

Mr. Sweat

December 6, 1968

MEMORANDUM

TO: Mayor Ivan Allen, Jr.

This is to inform you of the current situation pertaining to the proposed rezoning from M-1 to A-1 of the 51-acre Browntown Road site for a 450 unit Turnkey development (to include an elementary school in the area).

Action was deferred by the Zoning Committee on November 16, 1967, until after July 1, 1968, in order for essential Community Facilities to be provided for (actual and planned) by the responsible Departments. In view of the impending School Bond issue, further consideration by the Zoning Committee was not requested or taken until yesterday when the matter was discussed informally with the Committee, following the regular Zoning agenda. No action was taken by the Zoning Committee on the petition.

In preparation for this discussion, the Promoters and Developers appeared before the Zoning Committee and placed in the hands of each member of the Committee a brochure, similar to the attached, containing copies of the following, all of which are favorable:

- a. A letter By Dan Sweat written May 14, 1968, pointing out need for the project and the status of improvements that had then been made.
- b. Current factual letteres (this week) from the Construction, School and Parks Departments specifying improvements which have been made and those planned for the general area in the foreseeable future.
- c. Letter from the Housing Resources Committee explaining approved plans of the Butler Street YMCA project which will provide every substantial Community Facilities for the general area, to supplement those provided by the City.

Cecil Alexander appeared personally before the Zoning Committee yesterday, representing the Housing Resources Committee, pointing out the need for and endorsing the proposed project.

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The estimated development period for this project is three years.

Mrs. Odessa Hill (resident in the 221 Lincoln Homes subdivision) and Alderman Q. V. Williamson appeared before the Committee and opposed the project.

This project has been in the mill nearly two years. The developer is getting discouraged and informed me yesterday that his option will soon expire and he is not in position to get it further renewed.

This is a good project, in a logical location and is badly needed by the City in the low-income housing program. The site has been approved by both the Housing Authority and HUD and has been favorably recommended by the Planning Department and the Joint Planning Board. Considerable progress has already been made in improving Community Facilities in the general area and additional substantial improvements are planned and projected.

This general area has probably received more attention, effort and financing within the past year than almost any other comparable area in the City within the same period of time. It would be most unfortunate if this project is denied now, because of the persistent and apparently now unwarranted protests of only a very few objectors.

The Butler Street YMCA project in the same general area, which was also deferred on November 16, 1967, was subsequently approved without another Public Hearing. I would hope that this could be handled similarly.

Respectfully,

Malcolm D. Jones
Housing Coordinator

MDJ/mc

Encl: Brochure