

for sale
in Atlanta

ON A COMPETITIVE PROPOSAL BASIS

***FEDERAL SURPLUS LAND FOR
CRITICAL URBAN NEEDS*** in

THE THOMASVILLE URBAN REDEVELOPMENT AREA

proposals will be opened
september 5, 1968 at 10:00 A.M.

Atlanta Housing Authority
824 Hurt Building
Atlanta, Georgia 30303

Proposals will be opened
September 5, 1968 at 10:00 A.M.

THE THOMASVILLE URBAN REDEVELOPMENT AREA

**FEDERAL SURPLUS LAND FOR
CRITICAL URBAN NEEDS**

ON A COMPETITIVE PROPOSAL BASIS

**for sale
in Atlanta**

**URBAN REDEVELOPMENT PROTECTS
THE FUTURE OF YOUR INVESTMENT**

In any Urban Redevelopment area, no proposal can receive consideration that contemplates an unpermitted use. This assures good neighbors and permanence of values. All proposals must include a statement by the redeveloper showing financial responsibility and capability to successfully complete the proposed improvements set forth in preliminary drawings and a narrative description. These are carefully considered before a determination is made as to which proposal is to be accepted. The agency will accept such proposals, if any, as it deems to be in the public interest and in furtherance of the purposes of the Georgia Redevelopment Law.

The following criteria will be used in evaluating each proposal:

- The excellence of the site plan for the development of the land particularly as it relates to the creation of optimum living environment.
- The excellence of the architectural design and the quality of the proposed construction.
- The financial responsibility and demonstrated capability of the Redeveloper.
- The manner in which the proposed development meets the goals and objectives as set forth in Section 6 of the Invitation for Proposals issued by the Atlanta Housing Authority on June 10, 1968.
- The relationship between the rentals to be charged and the number of rooms per unit, size of rooms, and other amenities to be provided by the Redeveloper.
- Acceptability of the proposed public facility sites to the agencies involved in their development.

BROKERS PROTECTED

Ask about tracts in other Atlanta Urban Redevelopment Areas

Atlanta Housing Authority
824 Hurt Building
Atlanta, Georgia 30303
404 / 523-6074

A FEW FACTS ABOUT THE CITY OF ATLANTA



**A FEW FACTS ABOUT THE THOMASVILLE URBAN
REDEVELOPMENT AREA AND FEDERAL SURPLUS LAND**

LOCATION: In Southeast Atlanta, 4 miles from the Center of the City, just Southeast of the Atlanta Federal Penitentiary.

SIZE: This development competition area includes two tracts totalling approximately 96 acres.

DESIGN: The object of this development is an economically and socially balanced residential complex as an integral part of the surrounding community, with major emphasis placed on housing for a cross-section of the social and economic groups of Atlanta. A substantial portion of the housing (not less than 300 dwelling units) must be developed under a program which will assure its availability to families of the lowest income group. This design is to include:

- Housing
- Education
- Streets & utilities
- Recreation
- Commerce

ZONING: The tracts will be rezoned by the Authority to conform to the winning proposal.

PRICE: A fixed price of \$7,650.00 per acre (17,562¢ per sq. ft.) has been established for the residential and commercial land. The area is to be computed by a registered Surveyor. The maximum land value acceptable to FHA for areas used for 221(d)(3) housing is \$4,500.00 per acre.

TERMS: Developer must buy the entire property designated in his plan for residential and commercial use. Land for streets, utilities, schools, parks, and the expressway will be acquired and developed by others.

Partial take down of land may be arranged provided substantial housing areas are developed prior to development of the shopping area or areas. All land must be purchased within 24 months subject to commitment by FHA.

Proposals are to be submitted for the design of the entire area and the construction of the residential and commercial developments. The development of the Federal Surplus land contained in this invitation provides an opportunity to meet some of the most urgent needs of the City of Atlanta: Housing, Education, Recreation, Employment, and other public services.

Excellence of plan, quality of design and construction, and the manner in which the developer will meet social and economic goals will be major factors in evaluating proposals.

PROPOSALS ARE NOT COMPLICATED. The Atlanta Housing Authority will gladly answer questions concerning the method of making your proposal.

Proposals are to be opened in the office of the Atlanta Housing Authority on September 5, 1968, at 10:00 AM.

If an acceptable proposal is not received, the Authority will continue to receive proposals and to open them as received for a period of six months, or until a proposal has been approved by the Commissioners of the Authority, whichever shall first occur. Proposal forms, survey plats, and complete details are available from the Atlanta Housing Authority.

POPULATION: Estimated 1967 metropolitan Atlanta (5 county area) 1,242,000. Atlanta acquires a new citizen every 16.95 minutes.

EMPLOYMENT: Each year since 1961, the area has added an average of 25,000 wage and salary jobs.

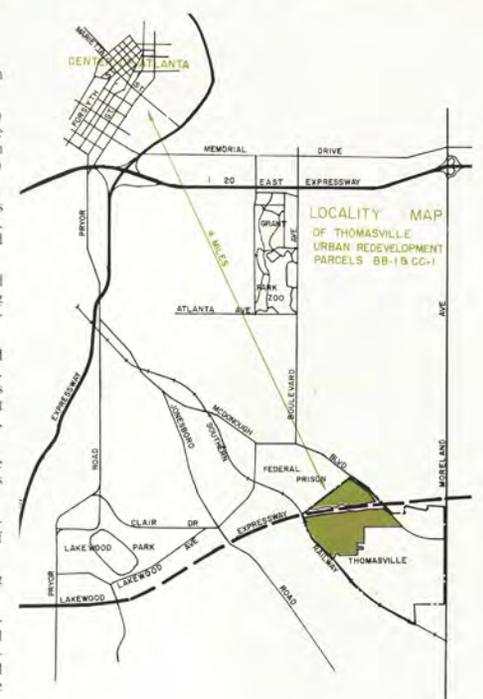
MANUFACTURING: Atlanta is the undisputed industrial center of the South. Some 1,500 manufacturers produce more than 3,500 commodities in Atlanta.

CONSTRUCTION: Remains strong in both commercial and residential fields. Apartment construction has been particularly heavy.

BUILDING PERMITS: Atlanta is growing at a record rate, and building permits for last year totalled \$167 million. This surpassed the \$150 million in building permit values for the 12 months in 1964 . . . a record year. Atlanta's building boom has kept the annual figures at about \$100 million for over half of the decade.

FINANCE: 44 commercial banks, ten of which are national banks, are located in metropolitan Atlanta. Headquarters for Sixth Federal Reserve District, Atlanta ranks ninth in the nation in bank clearings.

THE COMMUNITY: Atlanta is a city of beautiful homes, rolling terrain, scattered and dense stands of trees. A moderate climate permits year round outdoor activity. Atlanta offers almost 5,000 acres of public parks and playgrounds; 11 major colleges, 20 general and 10 special hospitals, and more than 700 churches of every creed and denomination. In addition to a thriving downtown business district, there are more than 60 suburban shopping centers. Atlanta boasts a new \$18,000,000 major league sports stadium and a new \$9 million auditorium-convention center. Nearing completion is a \$8.1 million arts center.





**A DEVELOPMENT
COMPETITION IN THE
THOMASVILLE URBAN
REDEVELOPMENT PROJECT
GA. - R - 22**

This offering invites your proposal for the purchase and development of Parcels BB-1 and CC-1 in the Thomasville Urban Redevelopment Area. These two parcels represent approximately 96 acres of Federal Surplus land made available for the development of an economically and socially balanced residential complex as an integral part of the surrounding community. The area is currently surrounded by predominantly residential uses on the north, south and east. To the west is the Atlanta Federal Penitentiary, which will be adequately buffered from this area. To the north is a private apartment complex and single family residences. To the east, in the Thomasville Urban Redevelopment Project, are 350 single family dwellings, a park, a proposed elementary school, a 10.2 acre shopping center, and 350 units of public housing under construction. To the south is a single family residential neighborhood, an elementary school, and the South View Cemetery separated from this area by a railroad right-of-way.

This competition involves the design of an entire community which includes:

HOUSING: A major goal of this development is to provide housing for a cross section of the social and economic groups of Atlanta. A substantial portion of the housing (not less than 300 dwelling units) must be developed under a program which will assure its availability to families of the lowest income group. Building types should be varied and may include dwelling units from efficiency apartments for the elderly to five bedroom units for large families.

EDUCATION: The developer will be required to designate land in the area to be acquired and developed by the Atlanta Board of Education for two primary schools and a middle school.

RECREATION: The redeveloper will be required to designate usable land in the area to be acquired and developed by the City of Atlanta for the expansion of an existing park.

COMMERCE: The redeveloper will be permitted to designate and acquire land on which a small retail commercial area will be developed to serve the residents and the surrounding community.

STREETS AND UTILITIES: Public streets and utilities designated in the Redevelopment Plan will be installed at no expense to the developer.

We invite you to study this brochure which gives a brief description of the property, terms of sale and other data. Further details and information are quickly and readily available from the Atlanta Housing Authority.

The maximum land values acceptable to F.H.A. for areas used for 221 (d)(s) housing is \$4,500.00 per acre subject to outstanding underwriting instructions and will represent the fair value of land for use in cost certification, when required.

Scale: 1" = approx. 400'

an opportunity to design and develop a 96 acre neighborhood