

July 30, 1969

Miss Marian Morris
Field Operations
Modular Building Program
Urban Systems Development Corporation (USDC)
Crystal Plaza Office Building 1
2001 Jefferson Davis Highway
Arlington, Virginia 22202

Dear Miss Morris:

I am extremely sorry that I did not get to talk with you and Mr. Robert J. Corietta when in Atlanta with Mr. Dan Sweat last week, but am glad to have had the opportunity of talking with you on the phone last Friday.

Pursuant to our telephone conversation I am mailing to you the following material:

- (a) Standard City map of Atlanta
- (b) List of all vacant apartment zoned land in the City
(List prepared by Planning Department in February this year.)
- (c) List of some land sites known to be available for housing.
- (d) Zoning Requirements Summary
- (e) Minutes of Second Annual Meeting, Housing Resources Committee, December 12, 1968.
- (f) Summary - Status of Accelerated Low-income Housing Program, May 15, 1969.

On the City map which I am sending you, I have plotted the locations of the vacant, apartment zoned sites, 10 acres or more in size.

Also I have indicated four tracts of Industrial Zoned land, which might be suitable for your plant site. The first two are vacant and I would think that No. 1 is your best bet. The third tract is predominantly vacant and was only recently rezoned Industrial from Residential.

The fourth site is the J. P. Stevens and Company site (Exposition Cotton Mills) which has ceased operations this year and is now on the market. The entire property consists of

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71 acres, reasonably close in (about 20 acres is in the plant compound which includes about 10 acres of factory buildings; the remainder is factory owned single family residences - about 320 separate structures). The person to contact, if you are interested is Mr. Johnny Baum, P.O. Box 654, Milledgeville, Georgia, Tel. 452-5411.

As for residential property, I referred you last Friday afternoon to Mr. Stanley Ashley of Pope and Carter who has an exclusive on an excellent tract of land on Bolton Road in the North Western part of the City now zoned R-4 and M-1, which apparently has a good chance of being rezoned to A-1 (the zoning classification that is required for town house construction). Mr. Ashley's telephone number is Atlanta, Area Code 404, 522-9491. In my opinion this is one of the best tracts in the City.

The person I told you about last Friday who has an exclusive on a 40 acre tract zoned R-5 in the Western part of the City is Mr. Harry Belfor, Tel. Atlanta, Area Code 404, 524-1335 or 524-2323. This property is served by two large outfall trunk sewers and is being offered at \$5,000.00 per acre. This would be a suitable site for single-family housing or might be rezoned for town houses (A-1). This tract is located in LL 26, 14th District, FF and is indicated on the map I am enclosing.

Other good tracts for single family are located in LL 13 and 25, 14th District, FF. One is zoned R-5 and one R-3. Both are marked on the map I am sending you. Recent attempt was made to rezone the R-5 tract for apartments, but it was unsuccessful.

The smallest lot under current zoning in Atlanta for new lots for single family houses is R-5 (7,500 sq. ft.) I advocate a smaller lot (5,000 sq. ft.) for low-income housing. I believe this could be accomplished, if seriously proposed for a special development on a particular tract of land.

I hope that you will be able to find in Atlanta, suitable tracts to meet your requirements. If I can be of further service to you, please call on me.

Sincerely,

Malcolm D. Jones
Housing Coordinator

MDJ/mc
Encls: As Listed
cc: Mr. Dan E. Sweat, Jr. ✓