

The Proposal must include a comprehensive development design of the entire tract. Redeveloper must designate the residential and commercial areas to be developed and submit with the Proposal its plans for the purchase and development of these areas in accordance with the terms and conditions of this Invitation and the proposed Agreement for Disposition of Land, and all other Disposition Documents. Redeveloper must also designate the areas within the tract to be devoted to education, recreation, and streets and utilities in accordance with the terms and conditions of this Invitation and the Disposition Documents. The result must be a Proposal for an economically and socially balanced residential and commercial complex which will blend well with the surrounding community.

**The development design must provide specifically for the following:**

**HOUSING:** Though the object is to serve a cross-section of social and economic groups, the Redeveloper will be required to develop a substantial portion (at least 300 units) of the housing to units for families of the lowest income group. Building types should be varied and include one to five bedroom units.

**EDUCATION:** The developer will be required to designate land in the area which will be acquired and developed by the Atlanta Board of Education for the following education facilities:

- a. Two Primary School sites of three (3) usable acres each located on either side of the expressway.
- b. A Middle School of at least eighteen (18) acres of usable land. This school may be reduced in size to twelve (12) acres if it is located adjacent to the park.

**RECREATION:** The developer will be required to designate at least six (6) acres of usable land, which will be acquired by the Atlanta Parks Department, for the expansion of the existing park into a Neighborhood Park.

**COMMERCE:** The redeveloper may designate and acquire and develop a retail commercial area(s) not to exceed six (6) acres of land primarily to serve the residents of the tract here under consideration.

As provided in the attached Agreement for Disposition of Land this retail and commercial area will not be conveyed to the Redeveloper until construction of a substantial number of housing units has been commenced, as more specifically designated in the Redeveloper's Proposal.

**STREETS AND UTILITIES:** The land designated in the Redeveloper's Proposal for public streets which conform to the standards of the City of Atlanta, will be acquired by others at no expense to the Redeveloper. Street improvements including paving, sidewalks, and storm drainage and public utilities including water and sanitary sewers will be installed within acceptable public rights-of-way at no expense to the Redeveloper.

**The above is SECTION 6 of the INVITATION FOR PROPOSALS  
issued by the Atlanta Housing Authority on June 10, 1968.**