  |                               |  |                                |  |                          |
|--|------------------------------|--|-------------------------------|--|--------------------------------|--|--------------------------|
|  | Transportation/Communication |  | High Density Residential      |  | Office/Institution/Residential |  | Low Density Mixed Use    |
|  | Community Facility           |  | Very High Density Residential |  | Open Space                     |  | Medium Density Mixed Use |
|  | Single Family Residential    |  | Low Density Commercial        |  | POS                            |  | High Density Mixed Use   |
|  | Low Density Residential      |  | High Density Commercial       |  | Industrial                     |  |                          |
|  | Medium Density Residential   |  | Office/Institution            |  | Mixed Use                      |  |                          |

FIGURE 55: VINE CITY PROPOSED FUTURE LAND USE MAP





## ATLANTA UNIVERSITY CENTER NEIGHBORHOOD

The Atlanta University Center Neighborhood was founded in 1865, and is home to the largest consortium of African American institutions of higher education. The Team held a series of public outreach sessions and meetings, from March to October 2016, including a visioning session on July 18, 2016. Extensive community input resulted in a vision statement that informs the following goals and objectives.

### Vision Statement

“Our vision is to have residents and stakeholders create a thriving historic university district, oriented towards affordable homeownership and quality mixed-income housing; that includes and engages existing and future residents, AUC students and employees, and visitors; and where diverse groups can interact in a safe, walkable, healthy environment with plentiful options for local retail, recreation, entertainment, education, economic opportunity, greenspace, healthcare, and transit.”<sup>1</sup>

### Goal 1: Acknowledge and Strengthen Neighborhood Assets

During the public outreach process, neighborhood residents and stakeholders recognized the unique features that distinguish their neighborhood, including the physical, cultural and social setting.

#### 1.1. Objective: Encourage homeowners to remain and stabilize the neighborhood<sup>2</sup>

- Identify programs, such as property tax relief grants, to protect against displacement and protect homeowners;

- Provide homeowners with priority home improvement grants, to renovate housing units where needed.
- Increase safety and reduce blight through partnership with city agencies.

#### 1.2. Objective: Expand housing choice to improve affordability, attract a mix of resident income levels and reduce displacement<sup>3</sup>

- Implement a mechanism to renovate existing housing units including those identified (Figure 56), as needed and appropriate;
- Carry out selective demolition of structures that are not feasible for renovation, and utilize the many existing vacant land parcels (53 were identified) for infill housing construction. These reflect recommendations based on condition of the property or suggested redevelopment plans found in the report;
- Develop new housing with a mix of building typologies, including single family, condominiums, row housing and mixed-use rental apartments. Structure the housing inventory to meet household composition and incomes;
- Identify rental housing programs to develop and maintain a long-term supply of affordable rental units for households in need;
- Provide financing mechanisms to preserve quality subsidized and market rate rental housing.

#### 1.3 Objective: Develop mixed-income housing<sup>4</sup>

- The housing study<sup>5</sup> (appendix) projects that the market will support 1,137 renovated and new housing units in the Atlanta University Center neighborhood, over the next five years.

<sup>1</sup> APD Urban Planning + Management, Atlanta University Center Visioning Session Final Report, 2016, 10.

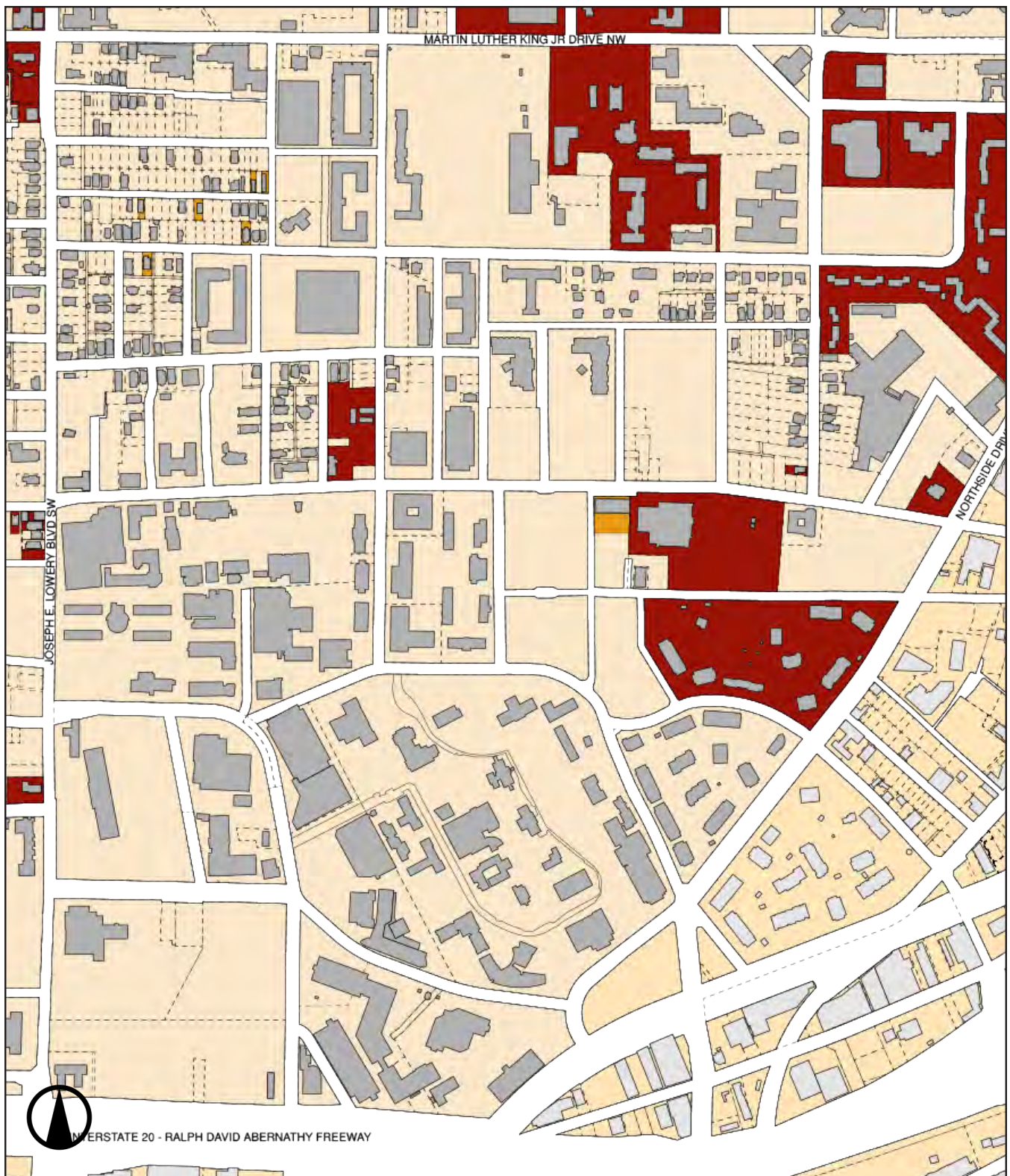
<sup>2</sup> Thadani Architects + Urbanists, Atlanta University Center Neighborhood LUAP Recommendations, 2017, 5.

<sup>3</sup> Thadani, Atlanta University Center Neighborhood LUAP Recommendations, 6.

<sup>4</sup> Thadani, Atlanta University Center Neighborhood LUAP Recommendations, 9.

<sup>5</sup> Zimmerman/Volk, Housing Real Estate Analysis





- Demolition: Properties assessed to be in poor physical condition or already slated for demolition*
- Restoration: Properties with character, that need to be evaluated for restoration*
- As-is or Renovation: Properties that appear to be in good condition, or may need some renovation*

FIGURE 56: AUC BUILDING INVENTORY

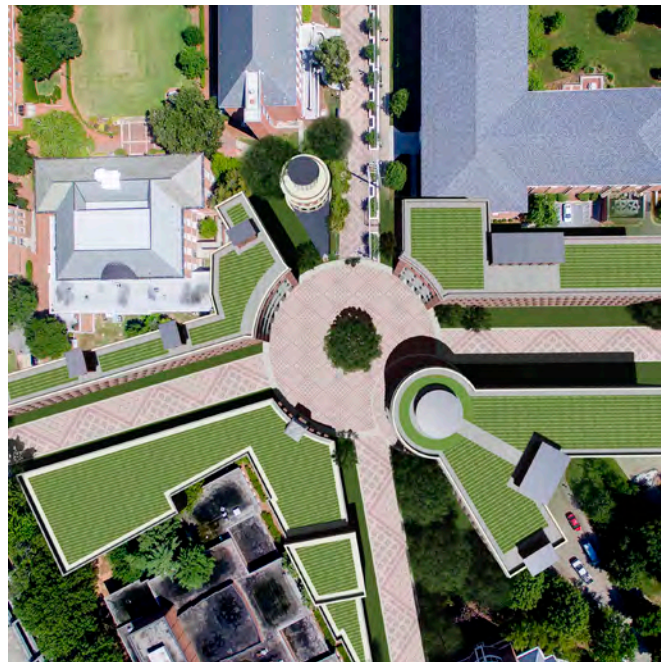
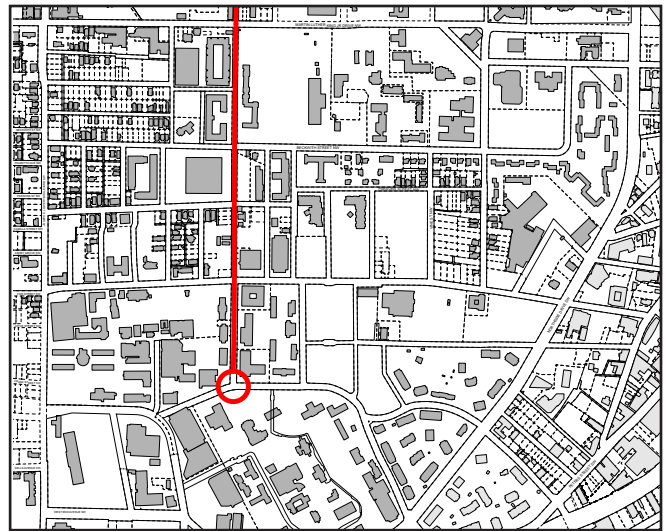


*1.4. Objective: Support the existing urban agriculture movement, and its expansion.<sup>6</sup>*

- Work with the neighborhood to program green space amenities and expand neighborhood farmers' markets;
- Support urban agriculture with synergistic businesses, such as commercial kitchens, markets and restaurants;
- Investigate community partnerships and resources available through the City Office of Resilience;
- Evaluate properties in flood areas unsuitable for development and utilize them for growing gardens;
- Nurture partnerships between the food growing community and the academic institutions.

*1.5. Objective: Improve access to essential goods and services within the neighborhood<sup>7</sup>*

- Prioritize new retail and business development at the following three locations (Figure 60);
  - 1. The intersection of Joseph E. Lowery Boulevard and Martin Luther King Jr. Drive at the Ashby MARTA Station (Figure 57).
  - 2. Temporary festivals and celebrations along Martin Luther King Jr. Drive, between Vine Street and Northside Drive.
  - 3. The intersection of West End Avenue and Lee Street with a proposed innovation district for the AUCC schools (Figure 59).
- Encourage the creation of an AUCC Campus Center that acts as a gathering place and increases the quantity of residential units and retail square footage in the neighborhood (Figure 58);
- Support the market projection for the development of up to 15,000 square feet of retail with appropriate land use policies and zoning ordinances;
- Retain existing businesses by identifying policies and programs to protect them.
- Consider a restricted mix of residential and commercial uses corresponding to a Residential Limited Commercial zoning designation along Joseph E. Lowery Boulevard from Mitchell Street to Atlanta Student Movement Boulevard that would preclude permitted use of convenience stores that sell alcohol.



<sup>6</sup> Thadani, Atlanta University Center Neighborhood LUAP Recommendations, 19.

<sup>7</sup> Thadani, Atlanta University Center Neighborhood LUAP Recommendations, 23.

FIGURE 57: COMMERCIAL USE ON MARTIN LUTHER KING JR. DRIVE

FIGURE 58: AUC CAMPUS CENTER



FIGURE 59: AUC PROPOSED INNOVATION CENTER

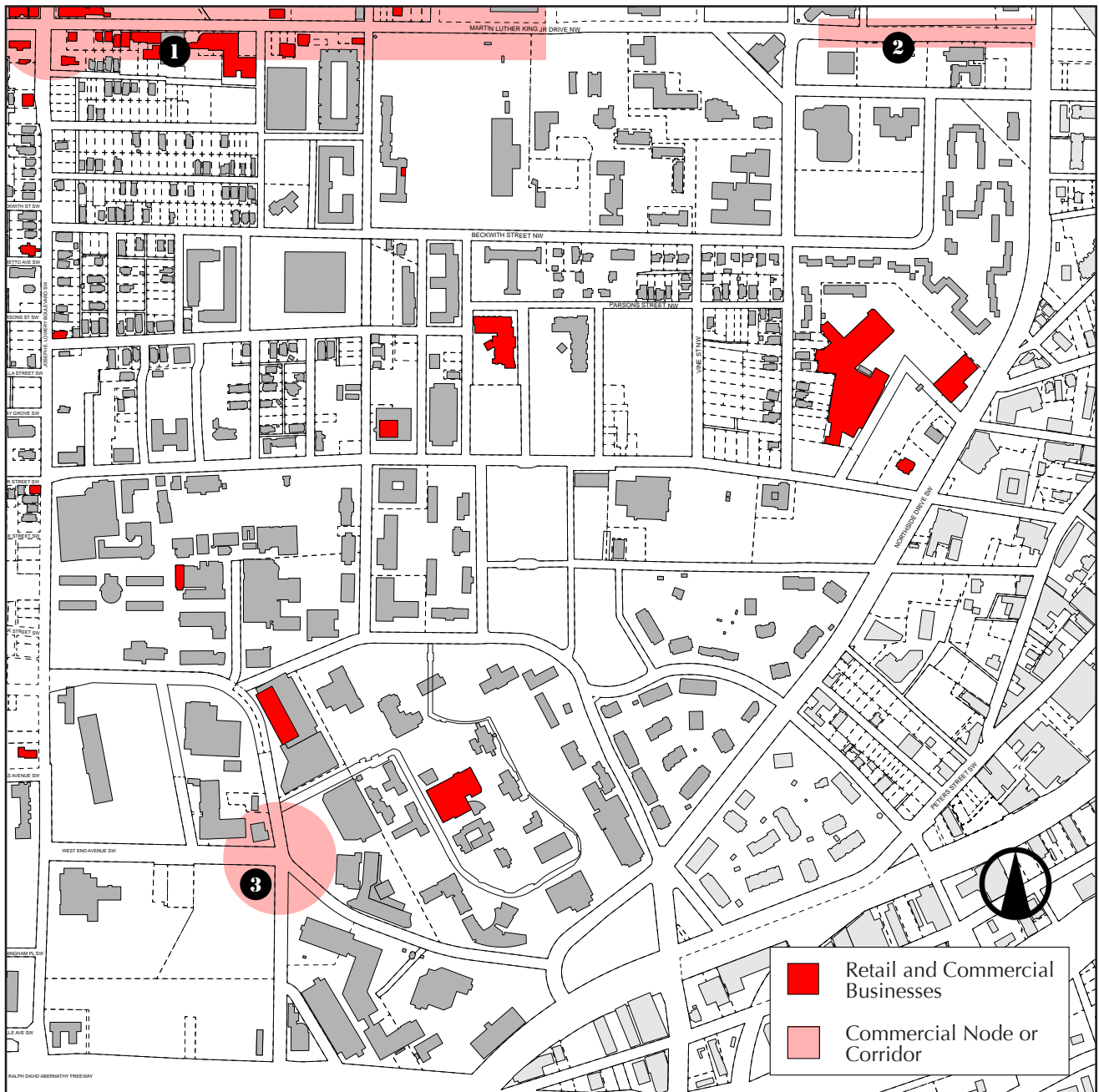


FIGURE 60: PROPOSED COMMERCIAL SPACES



## Goal 2: Reinforce the Atlanta University Center's Unique Neighborhood Identity

The neighborhood is rich with African American history, a center for learning, and very accessible to the downtown Atlanta employment center. Today, four institutions of higher education, with 7,500 students, comprise the heart of the neighborhood.<sup>8</sup>

### 2.1. Objective: Strengthen and Preserve the Existing Architectural Character of the Neighborhood<sup>9</sup>

- Develop zoning ordinances and design guidelines to regulate development/redevelopment in a compatible manner with the existing neighborhood, including urban design, architectural design and landscape architecture;
- Regulate building height by storeys, rather than feet, to allow for greater flexibility in new structures;
- Maintain the existing neighborhood character by limiting buildings to a maximum of three storeys within the central residential areas;
- Mark important boundary streets by permitting up to five-storey buildings: Joseph E. Lowery Boulevard and Martin Luther King Jr. Drive;
- Explore the creation of a marketing and branding strategy that would highlight the historic places in the neighborhood.

### 2.2. Objective: Identify and protect historic structures/sites<sup>10</sup>

- Support restoration of historic structures, where feasible. Specifically, determine the level of support desired for identified districts and buildings of architectural and cultural importance including (Figure 61) :
  - Commercial buildings located on Martin Luther King Jr. Drive, including Paschal's (1)

- Fountain Hall (2)
- Oglethorpe Hall (3)
- Central United Methodist Church (4)
- Morehouse College Campus (5)
- Clark Atlanta University Campus (6)
- Spelman College Campus (7)
- Park Street United Methodist Church (8)

- Encourage adaptive re-use of historic structures, through policies and programs, to preserve their cultural contribution to neighborhood identity;
- Evaluate the need for a conservation designation or historic district designation to protect existing historic assets.

### 2.3. Objective: Maintain and strengthen faith-based and academic institutions as neighborhood anchors<sup>11</sup>

- Improve sight lines and visibility of these buildings through site planning, lighting, and vertical architectural elements;
- Reinforce community importance with supplemental community uses, such as playgrounds, parks and community gardens.

### 2.4. Objective: Focus on appropriately scaled and designed new housing infill<sup>12</sup>

- Restrict new housing development to the predominant typologies in the neighborhood, such as single family homes, town houses and apartments, in support of existing neighborhood character;
- Maintain the predominantly single family character of housing within the neighborhood, and restrict larger multifamily or mixed use development to select locations only, such as the Martin Luther King Jr. Drive, Joseph E. Lowery Boulevard, and Northside Drive corridors.

8 Thadani, Atlanta University Center Neighborhood LUAP Recommendations, 4.

9 Thadani, Atlanta University Center Neighborhood LUAP Recommendations, 10.

10 Thadani, Atlanta University Center Neighborhood LUAP Recommendations, 20-21.

11 Thadani, Atlanta University Center Neighborhood LUAP Recommendations, 21.

12 Thadani, Atlanta University Center Neighborhood LUAP Recommendations, 26.



1. Paschal's



2. Fountain Hall, Morris Brown College



3. Oglethorpe Hall, Clark Atlanta University



4. Central United Methodist Church



5. Graves Hall, Morehouse College



6. Harkness Hall, Clark Atlanta University





7. Giles Hall, Spelman College



7. Rockefeller Hall, Spelman College



8. Park Street United Methodist Church

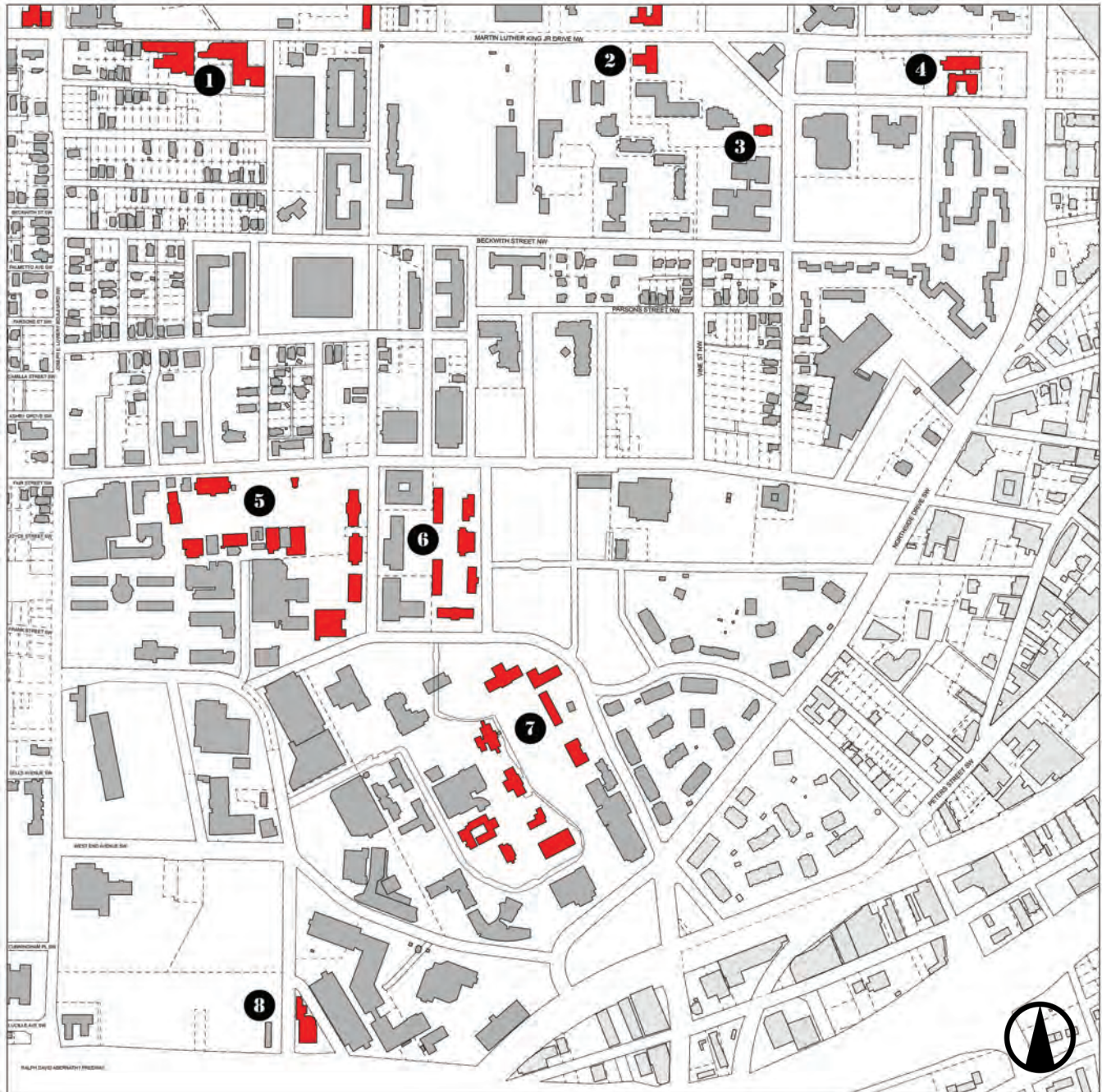


FIGURE 61: AUC LANDMARKS AND HISTORIC PRESERVATION



### Goal 3: Invest in Infrastructure

The neighborhood prioritized infrastructure improvements that addressed public safety, connectivity, parks and green space, and a quality public realm.<sup>13</sup> Several combine sewer capacity relief investments are being designed to have a positive impact on localized flooding. These projects will keep storm water out of the sewer lines that will reduce flows in the system throughout the neighborhood.

#### 3.1. Objective: Improve storm water management practices<sup>14</sup>

- Implement a moratorium on new buildings or building renovations in flood prone areas identified by the Department of Watershed Management (Figure 63);
- Commission an in-depth watershed study and modeling that would recommend appropriate strategies to deal with flooding and storm water management, with specific focus on the southeastern portion of the neighborhood;
- Pave on-street parking surfaces with permeable materials to infiltrate storm water into the water table;
- Identify and prioritize implementation of green storm water practices, to reduce run off and improve water quality;
- Partner with Spelman University to refine and implement proposed storm water management concept plans.

#### 3.2. Objective: Improve neighborhood thoroughfares for all transportation modes<sup>15</sup>

- Improve 20% of streets and pedestrian infrastructure throughout the neighborhood, to meet ADA standards with an emphasis on the following streets (Figure 64):
  - Atlanta Student Movement Boulevard
  - James P. Brawley Drive
  - Lee Street
- Reconfigure streets to include two ten-foot traffic lanes, and an eight-foot on-street parking lane on one side of the street, as possible within the existing right-of-way width;
- Implement Pedestrian and Bicycle Trails on (Figure 64):
  - Atlanta Student Movement Boulevard
  - James P. Brawley Drive
  - Walnut Street
  - West End Avenue
  - Westview Drive
- Improve pedestrian safety with marked crosswalks, six-foot sidewalks and accessibility ramps especially on Joseph Lowery at the intersections of Westview



FIGURE 62: STREETSCAPE IMPROVEMENT LOWERY

Drive and West End Drive (Figure 62).

#### 3.3. Objective: Improve connectivity, both within the neighborhood, and to adjacent areas<sup>16</sup>

- Where feasible, acquire right-of-ways to extend existing streets and forge clear, connected networks for pedestrians, bicycles and vehicles (Figure 65).
  - Reconnect Beckwith Street to Northside Drive
  - Reopen and improve Greensferry Avenue, between Morehouse College and Spelman College
  - Explore building a roundabout at Vine Street and Martin Luther King Jr. Drive to connect with Mitchell Street after a thorough traffic study is completed
  - Reinforce Brawley Drive as a connection from the AUC colleges to Georgia Institute of Technology
- Support the use of Brawley Drive as a multi-modal corridor connecting the neighborhood with a looping shuttle bus from the AUC schools to the Georgia Tech Campus

#### 3.4. Objective: Strengthen mobility options with Transit Oriented Development (TOD)<sup>17</sup>

- Create TOD developments at Ashby and Vine City MARTA stations, within a ten minute walk radius;
- Concentrate pedestrian improvements and amenities;
- Locate higher density, and land uses with vertically mixed income housing within TOD nodes.

<sup>13</sup> Thadani, Atlanta University Center Neighborhood LUAP Recommendations, 12-17.

<sup>14</sup> Thadani, Atlanta University Center Neighborhood LUAP Recommendations, 8.

<sup>15</sup> Thadani, Atlanta University Center Neighborhood LUAP Recommendations, 12-13.

<sup>16</sup> Thadani, Atlanta University Center Neighborhood LUAP Recommendations, 14-17.

<sup>17</sup> Thadani, Atlanta University Center Neighborhood LUAP Recommendations, 28-29.a



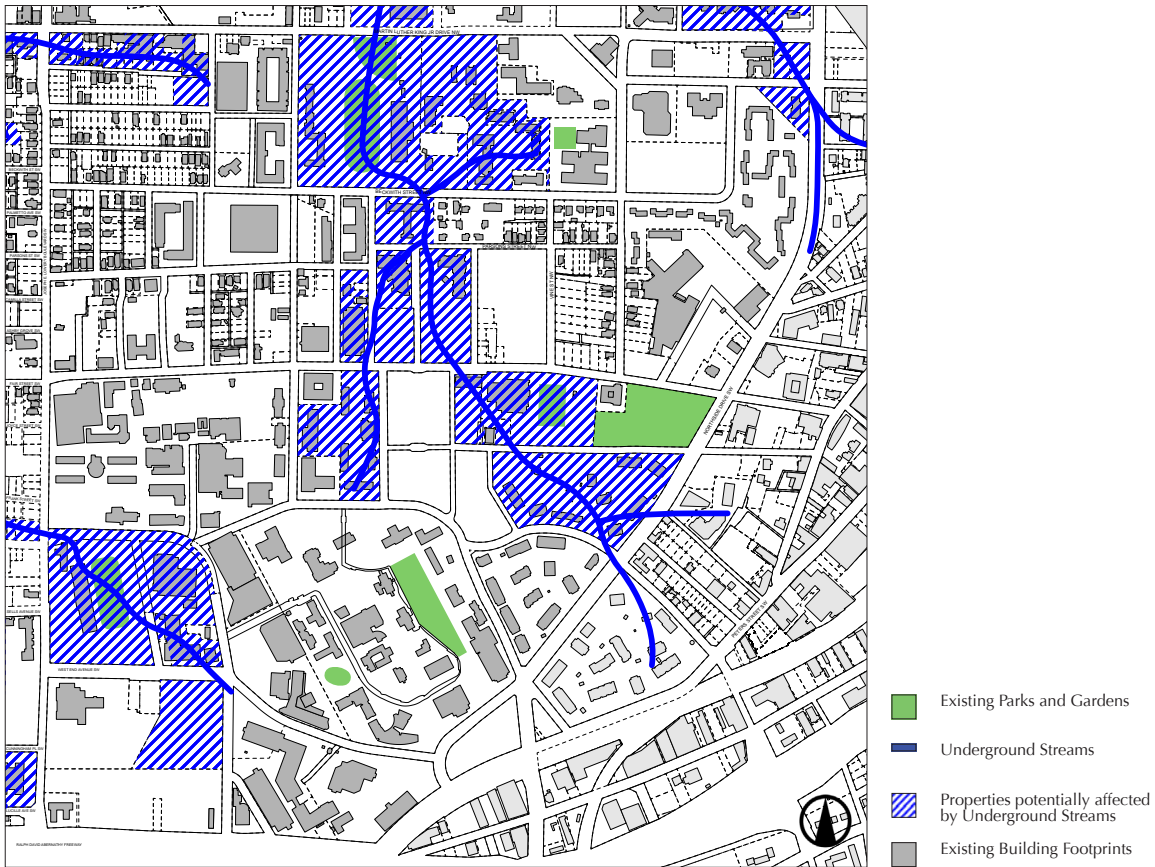


FIGURE 63: AUC PROPERTIES AFFECTED BY UNDERGROUND STREAMS

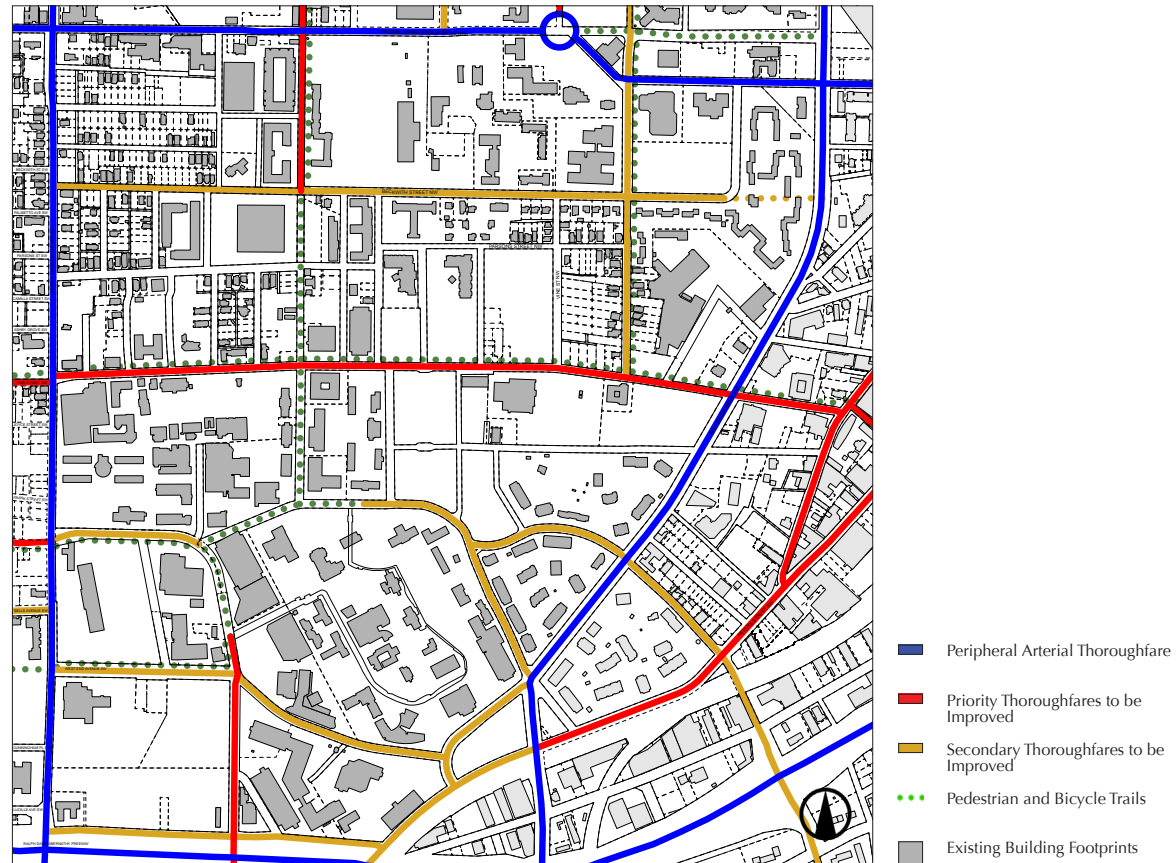


FIGURE 64: AUC PROPOSED THOROUGHFARE IMPROVEMENTS

#### Goal 4: Enhance quality of life with improved resident access to parks and green space<sup>18</sup>

Today, most of the existing green space is located on institutional properties.

*4.1. Objective: Review with Parks and Recreation the potential for small local parks distributed throughout the neighborhood, for improved access to green space.*

- Neighborhood parks should be distributed within the neighborhood to increase access for all residents, and include both passive and active green space.

- Locate and design neighborhood parks with open, visual access to promote safety.

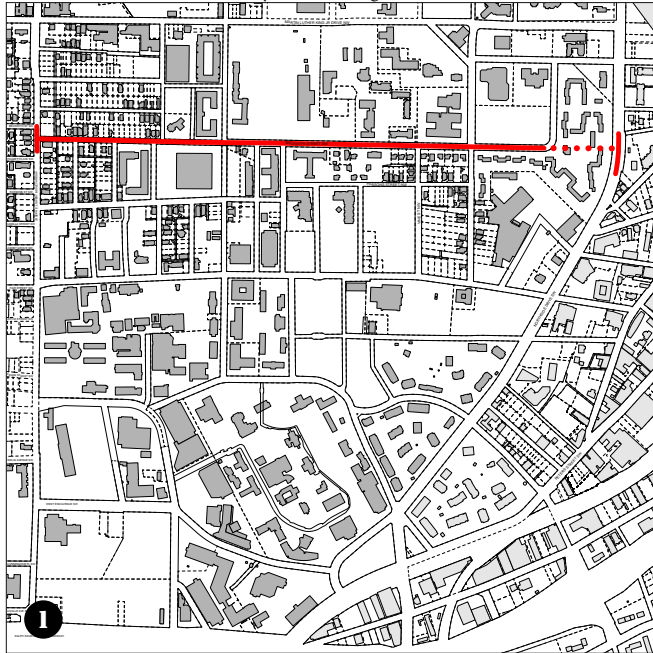
*4.2. Objective: Improve Johnson Park, the only existing public park in the neighborhood*

- Explore potential partnerships with the AUC and Park Pride to fund improvements.

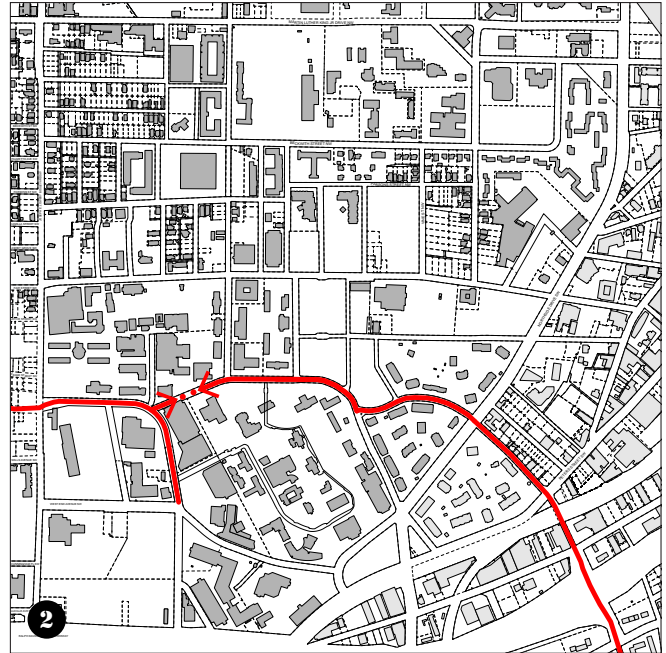
*4.3. Objective: Designate flood prone properties and vacant land, unsuitable for development, for future gardens, parks, playgrounds and food growing gardens<sup>19</sup>*

<sup>18</sup> Thadani, Atlanta University Center Neighborhood LUAP Recommendations, 18-19.

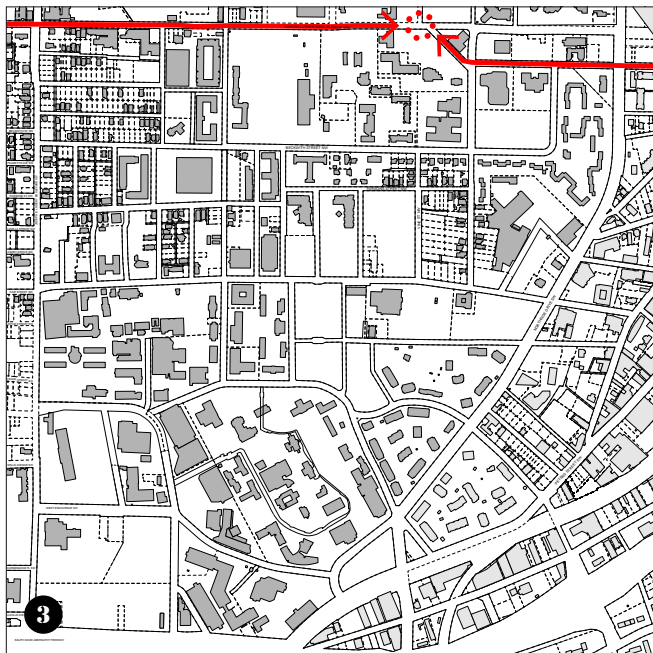
<sup>19</sup> Thadani, Atlanta University Center Neighborhood LUAP Recommendations, 8.



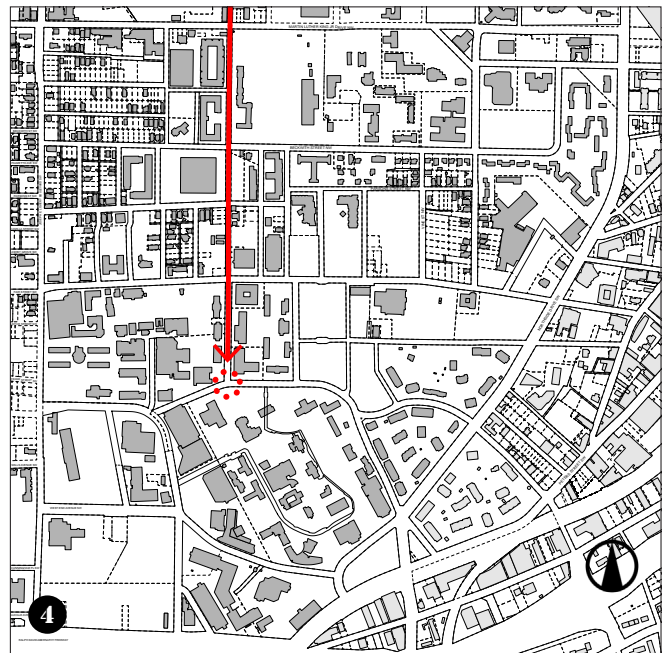
1. Beckwith Street extension



2. Greenferry Avenue re-connection



3. MLK Jr. Drive connection to Mitchell Street



4. Brawley Drive termination at Spelman College north gate

FIGURE 65: AUC PROPOSED CONNECTIVITY IMPROVEMENTS

## Atlanta University Center Neighborhood Future Land Use Map

The purpose of the Atlanta University Center Neighborhood Future Land Use Map is to guide development over the next five years. Conceptually, the map concentrates new development and redevelopment in clusters to build a critical mass of positive impact for the community. It also concentrates more intensive uses around the two MARTA stations that lie to the north of Martin Luther King Jr. Drive. Infill housing development should focus in areas that possess current single family uses.<sup>20</sup>

A rigorous building inventory and assessment of the neighborhood identified a total of 350 buildings. Of these, 32 were determined to be candidates for demolition and 7 hold potential for renovation. There are currently 53 vacant or about to be demolished parcels, ripe for development.<sup>21</sup>

The Future Land Use Map recommends the following strategies. Amendments should be made to the Land Use Map of the Atlanta University Center Neighborhood, in order to close the gap between existing conditions and the community vision:

- Most of the existing land use within the neighborhood is occupied by institutions of higher education, and these uses will not change in the foreseeable future. However, complementary land uses to the institutions are proposed.
- Retain the historic pattern of single family residential land uses within the two interior areas of the neighborhood. These remaining residential parcels should be modified to Low Density Residential land use, to permit accessory dwellings.
- Strengthen neighborhood commercial corridors with Medium Density Mixed-Use land use along peripheral neighborhood corridors. These include Joseph E. Lowery Boulevard, the Vine City MARTA station node, Martin Luther King Jr. Drive, and at the juncture of Atlanta Student Movement Boulevard and Roach Street. This will support the market need for community based services and businesses, and additional housing units.
- Focus High Density Mixed-Use land uses along Northside Drive. Northside Drive is a busy access point to downtown Atlanta, sports venues, and convention halls. It is also a major connector to points north and south of the City. The higher intensity uses along this corridor will function as a strong neighborhood boundary.

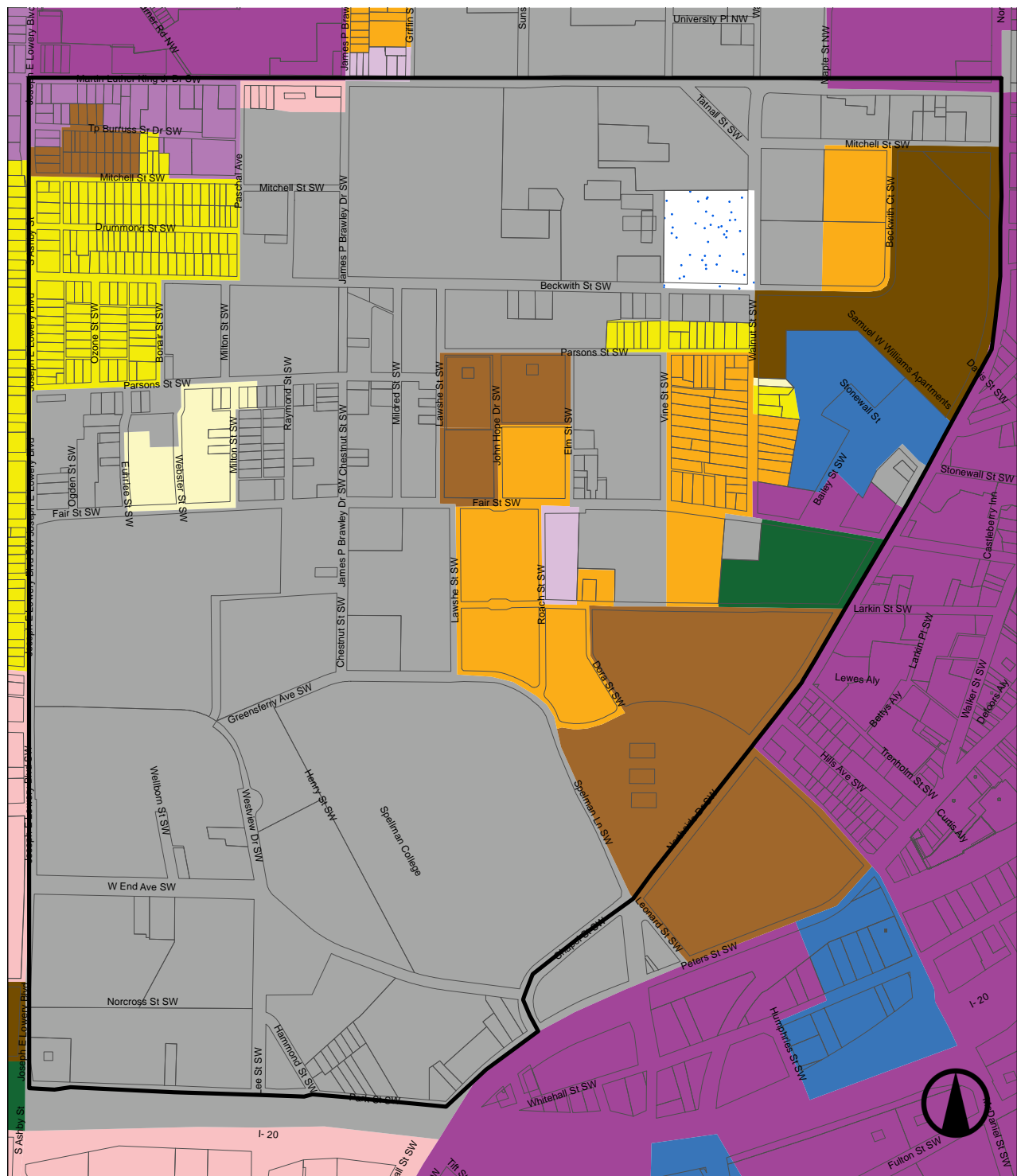
Please see the following Future Land Use Map and recommended amendments.

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<sup>20</sup> Thadani, Atlanta University Center Neighborhood LUAP Recommendations, 7.

<sup>21</sup> Thadani, Atlanta University Center Neighborhood LUAP Recommendations, 6.

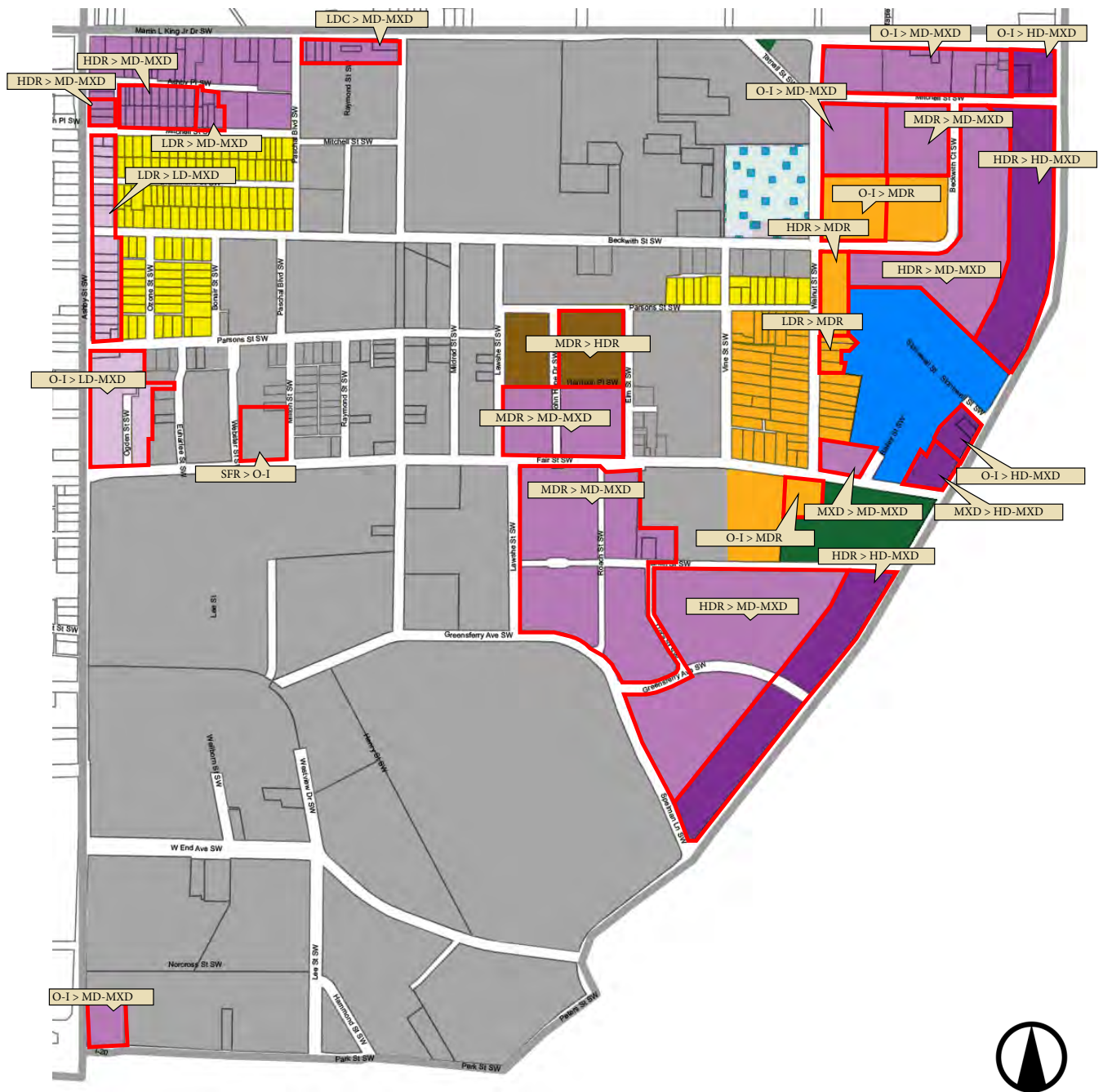




#### Future Land Use Classifications

|  |                              |  |                               |  |                                |  |                          |
|--|------------------------------|--|-------------------------------|--|--------------------------------|--|--------------------------|
|  | Transportation/Communication |  | High Density Residential      |  | Office/Institution/Residential |  | Low Density Mixed Use    |
|  | Community Facility           |  | Very High Density Residential |  | Open Space                     |  | Medium Density Mixed Use |
|  | Single Family Residential    |  | Low Density Commercial        |  | POS                            |  | High Density Mixed Use   |
|  | Low Density Residential      |  | High Density Commercial       |  | Industrial                     |  |                          |
|  | Medium Density Residential   |  | Office/Institution            |  | Mixed Use                      |  |                          |

FIGURE 66: ATLANTA UNIVERSITY CENTER EXISTING FUTURE LAND USE MAP



#### Future Land Use Classifications

|   |                              |   |                               |   |                                |   |                          |
|---|------------------------------|---|-------------------------------|---|--------------------------------|---|--------------------------|
|  | Transportation/Communication |  | High Density Residential      |  | Office/Institution/Residential |  | Low Density Mixed Use    |
|  | Community Facility           |  | Very High Density Residential |  | Open Space                     |  | Medium Density Mixed Use |
|  | Single Family Residential    |  | Low Density Commercial        |  | POS                            |  | High Density Mixed Use   |
|  | Low Density Residential      |  | High Density Commercial       |  | Industrial                     |   |                          |
|  | Medium Density Residential   |  | Office/Institution            |  | Mixed Use                      |   |                          |

FIGURE 67: ATLANTA UNIVERSITY CENTER PROPOSED FUTURE LAND USE MAP



## ASHVIEW HEIGHTS NEIGHBORHOOD

The Team worked in collaboration with neighborhood residents to develop a vision for the Ashview Heights Neighborhood during a series of public meetings. Public engagement, work sessions and presentations were made over a seven-month period, from March to October, 2016.<sup>1</sup> The meetings drew upon previously completed planning efforts, including public input and findings. The Ashview Heights neighborhood encompasses three associations: Booker T. Washington Community Association, Ashview Heights Community Association, and Just Us Neighborhood Association.

### Ashview Heights Neighborhood Vision

“To create a diverse and sustainable, multi-generational community with high quality mixed-income housing, locally owned retail, and walkable greenspace; in a safe, healthy, and civic environment that promotes family, education, and home ownership; and encourages traditionally designed, primarily single family development and rehabilitation which reflects and preserves the history and culture of Ashview Heights, Just Us, and Booker T. Washington.”<sup>2</sup>

### Goal 1: Acknowledge and Strengthen Neighborhood Assets

During the public outreach process, neighborhood residents clearly articulated the aspects that set the neighborhood apart, including physical amenities and cultural and social traditions.

#### 1.1. Objective: Encourage homeowners to remain and further stabilize the neighborhood<sup>3</sup>

- Identify programs, such as property tax relief grants, to protect against displacement and protect homeowners;
- Provide homeowners with priority home improvement grants, to renovate structures where needed.
- Increase safety and reduce blight through partnership with city agencies.

#### 1.2. Objective: Expand housing choice to improve affordability, attract a mix of resident income levels and reduce displacement<sup>4</sup>

- Implement a mechanism to renovate housing units where needed and appropriate, including the 26 identified structures (Figure 68);
- Carry out selective demolition of buildings that cannot be renovated (27 identified), and utilize available vacant land for infill housing development. These reflect recommendations based on condition of the property or suggested redevelopment plans found in the report;
- Develop new housing with a mix of building typologies, including rental apartments, condominiums, town houses and single family homes (Figure 69);
- Structure the housing inventory to meet household composition and incomes, establishing a healthy mix of affordable (80% or less of Area Median Income) and market rate housing and emphasizing a broad mix of incomes;
- Identify rental housing programs to develop and

<sup>1</sup> Thadani Architects + Urbanists, Ashview Heights Neighborhood LUAP Recommendations, 2017, 4.

<sup>2</sup> APD Urban Planning & Management, Ashview Heights Visioning, Final Report, 2016, 9.

<sup>3</sup> Thadani, Ashview Heights Neighborhood LUAP Recommendations, 5.

<sup>4</sup> Thadani, Ashview Heights Neighborhood LUAP Recommendations, 10.



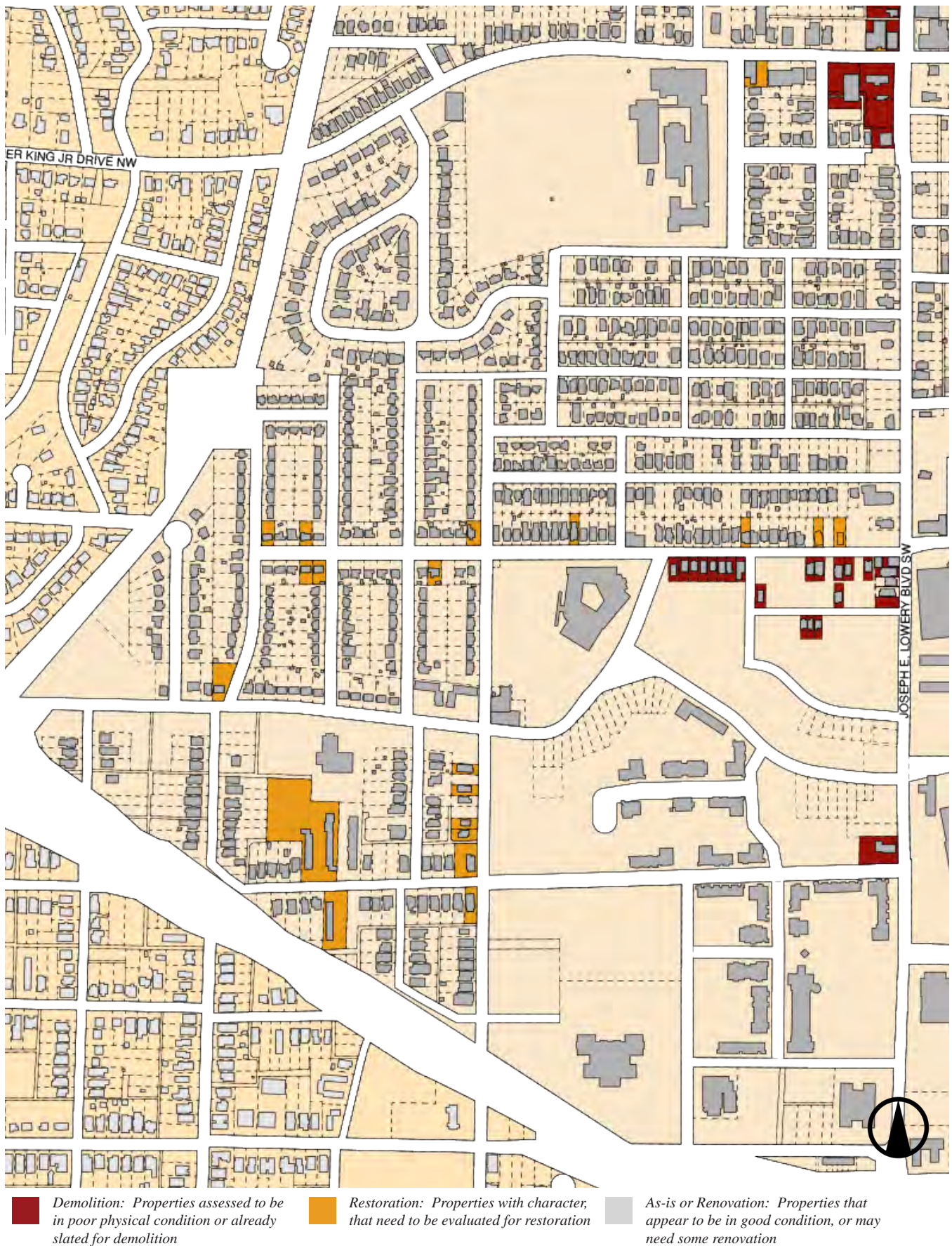


FIGURE 68: ASHVIEW HEIGHTS BUILDING INVENTORY



maintain a supply of affordable rental units for households in need;

- Provide financing mechanisms to preserve quality subsidized and market rate rental housing.

*1.3. Objective: Support existing urban agriculture and expansion<sup>5</sup>*

- Change the land uses of existing food gardens to open space.
- Work with the neighborhood to program green space amenities and expand neighborhood farmers' markets;
- Support urban agriculture programs like Truly Living Well, with synergistic businesses, such as commercial kitchens, markets and restaurants;
- Investigate community partnerships and resources available through the City of Atlanta Office of Resilience;
- Evaluate properties in flood prone areas, unsuitable for development, and utilize for growing gardens.

*1.4. Objective: Improve access to essential goods and services within the neighborhood<sup>6</sup>*

- Locate new retail and business development at key intersections or crossroads, including the intersection of Lawton Street and Westview Drive (Figure 70) and (Figure 69) and Westview Drive and the BeltLine (coffee shops, dry cleaners, and entertainment);
- Identify and implement policies to protect existing community businesses;
- Restore commercial uses on Martin Luther King Jr. Drive, particularly the renovation of the old Ashby Theater;
- Identify a location for structured parking, within close proximity to commercial uses along the

corridors.

- Advocate for changes in city law regarding the grandfathering of liquor licenses to encourage the replacement of alcohol-oriented businesses within the neighborhood.
- Consider a restricted mix of residential and commercial uses corresponding to a Residential Limited Commercial zoning designation along Joseph E. Lowery Boulevard from Washington Place to Fair Street that would preclude permitted use of convenience stores that sell alcohol.

<sup>5</sup> Thadani, Ashview Heights Neighborhood LUAP Recommendations, 19.

<sup>6</sup> Thadani, Ashview Heights Neighborhood LUAP Recommendations, 25.



FIGURE 69: PROPOSED HOUSING AT LOWERY BOULEVARD AND WEST END AVENUE





FIGURE 70: PROPOSED LAND USES AT WESTVIEW DRIVE AND LAWTON STREET



## Goal 2: Reinforce Unique Neighborhood Identity

The neighborhood is rich with history, including important structures such as Booker T. Washington High School, and as the first black owned and constructed subdivision in the City. There is strong desire to preserve the historic architectural nature of homes and other structures in the neighborhood.<sup>7</sup>

### 2.1. Objective: Strengthen and Preserve the Existing Architectural Character of the Neighborhood<sup>8</sup>

- Develop zoning codes and design guidelines to regulate development/redevelopment in a compatible manner with the existing neighborhood, including urban design, architectural styles and landscape architecture (Figure 71);
- Regulate building heights by storeys, rather than feet, to allow for greater flexibility of ground floor commercial structures;
- Explore the creation of a marketing and branding strategy that helps identify locations for neighborhood gateways, positive community branding, improved historic signage, etc.
- Maintain the existing neighborhood character with a maximum of three storey buildings within the residential areas of the neighborhood;
- Mark important intersections and boundary streets by permitting up to five-storey buildings.

### 2.2. Objective: Identify and protect historic structures and sites<sup>9</sup>

- Support the restoration of historic structures, where feasible (Figure 72) including:

<sup>7</sup> APD, *Ashview Heights Visioning*, Final Report, 13.

<sup>8</sup> Thadani, *Ashview Heights Neighborhood LUAP Recommendations*, 20.

<sup>9</sup> Ibid

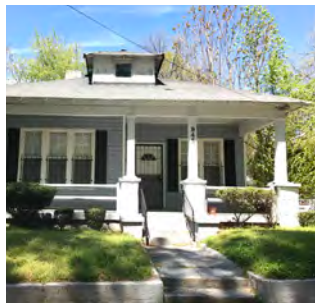


FIGURE 71: ASHVIEW HEIGHTS EXAMPLE ARCHITECTURAL CHARACTER

- Booker T. Wahsington High School (14)
- Graham W. Jackson House (15)
- Washington Park Library, (16)and
- Omenala Griot Afrocentric Museum and Event Center (17).

- Encourage adaptive re-use of historic structures, through policies and programs, to preserve their unique cultural and architectural value;
- Evaluate the need for a conservation designation or historic district designation to protect existing assets.<sup>10</sup>
- Create incentives to support homeowners with the restoration of their historically significant homes.

### 2.3. Objective: Maintain faith-based and academic institutions as neighborhood anchors<sup>11</sup>

- Improve sight lines and visibility of these buildings through site planning, lighting, and vertical architectural elements;
- Reinforce their community importance with supplemental community uses, such as playgrounds, parks and community gardens.

### 2.4. Objective: Focus on appropriately scaled and detailed new housing infill<sup>12</sup>

- Regulate new housing development to permit the predominant typologies found in the neighborhood, such as single family homes, town houses and mixed-use apartments, to support existing neighborhood character. Building requirements should incorporate:
  - 8' deep porches on facades facing the street,
  - gabled or hipped roofs that are symmetrical with roof slopes that closely match adjacent buildings,
  - Doors and windows that are square or vertical in proportion,
  - Windows should have 6 inch casings around the entire opening, especially when side by side,
  - Minimum window sizes should be considered.
- Maintain the predominantly single family character of housing within the neighborhood,<sup>13</sup> and restrict larger multifamily or mixed use development to select locations only, such as the Joseph E. Lowery Boulevard corridor;
- Allow for smaller lots to be combined, to create consistent lot sizes for new single family development (average lot size 50 by 100 ft).

<sup>10</sup> APD, *Ashview Heights Visioning*, Final Report, 13.

<sup>11</sup> Thadani, *Ashview Heights Neighborhood LUAP Recommendations*, 22.

<sup>12</sup> Thadani, *Ashview Heights Neighborhood LUAP Recommendations*, 7.

<sup>13</sup> APD, *Ashview Heights Visioning* – Final Report 8.3.16, pg.17.



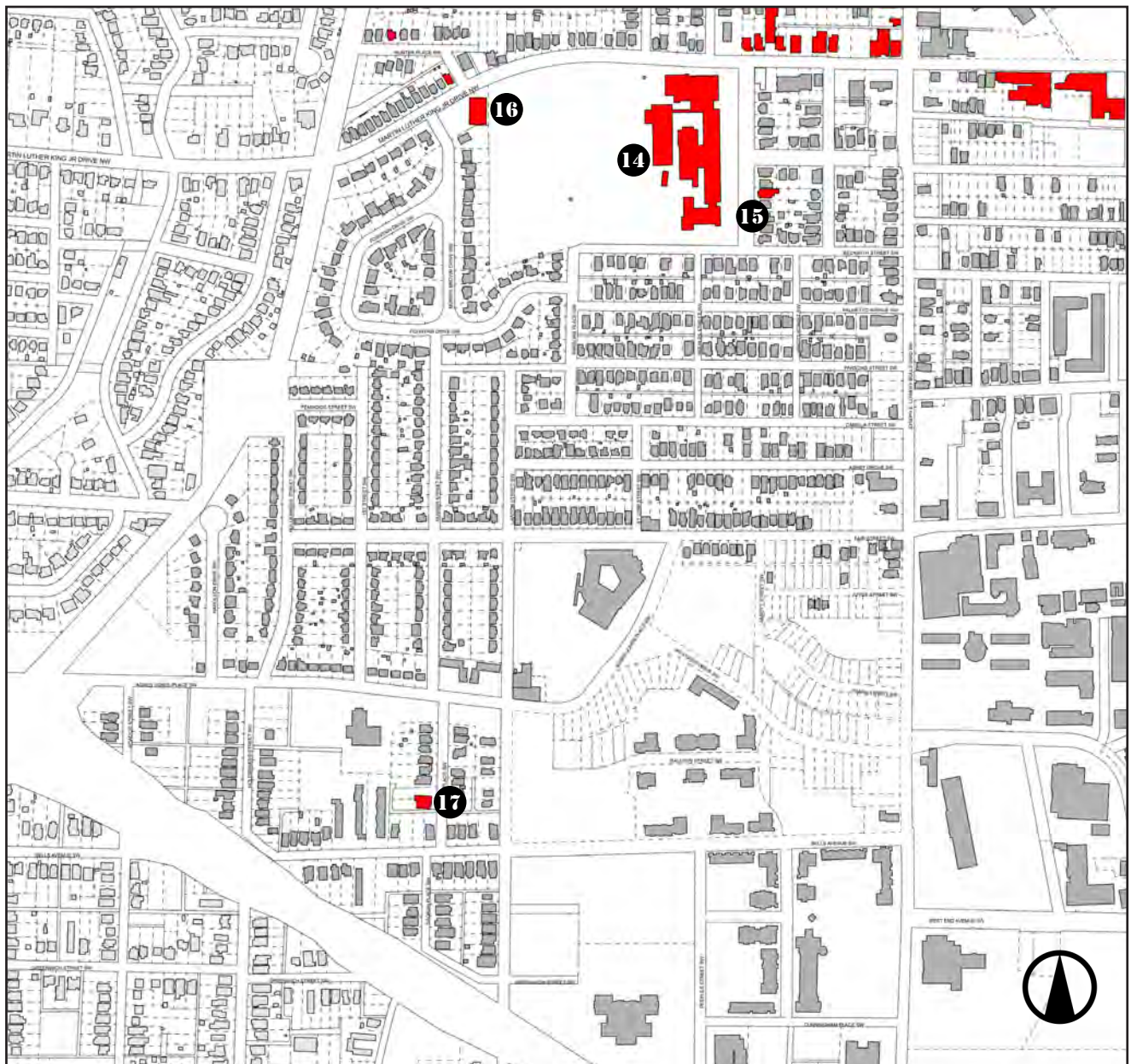


FIGURE 72: ASHVIEW HEIGHTS PROPOSED LANDMARK & HISTORIC PRESERVATION

### Goal 3: Invest in Infrastructure

The neighborhood prioritized infrastructure improvements that addressed public safety, connectivity, parks and green space, and street quality.<sup>14</sup> Several combine sewer capacity relief investments are being designed to have a positive impact on localized flooding. These projects will keep storm water out of the sewer lines that will reduce flows in the system throughout the neighborhood.

#### 3.1. Objective: Improve storm water management practices<sup>15</sup>

- Implement a moratorium on new buildings or building renovations in flood prone areas identified by the Department of Watershed Management (Figure 74);
- Commission an in-depth watershed study and modeling that would recommend appropriate strategies to deal with flooding and storm water management, with specific focus on the southeastern portion of the neighborhood and the area near New Castle Street and Washington Place;
- Pave on-street parking surfaces with permeable materials to infiltrate storm water into the water table;
- Identify and prioritize the implementation of green storm water practices, to reduce run off and improve water quality.

#### 3.2. Objective: Improve neighborhood thoroughfares for all transportation modes<sup>16</sup>

- Improve 20% of streets and pedestrian infrastructure throughout the neighborhood, to meet ADA standards;
- Reconfigure streets to include two ten-foot traffic lanes, and an eight-foot on-street parking lane on one side of the street as possible within the existing right-of-way width (Figure 73);
- Improve pedestrian safety with marked crosswalks, six-foot sidewalks and accessibility ramps with special consideration on Washington Place;
- Pedestrian and Bicycle Trails are proposed on (Figure 75):
  - Fair Street,
  - Westview Drive,
  - Peeples Street,
  - Lawton Street and
  - through the Ashley Collegetown Apartment homes connection Lawton and Joseph E. Lowery Boulevard.
- Explore speed reduction methods at Ashby Grove, Ashby Grove, and Washington Place, including the removal of restrictions by the Office of Public Works on the installation of speed bumps;
- Redesign intersects speed bumps and tions to improve

safety for pedestrian and bicycle crossing on Joseph E. Lowery Boulevard at:

- Lawton Street,
- Fair Street,
- Westview Drive, and
- West End Avenue.
- Explore the introduction of turn lane signals on Lowery Boulevard especially at MLK Jr. Drive and I-20.

#### 3.3. Objective: Improve connectivity, both within the neighborhood, and to adjacent areas<sup>17</sup>

- Street improvements should be focused on the following thoroughfares to improve connectivity throughout the neighborhood (Figure 75):
  - Joseph E. Lowery (Martin Luther King Jr. Drive to I-20)
  - Fair Street,
  - Westview Drive,
  - Morris Brown Drive, and
  - Lawton Street.
- Where feasible, acquire right-of-ways to extend existing streets and forge better connections for pedestrian and vehicular networks (Figure 76);
  - Extend Fair Street/Atlanta Student Movement west to the Beltline
  - Extend West End Avenue west to Founders Drive and trails in Dean Rusk Park
  - Extend Lena Street west, past the Beltline, to the Hunter Hill neighborhood
- Provide mid-block pedestrian paths and trails to facilitate connectivity on foot or bike.

17 Thadani, *Ashview Heights Neighborhood LUAP Recommendations*, 16.



FIGURE 73: TYPICAL STREET SECTION

14 APD, *Ashview Heights Visioning – Final Report* 8.3.16, pg.24.

15 Thadani, *Ashview Heights Neighborhood LUAP Recommendations*, 9.

16 Thadani, *Ashview Heights Neighborhood LUAP Recommendations*, 14.



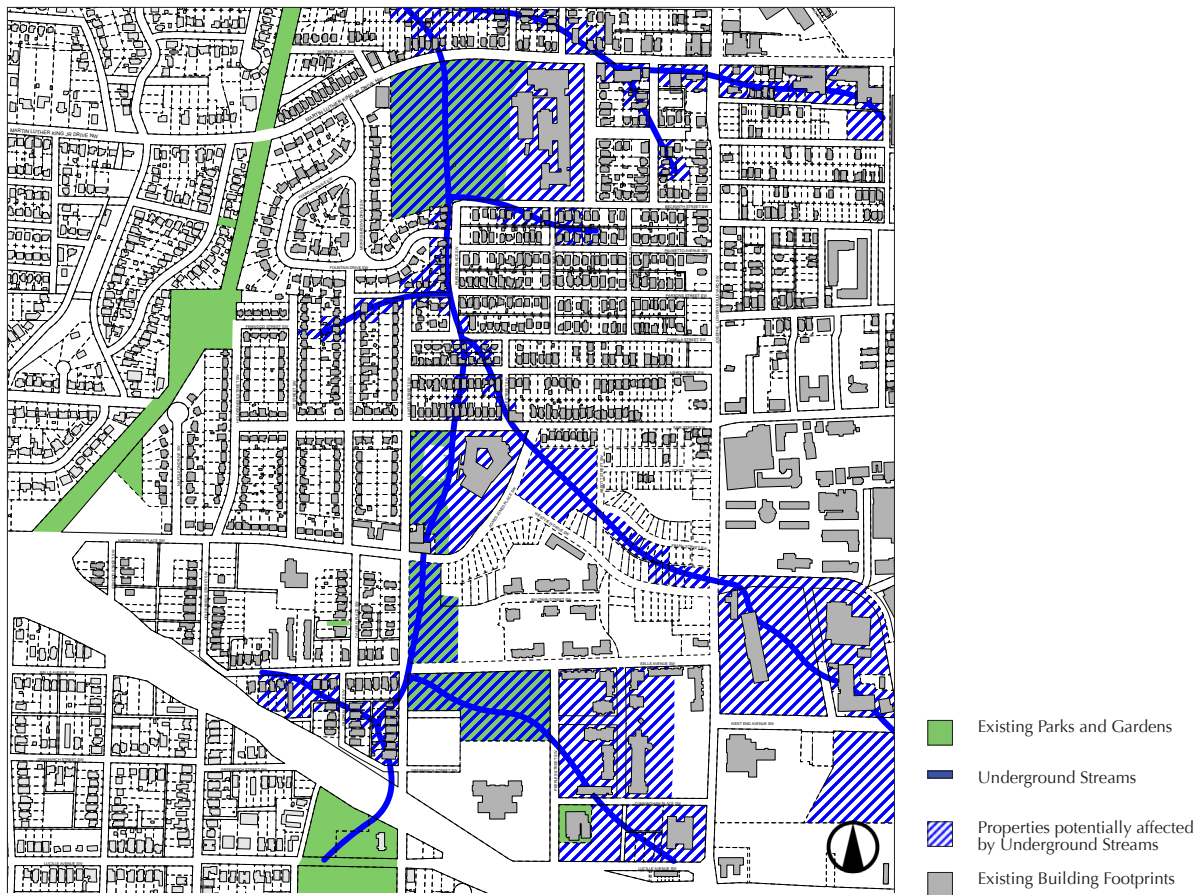


FIGURE 74: ASHVIEW HEIGHTS PROPERTIES AFFECTED BY UNDERWATER STREAMS

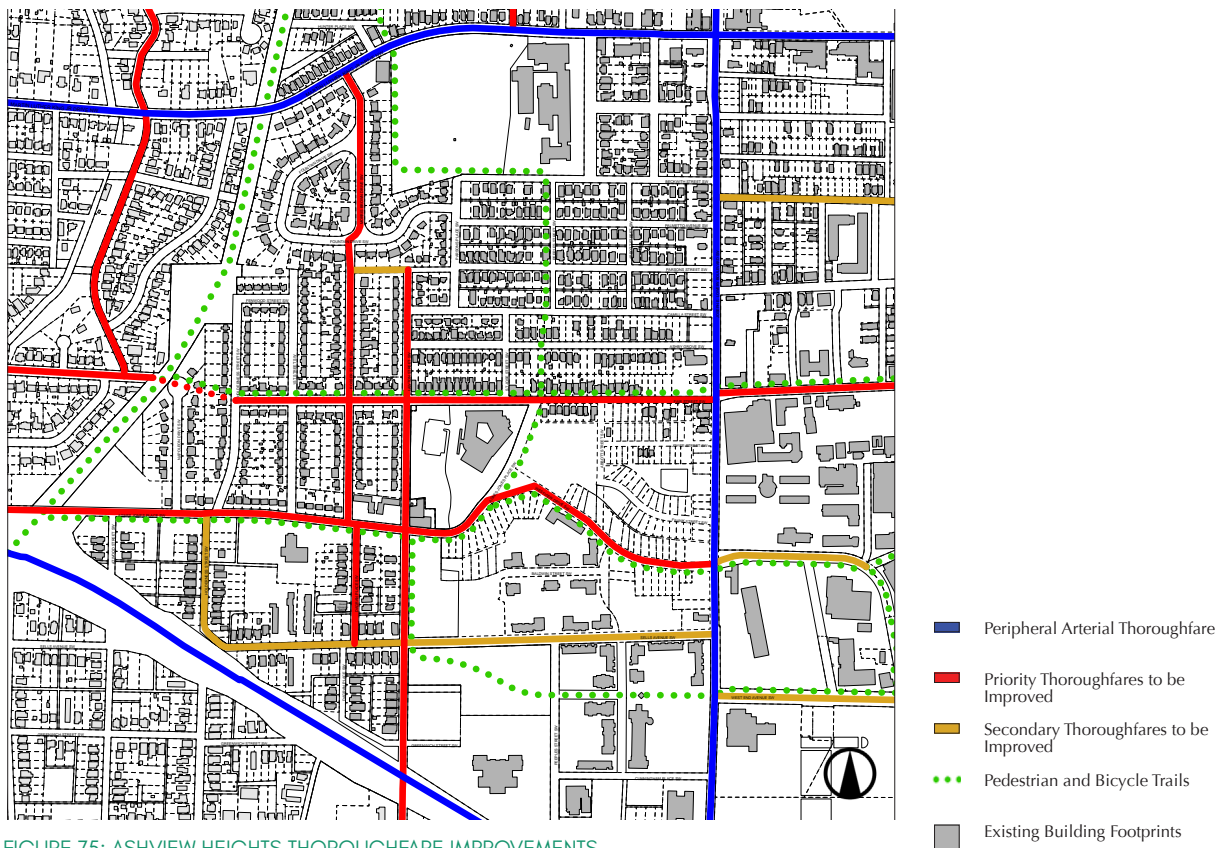


FIGURE 75: ASHVIEW HEIGHTS THOROUGHFARE IMPROVEMENTS

#### Goal 4: Improve overall quality of life through increased access to parks and open space<sup>18</sup>

Neighborhood residents expressed appreciation for the future access to the BeltLine and the green space at Dean Rusk Park. They feel the parks are underutilized and suffer from a lack of activity.<sup>19</sup>

*4.1. Objective: Review with Parks and Recreation the potential for small local parks distributed throughout the neighborhood, for improved access to green space<sup>20</sup>*

- Change land uses for parcels at the corner of Fair Street and Abbot, as shown in the recommended Future Land Use Map, to open space;
- Introduce pocket parks/dog parks that create connections from street to street, such as the parcels between Parsons and Camila Street (Figure 78);
- Utilize properties that are unsuitable for development, due to watershed concerns, as additional green space;
- A neighborhood park should lie within a ten minute walk of any residence;
- Locate and design neighborhood parks with open, visual access to promote safety.

*4.2. Objective: Make improvements to existing parks<sup>21</sup>*

- Work with Park Pride to develop a vision plan for the park;
- Make improvements to Dean Rusk Park including lighting and cleaning.

<sup>18</sup> Thadani, Ashview Heights Neighborhood LUAP Recommendations, 18.

<sup>19</sup> APD, Ashview Heights Visioning, Final Report, 11.

<sup>20</sup> Thadani, Ashview Heights Neighborhood LUAP Recommendations, 18.

<sup>21</sup> Thadani, Ashview Heights Neighborhood LUAP Recommendations, 18.

*4.3. Objective: Partner with existing organizations to create additional public spaces<sup>22</sup>*

- Create partnership with faith-based institutions to utilize church parking areas for recreational activities during non-peak hours by painting existing parking lots with basketball courts.
- Explore a partnership with Atlanta Public Schools so that their green spaces in Booker T. Washington High School and M. Agnes Jones Elementary School can be open for residents during non-school hours.

<sup>22</sup> Thadani, Ashview Heights Neighborhood LUAP Recommendations, 18.

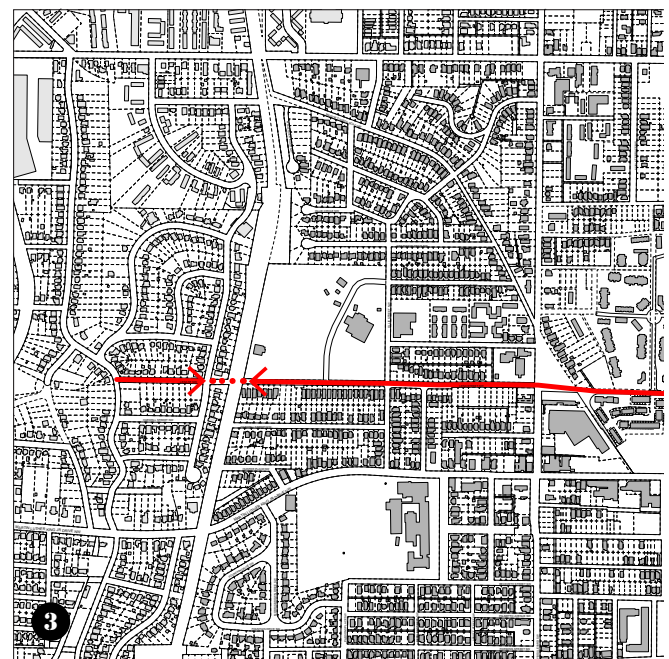
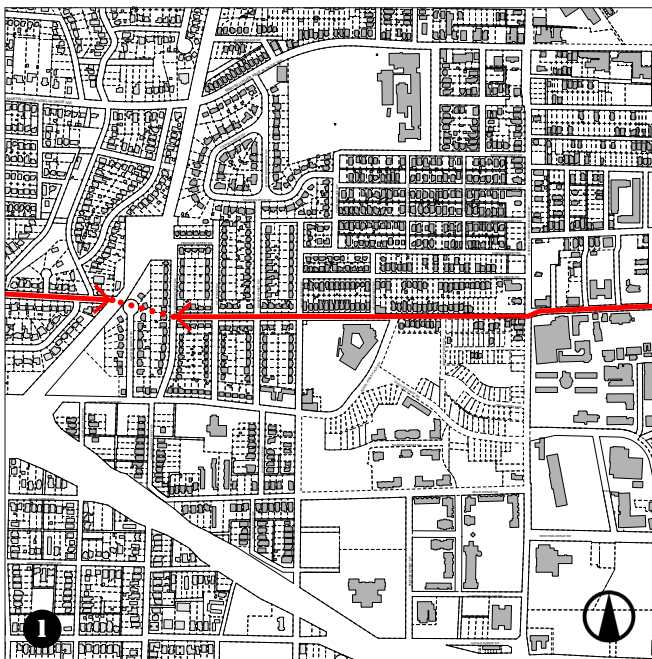
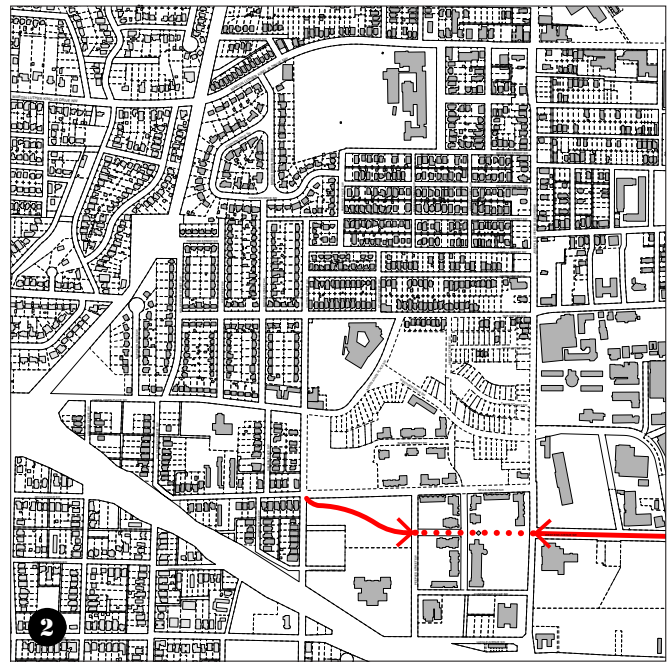


FIGURE 76: ASHVIEW HEIGHTS PROPOSED STREET CONNECTIONS



## **Ashview Heights Neighborhood Future Land Use Map**

Please see the following Future Land Use Map and recommended amendments.

The purpose of the Ashview Heights Neighborhood Future Land Use Map is to guide development over the next five years with specific land use recommendations. Conceptually, the map concentrates new development and redevelopment in clusters to build a critical mass of positive impact for the community. Infill housing development is focused on areas with a higher percentage of owner occupied homes.

A rigorous building inventory and assessment of the neighborhood identified a total of 889 buildings. Of these, 26 were determined to be candidates for demolition and 27 for repair. There are currently 120 vacant parcels which are ripe for development.

The parcels located in areas historically prone to flooding were mapped. The land use recommendations for many of the affected parcels are for Open Space or gardens to contribute to the sustainable management of this problem.

Amendments should be made to the Future Land Use Map for the Ashview Heights Neighborhood, to close the gap between existing conditions and the community vision.

The Future Land Use Map recommends the following strategies:

- Continue the historic pattern of predominantly single family land use within the interior blocks of this well established neighborhood. This will build upon the established street, block and parcel pattern to preserve and reinforce the traditional neighborhood development pattern, and support the market forecast for additional housing units. Keep the land use designation as Low Density Residential, to allow for accessory dwelling units.
- Strengthen neighborhood commercial corridors with Mixed-Use Medium Density land use along peripheral neighborhood corridors. These include Joseph E. Lowery Boulevard and a portion of Martin Luther King Jr. Drive.
- Strengthen neighborhood commercial with the introduction of Low Density Mixed Use at the intersection of Westview Drive and Lawton Street, and at the intersection of Westview Drive and the BeltLine.
- Designate additional parcels as Open Space land use to increase residents' access to parks and recreation.
- Add Medium Density Residential land use to the southern interior blocks, some of which are controlled by the Atlanta Housing Authority.



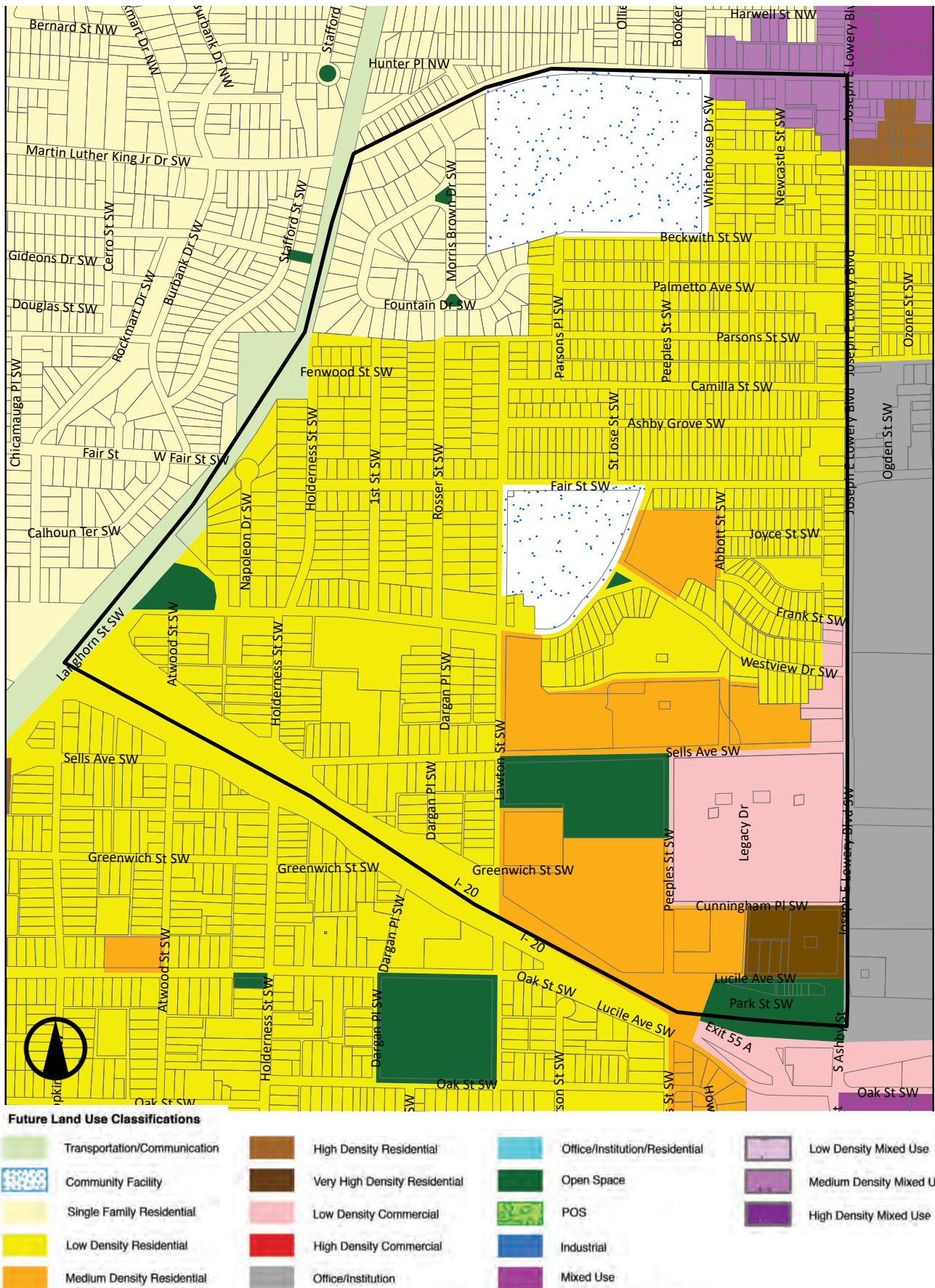


FIGURE 77: ASHVIEW HEIGHTS EXISTING FUTURE LAND USE MAP



#### Future Land Use Classifications

|  |                              |  |                               |  |                                |  |                          |
|--|------------------------------|--|-------------------------------|--|--------------------------------|--|--------------------------|
|  | Transportation/Communication |  | High Density Residential      |  | Office/Institution/Residential |  | Low Density Mixed Use    |
|  | Community Facility           |  | Very High Density Residential |  | Open Space                     |  | Medium Density Mixed Use |
|  | Single Family Residential    |  | Low Density Commercial        |  | POS                            |  | High Density Mixed Use   |
|  | Low Density Residential      |  | High Density Commercial       |  | Industrial                     |  |                          |
|  | Medium Density Residential   |  | Office/Institution            |  | Mixed Use                      |  |                          |

FIGURE 78: ASHVIEW HEIGHTS PROPOSED FUTURE LAND USE MAP

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## VII. IMPLEMENTATION

Implementation of proposed strategies within all four neighborhoods will require a collaboration between public, private and non-profit agencies. These participants may include:

- Arthur M. Blank Family Foundation
- Atlanta Housing Authority
- Atlanta University Center Consortium
- City of Atlanta Department of Parks and Recreation
- City of Atlanta Department of Planning
- City of Atlanta Department of Public Works
- City of Atlanta Department of Watershed Management
- City of Atlanta NPU-L
- City of Atlanta NPU-T
- City of Atlanta Office of Resilience
- Development Partners
- Fulton County/City of Atlanta Land Bank Authority
- Habitat for Humanity
- Invest Atlanta
- Local Nonprofits
- Metro Atlanta Regional Transit Authority (MARTA)
- Neighborhood Associations
- Park Pride, Inc.
- Private Property Owners
- Westside Future Fund
- Others

The project area partners list is not meant to be all inclusive, but outlines possible partnerships and opportunities to leverage funds and resources. There are also many non-profit organizations that may play a role during implementation. It is important that a single organization champion the implementation plan and manages the process. This organization should work closely with others to lead the many implementation efforts. This may include applying for grants, capital campaigns, coordination efforts and other partnership efforts. Initial tasks include:

- Meeting with partner organizations to solidify relationships, identify opportunities for collaboration, focus efforts and establish roles and responsibilities for projects and initiatives;
- Establishing an advisory group, which may include NPU chairs and other stakeholders;
- Seeking volunteers to assist with grant applications and other funding opportunities.

The following implementation matrix describes specific action items to guide the implementation of the recommendations for the four neighborhood within the Westside.

## English Avenue Neighborhood Implementation Matrix

| English Avenue Neighborhood Implementation Strategies |   | Implementation Lead |         | Timeline (Years) |   |   |   |   |
|---|---|---------------------|---------|------------------|---|---|---|---|
|   |   | Public/NP           | Private | 1                | 2 | 3 | 4 | 5 |
| <b>Stabilize &amp; Strengthen Neighborhood Assets</b> |   |                     |         |                  |   |   |   |   |
| <b>Stability</b>                                      |   |                     |         |                  |   |   |   |   |
| Action 1:   | Implement a Homeowner Rehabilitation Program  | WFF, HH, IA, NA     |         |                  |   |   |   |   |
| Action 2:   | Initiate a Focused and Sustained Code Enforcement Program   | CE, NA              |         |                  |   |   |   |   |
| Action 3:   | Administer a Property Tax Relief Program for Long Term Residents  | WFF                 |         |                  |   |   |   |   |
| Action 4:   | Adopt Local Property Tax Relief Policies  | COA, NA             |         |                  |   |   |   |   |
| Action 5:   | Blight Reduction and Increased Safety through partnership with City Departments.  | NA, APD             | DP, PO  |                  |   |   |   |   |
| <b>Mixed Income Housing</b>                           |   |                     |         |                  |   |   |   |   |
| Action 1:   | Rehabilitate Dwelling Units that are Suitable for Redevelopment   | COA, WFF            |         |                  |   |   |   |   |
| Action 2:   | Demolish Dilapidated Structures for Potential Infill Redevelopment  | COA                 |         |                  |   |   |   |   |
| Action 3:   | Develop New Housing Units for a Mix of Income Levels, Including Workforce Housing, with Apartments, Condominiums, Town Houses and Single Family Homes   | COA, HH, IA, WFF    | PD, DP  |                  |   |   |   |   |
| Action 4:   | Adopt and Implement Financing Mechanisms to Preserve Market Rate and Subsidized Housing Stock   | COA, IA, WFF        |         |                  |   |   |   |   |
| Action 5:   | Support a Requirement for Publicly Funded AMI Requirements to Serve Very-Low Income Households  | COA, IA, AHA, WFF   |         |                  |   |   |   |   |
| Action 6:   | Approve Existing Vacant Multifamily Buildings Be Retained for Redevelopment and Use as Multifamily on the Condition that Units Target Households with Very Low  | COA, NA             |         |                  |   |   |   |   |
| Action 7:   | Establish a Neighborhood-Oriented Community Land Trust  | COA, NA, IA, LB     |         |                  |   |   |   |   |
| Action 8:   | Prioritize Renovation and Development in Priority Areas for Maximum Impact  | COA, IA, WFF        |         |                  |   |   |   |   |
| <b>Urban Agriculture</b>                              |   |                     |         |                  |   |   |   |   |
| Action 1:   | Designate as Open Space Areas Currently Utilized for Urban Agriculture  | LN, COA             | PD, DP  |                  |   |   |   |   |
| Action 2:   | Establish Neighborhood Partnerships and Locate Venues for Additional Farmer's Markets   | COA, NA             | DP, PO  |                  |   |   |   |   |
| Action 3:   | Recruit Complementary Fresh Food Restaurants and Markets  | IA                  | PO      |                  |   |   |   |   |
| Action 4:   | Dedicate a Portion of Flood Prone Areas for Growing Gardens   | COA, DWM            |         |                  |   |   |   |   |
| <b>Access to Goods and Services</b>                   |   |                     |         |                  |   |   |   |   |
| Action 1:   | Adopt Land Use and Zoning that Permits Retail and Commercial Development in Three Priority Areas: Intersection of Brawley Drive and Cameron Alexander, Four Corners of Joseph E. Lowery Blvd. and Joseph E. Boone Blvd., and along Joseph E. Boone Blvd. facing Rodney M. Cook Sr. Park | COA                 |         |                  |   |   |   |   |
| Action 2:   | Adopt Strict Off-Street Parking Requirements for All Commercial Businesses Located within 100-Feet of Single Family Residential Areas   | COA, NA             |         |                  |   |   |   |   |
| Action 3:   | Adopt Policies to Protect Existing Businesses in English Avenue   | COA, IA, WFF        | PO      |                  |   |   |   |   |
| Action 4:   | Implement a Recruitment Program to Attract 5,000 sf of Retail Infill Development  | IA                  |         |                  |   |   |   |   |

### Implementation Leaders

#### Public:

AHA - Atlanta Housing Authority  
 APD - Atlanta Police Department  
 APS - Atlanta Public Schools  
 CE - Code Enforcement  
 COA - City of Atlanta  
 DWM - Department of Watershed Management  
 IA - Invest Atlanta  
 LB - City of Atlanta/Fulton County Land Bank  
 MARTA - Metro Atlanta Rapid Transit Authority  
 PW - Public Works

#### Partners:

BF - Arthur M. Blank Foundation  
 HH - Habitat for Humanity  
 LN - Local Nonprofits  
 WFF - Westside Future Fund  
 NA - Neighborhood Association

#### Private:

DP - Development Partners  
 PO - Property Owners  
 PD - Private Developer



| English Avenue Neighborhood            |  | Implementation Lead  |            | Timeline (Years) |   |   |   |   |
|--|--|----------------------|------------|------------------|---|---|---|---|
| Implementation Strategies              |  | Public/NP            | Private    | 1                | 2 | 3 | 4 | 5 |
| <b>Reinforce Neighborhood Identity</b> |  |                      |            |                  |   |   |   |   |
| <b>Architectural Patterns</b>          |  |                      |            |                  |   |   |   |   |
| Action 1:                              | Adopt Land Use Framework Plan and Future Land Use Maps   | COA                  |            |                  |   |   |   |   |
| Action 2:                              | Develop and Adopt Zoning Ordinances with Attention to Building Heights and Neighborhood Context  | COA                  |            |                  |   |   |   |   |
| Action 3:                              | Develop and Adopt Design Guidelines and/or Overlays to Protect the Character of the Neighborhood   | COA                  |            |                  |   |   |   |   |
| Action 4:                              | Explore the Creation of a Marketing and Branding Strategy  | NA,WFF,BF            |            |                  |   |   |   |   |
| Action 5:                              | Promote technical assistance to Neighborhood Associations for implementation of initiatives  | NA, IA, WFF, AHA COA |            |                  |   |   |   |   |
| <b>Historic Preservation</b>           |  |                      |            |                  |   |   |   |   |
| Action 1:                              | Decide upon the Level of Protection Desired for the Carnegie Library Building, the English Avenue Campus, St. Mark AME Church, the Mattie Freeland House, the Site of Capt. Overton W. Barret's Battery, and the home at 663 Joseph E. Boone Blvd. | COA, LN              | PO         |                  |   |   |   |   |
| Action 2:                              | Adopt Incentives to Encourage Adaptive Re-Use of Historic Structures   | COA                  |            |                  |   |   |   |   |
| Action 3:                              | Work with the Urban Design Commission to Nominate and Regulate Buildings and/or Districts  | COA                  | PO         |                  |   |   |   |   |
| <b>Institutions</b>                    |  |                      |            |                  |   |   |   |   |
| Action 1:                              | Enhance the Visibility of Institutional Buildings in English Avenue to convey their Importance   | COA                  | PO         |                  |   |   |   |   |
| Action 2:                              | Establish Partnerships with English Avenue Institutions to Develop Supplemental Community Uses   | COA, LN, APS, NA     | PO         |                  |   |   |   |   |
| <b>Infill Housing</b>                  |  |                      |            |                  |   |   |   |   |
| Action 1:                              | Regulate New Housing Development to Fit the Existing Scale and Detail Found in the Neighborhood  | COA                  | DP, PD, PO |                  |   |   |   |   |
| Action 2:                              | Protect the Predominant Existing Single Family Neighborhood Character  | COA                  | DP, PD, PO |                  |   |   |   |   |

#### Implementation Leaders

##### Public:

AHA - Atlanta Housing Authority  
APD - Atlanta Police Department  
APS - Atlanta Public Schools  
CE - Code Enforcement  
COA - City of Atlanta  
DWM - Department of Watershed Management  
IA - Invest Atlanta  
LB - City of Atlanta/Fulton County Land Bank  
MARTA - Metro Atlanta Rapid Transit Authority  
PW - Public Works

##### Partners:

BF - Arthur M. Blank Foundation  
HH - Habitat for Humanity  
LN - Local Nonprofits  
WFF - Westside Future Fund  
NA - Neighborhood Association

##### Private:

DP - Development Partners  
PO - Property Owners  
PD - Private Developer

| English Avenue Neighborhood<br>Implementation Strategies |  | Implementation Lead |         | Timeline (Years) |   |   |   |   |
|--|--|---------------------|---------|------------------|---|---|---|---|
|  |  | Public/NP           | Private | 1                | 2 | 3 | 4 | 5 |
| <b>Invest in Infrastructure</b>                          |  |                     |         |                  |   |   |   |   |
| <b>Storm Water Management</b>                            |  |                     |         |                  |   |   |   |   |
| Action 1:  | Establish a 1 Year Moratorium on Construction and Renovation in Identified Flood Prone Areas   | COA, DWM            | PO      |                  |   |   |   |   |
| Action 2:  | Commission an in-depth Watershed Study that makes recommendations for development that protects and enhances the watershed.  | COA, DWM, WFF       |         |                  |   |   |   |   |
| Action 3:  | Evaluate the Potential Use of Permeable Paving Materials within the Public Right of Way  | COA, DWM, PW        |         |                  |   |   |   |   |
| Action 4:  | Adopt Policy that Capture Requirements for Stormwater Be Increased to 2-Inches.  | COA, DWM            |         |                  |   |   |   |   |
| Action 5:  | Fund and Implement Green Storm Water Practices   | COA, DWM, PW        |         |                  |   |   |   |   |
| <b>Street Improvements</b>                               |  |                     |         |                  |   |   |   |   |
| Action 1:  | Improve 20% of Streets and Upgrade Pedestrian Paths to Meet ADA Standards  | COA, PW, DWM        |         |                  |   |   |   |   |
| Action 2:  | Improve the Street System by Narrowing Lanes to Ten Feet, and Adding On-Street Parking on One Side   | COA, PW             |         |                  |   |   |   |   |
| Action 3:  | Improve the Overall Quality of Surfaces for Roads and Sidewalks within English Avenue, with Jefferson St., North Ave., Cameron Alexander Blvd., Neal St., Oliver St., English Ave., and Griffin St. a Priority | COA, PW             |         |                  |   |   |   |   |
| Action 4:  | Improve and Repave all Interior English Avenue Streets   | COA, PW             |         |                  |   |   |   |   |
| Action 5:  | Mark Pedestrian Crosswalks to Improve Safety and Widen Sidewalks   | COA, PW             |         |                  |   |   |   |   |
| <b>Connectivity</b>                                      |  |                     |         |                  |   |   |   |   |
| Action 1:  | Acquire Right-Of-Way to Improve Street System Connectivity in Five Locations: Pelham Street, Donald Lee Hollowell Pkwy., James P. Brawley Dr., Cameron M. Alexander Blvd., and                                 | COA, PW             | PO      |                  |   |   |   |   |
| Action 2:  | Construct Mid-Block Pedestrian and Bicycle Paths to Improve Walkability and Bicycle Use  | COA, PW             |         |                  |   |   |   |   |
| Action 3:  | Commission a traffic study to determine additional development's impact on local neighborhood streets  | COA, PW             |         |                  |   |   |   |   |
| Action 4:  | Incentivize Development Near Infrastructure Improvements to Support Transit Investment   | COA, PW             | PO,PD   |                  |   |   |   |   |

| English Avenue Neighborhood<br>Implementation Strategies |   | Implementation Lead  |         | Timeline (Years) |   |   |   |   |
|--|---|----------------------|---------|------------------|---|---|---|---|
|  |   | Public/NP            | Private | 1                | 2 | 3 | 4 | 5 |
| <b>Increase Access to Parks and Open Space</b>           |   |                      |         |                  |   |   |   |   |
| <b>Neighborhood Parks</b>                                |   |                      |         |                  |   |   |   |   |
| Action 1:  | Explore the implementation of additional open space/parks opportunities identified in the LUPP.   | COA                  |         |                  |   |   |   |   |
| Action 2:  | Implement a Funding Mechanism to Build and Maintain Small Local Parks Throughout the Neighborhood, with a Focus on Property Affected by Underground Stream Beds | COA, PW, DWM, LN, NA |         |                  |   |   |   |   |
| Action 3:  | Commit Budget Funds to Construct the Railroad Corridor Park   | COA                  |         |                  |   |   |   |   |
| Action 4:  | Partner with Institutions, Such as Places of Worship and Schools, to Increase Shared Community Recreation Space   | COA, LN, NA          | PD      |                  |   |   |   |   |
| Action 5:  | Obtain Flood Prone Sites and Repurpose Them for Green Space Uses  | COA, DWM, PW, LB     | PO      |                  |   |   |   |   |

#### Implementation Leaders

##### Public:

AHA - Atlanta Housing Authority  
APD - Atlanta Police Department  
APS - Atlanta Public Schools  
CE - Code Enforcement  
COA - City of Atlanta  
DWM - Department of Watershed Management  
IA - Invest Atlanta  
LB - City of Atlanta/Fulton County Land Bank  
MARTA - Metro Atlanta Rapid Transit Authority  
PW - Public Works

##### Partners:

BF - Arthur M. Blank Foundation  
HH - Habitat for Humanity  
LN - Local Nonprofits  
WFF - Westside Future Fund  
NA - Neighborhood Association

##### Private:

DP - Development Partners  
PO - Property Owners  
PD - Private Developer

## Vine City Neighborhood Implementation Matrix

| Vine City Neighborhood<br>Implementation Strategies  | Implementation Lead   |         | Timeline (Years) |   |   |   |   |
|--|-----------------------|---------|------------------|---|---|---|---|
|  | Public/NP             | Private | 1                | 2 | 3 | 4 | 5 |
| <b>Stabilize &amp; Strengthen Neighborhood Assets</b>  |                       |         |                  |   |   |   |   |
| <b>Stability</b>   |                       |         |                  |   |   |   |   |
| Action 1: Implement a Homeowner Rehabilitation Program   | WFF, HH, IA, NA       |         |                  |   |   |   |   |
| Action 2: Initiate a Focused and Sustained Code Enforcement Program  | CE, NA                |         |                  |   |   |   |   |
| Action 3: Administer a Property Tax Relief Program for Long Term Residents   | WFF                   |         |                  |   |   |   |   |
| Action 4: Blight Reduction and Increased Safety through partnership with City Departments.   | NA, APD               | DP, PO  |                  |   |   |   |   |
| <b>Mixed Income Housing</b>  |                       |         |                  |   |   |   |   |
| Action 1: Rehabilitate Dwelling Units that are Suitable for Redevelopment  | COA, WFF, AHA         |         |                  |   |   |   |   |
| Action 2: Demolish Dilapidated Structures for Potential Infill Redevelopment   | COA, WFF, AHA         |         |                  |   |   |   |   |
| Action 3: Develop New Housing Units for a Mix of Income Levels, Including Workforce Housing, with Apartments, Condominiums, Town Houses and Single Family Homes  | COA, HH, IA, WFF, AHA | PD, DP  |                  |   |   |   |   |
| Action 4: Adopt and Implement Financing Mechanisms to Preserve Market Rate and Subsidized Housing Stock  | COA, IA, AHA          |         |                  |   |   |   |   |
| Action 5: Prioritize Renovation and Development in Four Priority Areas for Maximum Impact: Brawley Drive, Parcels Fronting Rodney M. Cook Sr. Park, Ashby MARTA Station and Vine City MARTA Station  | COA, IA, AHA          |         |                  |   |   |   |   |
| <b>Urban Agriculture</b>   |                       |         |                  |   |   |   |   |
| Action 1: Designate as Open Space Areas Currently Utilized for Urban Agriculture   | LN, COA               |         |                  |   |   |   |   |
| Action 2: Establish Neighborhood Partnerships and Locate Venues for Additional Farmer's Markets  | COA, NA               | DP, PO  |                  |   |   |   |   |
| Action 3: Recruit Complementary Fresh Food Restaurants and Markets   | IA                    | PO      |                  |   |   |   |   |
| Action 4: Dedicate a Portion of Flood Prone Areas for Growing Gardens  | COA, DWM              |         |                  |   |   |   |   |
| <b>Access to Goods and Services</b>  |                       |         |                  |   |   |   |   |
| Action 1: Adopt Land Use and Zoning that Permits Retail and Commercial Development in Three Priority Areas: Intersection of Joseph E. Lowery Blvd. and Joseph E. Boone Blvd., Joseph E. Boone Corridor near Rodney M. Cook Sr. Park, and Intersection of Joseph E. Lowery Blvd., and MLK Jr. Drive                 | COA                   |         |                  |   |   |   |   |
| Action 2: Adopt Land Use and Zoning that Permits Retail and Commercial Development in Four Secondary Areas: Intersection of MLK Jr. Dr. and Vine Street (upon construction of roundabout), MLK Jr. Dr. Between Vine St., and Northside Dr., Vine City MARTA Station, and Intersection of Vine St. and Magnolia St. | COA                   |         |                  |   |   |   |   |
| Action 3: Adopt Policies to Protect Existing Businesses in the Vine City Neighborhood  | COA, IA               | PO      |                  |   |   |   |   |
| Action 4: Implement a Recruitment Program to Attract up to 21,500 sf of Retail Infill Development  | IA                    |         |                  |   |   |   |   |

### Implementation Leaders

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 IA - Invest Atlanta  
 LB - City of Atlanta/Fulton County Land Bank  
 MARTA - Metro Atlanta Rapid Transit Authority  
 PW - Public Works

#### Partners:

BF - Arthur M. Blank Foundation  
 HH - Habitat for Humanity  
 LN - Local Nonprofits  
 WFF - Westside Future Fund  
 NA - Neighborhood Association

#### Private:

DP - Development Partners  
 PO - Property Owners  
 PD - Private Developer



| Vine City Neighborhood<br>Implementation Strategies  | Implementation Lead  |            | Timeline (Years) |   |   |   |   |
|--|----------------------|------------|------------------|---|---|---|---|
|  | Public/NP            | Private    | 1                | 2 | 3 | 4 | 5 |
| <b>Reinforce Neighborhood Identity</b>   |                      |            |                  |   |   |   |   |
| <b>Architectural Patterns</b>  |                      |            |                  |   |   |   |   |
| Action 1: Adopt Land Use Framework Plan and Future Land Use Maps   | COA                  |            |                  |   |   |   |   |
| Action 2: Develop and Adopt Zoning Ordinances with Attention to Building Heights and Neighborhood Context  | COA                  |            |                  |   |   |   |   |
| Action 3: Develop and Adopt Design Guidelines and/or Overlays to Protect the Character of the Neighborhood   | COA                  |            |                  |   |   |   |   |
| Action 4: Explore the Creation of a Marketing and Branding Strategy  | NA,WFF,BF            |            |                  |   |   |   |   |
| Action 5: Promote technical assistance to Neighborhood Associations for implementation of initiatives  | NA, IA, WFF, AHA COA |            |                  |   |   |   |   |
| <b>Historic Preservation</b>   |                      |            |                  |   |   |   |   |
| Action 1: Decide upon the Level of Protection Desired for Six Sites: Sunset Avenue, West Hunter Street Baptist Church, Gaines Hall, Furber Cottage, Herndon Homes Museum and Grace T. Hamilton Residence | COA                  |            |                  |   |   |   |   |
| Action 2: Adopt Incentives to Encourage Adaptive Re-Use of Historic Structures   | COA                  |            |                  |   |   |   |   |
| Action 3: Work with the Urban Design Commission to Nominate and Regulate Buildings and/or Districts  | COA                  | PO         |                  |   |   |   |   |
| <b>Institutions</b>  |                      |            |                  |   |   |   |   |
| Action 1: Enhance the Visibility of Institutional Buildings in Vine City to Convey their Importance  | COA, LN              | PO         |                  |   |   |   |   |
| Action 2: Establish Partnerships with Vine City Institutions to Develop Supplemental Community Uses  | COA, LN, APS         | PO         |                  |   |   |   |   |
| <b>Infill Housing</b>  |                      |            |                  |   |   |   |   |
| Action 1: Regulate New Housing Development to Fit the Existing Scale and Detail Found in the Neighborhood  | COA                  | DP, PD, PO |                  |   |   |   |   |
| Action 2: Protect the Predominant Existing Areas of Single Family Neighborhood Character   | COA                  | DP, PD, PO |                  |   |   |   |   |

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AHA - Atlanta Housing Authority  
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PO - Property Owners  
PD - Private Developer

| Vine City Neighborhood Implementation Strategies |  | Implementation Lead |         | Timeline (Years) |   |   |   |   |
|--|--|---------------------|---------|------------------|---|---|---|---|
|  |  | Public/NP           | Private | 1                | 2 | 3 | 4 | 5 |
| <b>Invest in Infrastructure</b>                  |  |                     |         |                  |   |   |   |   |
| <b>Storm Water Management</b>                    |  |                     |         |                  |   |   |   |   |
| Action 1:  | Establish a 1 Year Moratorium on Construction and Renovation in Identified Flood Prone Areas   | COA, DWM            | PO      |                  |   |   |   |   |
| Action 2:  | Commission an In-Depth Watershed Study the Makes Recommendations for Development that Protects and Enhances the Watershed  | COA, DWM, WFF       |         |                  |   |   |   |   |
| Action 3:  | Evaluate the Potential Use of Permeable Paving Materials within the Public Right of Way  | COA, DWM, PW        |         |                  |   |   |   |   |
| Action 4:  | Fund and Implement Green Storm Water Practices   | COA, DWM, PW        |         |                  |   |   |   |   |
| <b>Street Improvements</b>                       |  |                     |         |                  |   |   |   |   |
| Action 1:  | Improve 20% of Streets and Upgrade Pedestrian Paths to Meet ADA Standards  | COA, PW, DWM        |         |                  |   |   |   |   |
| Action 2:  | Improve the Street System by Narrowing Lanes to Ten Feet, and Adding On-Street Parking on One Side   | COA, PW             |         |                  |   |   |   |   |
| Action 3:  | Improve the Overall Quality of Surfaces for Roads and Sidewalks within Vine City, with James P. Brawley Drive, Vine Street and Magnolia Street a Priority  | COA, PW             |         |                  |   |   |   |   |
| Action 4:  | Mark Pedestrian Crosswalks to Improve Safety and Widen Sidewalks   | COA, PW             |         |                  |   |   |   |   |
| <b>Connectivity</b>                              |  |                     |         |                  |   |   |   |   |
| Action 1:  | Acquire Right-Of-Way to Improve Street System Connectivity in Four Locations: Rock Street to Thurmond Street, Magnolia Street, Paschal Street, and Construction of a Roundabout at MLK Jr. Drive and Vine St. to Connect to Mitchell Street and Downtown | COA, PW             | PO      |                  |   |   |   |   |
| Action 2:  | Construct Mid-Block Pedestrian and Bicycle Paths to Improve Walkability and Bicycle Use, with Priority on Walnut Street and Rock Street  | COA, PW             |         |                  |   |   |   |   |
| Action 3:  | Incentivize Development Near Infrastructure Improvements to Support Transit  | COA, PW             |         |                  |   |   |   |   |
| <b>Mobility Options</b>                          |  |                     |         |                  |   |   |   |   |
| Action 1:  | Permit Development of High Intensity Mixed-Uses at Ashby and Vine City MARTA   | COA, MARTA          | PD, DP  |                  |   |   |   |   |
| Action 2:  | Require Developments to Improve of Pedestrian Amenities within TOD Walk Sheds  | COA, MARTA          |         |                  |   |   |   |   |
| Action 3:  | Incentivize Higher Intensity Development at TOD Locations  | COA                 |         |                  |   |   |   |   |
| Action 4:  | Require a Percentage of Workforce Housing Units in Market Rate TOD Developments  | COA                 |         |                  |   |   |   |   |

| Vine City Neighborhood Implementation Strategies |   | Implementation Lead |         | Timeline (Years) |   |   |   |   |
|--|---|---------------------|---------|------------------|---|---|---|---|
|  |   | Public/NP           | Private | 1                | 2 | 3 | 4 | 5 |
| <b>Increase Access to Parks and Open Space</b>   |   |                     |         |                  |   |   |   |   |
| <b>Neighborhood Parks</b>                        |   |                     |         |                  |   |   |   |   |
| Action 1:  | Explore the implementation of additional open space/parks opportunities identified in the LUFP.                 | COA                 |         |                  |   |   |   |   |
| Action 2:  | Partner with Institutions, Such as Places of Worship and Schools, to Increase Shared Community Recreation Space | COA, APS, NA        | PD      |                  |   |   |   |   |
| Action 3:  | Obtain Flood Prone Sites and Repurpose Them for Green Space Uses  | COA, DWM, PW, LB    | PO      |                  |   |   |   |   |

#### Implementation Leaders

##### Public:

AHA - Atlanta Housing Authority  
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WFF - Westside Future Fund  
NA - Neighborhood Association

##### Private:

DP - Development Partners  
PO - Property Owners  
PD - Private Developer

## Atlanta University Center Neighborhood Implementation Matrix

| Atlanta University Center Neighborhood<br>Implementation Strategies   | Implementation Lead |         | Timeline (Years) |   |   |   |   |
|---|---------------------|---------|------------------|---|---|---|---|
|   | Public/NP           | Private | 1                | 2 | 3 | 4 | 5 |
| <b>Stabilize &amp; Strengthen Neighborhood Assets</b>   |                     |         |                  |   |   |   |   |
| <b>Stability</b>  |                     |         |                  |   |   |   |   |
| Action 1: Implement a Homeowner Rehabilitation Program  | WFF, HH, IA, NA     |         |                  |   |   |   |   |
| Action 2: Initiate a Focused and Sustained Code Enforcement Effort  | CE, NA              |         |                  |   |   |   |   |
| Action 3: Administer a Property Tax Relief Program for Long Term Residents  | WFF                 |         |                  |   |   |   |   |
| Action 4: Blight Reduction and Increased Safety through partnership with City Departments.  | NA, APD             | DP, PO  |                  |   |   |   |   |
| <b>Mixed Income Housing</b>   |                     |         |                  |   |   |   |   |
| Action 1: Rehabilitate Dwelling Units that are Suitable for Redevelopment   | COA, AHA            |         |                  |   |   |   |   |
| Action 2: Demolish Dilapidated Structures for Potential Infill Redevelopment  | COA, AHA            |         |                  |   |   |   |   |
| Action 3: Develop New Housing Units for a Mix of Income Levels, Including Workforce Housing, with Apartments, Condominiums, Town Houses and Single Family Homes   | COA, HH, WFF, AHA   | PD, DP  |                  |   |   |   |   |
| Action 4: Adopt and Implement Financing Mechanisms to Preserve Market Rate and Subsidized Housing Stock   | COA, IA, AHA        |         |                  |   |   |   |   |
| Action 5: Prioritize Renovation and Development in Priority Areas for Maximum Impact  | COA, IA, AHA        |         |                  |   |   |   |   |
| <b>Urban Agriculture</b>  |                     |         |                  |   |   |   |   |
| Action 1: Designate as Open Space Areas Currently Utilized for Urban Agriculture  | COA                 |         |                  |   |   |   |   |
| Action 2: Establish Neighborhood Partnerships and Locate Venues for Additional Farmer's Markets   | COA                 | DP, PO  |                  |   |   |   |   |
| Action 3: Recruit Complementary Fresh Food Restaurants and Markets  | IA                  | PO      |                  |   |   |   |   |
| Action 4: Dedicate a Portion of Flood Prone Areas for Growing Gardens   | COA, DWM            |         |                  |   |   |   |   |
| Action 5: Nurture partnership between food growing businesses and the academic institutions.  | AHA, AUCC,          |         |                  |   |   |   |   |
| <b>Access to Goods and Services</b>   |                     |         |                  |   |   |   |   |
| Action 1: Adopt Land Use and Zoning that Permits Retail and Commercial Development in Three Priority Areas: Intersections of Joseph E. Lowery Blvd. and MLK Jr. Dr., West End Ave. and Lee St., and on MLK Jr. Dr. between Vine St. and Northside Dr. | COA                 |         |                  |   |   |   |   |
| Action 2: Adopt Policies to Protect Existing Businesses in Atlanta University Center Neighborhood   | COA, IA             | PO      |                  |   |   |   |   |
| Action 3: Encourage the creation of an AUCC Campus Center with additional retail and residential uses as the center of the neighborhood.  | AUCC                | DP, PO  |                  |   |   |   |   |
| Action 4: Implement a Recruitment Program to Attract up to 15,000 sf of Retail Infill Development   | IA                  |         |                  |   |   |   |   |

### Implementation Leaders

#### Public:

AHA - Atlanta Housing Authority  
 APD - Atlanta Police Department  
 APS - Atlanta Public Schools  
 CE - Code Enforcement  
 COA - City of Atlanta  
 DWM - Department of Watershed Management  
 IA - Invest Atlanta  
 LB - City of Atlanta/Fulton County Land Bank  
 MARTA - Metro Atlanta Rapid Transit Authority  
 PW - Public Works

#### Partners:

BF - Arthur M. Blank Foundation  
 HH - Habitat for Humanity  
 LN - Local Nonprofits  
 WFF - Westside Future Fund  
 NA - Neighborhood Association  
 AUCC - Atlanta University Center Consortium

#### Private:

DP - Development Partners  
 PO - Property Owners  
 PD - Private Developer



| Atlanta University Center Neighborhood<br>Implementation Strategies   | Implementation Lead  |            | Timeline (Years) |   |   |   |   |
|---|----------------------|------------|------------------|---|---|---|---|
|   | Public/NP            | Private    | 1                | 2 | 3 | 4 | 5 |
| <b>Reinforce Neighborhood Identity</b>  |                      |            |                  |   |   |   |   |
| <b>Architectural Patterns</b>   |                      |            |                  |   |   |   |   |
| Action 1: Adopt Land Use Framework Plan and Future Land Use Maps  | COA                  |            |                  |   |   |   |   |
| Action 2: Develop and Adopt Zoning Ordinances with Attention to Building Heights and Neighborhood Context   | COA                  |            |                  |   |   |   |   |
| Action 3: Develop and Adopt Design Guidelines and/or Overlays to Protect the Character of the Neighborhood  | COA                  |            |                  |   |   |   |   |
| Action 4: Explore the Creation of a Marketing and Branding Strategy   | NA, AHA, WFF         |            |                  |   |   |   |   |
| Action 5: Promote technical assistance to Neighborhood Associations for implementation of initiatives   | NA, IA, WFF, AHA COA |            |                  |   |   |   |   |
| <b>Historic Preservation</b>  |                      |            |                  |   |   |   |   |
| Action 1: Decide upon the Level of Protection Desired for historically significant buildings on MLK Jr. Dr, Such as Paschal's, Fountain Hall, Oglethorpe Hall, Central United Methodist Church, Morehouse College Campus, Clark Atlanta University Campus, Spelman College Campus and Park Street United Methodist Church | COA, AUCC            | PO         |                  |   |   |   |   |
| Action 2: Adopt Incentives to Encourage Adaptive Re-Use of Historic Structures  | COA                  |            |                  |   |   |   |   |
| Action 3: Work with the Urban Design Commission to Nominate and Regulate Buildings and/or Districts   | COA                  | PO         |                  |   |   |   |   |
| <b>Institutions</b>   |                      |            |                  |   |   |   |   |
| Action 1: Enhance the Visibility of Institutional Buildings in Atlanta University Center Neighborhood to Convey their Importance  | COA                  | PO         |                  |   |   |   |   |
| Action 2: Establish Partnerships with Atlanta University Center Institutions to Develop Supplemental Community Uses   | COA, LN, APS         | PO         |                  |   |   |   |   |
| <b>Infill Housing</b>   |                      |            |                  |   |   |   |   |
| Action 1: Regulate New Housing Development to Fit the Existing Scale and Detail Found in the Neighborhood   | COA                  | DP, PD, PO |                  |   |   |   |   |
| Action 2: Protect the Predominant Existing Areas of Single Family Neighborhood Character  | COA                  | DP, PD, PO |                  |   |   |   |   |

#### Implementation Leaders

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 NA - Neighborhood Association  
 AUCC - Atlanta University Center Consortium

##### Private:

DP - Development Partners  
 PO - Property Owners  
 PD - Private Developer

| Atlanta University Center Neighborhood |  | Implementation Lead |         | Timeline (Years) |   |   |   |   |
|--|--|---------------------|---------|------------------|---|---|---|---|
| Implementation Strategies              |  | Public/NP           | Private | 1                | 2 | 3 | 4 | 5 |
| <b>Invest in Infrastructure</b>        |  |                     |         |                  |   |   |   |   |
| <b>Storm Water Management</b>          |  |                     |         |                  |   |   |   |   |
| Action 1:                              | Establish a 1 Year Moratorium on Construction and Renovation in Identified Flood Prone Areas   | COA, DWM            | PO      |                  |   |   |   |   |
| Action 2:                              | Commission an in-depth Watershed Study that Makes Recommendations for Development that Protects and Enhances the Watershed   | COA, DWM, WFF       |         |                  |   |   |   |   |
| Action 3:                              | Evaluate the Potential Use of Permeable Paving Materials within the Public Right of Way  | COA, DWM, PW        |         |                  |   |   |   |   |
| Action 4:                              | Fund and Implement Green Storm Water Practices   | COA, DWM, PW        |         |                  |   |   |   |   |
| Action 5:                              | Partner with Spelman to refine and implement proposed water management concepts.   | COA, DWM, PW, AUCC  |         |                  |   |   |   |   |
| <b>Street Improvements</b>             |  |                     |         |                  |   |   |   |   |
| Action 1:                              | Upgrade 20% of Streets and Pedestrian Paths to Meet ADA Standards  | COA, PW, DWM        |         |                  |   |   |   |   |
| Action 2:                              | Improve the Street System by Narrowing Lanes to Ten Feet, and Adding On-Street Parking on One Side   | COA, PW             |         |                  |   |   |   |   |
| Action 3:                              | Improve the Overall Quality of Surfaces for Roads and Sidewalks within Atlanta University Center, with Atlanta Student Union Blvd., Lee St., and James P. Brawley Dr. a Priority | COA, PW             |         |                  |   |   |   |   |
| Action 4:                              | Improve the Safety of Two Busy Intersections with Joseph E. Lowery Boulevard at Atlanta Student Movement Boulevard and at Westview/West End Avenues                              | COA, PW             |         |                  |   |   |   |   |
| Action 5:                              | Mark Pedestrian Crosswalks to Improve Safety and Widen Sidewalks   | COA, PW             |         |                  |   |   |   |   |
| Action 6:                              | Implement bicycle and pedestrian trails on Atlanta Student Movement Boulevard, Joseph E. Brawley Drive, Walnut Street, West End Avenue, and Westview Drive                       | COA, PW             |         |                  |   |   |   |   |
| <b>Connectivity</b>                    |  |                     |         |                  |   |   |   |   |
| Action 1:                              | Acquire Right-Of-Way to Improve Street System Connectivity in Four Locations: Beckwith St., Greensferry Ave., MLK Jr. Dr. roundabout with Mitchell St., and Brawley Dr.          | COA, PW             | PO      |                  |   |   |   |   |
| Action 2:                              | Construct Mid-Block Pedestrian and Bicycle Paths to Improve Walkability and Bicycle Use with Priority on Brawley Drive to Spelman College  | COA, PW             |         |                  |   |   |   |   |
| Action 3:                              | Incentivize Development Near Infrastructure Improvements to Support Transit Investments  | COA, PW             |         |                  |   |   |   |   |
| Action 4:                              | Support the development of a looping shuttle bus on Joseph Brawley Drive connecting the AUCC to the Georgia Tech Campus  | COA, AUCC           |         |                  |   |   |   |   |
| <b>Mobility Options</b>                |  |                     |         |                  |   |   |   |   |
| Action 1:                              | Permit Development of High Intensity Mixed-Uses at Ashby and Vine City MARTA Stations  | COA, MARTA          | PD, DP  |                  |   |   |   |   |
| Action 2:                              | Require Developments to Improve of Pedestrian Amenities within TOD Walk Sheds  | COA, MARTA          |         |                  |   |   |   |   |
| Action 3:                              | Incentivize Higher Intensity Development at TOD Locations  | COA                 |         |                  |   |   |   |   |
| Action 4:                              | Require a Percentage of Workforce Housing Units in Market Rate TOD Developments  | COA                 |         |                  |   |   |   |   |

| Atlanta University Center Neighborhood         |   | Implementation Lead |         | Timeline (Years) |   |   |   |   |
|--|---|---------------------|---------|------------------|---|---|---|---|
| Implementation Strategies                      |   | Public/NP           | Private | 1                | 2 | 3 | 4 | 5 |
| <b>Increase Access to Parks and Open Space</b> |   |                     |         |                  |   |   |   |   |
| <b>Neighborhood Parks</b>                      |   |                     |         |                  |   |   |   |   |
| Action 1:                                      | Fund improvements to Johnson Park through a Partnership with local nonprofits                                   | COA, PW, LN         |         |                  |   |   |   |   |
| Action 2:                                      | Partner with Institutions, Such as Places of Worship and Schools, to Increase Shared Community Recreation Space | COA, APS, AUCC      | PD      |                  |   |   |   |   |
| Action 3:                                      | Obtain Flood Prone Sites and Repurpose Them for Green Space Uses  | COA, DWM, PW, LB    | PO      |                  |   |   |   |   |

#### Implementation Leaders

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##### Partners:

BF - Arthur M. Blank Foundation  
 HH - Habitat for Humanity  
 LN - Local Nonprofits  
 WFF - Westside Future Fund  
 NA - Neighborhood Association  
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##### Private:

DP - Development Partners  
 PO - Property Owners  
 PD - Private Developer

## Ashview Heights Neighborhood Implementation Matrix

| Ashview Heights Neighborhood<br>Implementation Strategies  | Implementation Lead   |         | Timeline (Years) |   |   |   |   |
|--|-----------------------|---------|------------------|---|---|---|---|
|  | Public/NP             | Private | 1                | 2 | 3 | 4 | 5 |
| <b>Stabilize &amp; Strengthen Neighborhood Assets</b>  |                       |         |                  |   |   |   |   |
| <b>Stability</b>   |                       |         |                  |   |   |   |   |
| Action 1: Implement a Homeowner Rehabilitation Program   | WFF, HH, IA, NA       |         |                  |   |   |   |   |
| Action 2: Initiate a focused and sustained Code Enforcement effort   | CE, NA                |         |                  |   |   |   |   |
| Action 3: Administer a Property Tax Relief Program for Long Term Residents   | WFF                   |         |                  |   |   |   |   |
| Action 4: Blight Reduction and Increased Safety through partnership with City Departments.   | NA, APD               | DP, PO  |                  |   |   |   |   |
| <b>Mixed Income Housing</b>  |                       |         |                  |   |   |   |   |
| Action 1: Rehabilitate Dwelling Units that are Suitable for Redevelopment  | COA, WFF, AHA         |         |                  |   |   |   |   |
| Action 2: Demolish Dilapidated Structures for Potential Infill Redevelopment   | COA, AHA, WFF         |         |                  |   |   |   |   |
| Action 3: Develop New Housing Units for a Mix of Income Levels, Including Workforce Housing, with Apartments, Condominiums, Town Houses and Single Family  | COA, HH, IA, WFF, AHA | PD, DP  |                  |   |   |   |   |
| Action 4: Adopt and Implement Financing Mechanisms to Preserve Market Rate and Subsidized Housing Stock  | COA, IA, AHA          |         |                  |   |   |   |   |
| Action 5: Prioritize Renovation and Development in Three Priority Areas for Maximum Impact: Intersections of MLK Jr. Dr. at J.E. Lowery Blvd., Westview Dr. and Lawton St., and along J.E. Lowery Blvd. between I-20 and Westview Dr.      | COA, IA, AHA          |         |                  |   |   |   |   |
| <b>Urban Agriculture</b>   |                       |         |                  |   |   |   |   |
| Action 1: Designate as Open Space areas currently utilized for Urban Agriculture   | COA                   |         |                  |   |   |   |   |
| Action 2: Establish Neighborhood Partnerships and Locate Venues for Additional Farmer's Markets  | COA                   | DP, PO  |                  |   |   |   |   |
| Action 3: Recruit Complementary Fresh Food Restaurants and Markets for Mixed Use Areas   | IA                    | PO      |                  |   |   |   |   |
| Action 4: Dedicate a Portion of Flood Prone Areas for Growing Gardens  | COA, DWM              |         |                  |   |   |   |   |
| <b>Access to Goods and Services</b>  |                       |         |                  |   |   |   |   |
| Action 1: Adopt Land Use that Permits Retail and Commercial Development in Three Priority Areas: Intersections of MLK Jr. Dr. at J.E. Lowery Blvd., Westview Dr. and Lawton St., and along J.E. Lowery Blvd. between I-20 and Westview Dr. | COA                   |         |                  |   |   |   |   |
| Action 2: Adopt Policies to Protect Existing Businesses in Ashview Heights   | COA, IA               | PO      |                  |   |   |   |   |
| Action 3: Identify a location for structured parking to service commercial/retails uses on Martin Luther King Jr. Drive and Joseph E. Lowery   |                       | PD, DP  |                  |   |   |   |   |
| Action 4: Implement a Recruitment Program to Attract up to 51,000 sf of Retail Infill Development  | IA                    |         |                  |   |   |   |   |

### Implementation Leaders

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#### Private:

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 PD - Private Developer



| Ashview Heights Neighborhood<br>Implementation Strategies  | Implementation Lead  |            | Timeline (Years) |   |   |   |   |
|--|----------------------|------------|------------------|---|---|---|---|
|  | Public/NP            | Private    | 1                | 2 | 3 | 4 | 5 |
| <b>Reinforce Neighborhood Identity</b>   |                      |            |                  |   |   |   |   |
| <b>Architectural Patterns</b>  |                      |            |                  |   |   |   |   |
| Action 1: Adopt Land Use Framework Plan and Future Land Use Maps   | COA                  |            |                  |   |   |   |   |
| Action 2: Develop and Adopt Zoning Ordinances with Attention to Building Heights and Neighborhood Context  | COA                  |            |                  |   |   |   |   |
| Action 3: Develop and Adopt Design Guidelines and/or Overlays to Protect the Character of the Neighborhood including the Just Us neighborhood  | COA                  |            |                  |   |   |   |   |
| Action 4: Explore the creation of a Marketing and Branding Strategy  | NA,WFF,BF            |            |                  |   |   |   |   |
| Action 5: Promote technical assistance to Neighborhood Associations for implementation of initiatives  | NA, IA, WFF, AHA COA |            |                  |   |   |   |   |
| <b>Historic Preservation</b>   |                      |            |                  |   |   |   |   |
| Action 1: Decide upon the Level of Protection Desired for Booker T. Washington High School, Graham W. Jackson House, Washington Park Library and Omenala Griot Afrocentric Museum and Event Center | COA                  |            |                  |   |   |   |   |
| Action 2: Adopt Incentives to Encourage Adaptive Re-Use of Historic Structures   | COA                  |            |                  |   |   |   |   |
| Action 3: Work with the Urban Design Commission to Nominate and Regulate Buildings and/or Districts  | COA                  | PO         |                  |   |   |   |   |
| <b>Institutions</b>  |                      |            |                  |   |   |   |   |
| Action 1: Enhance the Visibility of Institutional Buildings in Ashview Heights to Convey their Importance  | COA                  | PO         |                  |   |   |   |   |
| Action 2: Establish Partnerships with Ashview Heights Institutions to Develop Supplemental Community Uses  | COA, LN, APS         | PO         |                  |   |   |   |   |
| <b>Infill Housing</b>  |                      |            |                  |   |   |   |   |
| Action 1: Regulate New Housing Development to Fit the Existing Scale and Detail Found in the Neighborhood  | COA                  | DP, PD, PO |                  |   |   |   |   |
| Action 2: Protect the Predominant Existing Single Family Neighborhood Character  | COA                  | DP, PD, PO |                  |   |   |   |   |

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##### Private:

DP - Development Partners  
 PO - Property Owners  
 PD - Private Developer

| Ashview Heights Neighborhood    |   | Implementation Lead |         | Timeline (Years) |   |   |   |   |
|---------------------------------|---|---------------------|---------|------------------|---|---|---|---|
| Implementation Strategies       |   | Public/NP           | Private | 1                | 2 | 3 | 4 | 5 |
| <b>Invest in Infrastructure</b> |   |                     |         |                  |   |   |   |   |
| <b>Storm Water Management</b>   |   |                     |         |                  |   |   |   |   |
| Action 1:                       | Establish a 1 Year Moratorium on Construction and Renovation in Identified Flood Prone Areas  | COA, DWM            | PO      |                  |   |   |   |   |
| Action 2:                       | Commission an in-depth Watershed Study that makes recommendations for development that protects and enhances the watershed.   | COA, DWM, WFF       |         |                  |   |   |   |   |
| Action 3:                       | Evaluate the Potential Use of Permeable Paving Materials within the Public Right of Way   | COA, DWM, PW        |         |                  |   |   |   |   |
| Action 4:                       | Fund and Implement Green Storm Water Practices  | COA, DWM, PW        |         |                  |   |   |   |   |
| <b>Street Improvements</b>      |   |                     |         |                  |   |   |   |   |
| Action 1:                       | Improve 20% of Streets and Upgrade Pedestrian Paths to Meet ADA Standards   | COA, PW, DWM        |         |                  |   |   |   |   |
| Action 2:                       | Improve the Street System by Narrowing Lanes to Ten Feet, and Adding On-Street Parking on One Side  | COA, PW             |         |                  |   |   |   |   |
| Action 3:                       | Improve the Overall Quality of Surfaces for Roads and Sidewalks within Ashview Heights, with Joseph E. Lowery Blvd. from I-20 to MLK Jr. Dr. a Priority                 | COA, PW             |         |                  |   |   |   |   |
| Action 4:                       | Improve and Repave all Interior Ashview Heights Streets, with Beckwith Street, Fair Street, Peeples Street, Parsons Place and Lawton Street as First Priorities         | COA, PW             |         |                  |   |   |   |   |
| Action 5:                       | Explore speed reduction methods on Ashby Grove and Sells Avenue   | COA, PW             |         |                  |   |   |   |   |
| Action 6:                       | Redesign intersection to improve pedestrian safety along Joseph E. Lowery on Lawton Street, Fair Street, Westview Drive, and West End Avenue.                           | COA, PW             |         |                  |   |   |   |   |
| Action 7:                       | Mark Pedestrian Crosswalks to Improve Safety and Widen Sidewalks  | COA, PW             |         |                  |   |   |   |   |
| <b>Connectivity</b>             |   |                     |         |                  |   |   |   |   |
| Action 1:                       | Acquire Right-Of-Way to Improve Street System Connectivity in Three Locations: Fair Street/Atlanta Student Movement, West End Avenue, and Lena Street                   | COA, PW             | PO      |                  |   |   |   |   |
| Action 2:                       | Construct Mid-Block Pedestrian and Bicycle Paths to Improve Walkability and Bicycle Use with Priority on Fair Street, Westview Drive, Peeples Street, and Lawton Street | COA, PW             |         |                  |   |   |   |   |
| Action 3:                       | Provide mid-block pedestrian paths and trails to facilitate connectivity.   | COA, PW             |         |                  |   |   |   |   |
| <b>Mobility Options</b>         |   |                     |         |                  |   |   |   |   |
| Action 1:                       | Permit Development of High Intensity Mixed-Uses at Ashby and Vine City MARTA  | COA, MARTA          | PD, DP  |                  |   |   |   |   |
| Action 2:                       | Require Developments to Improve of Pedestrian Amenities within TOD Walk Sheds   | COA, MARTA          |         |                  |   |   |   |   |
| Action 3:                       | Incentivize Higher Intensity Development at TOD Locations   | COA                 |         |                  |   |   |   |   |
| Action 4:                       | Require a Percentage of Workforce Housing Units in Market Rate TOD Developments   | COA                 |         |                  |   |   |   |   |

| Ashview Heights Neighborhood                   |   | Implementation Lead |         | Timeline (Years) |   |   |   |   |
|--|---|---------------------|---------|------------------|---|---|---|---|
| Implementation Strategies                      |   | Public/NP           | Private | 1                | 2 | 3 | 4 | 5 |
| <b>Increase Access to Parks and Open Space</b> |   |                     |         |                  |   |   |   |   |
| <b>Neighborhood Parks</b>                      |   |                     |         |                  |   |   |   |   |
| Action 1:                                      | Change Land Uses for Parcels Identified for Pocket Parks  | COA                 |         |                  |   |   |   |   |
| Action 2:                                      | Implement a Funding Mechanism to Build and Maintain Small Local Parks Throughout the Neighborhood, with a Focus on Joyce Street, Abbot Street and Fair Street Areas | COA, PW             |         |                  |   |   |   |   |
| Action 3:                                      | Commit Budget Funds to Improve the Condition of, and Amenities in, Dean Rusk Park   | COA                 |         |                  |   |   |   |   |
| Action 4:                                      | Partner with Institutions, Such as Places of Worship and Schools, to Increase Shared Community Recreation Space   | COA, APS, NA        | PD      |                  |   |   |   |   |
| Action 5:                                      | Obtain Flood Prone Sites and Repurpose Them for Green Space Uses  | COA, DWM, PW, LB    | PO      |                  |   |   |   |   |

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 PD - Private Developer

## VIII. APPENDIX



# CITY OF ATLANTA 2016

## COMPREHENSIVE DEVELOPMENT

### PLAN

L -1: Preserve and maintain in the Traditional Neighborhood Development areas of NP- L the following (generally including the interiors of English Avenue and Vine City neighborhoods):

- Historic character of area
- Greenspaces
- Historic buildings, including but not limited to:
  - Morris Brown College
  - English Avenue Elementary School
  - Alonzo Herndon Home
  - Herndon Stadium
  - Historic Churches (Cosmopolitan, Beulah, West Hunter St/Grace Covenant, Mt. Gilead/Higher Ground, St. Marks, Lindsay Street, others)
- Neighborhood Union Health Center

L -2: Preserve and maintain in the Historic Areas of NPU L the following (generally around Sunset Avenue Historic District, English Avenue Elementary School, Morris Brown College, historic churches and other historic structures, English Avenue, and Northside Drive):

- Historic buildings and homes
- Stories
- Grace Town Hamilton House, 587 University Place
- Alonzo Herndon Home, University Place
- George Towns House
- Bronner Brothers properties along ML King and JE Lowery
- West Hunter St Baptist Church (1881-1973)/ Grace Covenant Baptist Church/Ralph David Abernathy Civil Rights Museum (775 M.L. King Jr. Dr)
- Lindsay Street Baptist Church Heritage Hall
- Preserve all houses of faith and develop funding for renovations

L -3: Preserve and maintain in the In-Town Corridor areas of NPU L the following (generally along the streets of ML King, Northside Dr., DL Hollowell, JE Boone):

- Bethune School (enhance)
- Churches
- Antioch North BC
- Mt. Vernon B C
- Friendship B C
- W. Mitchell Street CME
- Central Ministries U MC\
- All houses of faith with support to secure renovation funding

L-4: Preserve and maintain in the Industrial Areas of NPU L the following (generally in the area of English Avenue

North):

- Existing Jobs
- Quality buildings
- Preserve buildings that can be retrofitted, renovated, or rehabilitates

L -5: Change, redevelop, or create in the Traditional Neighborhood Development areas of NP- L the following (generally including the interiors of English Avenue and Vine City neighborhoods):

- Build on vacant lots family housing in accordance with existing zoning
- Add neighborhood level commercial that is compatible with the neighborhood
- Decrease foreclosed, stressed, vacant, boarded homes
- Address flood, sewer, stormwater, brownfields
- Comprehensive sidewalk and handicap accessibility, and adjacent retaining wall repairs (including Magnolia St from Brawley to Sunset, Rhodes St from Sunset to Walnut, Thurmond St from Sunset to Walnut, and Newport St from Boone to Thurmond)
- Economic opportunities and partnerships
- Urban gardens/farms
- Funding/implementation mechanisms for redevelopment plans
- State of the art multi-purpose centers in Vine City and English Avenue (including creative arts and recreation)
- Solutions for hardest to reach populations( i.e. homeless, drug addicts, mentally disabled, poor, under-educated, non-employed)
- Senior Citizens housing (e.g. 587 Griffin, others)
- Drug Free Zone for entire NPU
- Vine City Promenade, the multi-use trail through Vine City connecting the existing Westside multi-use Trail with downtown and the GWCC/Georgia Dome, as described on p.98 of May 2009 Vine City/ Washington Park L CI Study
- Mixed use development at Magnolia/Vine intersection
- Comprehensive farmers market for the area
- Connect concepts of neighborhood redevelopment with Northside Dr. GWCC/Dome/New Stadium
- Connect neighborhood with AUC
- Connect across Hollowell to link neighborhoods and industrial
- Connect at the key corridors - MLK, Boone

L -6: Change, redevelop, or create in the Historic Areas of NPU L the following (generally around Sunset Avenue Historic District, English Avenue Elementary School, Morris Brown College, historic churches and other historic structures, English Avenue, and Northside Drive):

- Streetscape improvements
- Sidewalks (including handicap accessibility features at all corners per government regulations)

- Lighting
- Public safety
- Improvements to historic African-American owned businesses
- Improvements to historic African-American churches
- Heritage tourism promotion that involves local residents partners
- Tourist destination as historic-cultural
- Interpretive signage-markers
- Marker for Alonzo Herndon at former Herndon Homes property
- Rhodes Street merchants and visitors pavilion
- History/ Tourist center (Sunset, MLK)
- Support a Martin L. King Jr. Drive Corridor Historic District
- Support the historic designations of English Avenue areas for Maynard Jackson, Marvin Arrington, and Gladys Knight
- Include as part of broader tour routes
- Legacy Promenade to connect Historic Washington Park and Historic Vine City with Centennial Park
- Improve connectivity (pedestrian/bike/auto) between NP- L and downtown across railroad tracks at ML King, JE Boone, North Ave

L -7: Change, redevelop, or create in the In-Town Corridor areas of NPU L the following (generally along the streets of ML King, Northside Dr., DL Hollowell, JE Boone):

- Put transmission power lines underground and/or farther from neighborhoods
- Friendship Towers senior housing (improve for seniors)
- Encourage revitalization of Friendship Apartments
- Limit number of gas convenience stations
- Herndon Homes site for mixed-use redevelopment including housing
- Traffic routing, scheduling and street improvements to minimize truck and delivery impact of business operations (Walmart impact on MLK, JE Lowery, Carter St, Mayson Turner, JP Brawley)
- Parking systems (on and off-street spaces, decks, etc. that effectively allow customers access to businesses while minimizing impact on neighborhood streets and residents. (Walmart, GWCC/Ga Dome/ New Stadium)
- On MLK in Historic Westside Village area, a parking structure that can serve all businesses along the corridor.
- Economic opportunities
- Job opportunities with living wages for neighborhood residents
- Entrepreneurship with training and incubators
- "Education Corridor on James P. Brawley from AUC (MLK) to Georgia Tech with greenspaces, mixed income housing, intergenerational activity park, history library at St. Marks, upscale business

renovation and development complex at Alexander/ Brawley crossroad maintaining current historic business(es) anchored by new relevant education oriented businesses, relevant anchor businesses (book stores, music stores, etc.) .

- Businesses serving current and future residential base (cleaners, beauty parlors, barber shops)
- Anchor food store in northern area of NPU
- Gateway plazas that are historically focused and artistically relevant on J.E. Boone/Northside Dr. and J.E. Boone/J.E. Lowery
- Connect NPU L with NPU M at Northside Dr. line
- Encourage economic development along the JE Boone corridor (formerly Simpson Road).

L -8: Change, redevelop, or create in the Industrial Areas of NPU L the following (generally in the area of English Avenue North):

- Environmental cleanup
- Improve infrastructure (roads, sidewalks, sewers, handicap accessibility, greenspace)
- Streetscape improvements
- Implement enforcement of existing codes
- Increase existing jobs filled by community residents
- Living wage jobs
- Cohesive character
- Create business park environment where possible incorporating landscaping, trees, lights, street furniture, etc.
- Link to neighborhood to south
- Transportation systems with surrounding neighborhoods
- Connect to jobs and contracting opportunities

The following are the policies that developed for NPU-T, which includes Ashview Heights and The Atlanta University Center neighborhoods. The NPU – T boundary also includes other neighborhoods in the West End therefore recommendations for those neighborhood are not included in this report.

#### General Development

- T-4: Encourage retail areas to design store fronts in the historic style of the area.
- T-5: Support the Beltline initiative, encourage pedestrian mobility by completing and/or improving the sidewalks throughout the NPU and upgrading and adding crosswalks
- T-6: Support the establishment of at least three (3) youth focused community/recreation centers.
- T-7: Support the application and implementation of Weed & Seed programs in Ashview Heights,

#### Enforcement (applicable throughout NPU -T)

- T-8: Implement the housing code enforcement standards and abandon/ abate all rooming houses
- T-9: Prohibit additional adult entertainment in

NPU-T. Especially in SPI-11 subareas and SPI-21 subareas.

- T-10: Present updated rezoning, variance/permitting and CDP requests consistent with COA Municode, Beltline Overlay, SPI-21 and other applicable City codes.
- T-11: Enforcement of COA DWM, DPW & State (GDOT) latest Stormwater Ordinances, green initiatives and Capital Improvement Plans in replacement of existing infrastructure throughout NPU-T. This pertains to brick sidewalks, granite curb and gutter, historic markers, etc.
- T-12: Enforcement of rezoning requests that are consistent with updated Beltline Overlay, SPI-11, SPI-21 and other applicable City Codes in all Commercial zones
- T-13: Abolish grand-fathered liquor licenses and SAPs of business owners that have violated City codes and laws.
- T-14: Enforce 2,000 ft rule of allowing same in kind businesses to operate under new or grand-fathered SAP.
- T-15: Enforce communication and requirements of COA Bureau of Buildings (permitting), Atlanta Urban Design Commissions, ZBA and ZRB as it pertains to Historic districts in NPU -T
- T-16: Enforce all COA Council approved and legislated transportation enhancement plans, initiatives and projects including but not limited to MoveAtlanta, Connect Atlanta, Renew Atlanta Infrastructure Bond, etc.

#### Infrastructure

- T-17: Implement designated funding from Beltline WestSide TAD for all public improvement projects including but not limited to:
  - Support increased park space in the Beecher-Donnelly, Westview and Ashview Heights neighborhoods by developing - pocket parks on vacant parcels.
  - Improvements/enhancements to all existing Beltline parks within NPU-T i.e. West End Park, Gordon White Park and Rose Circle Park
- T-18: Support installation of underground and vertical utility lines/poles in NPU-T (Cable, electric, Lighting, Telephone and Wi-Fi) and water/sewer infrastructure applicable to COA DWM and DPW Capital Improvement Projects, Renew Atlanta Infrastructure Bond, COA Department of Parks, Recreation and Community Development, Beltline, GDOT and any private/public/private utility company infrastructure improvements, i.e., GA Power, Atlanta Gas Light, etc.
- T-19: Provide landscaped or architectural buffers that are of sufficient scale and depth between diverse land uses in order to minimize higher-density

impacts on single-family residential areas throughout NPU-T

- T-20: Discourage the widening of MLK and Joseph E. Lowery streets.
- T-21: Support handicap accessibility; install street level corner curb ramps throughout NPU -T.
- T-22: Avoid additional commercial business curb cuts on interior residential streets. Have automobiles enter and exit on main streets.
- T-23: Discourage any rezoning/widening, new connector, Joseph E. Lowery ramp closures or real estate acquisitions as indicated in the GA Tech and GDOT Northside Corridor studies without engaging and implementing input from impacted NPU -T neighborhoods

#### Commercial

- T-24: Support implementation of all antiquated Commercial zoned parcels (C-1 to C-4) to MRC and support future legislation for prohibited business use list to encourage commercial economic development.
- T-27: Support the redevelopment of Martin Luther King Jr. commercial district and the east end of Westview Drive, Fair Street (an intended retail area).
- T-30: Prohibit additional adult entertainment in NPU-T. Especially in SPI11 subareas and SPI21 subareas.
- T-31: Implement development plans per input from impacted neighborhoods for vacant structures at Westview and Lawton, Lowery and Fair, White House Dr. and MLK, and Lowery and Mitchell.

#### Residential

- T-32 Preserve the historic residential and commercial integrity of the communities within NPU-T, including the Atlanta University Center.
- T-34 Prevent the further degradation of the residential neighborhoods in NPU-T by opposing the conversion of residential properties to non-residential uses, except in those very limited situations there such conversion is required by applicable law due to the existing, established non-residential use of all surrounding property.
- T-35 Preserve the single-family and low-density character of the AUC residential portions, Beecher-Donnelly, Westview, Just Us, Ashview Heights and West End neighborhoods.
- T-36 Promote the residential quality of neighborhoods and foster and assist citizens with home ownership acquisition, rehabilitation/renovation, and sales of real property.
- T-37 Prevent the intrusion of non-residential uses in established residential areas and enforce code regulations.
- T-38 Encourage the restoration/renovation of current housing stock over new Single-Family developments.



## RECENTLY COMPLETED, ONGOING, AND UPCOMING PROJECTS<sup>1</sup>

| ACKNOWLEDGE AND STRENGTH NEIGHBORHOOD ASSETS |  |  |  |  |
|--|--|--|--|--|
| INITIATIVE                                   | DESCRIPTION  | NEIGHBORHOOD AFFECTED  | TIMELINE   | ORGANIZATION/ COA DEPT   |
| CN - Owner Occupied Rehab                    | Assist low-income homeowners in making façade improvements and critical home repairs while preserving historic structures  | Vine City, Ashview Heights and AUC with primary focus on Ashview Heights/AUC | Spring 2017  | DPCD, AHA, Invest Atlanta  |
| Project Based Rental Assistance Subsidy      | Utilize Project Based Rental Assistance in partnership with private sector developers and owners to increase the availability of quality, affordable housing to persons at or below 30% of AMI primarily, and some availability at 50% AMI   | English Ave, Vine City, Ashview Heights and AUC                              | Mar-17   | AHA/private sector developers & owners   |
| Beltline Affordable Housing Trust Fund       | BeltLine TAD focused affordable housing fund which includes homeowner education workshops  | Atlanta BeltLine TAD   | 2017 and on  | Beltline & Invest Atlanta  |
| Judicial In Rem Pilot Program                | Address blight and abandoned properties when the owner is unwilling, unable, or unavailable to come into compliance; sends the properties through the Municipal Court for demolition; utilizes the imposition of liens on the subjected properties; successful with the demolition of several blighted properties          | English Avenue and Vine City   | 2014-Current   | Code Enforcement; DPCD; Solicitor's Office; Invest Atlanta; Fulton County Landbank; Sustainability |
| Code Enforcement Neighborhood Sweeps         | Strategic Code Enforcement in Westside neighborhoods addressing open and vacant properties before they are reported  | All neighborhoods  | 2014-Current   | Code Enforcement   |
| Operation Shield                             | Effective communications for addressing criminal elements, the prevention of crime and emergency preparedness; expanded to Westside neighborhoods by the installation of Cameras and License Plate Readers (LPR's) to facilitate criminal investigations, improve situational awareness and function as a crime deterrent. | English Avenue, AUC, and Vine City   | Feb 2016-2020; To date have Installed 95 security cameras and 25 license plate readers | Atlanta Police Department; Atlanta Police Foundation   |

<sup>1</sup> Frazier Britt, Meredith; Wimbush, Sigle; Westside Future Fund

|  |   |  |  |   |
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| Secure Neighborhoods   | To increase visibility in Atlanta neighborhoods by way of housing incentives; offer sworn Atlanta Police Officers who are committed to living in the communities they protect and serve for at least 5 years, a clear pathway to homeownership; 20-25 homes will be built for sworn Atlanta police officers by 2020 | English Avenue and Vine City   | Current-2020; To date five officer homes built and sold in the Vine City community | Atlanta Police Department; Atlanta Police Foundation; Pulte group |
| Westside Advisory Committee                                  | A collaborative effort to bring together residents and other partners engaged in the implementation of sustainable public safety strategies to guide and support the Atlanta Police Foundation and Atlanta Police Department crime and safety neighborhood revitalization investments and strategies.               | English Avenue and Vine City   | Current-2020   | Atlanta Police Department; Atlanta Police Foundation              |
| Westside Blue aka Westside Security Patrol                   | A community policing initiative comprised of off-duty Atlanta Police officers who provide additional police presence and security in targeted areas. This model allows officers to engage with the community on personal level to strengthen and enhance community and police relationships.                        | English Avenue, Vine City, Atlanta University Center, and Ashview Heights    | Current-2020   | Atlanta Police Department; Atlanta Police Foundation              |
| North Avenue Initiative                                      | A recruit housing project that will allow recruits to live in the City of Atlanta while attending the Atlanta Police Academy and serve as youth mentors at the @Promise Youth and Community Center.   | English Avenue and Vine City   | Current-2020; site development vision plan completed                               | Atlanta Police Department; Atlanta Police Foundation              |
| CN - Demolition of Blighted Properties using City CDBG Funds | Demolition of blighted structures using awarded CDBG funds  | Vine City, Ashview Heights and AUC with primary focus on Ashview Heights/AUC | 1st round of CDBG awarded in Dec. 2016; begin implementation early 2017            | AHA, DPCD, Code Enforcement, Invest Atlanta, Land Bank Authority  |
| Community Clean-ups  | Addressing issues of illegal dumping  | All five neighborhoods   | Ongoing  | DPW   |
| CN - Video Surveillance Cameras                              | Support public safety through installation of video surveillance cameras and tag readers  | AUC & Ashview Heights  | Jan-18   | AHA, DPCD, Atlanta Police Department                              |

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| Proctor Creek Greenway (may be out of area)     | 7-mile hard surface bike and pedestrian trail along Proctor Creek; connects Westside neighborhoods to parks, the Beltline, and the Chattahoochee River; involves trash clean up, removal of invasive plant species; planting native plant species; paving trails; and installing bridge crossings and signage.                          | Proctor Creek from Maddox Park to the Chattahoochee River            | Current: Master Plan by PATH completed. In design and engineering phase, which is expected to be complete by February 2017. Hope to have funding for Phase I trail completion through TSPLOST funds secured by year's end. | OoS, DPR, DPCD, Beltline, PATH Foundation - DWM also involved  |
| Westside Master Planning Efforts                | Addressing issues of connectivity and accessibility, folding several neighborhood and community plans into one visionary plan   | All neighborhoods  | COMPLETED  | Westside Future Fund & DPCD  |
| Ella Mae Wade Brayboy Park (may be out of area) | A substantial renovation to this existing park will provide pedestrian walkways, a small playground and a small seating area.   | Washington Park  | Begin Construction: July, 2017; Opening in late 2017   | DPR  |
| Westside Promise Zone (WPZ)                     | Coordination of goals and activities to transform Westside related to economic development, jobs, crime, education, housing and community infrastructure. HUD Designation will allow the City to receive Vista Volunteers, Federal Liason to assist with applying for grants and preferential points for federal grants in target area. | English Avenue, Vine City, Ashview Heights, AUC and Castleberry Hill | Designation to be announced in April 2016. 10 year designation period if selected by HUD   | COA-DPCD, AHA, Invest Atlanta, APS, AWDA, ARC, United Way, AUCC  |
| Choice Neighborhoods (CN)                       | Create a Neighborhood Transformation Plan for a distressed public housing site and 3 surrounding neighborhoods suffering from high poverty, blight, public safety issues, and lack of economic opportunities  | Vine City, Ashview Heights, and the AUC                              | Fall 2015-Fall 2021  | DPCD, Atlanta Housing Authority (AHA), Atlanta Workforce Development Agency among other private entities, foundations, & university partners |
| Acquisition Fund                                | Fund to support land acquisitions for redevelopment   | English Ave, Vine City, Ashview Heights and AUC                      | Mar-17   | AHA, Invest Atlanta, Westside Future Fund,   |
| Herndon Homes Revitalization                    | Create mixed-income housing development to include multi-family rental and homeownership, grocery store, community center - 700 total units to be developed of which 40% will be affordable to persons at or below 60% of AMI   | English Avenue   | Ground breaking of multifamily by Fall 2017  | AHA, Hunt- Oakwood Development   |



|   |  |  |   |   |
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| CN- Former University Homes Revitalizations (Scholars Landing MasterPlan) | Create mixed-income housing development to include multi-family rental and homeownership - total 584; 231 rental units will be affordable to persons at or below 60% of AMI; 62 workforce housing units (affordable to persons 80-120% of AMI), and 7 affordable homeownership (at or below 80% of AMI)  | AUC  | Ashley I Multifamily-Construction complete/start leasing Mar. 2018; Ashley II Multifamily Mar. 2020 | AHA, Scholars Landing Master Developer                                      |
| CN - Human Development Services   | Invest in programs and services that support education reform, workforce readiness and placement and health access and connection for adults, children and youth, seniors, and persons with disabilities   | Vine City, Ashview Heights and AUC   | October 2015 - September 2021   | CN Case Management, and CN human development service providers and partners |
| Promise Youth & Community Center  | Redevelopment of an abandoned and blighted Atlanta Public Schools facility into a safehaven from crime, violence and illicit drugs. The center will be a state-of-the-art learning facility with specialized services for youth and a gathering place for residents, group activities and other purposes   | English Avenue   | Current-2020; site development completed  | Atlanta Police Department; Atlanta Police Foundation                        |
| AT-Promise Initiative   | Creates pathways for success by reducing the number of young people who experience the criminal justice system. The model focuses on three major areas: 1) diversion - an alternative to arrest and probation; 2) intervention - strategies to address behavior and 3) prevention - promoting and fostering personal growth and development empowering youth | English Avenue and Vine City   | Current-2020  | Atlanta Police Department; Atlanta Police Foundation                        |
| CN - Urban Agriculture  | Strengthen local food economy, build social capital and equity, and increase health, wellness and access, through development of farmer's market, community gardens, and Westside food eco-system (outlets for production, distribution and consumption)   | Vine City, Ashview Heights and AUC with primary focus on Ashview Heights/AUC | Jan-17  | AHA, Mayor's Office of Sustainability, DPCD                                 |

|                           |   |                                    |                                     |  |
|---------------------------|---|------------------------------------|-------------------------------------|--|
| CN - Roosevelt Hall       | Strengthen health and wellness and food eco-system through establishment of community center, teaching kitchen and food related business entities as part of rehab of Roosevelt Hall @ Scholars Landing | AUC                                | Jun-17                              | AHA, Private Developer                               |
| CN - Community Facilities | Support development of community facilities to include Friendship YMCA, and Westside Works II facilities that further human capital development of Westside residents                                   | Vine City, Ashview Heights and AUC | Quest starting WW II in Winter 2016 | AHA, DPCD, Invest Atlanta, Quest, Friendship Baptist |

| INVEST IN INFRASTRUCTURE            |   |                                   |  |  |
|-------------------------------------|---|-----------------------------------|--|--|
| INITIATIVE                          | DESCRIPTION   | NEIGHBORHOOD AFFECTED             | TIMELINE   | ORGANIZATION/ COA DEPT                           |
| Green Infrastructure Challenge      | Aims to engage the design community to construct innovative, practical GI solutions in the City, foster City and community involvement, and provide environmental improvements and neighborhood enhancements. | Washington Park, Vine City        | Current  | DWM  |
| Vine City and Washington Park Study | A study to set the vision for the area. The update includes a transportation component and talks about the J.E. Lowery corridor   | Vine City & Washington Park       | Initial study was adopted in 2009; updated in Summer 2015 awaiting Atlanta City Council adoption | DPCD-Planning                                    |
| ARC/Amec Study                      | Strategic implementation plan for projects on the Westside. Projects include zoning analysis for BeltLine   | Proctor Creek                     | Current: CoA MOU revised and finalized working on energy efficiency projects in Eco-District     | OoS, ARC, AMEC, Bleakly Advisory Group, BeltLine |
| Infrastructure Bond Projects        | Repair 4 bridges, improve streetscape, upgrade traffic signals; bridge opportunities with GRTA, State & ARC   | All five neighborhoods (Citywide) | Ongoing  | DPW-Infrastructure Bond                          |
| MLK Corridor Improvement            | Project designed to improve the corridor; making it multi-modal; lighting installation; art component   | All five neighborhoods            | To start within the next 18 months   | DPW  |

|                 |   |                       |        |                                      |
|-----------------|---|-----------------------|--------|--------------------------------------|
| CN - Safe Route | Create a safe route (improved lighting, side walks and streetscapes, installation of video surveillance cameras) along Atlanta Student Movement - from Cleophas Johnson Park to M. Agnes Jones Elementary | AUC & Ashview Heights | Jan-18 | AHA, DPCD, Atlanta Police Department |
|-----------------|---|-----------------------|--------|--------------------------------------|

| IMPROVE QUALITY OF LIFE           |  |   |   |   |
|-----------------------------------|--|---|---|---|
| INITIATIVE                        | DESCRIPTION  | NEIGHBORHOOD AFFECTED   | TIMELINE  | ORGANIZATION/ COA DEPT  |
| Proctor Park (may be out of area) | 9.2 acre greenspace and recreational area along Proctor Creek: revive marginalized urban land to create a community destination with green spaces, play spaces, and a trail. Area will be made accessible by a 10 foot multi-use trail which connects to transit stations, and a pedestrian bridge to residential areas. | Proctor Creek   | Current: Awaiting acquisition of 11 outlier parcels in order to draw down fed funds. Hope to have acquisition secured by January 2017 so we can move forward with site design & engineering work in Q1 of 2017. | Office of Sustainability (OoS), Emerald Corridor Foundation, the National Park Service, Trust for Public Land |
| Proctor Creek Planning Commission | Revitalize the area by creating green space and parks, clean water source, possible connections to the Beltline and more   | English Ave, Vine City, Washington Park, and others outside our project purview like Grove Park | Legislation adopted in Full Council on February 1st, 2016; Setting up the planning commission and establishing goals and objectives and a timeline over the next 4 years  | Watershed Management, DPCD, Parks & Recreation, Sustainability, Park Pride & neighborhood organizations       |
| US Army Corps Study               | 3-year, \$3M study of ecological habitat of Proctor Creek Watershed to be conducted by USACE   | Lower Proctor Creek Watershed   | Current: 1st year of study is complete; USACE evaluating feasibility of ~20 potential project sites   | OoS, DWM  |



|   |   |   |   |   |
|---|---|---|---|---|
| AVE EcoDistricts  | EcoDistricts is a national 501(c)(3) organization that helps regenerate urban neighborhoods through a resilience framework. AVE (AUC, Vine City, English Ave) ecodistrict is a target project. Identified priority  | AUC, Vine City, English Avenue, Ashview Hights, Washington Park, Bankhead | initial phase 1 audits on 4 AUC buildings complete, phase 2 to start Jan.); Bicycle infrastructure (3/8 bike share locations permitted, installation in spring); ); Green Space (Boone Park West and Urban Ecology Center - fundraising); initiating formal process for certifying as an Ecodistrict in Jan | OoS, University Commuity Development Corporation, Spelman College, Planning, ARC, AMEC, Southface, AHA, APD, Park Pride, Proctor Creek Stewardship Council, NPU's T, K, L |
| Proctor Creek Watershed Improvement Plan                                | Watershed Improvement Plans (WIPs) are planning documents that focus on individual watersheds to identify potential sources of pollutants and identify projects that are the most cost-effective for mitigating the identified sources. The purpose of this WIP is to identify projects or programs to improve water quality within the Proctor Creek watershed.                              | All Areas   | Completed   | DWM   |
| Rodney Cook Sr Park at Historic Vine City (formerly known as Mims Park) | A 16-acre park that will provide capacity relief to the combined sewer system. The project will have a limited stormwater separation for a 150-acre area surrounding the park. In addition, the capacity relief pond will be designed to seamlessly integrate with the park design allowing for the pond and park to provide a destination point for the community activities and recreation. | Vine City and English Avenue  | Completion December 2017  | DWM, DPR, Trust for Public Land, National Monumnets Foundation  |
| Mattie Freeland Park  | This small, proposed park would institutionalize an unofficial, community-led greenspace. When constructed, it would include a playground, play lawn, pavilion, and other park amenities. Project still pending community input.  | English Avenue  | TBD   | Park Pride, The Conservation Fund, DPR  |

|   |  |  |   |  |
|---|--|--|---|--|
| Boone Park West                                 | This park would link to the Boone Street Green Street and would serve to capture, treat, and infiltrate stormwater from the surrounding neighborhood. Park Pride is currently working closely with the community on Park Visioning, and is nearing a final design that includes a series of rain gardens, trails and park amenities.   | English Avenue, Vine City                              | Planning complete in early 2017; Construction begins in late 2017;  | Park Pride, The Conservation Fund, DPR |
| Boone Boulevard Green Street                    | Construction of a Green Street to provide water quality and capacity relief. The new street will consist of a road diet reducing the number of travel lanes to two lanes with bike lanes on each side of the street between North Ave and Mayson Turner Dr. Streetscape improvements will be installed from North Ave to Joseph E Lowery Blvd.   | English Avenue, Vine City , Hunter Hills, and Bankhead | NTP for Design/ Build Contract imminent. Construction expected to be substantially complete by September 2017 | DWM, Invest Atlanta, DPW               |
| Beltline Westside Trail Community Health Grants | Solicits small and large grant proposals from eligible organizations to develop and offer innovative programs that will support the mission of improving health outcomes in the communities surrounding the Atlanta BeltLine Westside Trail. This grant program is intended to foster collective, collaborative efforts throughout the Westside Trail communities in the interest of synergistically creating the greatest impact and improving quality of life. | Atlanta BeltLine TAD                                   | Current/ongoing   | BeltlinePartnership                    |

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