

Human Development

To respond to opportunity, opportunity must exist. For many Americans the lack of opportunity has been an awesome reality. Economic development of our depressed areas and natural resources is important; development of our people is mandatory.

Thiokol has grown in depth of knowledge and experience through

early commitment of our total Corporate resources to America's socioeconomic struggle. Through an innovative social engineering system, Thiokol helps convert the unemployed to motivated taxpayers with a future. Our nation's growth will be greater tomorrow by creating employment today.

Robert L. Marquardt

Robert L. Marquardt
Vice President
Economic Development
Operations
Thiokol Chemical
Corporation



Skills Training, Education, and Area Development

Program experience demonstrates Thiokol's unique capabilities



Training and Education

Thiokol training programs are, for the most part, job placement-oriented. In some instances, such as the tenant management training program in Gulfport, Mississippi, jobs are not the end result. But regardless of the objective, all Thiokol training is based on the following principles:

1. Every trainee has individual capabilities and learning rates.
2. Each training program has unique objectives, trainee population, and organization structure.
3. Each training program is a complete system since it is an assembly of people and materials unified to meet a common goal.

Programs, designed and conducted by application of systems analysis, provide individualized instruction leading to specific objectives and involving all components of the EDO training concept.



Area Development

Thiokol's successful systems management experience gained by Thiokol as a leading aerospace systems producer gives the company an unmatched capability to define and help solve local, state, national, and even inter-

national socio-economic problems. The EDO technique of total area development includes:

1. A thorough systems analysis of the community or area to be developed or redeveloped.
2. Preparation of a detailed technical plan outlining the tasks required to achieve the objectives of the program.
3. Implementation and operation of the program.

Emphasis is placed by the company on industrial plant location, including product market analysis and housing and recreation development. Complete training programs offered in this total development concept include curriculum development, housing occupancy, basic educational, vocational, and social skills training.

Necessary rapport also is established with other private companies, and with local and federal governmental agencies to coordinate efforts needed to solve problems.



Educational Products

Because of the growing general need for vocational and basic educational materials, EDO established its Educational Products organization. It is staffed by curriculum experts from many academic and technical disciplines. These highly qualified educators have experience in both traditional and unusual training-education situations. The Educational Products facility, located in Ogden, Utah, produces educational material for use in Thiokol programs and for distribution through publishers and other marketing firms.



Training and Education

The Components

Basic Education

Basic education must impart to trainees the academic skills required for successful job training and placement. The content of Thiokol basic education courses is geared to individual vocational courses. Both remedial and advanced courses are offered, dependent on the needs of the trainees. Courses currently being conducted in the various programs include reading, mathematics, communication skills, personal development, high school equivalency (GED), and driver education.

Vocational Training

Thiokol vocational training prepares trainees for entry level positions within a cluster of job skills. Specific courses offered in each of Thiokol's many programs are based on the projected manpower needs in those fields for the following ten years.

Specific job positions provide the basis for organization and operation of the vocational training course. As a contingency, "step-off" achievement levels are built into each course to facilitate placement of trainees who do not complete the program. Individualized courses currently being offered in the various company programs include electronics assembly, welding, surveying, hospital services, clerical, baking, meatcutting, cooking, farm equipment operation, sheet metal processing, refrigeration, air conditioning, plastics patternmaking, plastics molding, plastics reinforcement, machine shop operation, and automotive services.

Counseling and Social Skills

Counseling and social skills development are vital components of Thiokol training. Acceptable behaviors are reinforced and the new attitudes and perceptions required for a well-adjusted life are developed. Group counseling techniques are used to allow trainees to test their views and behaviors and to receive critical reaction or support from their peers. Where the need exists, individual counseling procedures are implemented.

Techniques utilized include the use of role playing and simulation games

and problem-solving situations to provide trainees with models of real life experiences.

On-The-Job Training

In addition to the vocational training component, EDO also can offer training in actual job situations. Thiokol training emphasis is given by demonstration, application, and practice. On-the-job training available includes such positions as cabinet assembler, medical assistant, machine shop operator, teaching aide, metals and welding technician, offset press operator, air conditioning and refrigeration technician.

Home Management Skills

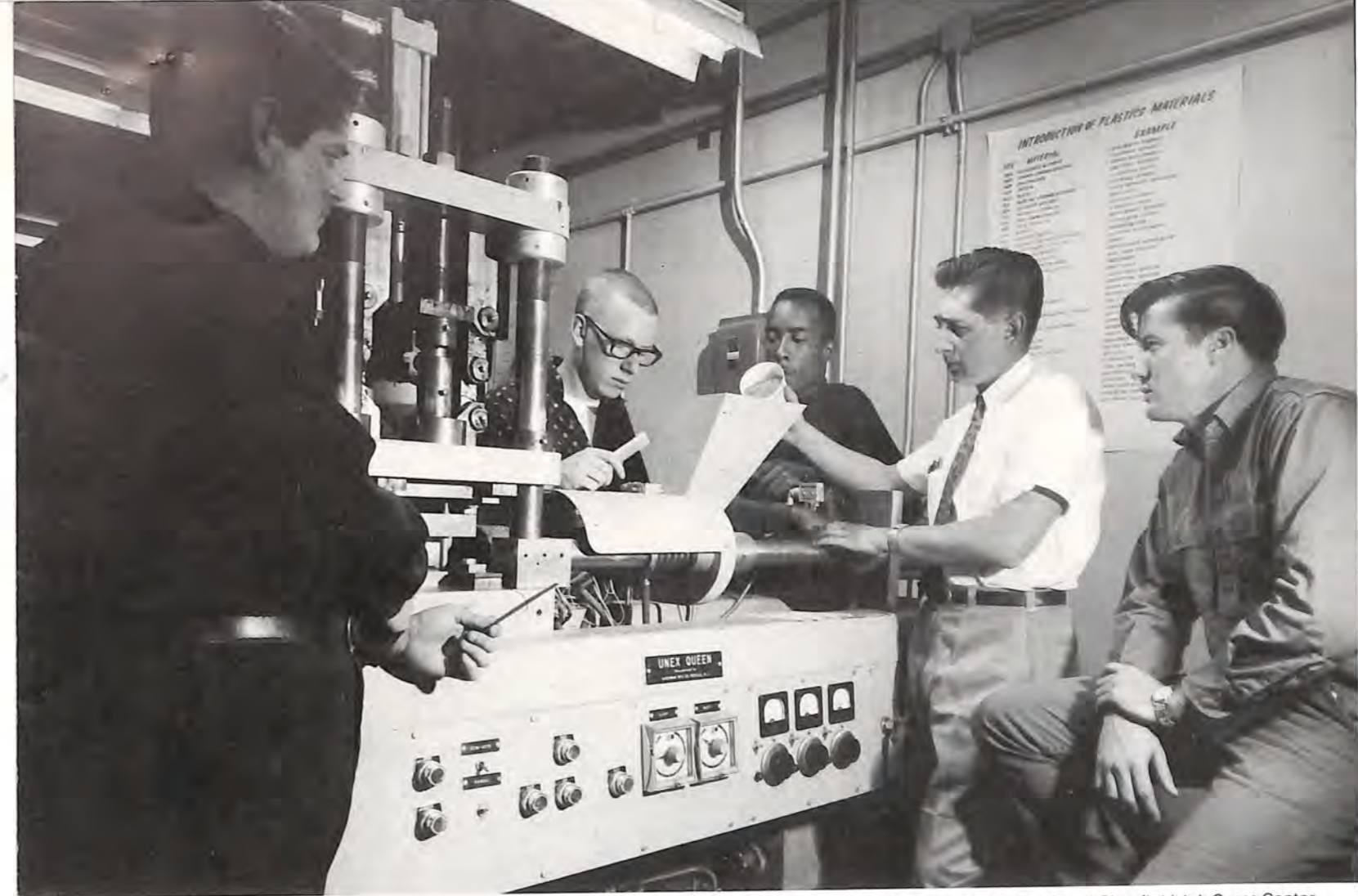
Thiokol trains entire families in the procedures and skills needed to maintain a home. Subjects taught include maintenance, housekeeping, landscaping, budgeting, and purchasing. This content provides instruction for individuals and families experiencing life in a new home for the first time. Additional remedial and enrichment courses also are offered those trainees having a need or interest in a particular subject.

Placement

Several thousand graduates of Thiokol programs, have been placed in jobs related to their training. Many others have gone back to high school or college; or have entered the armed services, for which they had not been educationally qualified before training.

Thiokol is placing more than 250 men and women in productive jobs each month through its program graduations and the operation of its job placement centers.

Curricula and objectives of each Thiokol vocational training program have been prepared to conform to the job descriptions found in the Department of Labor **Dictionary of Occupational Titles**. Graduation requirements meet these descriptions, assuring jobs to those who successfully complete the training.



Plastics forming instruction at Clearfield Job Corps Center.

Clearfield Job Corps Urban Center

Clearfield, Utah

The Clearfield Job Corps Urban Center provides a residential program of total training for economically disadvantaged young men 16-1/2 to 21 years of age. The Operation was established April 1, 1966. Current trainee enrollment at Clearfield is 1,350, 200 of whom are designated as students of the Advanced Corpsman Institute for Para-Professional Training.

Academic, basic education, classes are geared to the vocational training

entry level of each individual and include reading, mathematics, personal development, language arts, and driver education. Each corpsman is assigned to a dormitory with 31 other corpsmen and a resident counselor. There he receives group and individualized counseling. Avocational activities are conducted during weekdays after classwork and on weekends and holidays.

The average corpsman is enrolled at the Center for a period of eight to ten months. While there, he earns \$30 a month. The federal government sets aside an additional \$50 a month to provide the corpsman an adjustment allowance between the time he completes his training and until he earns his first regular paycheck.

More than 2,500 former unemployables have completed the program and have taken jobs, gone back to high school, or gone into the armed forces. Many also have gone on to college enrollment.

During the first two years of operation, more than 50 enrollees graduated

from high school while at the Center. More than 300 earned GED certificates and 200 enrolled in college.

VOCATIONAL CLUSTERS

Automotive—Automotive and small engine repair and maintenance.

Plastics—Courses in plastics molding, reinforcement, and patternmaking.

Food Services—Complete meatcutting, baking, and cooking skills training.

Metals and Welding—Training in gas, arc, and tungsten inert gas welding techniques.

Medical—Personal health, sanitation and safety, first aid, and hospital attendant training.

Agriculture—Training in farm equipment operation and maintenance; farm landscaping, construction, and maintenance; and livestock farm hand.

Air Conditioning/Refrigeration—Sheet metal, refrigeration, and air conditioning skills training.



Trainees get practical experience as para-professional teachers, counselors and recreational assistants.



Counter clockwise: Newly arrived student, and family, gets first meal at Center. Student governing body discusses student projects. Trainees learn welding, other trades.

Advanced Corpsman Institute for Para-Professional Training

A need for well-trained para-professional recreation, teaching, and counseling assistants became evident early in the Clearfield Job Corps Program. This need, found to exist also throughout the education industry, led directly to establishment of the Clearfield Advanced Corpsman Institute for Para-Professional Training.

Teaching Technique

Thiokol's systems analysis technique couples social skills development with job-related skills training. Trainees are challenged to develop their potential by systematically looking inward, assessing their aspirations and goals, and experimenting with new behaviors. Simulated interpersonal confronta-

tions typical of real-life situations force the trainees to react. These reactions then are reviewed for their effectiveness in coping with the situation. New reactions and patterns of behavior are explored and practiced. Thus, enrollees are involved in training that emphasizes creative ways of solving problems. This small, group-oriented program provides a supportive atmosphere in which both social skills exposure and theory are integrated.

Such training techniques as micro-teaching, closed circuit television, and role playing are introduced to the Institute trainees. On-the-job exposure also offers them the opportunity to practice their newly developed skills in public school classrooms and in other work situations. Awareness of self, concern for others, and helping others learn to develop their own potential are all focal points of the training.

Placement

Several hundred corpsmen have completed the para-professional training

at the Clearfield Job Corps Center. Approximately sixty-five percent of these young men graduated with high school diplomas or general equivalency certificates. Twenty percent of the graduates have gone on to college, while another fifteen percent complete military obligations before resuming social services careers.

Graduates from Thiokol's Institute have been placed as counseling, personnel, teaching, and recreation aides in Job Corps, Peace Corps, VISTA programs, and in other projects and programs sponsored by the Office of Economic Opportunity. They also have accepted employment with the Utah State Employment Commission, the Washington State Social Services Office, the New York State Board of Education, Thiokol's GATE House (Job Corps placement office), the Dallas and St. Louis Employment Security Offices, the Seattle Public Schools, the Newark Public School System, the Bellevue Mental Hospital in New York (children's recreational therapy), and the Juvenile Detention Office in New York City.

Roswell Employment Training Center

Roswell, New Mexico

Program Concept

A lack of vocational and social skills has prevented many American Indians from attaining proper levels of productivity and social standing. Their training and adjustment from inadequate or primitive housing and a state of unemployment to permanent employability is the basic goal at the Roswell Employment Training Center, where the training period averages nine months. Normally more than 500 trainees are enrolled continually.

An outstanding feature is the moving of total families for the first time from the hogan, pueblo, or igloo to a single family house on the Center following training in how to occupy and maintain a home.

The Center provides vocational, related basic educational, home living and social skills training to volunteer single adults and entire families from all the nation's Indian tribes. As many as 37 such tribes from a dozen states have been represented there. Well equipped nurseries and structured training are included for pre-school age children.

Training Clusters

The vocational training classes, supported by extensive classroom work in the related basic educational subjects, include automobile mechanics, welding, electronics assembly, clerical duties, surveying, high school GED, driver training, nursing, and personal development.



Peace Corps volunteer surveying for new farm road in Iran. Photo: Peace Corps

Peace Corps Training Programs

Thiokol's highly successful Peace Corps training prepares volunteer trainees to live and work effectively in other cultures. Volunteers have been trained for service in Iran and Libya.

The Thiokol training creates immediate and sustained trainee involvement, presents highly individualized instruction, gives the trainee the responsibility for his own learning, and provides him with an underlying methodology that serves to help relate and interrelate all aspects of training.

Language training is based on an audio-lingual technique that also includes role playing, situational exercises, and cultural simulation. Many of the geographical region and cross-cultural studies also consist of role

playing and situational exercises. In addition, the studies include group discussions or problem solving activities involving the role, requirements, expectations, and problems of the Peace Corps volunteer in his job, his assigned country, and community.

Training takes place in small group settings where learning is creative and participative. Interaction, self-analysis, evaluation of experiences, and problem solving behaviors of the group all stress the importance of each member's role as a resource. Each member compares his reaction to various experiences with the reactions of others of the group. He also gauges his understanding of material and concepts, ideas, and opinions with those of the other members.

Thiokol Texas, Inc.

San Antonio, Texas

President's Test Program

Thiokol joined the President's Test program to provide manpower training and new jobs for the hard core unemployed of San Antonio, Texas. This was one of the five "target" cities chosen to pilot-test the program that would provide jobs for individuals economically handicapped by inadequate education or other problems. Thiokol responded by acquiring two San Antonio businesses, Tex-Wood Cabinet Company and Empress Brick Company, with which to establish its training-employment operation.

Thiokol Texas produces kitchen cabinets and manufactures decorative ceramic tile. The two operations have been relocated at a single 3-1/2 acre plant site, where training and production efforts are proceeding.

Training the Hard Core Unemployed

At least 100 new jobs are being created at Thiokol Texas, Inc.

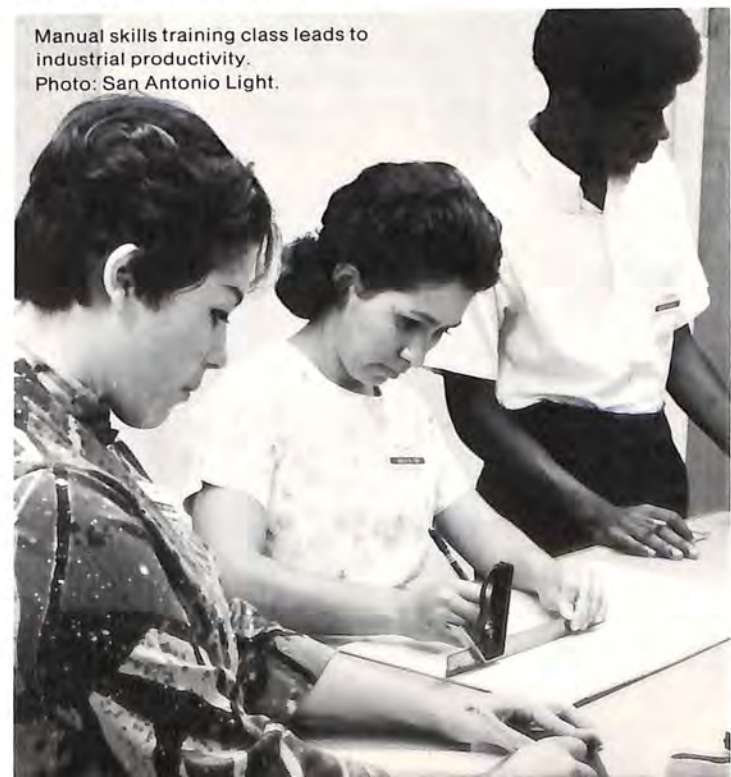
The first phase of training is designed to build self-confidence. Trainees are taught to think positively and as winners, attitudes completely foreign to most. In directed group seminars, the trainees discuss their thoughts, expectations, and fears. They define for themselves the meaning of success.

Language laboratories equipped with audio tape recorders improve the reading and speaking abilities of the trainees, many of whom speak mostly Spanish.

Basic job skills training is designed to build further confidence. Trainees visualize, verbalize, and apply what they have learned during the lesson.

Training for Other Companies

The Center also will design and conduct similar training programs for other companies and government agencies.



Manual skills training class leads to industrial productivity. Photo: San Antonio Light.



Thiokol's Operation Turnkey trains disadvantaged in normal living arts and home making.

Thiokol Gulfport Tenant Management Training

Gulfport, Mississippi

Scope of Program

Thiokol initiated this first-of-kind training and research project to help the U.S. Department of Housing and Urban Development in a program designed to assist lower income families become successful homeowners. Many such families now occupy homes in Gulfport and have lease purchase rights to these structures.

The objective of the training program is to provide tenants with the organizational and social skills needed to maintain the housing. Intensive pre-occupancy and occupancy training designed to meet specific needs of the homeowners includes counseling, budgeting, and financial management. This training increases the likelihood of later successful homeownership. Thiokol research from this pilot program will enable HUD to institute similar training throughout the country.

Homeowner Association

A Homeowner Association organization will be organized during the Thiokol training to stress self-government of the tenants of housing development as a significant phase of the program.



Area Development

The back cover of this booklet locates Thiokol's current operations and service locations, devoted to aerospace, chemical, industrial, and economic development operations. Its Corporate Headquarters are in Bristol, Pennsylvania. Due to remote locales of some of the plant sites, it was necessary to utilize systems engineering techniques in area development.

An example is Thiokol's Wasatch Division (capital assets exceeding \$100,000,000) located 30 miles west of Brigham City, Utah, in valleys of the Promontory Mountains and Blue Springs Hills. Complete area development required techniques identical to those needed in urban area development. These include buildings, roads, power transmission systems, potable water supplies, air quality, waste water treatment and renovation, disposal of solid wastes and garbage, neutralization of chemical and other industrial wastes, sanitation, health, and safety measures.



Computer Technology

Advanced computer programs and computer capability facilitate the effectiveness and efficiency of every training, research, business, and technical service operation under EDO. Student accountability and progress data are retrievable on a daily basis. Statistical programs provide rapidly analyzed data to aid in behavioral research and training evaluation. Employee payroll, accounting, inventory, and other business operations assist management in every department.

Computer systems, including the IBM System/350 Model 50, that meet the needs of varied organizations, expand the capability offered to our customers. These computerized services and numerous others are available and are recommended because of proven value in design, implementation, and evaluation of any EDO service.

Environmental Research

Thiokol conducts research in material and method systems technology to provide low-cost housing meeting essential health and safety standards. This technology includes the important housing-related social concerns of lower-income families. Studies of possible structural systems utilizing native resources for remote area housing for Indians and Eskimos are being conducted.

Thiokol also is participating in research studies to develop improved equipment and systems necessary to meet the requirements of federal, state, and local governments in the correction of sanitation and health deficiencies resulting from water and air pollution.

Primarily, Thiokol promotes the development and utilization of improved equipment, more effective chemicals, and a complete systems approach in

changes necessary to provide a clean America.

Economic Development

Thiokol's direct approach to solving socioeconomic problems and utilizing systems techniques in area development has been successful in stimulating economic development in both urban and rural areas of persistent unemployment. An experienced Thiokol team works cooperatively with governmental agencies and community groups in conducting market research, natural resource studies, transportation studies, financial and training studies, organizational surveys, and schedules for implementation.

Model Cities Planning

Economic Development Operations is consulting with the various levels of federal, state, and local governments in the application of systems management and computerized techniques in Model Cities planning programs. The broad aims and objectives of the Model Cities program are:

1. Rebuild or revitalize large slums and blighted areas.
2. Expand housing, job, and income opportunities.
3. Reduce dependency on welfare payments.
4. Improve educational facilities and programs.
5. Combat disease and ill health.
6. Reduce incidence of crime and delinquency.
7. Enhance recreational and cultural opportunities.
8. Establish better access between homes and jobs.
9. Generally improve living conditions for people who live in such areas.

Customers of EDO

Bureau of Indian Affairs
Dept. of Commerce
Dept. of Labor
Dept. of Health, Education, and Welfare
Housing and Urban Development
Office of Economic Opportunity
State and Municipal Governments
Governments Abroad
Other Industries



Educational Products

Curriculum Development

Curricula and related teaching materials developed by EDO and formulated through the systems approach emphasize and utilize the latest learning theories and technology. Any of the following services can be provided by Thiokol:

- Task analysis to determine curriculum content.
- Curriculum outlines.
- Linear programs.
- Training kits.
- Models.
- Audio-visual materials designed for specific applications.
- In-service instruction training programs and curriculum implementation.

All curriculum materials developed by the Educational Products organization are field tested and validated in one or more of Thiokol's training programs.

Social Skills Development Kit

Through its training experience, Thiokol has learned that the major problems of the disadvantaged are their inappropriate and ineffective work behaviors. Prior to training, the majority of the enrollees had histories of failure and lacked self-confidence and the effective means of dealing with job related problems.

Thiokol applied the principles of group problem solving to the dilemma

of chronic unemployment. Trainees were placed in group situations where they tested new behaviors, received immediate critical reaction or support from their peers, and planned for needed change.

Early successes led to the incorporation of a social skills development concept in all of Thiokol's training programs. The resultant increases in successful training and placement prompted Thiokol to offer the Social Skills Development Kit to other companies engaged in training the hard core for employment.



The Kit consists of a complete series of exercises, games, and simulation materials designed to provide hard core unemployed trainees with the desirable behaviors, and social skills needed to stay on a job. The Kit contains complete trainer direction, teaching aids, and trainee materials needed to support a forty hour learning laboratory for fifteen trainees. Each exercise is written explicitly to assist the trainer, even those having only marginal experience in leading group discussion, in conducting the course.

The course outline covers the following major topics:

- Trainee Orientation
- Basic Work Habits
- Interpersonal Skills
- Communication Skills
- Problem Solving
- Goal Setting

Punctuality, attendance, and personal appearance are also stressed. Trainees are taught to gain and accept responsibility, to communicate and listen with understanding, to take pride in personal habits, to look positively at supervisory relationships, and to develop a pattern of overall success at work, at home, and in the community.



Audio-Visual Instructional Programs

Varying educational levels are inherent in student populations of all training programs. This fact necessitates great emphasis on audio-visual techniques for use in individualized instruction. Although used extensively, each media is researched completely for specific student impact and program applicability.

The highly experienced staff of EDO media specialists ensures proper use of audio-visual techniques, which include 16mm motion pictures, 8mm and 16mm sound and silent continuous loop single topic films, 35mm slide and film strips, programmed instructional material, overhead transparencies, audio tapes, and electrical transcriptions.

Complete photographic, illustrative, and sound reproduction facilities are available at EDO, where each phase of development is carried to the "master copy" level. Reproduction of additional copies normally is subcontracted to established companies.

Many trainers feel that vocational programs should utilize the actual hardware applicable to the desired skill position. Although sound, this concept is not always practical since actual equipment, besides being expensive, is not always the most effective way to demonstrate operational concepts and principles.

Working models of equipment that have proven to be highly effective in instructional situations have been developed by Thiokol. These devices, fabricated of transparent materials, allow students to see parts relationship, sequence of operation, and flow of raw materials.

Economic Development Operations

The world of people is part of the Widening World of Thiokol



THE WIDENING WORLD OF THIOKOL

Operations and Service Locations

AEROSPACE

Astro-Met Division
Ogden, Utah 84402

Elkton Division
Elkton Plant
Elkton, Md. 21921

Bristol Plant
Bristol, Pa. 19007

Georgia Division
Woodbine, Ga. 31520

Huntsville Division
Huntsville, Ala. 35807

Longhorn Division
Marshall, Texas 75670

Reaction Motors Division
Denville, N.J. 97834

Wasatch Division
Brigham City, Utah 84302

District Offices
Washington, D.C. 20006
Huntsville, Ala. 35801
Dayton, Ohio 45402
El Segundo, Calif. 90245
Lancaster, Calif. 93534

CHEMICAL

Headquarters—
Trenton, N.J. 08607

Moss Point Plant
Moss Point, Miss. 39563

*Thiokol Chemicals Limited
Coventry, Warwickshire,
England

*Thiokol Canada Limited
Burlington, Ontario,
Canada

*Thiokol Australia Pty., Ltd.
Sydney, N.S.W., Australia

ECONOMIC DEVELOPMENT

Operation Headquarters
Technical Services
and Educational Products
Ogden, Utah 84402

Clearfield Division
Clearfield, Utah 84015

Roswell Division
Roswell, New Mexico 88201

Thiokol Gulfport
Tenant Management Training
Gulfport, Mississippi 39501

Thiokol Texas, Inc.
San Antonio, Texas 78208

INDUSTRIAL

*The AFA Corporation of Florida
Miami Division
Miami, Florida 33147
Owens Division
Palatine, Illinois 60067

Dawbarn Division
Waynesboro, Virginia 22980

*Delta Corporation
East Granby, Conn. 06026

Dynastar Laboratories
Denville, N.J. 97834

*Humetrics Corporation
Los Angeles, Calif. 90064

Logan Division
Logan, Utah 84321

Panelyte Industrial Division
Trenton, N.J. 08604

CORPORATE
HEADQUARTERS
P.O. Box 27 Bristol, Pa. 19007

WASHINGTON OFFICE
839 17th St. N.W.
Washington, D.C. 20006

Additional information about the Economic Development Operations and its many services can be obtained by contacting: Mr. Bernie R. Diamond, Director, Program Development, Economic Development Operations, Thiokol Chemical Corporation, Post Office Box 1619, Ogden, Utah 84402, Phone: 801/399-1191

*Wholly-owned subsidiary

2-27.

Darr.

you may like
to have this in
connection with
meeting at Atlanta
University ^{Mon} by the
Social Problems panel
of the Housing Resources
Committee.

See second page
where checked this ✓
This has gone out to
all committee members.

Feb 27, '67

Dan

Meeting of Social Problems
Panel of Housing Resources Committee
will meet at 11:00 o'clock
(March 1)
Mond. at Atlanta University.

Cecil would like for you
to attend, if possible. He
will try to be there.

I plan to attend.

Malcolm

C. A. Bacote, Chairman History Department,
Atlanta University

478 Thackeray Pl. S. W.

MEMORANDUM TO: _____

additions to Construction and Design Subcommittees

F. D. Archer, Pres. Building Trades Council
250 Tenth St. N.E.

Henry F. Alexander
2439 Fernleaf Court N.W.

James Moore, President
Atlanta Labor Council
FORM 4-11
250 Tenth St. N.E.

MEMORANDUM TO: ~~Faye Jarlanough~~

Construction & Design

Herman J. Russell
504 Fair St. S.W., 30313

add to Finance

Butler T. Henderson, assistant to Dr. Mayo
Morehouse College

TBJ.

Department of Planning

MEMO

FROM: Collier Gladin DATE: July 25, 1969

TO: Dan Sweat TIME: _____

- For your information
- Please make necessary reply
- Advise status of the attached

Attached for your information is the position paper
on the Residential Manpower Center in Uptown
Atlanta prepared for Buck Benner of OEO.

Telex

WESTERN UNION

Telex

SENDING BLANK



CALL
LETTERS

FJT

6/24/69

CHARGE
10

Mayor's Office, City Hall

Mr. Barry J. Argento
Chief, Program Development Division
Job Corps - OEO
1200 - 19th Street, N. W.
Washington, D. C.

The City of Atlanta welcomes the establishment of Inner-City Residential Manpower Center here. It will serve a critical need for skills training of women from among the disadvantaged. Our cooperation with OEO, Labor and other agencies is pledged.

Ivan Allen, Jr.
Mayor

Send the above message, subject to the terms on back hereof, which are hereby agreed to

PLEASE TYPE OR WRITE PLAINLY WITHIN BORDER—DO NOT FOLD

1269—(R 4-55)

ALL MESSAGES TAKEN BY THIS COMPANY ARE SUBJECT TO THE FOLLOWING TERMS:

To guard against mistakes or delays, the sender of a message should order it repeated, that is, telegraphed back to the originating office for comparison. For this, one-half the unrepeatd message rate is charged in addition. Unless otherwise indicated on its face, this is an unrepeatd message and paid for as such, in consideration whereof it is agreed between the sender of the message and the Telegraph Company as follows:

1. The Telegraph Company shall not be liable for mistakes or delays in the transmission or delivery, or for non-delivery, of any message received for transmission at the unrepeatd message rate beyond the sum of five thousand dollars; nor for mistakes or delays in the transmission or delivery, or for non-delivery, of any message received at the repeated message rate beyond the sum of five thousand dollars, unless specially valued; nor in any case for delays arising from unavoidable interruption in the working of its lines.

2. In any event the Telegraph Company shall not be liable for damages for mistakes or delays in the transmission or delivery, or for the non-delivery, of any message, whether caused by the negligence of its servants or otherwise, beyond the actual loss, not exceeding in any event the sum of five thousand dollars, at which amount the sender of such message represents that the message is valued, unless a greater value is stated in writing by the sender thereof at the time the message is tendered for transmission, and unless the repeated message rate is paid or agreed to be paid and an additional charge equal to one-tenth of one per cent of the amount by which such valuation shall exceed five thousand dollars.

3. The Telegraph Company is hereby made the agent of the sender, without liability, to forward this message over the lines of any other company when necessary to reach its destination.

4. The applicable tariff charges on a message destined to any point in the Continental United States listed in the Telegraph Company's Directory of Stations cover its delivery within the established city or community limits of the destination point. Beyond such limits and to points not listed in the Telegraph Company's Directory of Stations the Telegraph Company does not undertake to make delivery but will endeavor to arrange for delivery by any available means as the agent of the sender, with the understanding that the sender authorizes the collection of any additional charge from the addressee and agrees to pay such additional charge if it is not collected from the addressee.

5. No responsibility attaches to the Telegraph Company concerning messages until the same are accepted at one of its transmitting offices; and if a message is sent to such office by one of the Telegraph Company's messengers, he acts for that purpose as the agent of the sender, except that when the Telegraph Company sends a messenger to pick up a message, the messenger in that instance acts as the agent of the Telegraph Company in accepting the message, the Telegraph Company assuming responsibility from the time of such acceptance.

6. The Telegraph Company will not be liable for damages or statutory penalties when the claim is not presented in writing to the Telegraph Company, (a) within ninety days after the message is filed with the Telegraph Company for transmission in the case of a message between points within the United States (except in the case of an intrastate message in Texas) or between a point in the United States on the one hand and a point in Alaska, Canada, Mexico, or St. Pierre-Miquelon Islands on the other hand, or between a point in the United States and a ship at sea or in the air, (b) within 60 days after the cause of action, if any, shall have accrued in the case of an intrastate message in Texas, and (c) within 180 days after the message is filed with the Telegraph Company for transmission in the case of a message between a point in the United States and a foreign or overseas point other than the points specified above in this paragraph; provided, however, that this condition shall not apply to claims for damages or overcharges within the purview of section 413 of the Communications Act of 1934, as amended.

7. It is agreed that in any action by the Telegraph Company to recover the tolls for any message or messages the prompt and correct transmission and delivery thereof shall be presumed, subject to rebuttal by competent evidence.

8. Special terms governing the transmission of messages according to their classes, as enumerated below, shall apply to messages in each of such respective classes in addition to all the foregoing terms.

9. No employee of the Telegraph Company is authorized to vary the foregoing.

6-54

CLASSES OF SERVICE

DOMESTIC SERVICES

TELEGRAM

The fastest domestic service.

DAY LETTER (DL)

A deferred same-day service, at low rates.

NIGHT LETTER (NL)

Economical overnight service. Accepted up to 2 A. M. for delivery the following morning, at rates lower than the Telegram or Day Letter rates.

INTERNATIONAL SERVICES

FULL RATE (FR)

The fastest overseas service. May be written in code, cipher, or in any language expressed in Roman letters.

LETTER TELEGRAM (LT)

For overnight plain language messages, at half-rate. Minimum charge for 25 words applies.

SHIP RADIOGRAM

For messages to and from ships at sea.

Telefax

WESTERN UNION
SENDING BLANK

Telefax



CALL
LETTERS

FJT

6/24/69

CHARGE
TO

Mayor's Office, City Hall

Mr. Barry J. Argento
Chief, Program Development Division
Job Corps - OEO
1200 - 19th Street, N. W.
Washington, D. C.

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Lebor

Ivan Allen, Jr.
Mayor

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ALL MESSAGES TAKEN BY THIS COMPANY ARE SUBJECT TO THE FOLLOWING TERMS:

To guard against mistakes or delays, the sender of a message should order it repeated, that is, telegraphed back to the originating office for comparison. For this, one-half the unrepeated message rate is charged in addition, unless otherwise indicated on its face, this is an unrepeated message and paid for as such, in consideration whereof it is agreed between the sender of the message and the Telegraph Company as follows:

1. The Telegraph Company shall not be liable for mistakes or delays in the transmission or delivery, or for non-delivery, of any message received for transmission at the increased-message rate beyond the sum of five hundred dollars, nor for mistakes or delays in the transmission or delivery, or for non-delivery, of any message received for transmission at the repeated-message rate beyond the sum of five thousand dollars, unless specially valued; nor in any case for delays arising from unavoidable interruption in the working of its lines.
2. In any event the Telegraph Company shall not be liable for damages for mistakes or delays in the transmission or delivery, or for the non-delivery, of any message, whether caused by the negligence of its servants or otherwise, beyond the actual loss, not exceeding in any event the sum of five thousand dollars, at which amount the sender of each message represents that the message is valued, unless a greater value is stated in writing by the sender thereof at the time the message is tendered for transmission, and unless the repeated-message rate is paid or agreed to be paid (and an additional charge equal to one-fourth of one per cent of the amount by which such valuation shall exceed five thousand dollars).
3. The Telegraph Company is hereby made the agent of the sender, without liability, to forward this message over the lines of any other company when necessary to reach its destination.
4. The applicable tariff charges on a message destined to any point in the continental United States listed in the Telegraph Company's Directory of Stations cover its delivery within the established city or community limits of the destination point. Beyond such limits and to points not listed in the Telegraph Company's Directory of Stations, the Telegraph Company does not undertake to make delivery but will endeavor to arrange for delivery, by any available means as the agent of the sender, with the understanding that the sender authorizes the collection of any additional charge from the addressee and agrees to pay such additional charge if it is not collected from the addressee.
5. No responsibility attaches to the Telegraph Company concerning messages until the same are accepted at one of its transmitting offices; and if a message is sent to such office by one of the Telegraph Company's messengers, he acts for that purpose as the agent of the sender, except that when the Telegraph Company sends a messenger to pick-up a message, the messenger in that instance acts as the agent of the Telegraph Company in accepting the message, the Telegraph Company assuming responsibility from the time of such acceptance.
6. The Telegraph Company will not be liable for damages or statutory penalties when the claim is not presented in writing to the Telegraph Company: (a) within ninety days after the message is filed with the Telegraph Company for transmission in the case of a message between points within the United States (except in the case of an intrastate message in Texas) or between a point in the United States on the one hand and a point in Alaska, Canada, Mexico, or St. Pierre-Miquelon Islands on the other hand, or between a point in the United States and a ship at sea or in the air; (b) within 95 days after the cause of action, if any, shall have accrued in the case of an intrastate message in Texas; and (c) within 180 days after the message is filed with the Telegraph Company for transmission in the case of a message between a point in the United States and a foreign or overseas point other than the points specified above in this paragraph; provided, however, that this condition shall not apply to claims for damages or overcharges within the purview of Section 415 of the Communications Act of 1934, as amended.
7. It is agreed that in any action by the Telegraph Company to recover the tolls for any message or messages the prompt and correct transmission and delivery thereof shall be presumed, subject to rebuttal by competent evidence.
8. Special terms governing the transmission of messages according to their classes, as enumerated below, shall apply to messages in each of such respective classes in addition to all the foregoing terms.
9. No employee of the Telegraph Company is authorized to vary the foregoing.

4-54

CLASSES OF SERVICE

DOMESTIC SERVICES

TELEGRAM

The fastest domestic service.

DAY LETTER (DL)

A deferred same-day service, at low rates.

NIGHT LETTER (NL)

Exponential overnight service accepted up to 2 A. M. for delivery the following morning, at rates lower than the Telegram or Day Letter rates.

INTERNATIONAL SERVICES

FULL RATE (FR)

The fastest overseas service. May be written in code, cipher, or in any language expressed in Roman letters.

LETTER TELEGRAM (LT)

For overnight plain language messages, at half-rate. Minimum charge for 22 words applies.

SHIP RADIOGRAM

For messages to and from ships at sea.

Office of the Mayor

ATLANTA, GEORGIA

ROUTE SLIP

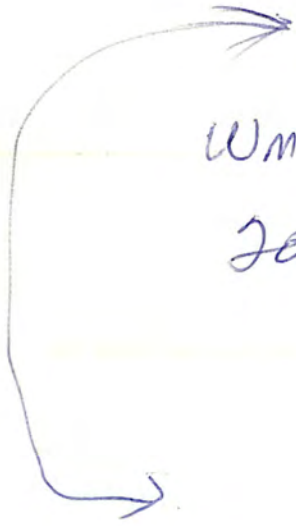
TO: _____

FROM: Dan E. Sweat, Jr.

- For your information
- Please refer to the attached correspondence and make the necessary reply.
- Advise me the status of the attached.

Wm. Mirangoff

202 - 382 - 3966



Office of the Mayor

ATLANTA, GEORGIA

ROUTE SLIP

TO: 

FROM: Dan E. Sweat, Jr.

- For your information
- Please refer to the attached correspondence and make the necessary reply.
- Advise me the status of the attached.

Lt. Benson
755-2288

9:00

Room 346
ATLANTA CABANA

- J. H. Birkenstock
753-4288

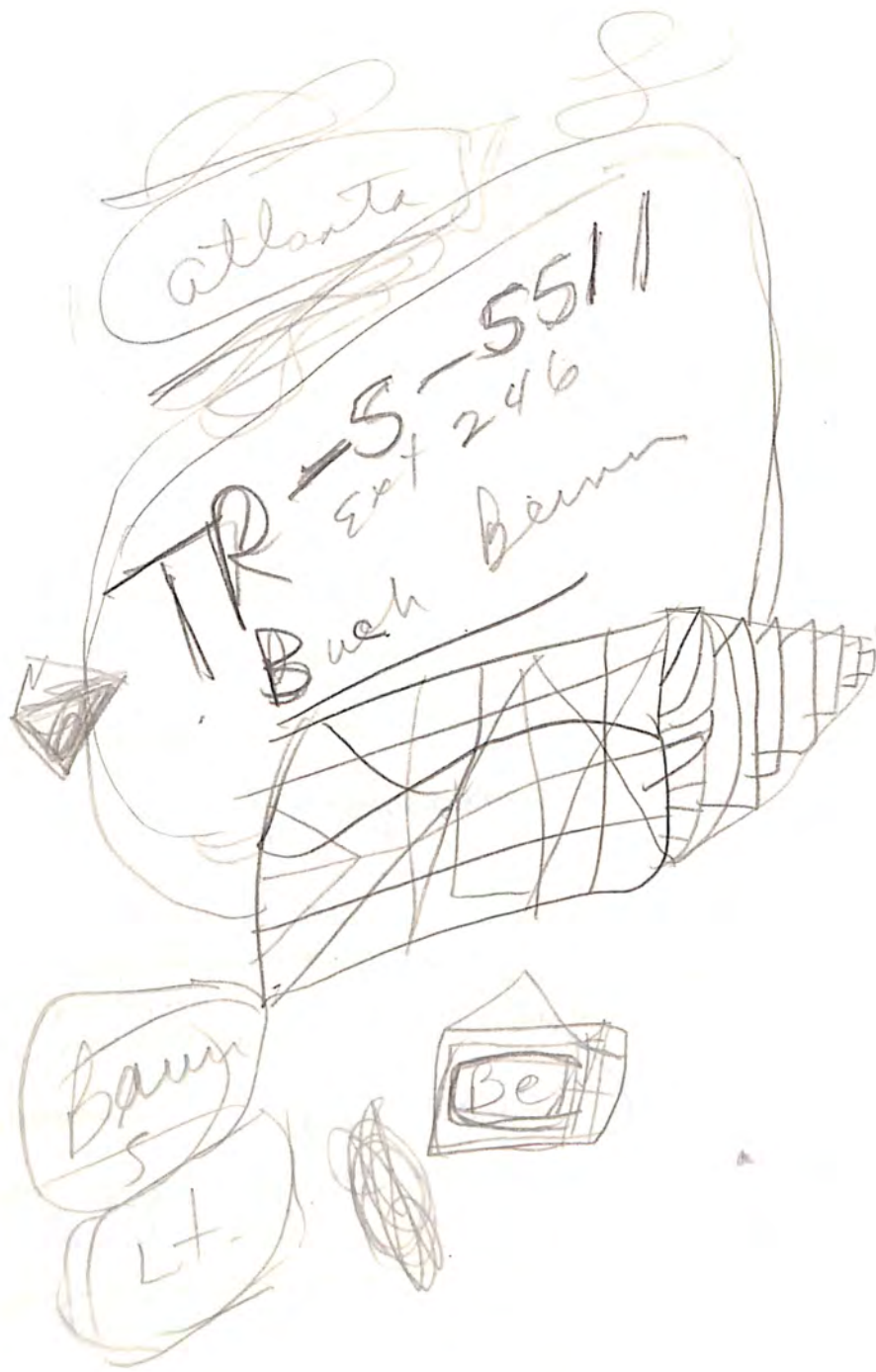
10:00

*Bring resume - Handwritten
or otherwise*

See:

FORM 25-4-S

Mr. Benson
Mr. Birkenstock



Baum
S
Lt.

Be

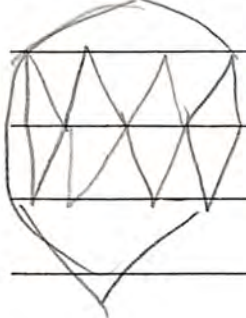




Office of the Mayor

TELEPHONE MESSAGE

To Des
Name Mr. Mc Ginnis
Telephone No. 875-0822

- Wants you to call
- Returned your call
- Left the following message:
- Is here to see you
- Came by to see you

 of Turner
 
1961
1964 690
Buch Benny

Date: 7/23 Time 10:00 a.m./p.m.
By f

Office of the Mayor

ATLANTA, GEORGIA

ROUTE SLIP

TO: _____

FROM: Dan E. Sweat, Jr.

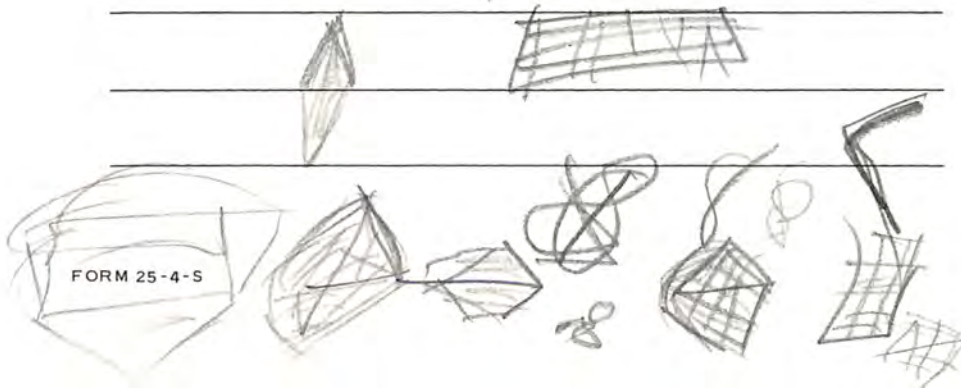
- For your information
- Please refer to the attached correspondence and make the necessary reply.
- Advise me the status of the attached.

Benir Diamond

PO Box

1619

Ogden, Utah



FORM 25-4-S

Department of Planning

MEMO

FROM: Bill Bassett DATE: August 22, 1967

TO: Dan Sweat TIME: _____

- For your information
- Please make necessary reply
- Advise status of the attached

This is to remind you to contact Robert Dobbs with regard
to setting up a meeting between Tom Bane and Peter Labrie
of this department and the civic group in the northwest
area.

Office of the Mayor

ATLANTA, GEORGIA

PHONE 522-4463

8/11

Faye Yarbrough

Col. Jones felt you
should review the
attached material before
talking with Mr. Bystrom
or Mr. Woodward.

♀

Office of the Mayor

TELEPHONE MESSAGE

To Des

Name Bill Woodward

Telephone No. 351-4325

- | | |
|-------------------------------------------------------|---------------------------------------------|
| <input checked="" type="checkbox"/> Wants you to call | <input type="checkbox"/> Is here to see you |
| <input type="checkbox"/> Returned your call | <input type="checkbox"/> Came by to see you |
| <input type="checkbox"/> Left the following message: | |

Date: 8/11 Time 1:30 a. m. / p. m.

By ♀

CLASS OF SERVICE
This is a fast message unless its deferred character is indicated by the proper symbol.

WESTERN UNION TELEGRAM

W. P. MARSHALL
CHAIRMAN OF THE BOARD

R. W. MCFALL
PRESIDENT

SYMBOLS
DL = Day Letter
NL = Night Letter
LT = International Letter Telegram

The filing time shown in the date line on domestic telegrams is LOCAL TIME at point of origin. Time of receipt is LOCAL TIME at point of destination

For Mr. Street

1024P EDT AUG 13 67 AA450

A LLY011 LLZ2 LLZ2 NL PD ATLANTA GA 13
MALCOLM JONES HOUSING AND RESOURCE COMMITTEE
CITY HALL ATLA

CITIZENS OF THE NORTHWEST AREA INCLUDING PERRY HOMES SCOTTS CROSSING LINCOLN HOMES AND BOLTON HILLS ARE CONCERNED OVER YOUR REACTION TO THE ALDERMANIC ZONING COMMITTEE DENIAL OF APARTMENT ZONING ON THE BROWNTOWN ROAD. WE CONSIDER OURSELVES AS GOOD CITIZENS. WE SUPPORTED YOU IN YOUR ELECTION FOR MAYOR (IVAN ALLEN). WE WOULD LIKE TO SEE ADEQUATE HOUSING PROVIDED EVERY CITIZEN OF ATLANTA. TO THIS END WE ARE CALLING AN EMERGENCY MEETING THIS TUESDAY AUGUST 15, 5 PM AT THE NORTHWEST PERRY HOMES E.O.A. CENTER, 1927 HOLLYWOOD ROAD. WE WOULD BE MOST APPRECIATIVE IF YOU WILL BE PRESENT ALONG WITH ANY INTERESTED MEMBERS OF THE REZONING ORDINANCE FOR THIS AREA. FOR ADDITIONAL

SF120 INFORMATION YOU MAY CONTACT MRS GEORGIA HOLLOWAY 799-9322

CLASS OF SERVICE
This is a fast message unless its deferred character is indicated by the proper symbol.

WESTERN UNION TELEGRAM

W. P. MARSHALL
CHAIRMAN OF THE BOARD

R. W. MCFALL
PRESIDENT

SYMBOLS
DL = Day Letter
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LT = International Letter Telegram

The filing time shown in the date line on domestic telegrams is LOCAL TIME at point of origin. Time of receipt is LOCAL TIME at point of destination

P/2 LLY011 LLZ2 LLZ2

MRS ODESSA D HILL, CHAIRMAN LINCOLN HOMES CIVIC CLUB INC.,
MRS FRANKIE SIMPSON CHAIRMAN AREA BLOCK 14 LINCOLN HOMES COMMUNITY,
ROBERT DOBBS CHAIRMAN NORTHWEST PERRY HOMES E.O.A. ADVISORY
COMMITTEE AND MEMBER COMMUNITY RELATIONS COMMISSION.

HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

August 11, 1967

Memorandum To: Mayor Allen

From: Malcolm Jones

The action of the Zoning Committee yesterday in turning down the re-zoning of a 51 acre tract off Browntown Rd. (Zoning Petition #Z-67-124-D) from M-1 and R-5 to A-1 for Turnkey development was very disappointing to those of us working in promotion of housing for low-income families. More serious however is the discouragement to owners, sponsors and developers of other tracts under consideration for inclusion in the low-income housing program for both Turnkey and 221 d (3) development.

I recommend that you ask the Board of Aldermen to defer action on this petition, rather than to turn it down, when it comes before them August 21.

The advantage of such action would be to at least delay a turndown, which would prohibit future consideration of the site for 18 months, and would perhaps maintain a ray of hope in sponsors and developers for other low-income housing projects under consideration.

This tract is one of only 5 thus far tentatively approved by HUD for Turnkey, after 9 months of effort. Of the remaining four, one 15 acre tract requires re-zoning and besides the owner has not yet agreed; another 20 acre tract is zoned appropriately but the owner has not yet agreed to sell for this purpose. This reduces the approved firm sites to two of 20 acres each (approximately 480 units).

The Browntown Rd. site is now zoned predominately M-1. It had the favorable recommendation of the Planning Board and the formal unanimous support and endorsement of the Executive Group of the Housing Resources Committee.

If the City cannot get this site re-zoned for low-income housing, I see little prospect for favorable action on others. The amount of vacant land in the City currently zoned A-1 is just not adequate (as can be confirmed by various sponsors and developers) to meet the needs of the low-income housing program (see attached report). The 802 acres of vacant land indicated as zoned A-1 was as of January, 1966. All that we have been able to find now from the Zoning Map dated April 31, 1967 provided the HRC by the Planning Department, and which is not already committed to the low-income housing program, rejected, or planned for other use is approximately 204 acres. (It is understood however that some very small tracts, especially with mixed zoning and not suitable for the program, are not included on the zoning map).

Mayor Allen
Page 2
August 11, 1967

This land is not all available however, as some of it is too expensive; some owners are not willing to sell for low-income housing; some sites are too small to be profitable; some, although otherwise suitable, will not meet HUD's policy because of location in racially identifiable areas; and other reasons.

Therefore we must depend to a large extent on ability to re-zone qualified sites to meet the requirements. If that cannot be done (we have already had several failures), solution of the problem becomes extremely difficult if not impossible under current practice. We may thus have to resort to other procedures and techniques.

Respectively,

Malcolm D. Jones
Supervisor of Inspection Services

MDJ/sll

cc: Director of Governmental Liaison
Chairman, Housing Resources Committee

Encl: HRC Memorandum dated August 9, 1967

August 9, 1967

HOUSING RESOURCES COMMITTEE

Memorandum To: Members, Executive Group, Housing Resources Committee

Subject: Report on Vacant Land in Atlanta

The attached report (Encl. 1) has been provided by the Planning Department upon request of HRC (July 6 Executive Group Meeting) for total acreage zoned Apartments, Commercial, Industrial and Residential. (Tabulation of vacant acreages by Land Lot and District which accompanied the report has not been reproduced.)

Totals for each of the above zoning categories have been tabulated in pencil on first page of the report to facilitate overall comparison.

The report shows the amount of vacant Industrial land to be approximately 3 times the vacant land zoned for multi-family and 6 times the vacant land zoned Commercial. This appears to be excessive in view of current immediate needs of the City, particularly for low income multi-family development.

The report also indicates that vacant land zoned R1-4 is approximately 3 times that zoned R5-9. The latter category only is applicable to low income families, which apparently constitute the majority of families in Atlanta.

For detailed comparison between the HRC July 5 Analysis of vacant land zoned for apartments (tabulated from Zoning Map previously provided by the Planning Department) and the Appendix which accompanied the attached Planning Department report, see Encl. 2, attached.

- Encls: 1. Memorandum from Planning Department dated July 21
2. Comparative Tabulations

CITY OF ATLANTA

CITY HALL ATLANTA, GA. 30303
Tel. 522-4463 Area Code 404

DEPARTMENT OF PLANNING
COLLIER B. GLADIN, Director

July 21, 1967

MEMORANDUM

TO: Housing Resources Committee
Planning and Development Committee

FROM: Planning Department

SUBJECT: Preliminary Report - Amount of Vacant Land by Zoning District

In reply to the request by the secretary of the Housing Resources Committee for figures showing the total vacant acreage in the City of Atlanta, the following data is supplied. These figures are based on computer analysis of the Atlanta CIP Real Property Data Bank, for use in the land use planning project, and reflect conditions as of January 1966:

Zoning	Acreage Vacant*	Total Acreage*	%Vacant
AL	25.2	261.9	9.6
A1	802.8	4,287.2	18.7
A2	214.2	1,687.7	12.7
	1042.2	623.8	16.7
CL	4.6	27.9	
C1	350.7	1,868.6	
C2	142.2	891.5	16.2
C3	19.0	307.2	
C4	15.6	194.7	
M1	1,117.0	3,866.8	30.6
M2	1,973.0	5,907.1	
O1	1.2	17.9	6.7
R1	796.4	2,308.2	
R2	632.5	2,308.2	
R3	3,172.0	12,972.8	27.3
R4	5,133.2	18,048.1	
R5	2,694.4	9,248.8	
R6	410.7	3,340.9	
R7	298.2	1,175.8	
R8	0	0	25.0
R9	65.7	79.3	
Total	17,841.6	69,631.5	25%

These figures reflect all parcels of land in the City as recorded by the Joint Board of Tax Assessors. However, many vacant parcels

Encl 1

MEMORANDUM
July 21, 1967
Page 2

are small tracts of less than 1 acre located in otherwise developed areas. Therefore, a series of maps at 400 scale was prepared showing vacant land and zoning for use in the City's land use planning project.

A copy of the data processing listing of parcel code numbers of vacant parcels, zoning and acreage data was delivered to Steve Schwartz of Cecil Alexander's office during the latter part of April; and, also during the latter part of April, Mr. Schwartz was given access to the 400 scale maps in the Planning Department showing these vacant parcels. These maps were copied and delivered to Mr. Alexander's office prior to May 1.

On June 28 at a meeting of the Planning and Development Committee, a map of vacant and "under-developed" land was shown in connection with the land use plan progress report. After this meeting, Malcolm Jones requested that a copy of this map showing zoning of vacant areas be provided to the Housing Resources Committee. This map was prepared by the Planning Department and delivered to Col. Jones.

On July 6 this map and a preliminary analysis of areas zoned A-1 and vacant was presented to the Housing Resources Committee. The analysis showed a total of 482 acres "zoned for apartments". The apparent discrepancy between this figure and the 802 acres shown in the data processing analysis can be explained by the fact that the maps used in both computations, although similar, were not really comparable. The map used in the Housing Resources Committee analysis was at a scale of 2,000 feet to the inch and the maps used in the data processing analysis were at a scale of 400 feet to the inch. Due to the small maps at a scale of 2,000 feet to the inch, accurate measurement is difficult, and, additionally, only large parcels can be shown. At 400 scale, more accurate representation and measurement are possible.

Therefore, upon receipt by the Planning Department of the committee request for additional data, further detailed maps at 400 scale were prepared showing only significant vacant tracts (4 acres and larger), so that a more detailed listing of vacant land could be made. A preliminary analysis has been made by the Planning Department of each significant tract, and the result of this analysis is presented in Appendix A to this memorandum.

The maps used in the analysis are available in the Planning Department for detailed examination by interested parties.

The Planning Department agrees that the housing problem in Atlanta is one of the major problems facing the City at this time, and recommends

MEMORANDUM

July 21, 1967

Page 3

that the joint meeting of the Planning and Development Committee and the Housing Resources Committee which has been requested be held as soon as possible. At this meeting and at other subsequent meetings, the City's housing policy should be examined. For example, a significant policy decision must be made on whether the low rent housing to be constructed should be of the garden apartment--medium density--outlying location type or whether high rise-high density-central area housing should be considered. Another problem is the policy of relocation in urban renewal and other treatment activities. Should the displaced families and individuals be relocated in the general area of the project or should attempts be made to relocate them in outlying areas? These are only a few items on which policy decisions are necessary in order to insure that the low-cost housing program meets the goals set for it at each of the critical time phases over the next several years.

August 9, 1967

HOUSING RESOURCES COMMITTEE

Comparison of July 5 Analysis by HRC from Zoning Map and
Appendix to July 21 Memo. from Planning Department

Zoning Map was revised April 31, 1967.

Appendix was compiled as of January 1966.

As can be seen, discrepancies exist in both land lots and acreages between the Zoning Map Analysis and the Appendix. This may be accounted for by zoning changes and new developments which have taken place since the compilation shown in the Appendix. However, this reduces the dependency which can be placed now on the compilation of figures shown in the Appendix.

See Summary at end of the attached Comparative Tabulations for acreages already committed; turned down or rejected; and planned for other uses.

Vacant areas zoned A-1 (understood to be generally for a specifically planned development) and A-2 (not generally accepted locally as suitable for low-cost housing, except for the Elderly) have not been generally included in this comparison. The vacant land in both categories is relatively small however.

CONCLUSION:

In any event, from the attached comparison, it is quite obvious that the land currently zoned A-1 is both inadequate in quantity and unequitably distributed throughout the City to meet requirements of the low-income housing program.

Encl: Comparative Tabulations

Encl. 2

HOUSING RESOURCES COMMITTEE

July 27, 1967

A-1 Zoning (Approx. Acres)
Comparative Tabulations

17th District--Fulton County

<u>L.L.</u>	<u>Map</u> <u>July 5 Analysis</u>	<u>Appendix to</u> <u>July 21 Memo</u>	<u>Comment</u>
249		12	
250	18	34	Unable to get approval (by FHA)
		4	
259		33	
4		8	
107	10	4 ^{1/2}	
		4	
186	15	36	
47		6	
98		6	
99	15	29	
248	20	23	Rejected (by HA)
		12	
185	30	39	
	5	12	
247	12	20 AL	Rejected (by FHA)
251	20	13 AL & R5	Committed
	8		Unable to get approval (by FHA)
260	34		Rejected (by HUD)
111	2		
110	5		
268	10		Other Use (No Bridge)
241	<u>10</u>		
Sub-total	214	295	

15th District DeKalb County

<u>L.L.</u>	<u>Map</u>	<u>Report</u>	
207	<u>4</u>	<u>4</u>	Rejected (by HA)
Sub-total	4	4	

14th District Formerly Fayette

<u>L.L.</u>	<u>Map</u>	<u>Appendix A</u>
15	6	13
		8
		16 AL & R3

14th District Fulton County

<u>L.L.</u>	<u>Map</u>	<u>Appendix A</u>	<u>Comment</u>
34	20	20	Committed
34	20	12	Committed
32		13	
5	14	15	Rejected (by FHA)
27		19	
12	8	6	
22		4	
10		4	
229		31 AL & A1	
251	8	10	
41	20	18	
89	6	39	Other Use (Vocational School)
39		12	
73		10	
143	12	8 C1 & A1	Rejected (by HUD)
205		36	
167	20	20	
185		28	
241		9	
109	15	9	Other Use (Morehouse College)
110		7	
174		8	
72		7 C1 & A1	
53	8	8 A2	Committed
84	13	40 A2 & M1	Committed
8	30		Committed
116	8		Committed
15	3		
14	3		
	2		
117	3		
118	4		
186	20		
212	10		
179	2		
180	4		
Sub-total	<u>253</u>	<u>393</u>	

Summary:

Grand total 482 764

Committed	125	
Turned down or rejected	122	
Other Use	<u>31</u>	<u>278</u>
	<u>278</u>	<u>278</u>

*Balance 204 acres 486 acres

*Experience to date indicates that not more than 1/3 of suitably zoned vacant land will actually receive final approval for inclusion in the low-income housing program.

HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

December 26, 1967

Mr. John Izzard
King & Spalding
434 Trust Company of Georgia Building
Atlanta, Ga. 30303

Dear Mr. Izzard:

Mr. William H. Woodward of Woodward-Thompson Company has advised me that the existing option will expire January 25 on the Browntown Road site, for which re-zoning had been requested to enable construction of a Turnkey Multi-family development for Public Housing.

As you know, action on the re-zoning petition was deferred December 7 by the Zoning Committee of the Board of Aldermen until July 1, 1968, pending development of firm plans for timely installation of essential Community Facilities, particularly increased high school facilities.

Naturally this office is very disappointed over the zoning deferment and has been and continues to be quite active in coordinating City facilities to permit the re-zoning of this site and has solicited the active support of the Mayor in this endeavor.

I wish to inform you that the City definitely wants this project to materialize as a Turnkey development to help meet our essential Public Housing needs. We hope that the owners of this property will see fit to extend the option sufficiently to permit the anticipated re-zoning of the site next July.

Very truly yours,

Malcolm D. Jones
Supervisor of Inspection Services

cc: Mr. William H. Woodward
Director of Governmental Liaison
Chairman, Housing Resources Committee

WOODWARD-THOMPSON CO.

COMMERCIAL-INDUSTRIAL-ACREAGE SALES

SUITE 113 - 1705 COMMERCE DRIVE, N.W. - ATLANTA, GEORGIA 30318

November 16, 1967

Mr. Hamilton Douglas, Jr., Attorney
Nall, Miller, Cadenhead & Dennis
2434 National Bank of Georgia Bldg.
Atlanta, Georgia

Re: Browntown Re-zoning

Dear Ham,

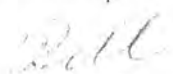
Under separate cover the Planning Department is sending you a copy of the Northwest Browntown Area Neighborhood Study Report, and also a two page check list of which City Department is to be contacted regarding the recommendations in the report.

I talked with Dan Sweat this morning, and his best judgement is that we have a 50-50 chance of successful re-zoning. Since you will need to know the status and projections for sewer, schools, and recreation; he suggests that you take the prime responsibility in getting up-to-date on what commitments can firmly be made and what commitments will have to come in the next bond issue. Hopefully the latter will be a reality by the time the Browntown project is completed two years from now.

We are in the process of setting up a 9:30 A. M. meeting on Wednesday, November 22nd with Dr. Womack and Mr. Satterfield so that we can get both of them to agree on the school site and on the Land Use Plan. I will let you know when everyone has committed themselves to the 22nd meeting date, and would like to suggest that you make arrangements to attend.

When you have had an opportunity to review the Browntown Study, I would appreciate your comments.

Sincerely,


William H. Woodward

WHW/lm

Copies: Mr. Matt Bystry
Mr. Bob Cousins

11/8
10:00 a.m.

CITY OF ATLANTA



DEPARTMENT of PARKS

Office of General Manager

Atlanta, Georgia 30303

October 30, 1967



JACK C. DELIUS
GENERAL MANAGER

Mr. Collier B. Gladin, Director
Department of Planning
City of Atlanta
City Hall
Atlanta, Georgia

SUBJECT: Neighborhood Study for Northwest - Browntown Area

Dear Collier:

My staff and I have read with interest the preliminary study of community problems in the Northwest-Browntown Area of Atlanta. Having been asked to comment on the contents of this report, our observations regarding the problems, needs, and recommendations included in the report are set forth in this letter.

To begin with, we would like to comment on the several references to Gun Club Park. Early in the report it is stated that Perry Homes has virtually no City recreational facilities and programs and very limited access to those in other areas (Page 5). While the large Gun Club Park will serve as a community park for the entire study area, it was acquired primarily to serve the residents of Perry Homes and is located immediately adjacent to the Perry Homes Project. Further, the report makes several references to Gun Club Park being an inadequate and poorly developed park (Pages 5, 6, 10 & 11). The report states that what has been built shows little appreciation for the preferences of the local residents, that plans should be drawn up in such a manner that the local residents can have a voice in selecting the types of facilities to be erected in the park (Pages 6 & 12). Before construction began on any of the development of this park, a master plan, which included nearly every facility you would find in a community park as well as a recreation building and swimming pool, was completed. The master plan for Gun Club was discussed on two occasions with Perry Homes citizens and other area residents. (This is the procedure followed prior to development of any new park.) The Perry Homes citizens asked for and endorsed tennis courts. The park will

(Cont'd)



XERO COPY

XERO COPY

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XERO COPY

include many facilities such as basketball-multi-use courts (included in the present phase of construction now under way) which have not yet been built. For financial reasons, we must develop all new parks in stages over a period of years. In most cases, the first phase of development includes few facilities above ground that can be seen. Most of the money goes into preparation of the site, utilities, sewers, and underground storm drainage during the first phase of construction. The first phase of construction of Gun Club began on April 11, 1966, and was concluded in February 1967. This phase cost \$83,456.00 and included the following items:

1. Clearing and grubbing
2. Rough grading - West area
3. Utilities - water - sewers - lighting
4. Drive and parking
5. Sidewalks
6. Two tennis courts
7. Playgrounds
8. Fencing and retaining walls
9. Restrooms
10. Storage buildings
11. Concrete benches
12. Landscaping - trees and shrubs
13. Finished grading and grassing.

On August 4, 1967, construction began on phase two of development, estimated to cost \$52,206.00, which includes the following items:

- A. In the South portion of the park
 1. The remaining portion of the parking lot
 2. The addition of landscaping
 3. The multi-use court area
 4. The play hill and related play area
 5. The erection of playground equipment and structures
- B. In the North portion of the park
 1. The day camping areas and related parking
 2. The grading and establishment of an athletic field with two baseball diamonds and a football field
 3. Entrance drive and parking

Phase two development, while scheduled for completion in December, 1967, is running behind schedule due to technical problems but should be completed in early 1968.

This department recently received a windfall of \$350,000.00 from the State to purchase park land and for capital improvements in existing parks. On July 26, 1967, the Aldermanic Parks Committee approved the allocation of \$75,000.00 (the largest single allocation to any one park) for further development of Gun Club Park. Our original plans were to attempt to secure matching funds from the Federal Government and, if successful, build a major size swimming pool and bathhouse estimated to cost \$150,000.00. In the meantime, however, a study group has been organized to prepare a park and recreation survey and plan for the entire city with projected needs

(Cont'd)

according to population trends, etc. through 1985. This comprehensive study is a joint effort of the Community Council, E.O.A., the Parks and Recreation Department, and the Planning Department. Staff personnel from each of these agencies are devoting considerable time to this project, which should be completed in late December, 1967. We have asked this group to study the Northwest area first and attempt to determine from the area residents their preference regarding the swimming pool or a community building. It should be emphasized that we only have \$75,000.00 allocated and our regular community buildings, which do not include a gym and would not be adequate for the population, have been costing approximately \$85,000.00. Federal assistance is not available for the construction of a recreation building as such. In order to qualify for Federal assistance, a building would have to be a complete neighborhood facility offering various services other than recreation. Further, it should be pointed out that the Bureau of Outdoor Recreation is the only Federal agency that approves grants for swimming pools; and, B.O.R. funds allocated to the State of Georgia being rather limited, we have no assurance of Federal assistance in the construction of a pool. We welcome and solicit comments from citizens' groups in the Northwest - Browntown area concerning their preferences.

In regard to Center Hill Park, only \$20,000.00 has been allocated; and, again, we shall attempt to secure matching Federal funds. Center Hill Park, being an older park, has no design plan. We intend to develop a master plan for this park, including the improvements you have mentioned in the report.

There are references throughout the study of the lack of recreational services in the public housing projects, to the insufficient distribution of recreation leadership, and to insufficient recreation leadership due to poor development of recreation facilities in general (Pages 5,6,10,11 & 12). This Department has realized for many years the need for recreation leadership in public housing projects and we have never been able to secure funds to pay salaries of recreation leaders in these projects. However, during the summers of 1966 and 1967 we were able to provide recreation leadership through our contract with E.O.A. in Perry Homes, Bowen Homes, and Gun Club Park. We have provided recreation leadership at Scott School for approximately thirty years. On a number of occasions, we have checked out other schools in the area only to find that none are designed for other agency use. Several years ago we attempted to provide recreation leadership at Whitaker School only to be asked to leave when the principal at Whitaker School objected to our staff being there and even secured petitions from area residents demanding we withdraw our program. In regard to poor facilities for recreation programs, a tremendous increase in appropriations to parks and recreation would be necessary before we could begin building and staffing needed recreation centers. The cost of staffing one recreation center properly would be a minimum of \$17,290.00 annually.

This study refers numerous times to lack of communication between citizens in the Northwest-Browntown area and the Parks Department. While communications have been less than perfect, we have on many occasions discussed Gun Club Park, playlots, recreation leadership, etc. with civic leaders, including one or more listed in the

(Cont'd)

Mr. Gladin

-4-

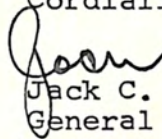
October 30, 1967

Special Planning Committee, and with Mr. Arthur Smith, Housing Manager of Perry Homes. I believe I am correct in stating that no community in Atlanta has had more consultation regarding parks and recreation. Any suggestions for improving communications would be greatly appreciated.

We sincerely appreciate the efforts that have gone into the Northwest-Browntown area study and suggest that copies be sent to each member of the Parks Committee as well as the Park and Recreation Study Group.

Thanking you for the opportunity to comment on this report, I am

Cordially,



Jack C. Delius
General Manager of
Parks and Recreation

JCD:lg

List of agencies
involved - w
nonpower tranny etc.

14 agencies
trying to develop jobs

$\frac{16}{5}$
90

Film - response by
mayor - Response by
at boxes.

Another aspect of this situation is that various city and county service agencies very rarely plan projects 5-10 years ahead. Of course, it would be ideal if they were involved in long-range planning so that they could anticipate problems rather than respond to them as they occur. But due primarily to limited funds, the agencies are more or less compelled to respond pragmatically to community problems.

The value of this report then is that it tends to make up for the lack of long-range planning for various city services. Through its assessment of community needs and its recommendations, it can be of invaluable assistance to public officials by pointing out what needs to be done to meet existing problems and foreseeing future needs in the Browntown Area.

RECOMMENDATIONS

In order to eliminate existing deficiencies and bring about orderly growth in the N. W. Browntown Area, it is recommended:

Schools

- (1) That a vertical addition to Archer High which would increase its capacity to 2000 students be placed on a bond issue by Spring, 1968.
- (2) That an elementary school site be included for any new housing projects approaching 300 units or more in size.
- (3) That planning be started now for the construction of a new high school in the area as population increase demands it.
- (4) That plans be started now for the construction of a junior high school on the already acquired site located west of James Jackson Parkway as population increase demands it.

Parks and Recreation

- (1) That a request for a neighborhood park for Lincoln Homes be placed on the next bond issue.
- (2) That the City find a means of paying all of the personnel costs needed to maintain recreational services in Perry Homes.

- (3) That plans be started for securing funds to build a community club house and fully equip Gun Club Park as a community park.
- (4) That plans be started for the development of a community park to the west of James Jackson Parkway as population increase demands it.
- (5) That plans be started for the development of at least one more neighborhood park in addition to the two already proposed for the area.
- (6) That the Parks Department be prepared to expand and improve upon existing parks and recreational facilities as population increase demands it.

Sewers

- (1) That the Sandy Creek Improvements Project be initiated as soon as possible in order to bring about the major solution to most of the sewage and flooding problems in the area.
- (2) That until the Sandy Creek Improvements Project is initiated whatever temporary solutions are feasible be implemented to alleviate sewage conditions before large new housing projects are constructed.
- (3) That a plan of action be developed to identify and aid the owners of those homes which are too poorly situated near Proctor Creek for anything economically feasible to be done about their sewage and flooding problems.

Other Facilities

- (1) That a public transportation study be made to specify problems faced by residents in terms of access to library, health, and employment facilities and to recommend feasible alternatives for resolving the situation.
- (2) That the City make a concentrated effort to upgrade street and traffic facilities in the area, including the erection of traffic facilities at needed intersections, the construction of street lights in unlighted residential areas, and the general maintenance of clean and well paved streets.
- (3) That efforts be made to attract to nearby industrial areas firms that would generate employment opportunities for local residents.
- (4) That the City require that developers of any public housing projects in the area hire local residents first in recruiting workers.

General

- (1) That local community groups establish the necessary organizational machinery to direct their complaints and requests to the appropriate public agencies and to follow through and see that their complaints and requests are acted upon.

- (2) That the public service agencies act upon complaints and requests from local community groups and give the groups a clear explanation if they are unable to meet a requested service.
- (3) That every effort be made to develop a healthier mixture of low and middle income housing types throughout the City so that public housing does not become further overconcentrated in the Northwest Browntown.

MEMO

To: Tom Shuttleworth

From: Peter Labrie and Tom Bane

Subject: Rezoning of Northwest Bankhead site for 540
units of public housing

We have examined various factors and issues concerning the rezoning of the Northwest Bankhead site for 540 units of 'turnkey' public housing and have come up with the following findings and recommendations.

Community Facilities and Services Needed

According to our information on the NW area construction of the 540 units at the Bankhead site would probably generate the following needs in community facilities and services:

- (1) One (1) elementary school
- (2) One (1) neighborhood park
- ? (3) Public transportation improvements providing efficient access to a library, community park and shopping centers
- ? (4) Book mobile to provide library service within the area
- (5) An increase in urgency to resolve high school problems of the area. Construction of the public housing project would bring additional high school students into the area. This would probably increase the overcrowding at Archer or Fulton High Schools, but still not justify the construction of a new high school, thereby further aggravating a deteriorating high school situation.

Problems in Provision of Needed Facilities and Services

? One can also expect certain problems to be encountered in meeting the needs listed above. These problems would probably include:

? (1) Competition between the Bankhead and Browntown public housing sites for elementary school funds. This brings up such questions as the following: Is it too late to place the schools on the next bond issue? Would there be enough funds for schools for both projects? If not, which project would come first?

X (2) Reinforcement of already prevailing attitude among NW residents that their area is becoming a 'dumping ground' for public housing. More over, rezoning of the Bankhead site would undoubtedly make residents less prone to accept rezoning of the Browntown site.

X (3) Considerable difficulty in making necessary public transportation improvements. From the residents' point of view, efficient bus service would be a dire need, but from the point of view of the bus line, which is privately owned, there would not be enough people in the project to make the improvements profitable.

Additional Considerations

In addition to the above problems there are some other highly significant consideration which must be taken into account.

? (1) Construction of the Bankhead project would in fact contribute to the current trend of an overconcentration of public housing in the NW area. This in turn would aggravate the developing social problems in the area, especially the feelings among the residents of social isolation and hostility toward city hall about

being 'dumped' into public housing projects in the outskirts of the city. In fact, it may very well be that the benefits of erecting additional public housing projects in the NW will be outstripped by the costs of increased social problems.

- (2) There is a lack of information on development plans for the area surrounding the Bankhead site. Such factors as compatibility of nearby industries, potentiality of an employment base, possibility of a mixture in types of housing, etc. should be carefully examined before a decision is made on rezoning the site.

*Plan Dept. responsibility
Fulton Co
Industrial Blvd*

Recommendation

In light of the above findings it is our recommendation that the Bankhead site not be considered for rezoning for public housing until the following conditions are met:

- (1) The study on public housing is released which shows that every effort is being made to distribute public housing throughout the city.
- (2) Preliminary provisions are made for meeting community facilities and service needs: schools, parks, public transportation service, etc.
- (3) More information exists on the potential and probable development of areas surrounding the site.

Too late

Done

*Unwarranted
may be 20 yrs.*

We will be glad to discuss the matter with you at your earliest convenience.

No indication that any of the above points have been discussed by the Plan. Dept. with responsible Departments, or others, in attempt to resolve the questions raised. No indications of concurrence, objections or comment by superiors in the Planning Dept.

MJ.



CITY OF ATLANTA

DEPARTMENT of CONSTRUCTION

301 CITY HALL

Atlanta 3, Georgia
September 29, 1967

RAY A. NIXON
Chief of Construction

RICHARD W. RESPESS
ASST. CHIEF OF CONSTRUCTION

ROBERT H. MORRIS
ASST. CHIEF OF CONSTRUCTION

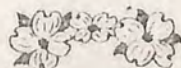
Mr. Ross Arnold
Attorney at Law
904 Standard Federal Savings Bldg.
Atlanta, Georgia 30303

Dear Mr. Arnold:

With reference to your letter of September 26, 1967, the following comments are offered relative to the proposed development of approximately 45 acres of land on the north and south side of Bankhead Highway, N.W. at Maynard Drive. Mr. Francis B. Sheetz, Architect, has previously advised this office of a proposed development in this area and his plans for such development are presently under review from the standpoint of sewer availability. Mr. Sheetz advised us also that any development in this area was at least 12 to 18 months in the future and presented no immediate problem from the standpoint of requiring sanitary sewers. This office has advised Mr. Sheetz in the past that the proposed development in this area would be served with sanitary sewers at an appropriate time to permit development by some means to be developed in consultation with the developer.

At this time, we anticipate that a small package ejector station located somewhere near the westerly boundary of the proposed development will be required to lift sanitary sewer flows to an existing outfall sewer in Carroll Road. It is anticipated further that this package ejector station could be eliminated within the next 2 years by the installation of a major sanitary trunk sewer running parallel with the Chattahoochee River at a point near this development and flowing to the Sandy Creek Water Pollution Control Plant. A firm schedule with regard to the latter line is impossible to set at this time.

The Public Works Committee of the Atlanta Board of Aldermen is committed to provide sanitary sewer service to development where such development is considered both desirable and reasonable. This office considers your development at this location as both desirable and reasonable and will as necessary, work with the developer in providing for sanitary sewer facilities. Such facilities, particularly where a sewage lift station is required, might well add to the proposed cost of development and this factor should be considered at this time. This office would expect the developer to bear the cost of the installation of a lift station if such a station were necessary, and the associated force main, together with all sewers on the developer's site, as needed for the development.



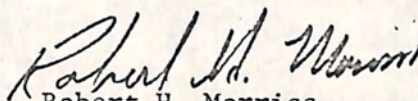
Page 2.

September 29, 1967

More detail with regard to cost and construction problems in this regard will be available shortly, upon the completion of surveys being conducted by this office.

I trust that this will adequately fulfill the needs cited in your letter of September '26, and permit you to proceed in this regard.

Yours very truly,



Robert H. Morriss

Water Pollution Control Director

RHM:ck

cc: Mr. Tommy Shuttleworth
Planning Department



ATLANTA PUBLIC SCHOOLS

ADMINISTRATION BUILDING

224 CENTRAL AVE., S.W.

ATLANTA, GEORGIA 30303

OFFICE OF
ASSISTANT SUPERINTENDENT
FOR SCHOOL PLANT
PLANNING AND
CONSTRUCTION

September 29, 1967

Mr. Ross Arnold
Arnold & Cate
904 Standard Federal Savings Building
Atlanta, Georgia 30303

Re: Bankhead Housing Development--
Land Lot 267

Dear Mr. Arnold:

At your request, this is to confirm in writing that the Department of School Plant Planning and Construction of the Atlanta Public Schools has been working with you in an attempt to plan for necessary additional school facilities which will be generated by your proposed housing development on Bankhead Avenue, N. W., between Carroll Drive and the Chattahoochee River.

The nearest elementary school is the Mayson School. It is a small school, and to make matters worse, two thirds of the building was burned last spring. Construction is now under way to rebuild the school, and it is expected to be completed by February. Its size, however, is such that no additional students should be assigned to the school. This means that a new school will be required because of your housing project.

We discussed possible sites adjacent to your proposed development. We have examined nearby property presently zoned R-4 and feel quite sure that an adequate school site can be purchased in that area. The gas main which runs through some of this property is of some concern to us. I believe you have plats showing the exact location of this gas main. If you have such information, this department would greatly appreciate a copy of such a plat.

The high school situation is also overcrowded in this area. The nearest school to your proposed development is Harper High School. This summer, however, the Douglass High School will open, and this facility should completely relieve Harper High School for next year. It is probable, however, that an addition will have to be scheduled for Harper High School.

This department wishes to express its appreciation for your cooperative spirit and your consideration of school needs of people.

Sincerely yours,

Darwin W. Womack
Darwin W. Womack
Assistant Superintendent

DWW:pa

cc: Mr. Cecil Thornton



DEPARTMENT of WATER WORKS

68 MITCHELL STREET, S. W.

102 City Hall JACKSON 5-8341

Atlanta, Georgia 30303

September 29, 1967

PAUL WEIR
GENERAL MANAGER

WILLIAM T. BUSH
ASST. GENERAL MANAGER

WENDELL R. CAMPBELL
OFFICE MANAGER

W. CURTIS HESTER
AUDITOR

Mr. Ross Arnold
Arnold & Cate
904 Standard Federal Savings Building
Atlanta, Georgia 30303

Dear Ross:

Thank you for your letter relative to the availability of water for a 45 acre tract of land on Bankhead Highway between the drive-in theatre and the Chattahoochee River.

We have a 8-inch main in Bankhead Highway, a 12-inch in Carroll Road, and an 8-inch in Maynard Road.

Atlanta's Water Department is a modern, municipally owned utility valued at \$175,000,000. We have a continuous program of updating and strengthening the system to provide the most reliable water service possible to all our citizen-customers. However, factors beyond our control such as water main breaks, electrical power failures, etc. can cause a reduction in pressure and volume or complete suspension of service during the period of repairs. We cannot assure any customer of uninterrupted service during these emergencies.

If a building requires a guaranteed minimum water pressure and volume, it is the responsibility of the owner to provide adequate storage and booster pumps.

It will be a pleasure to work with you in providing water service and fire protection for this project.

Sincerely,

Paul Weir

PW:sb



CITY OF ATLANTA

DEPARTMENT of PARKS

Office of General Manager

Atlanta, Georgia 30303

October 2, 1967



JACK C. DELIUS
GENERAL MANAGER

Mr. Arnold Cate
Arnold and Cate
Attorneys at Law
904 Standard Federal Savings Building
Atlanta, Georgia

Dear Mr. Cate:

As per your recent request, I am listing all parks and their development status within a five mile radius of the property listed in rezoning application No. Z-67-131-E.

The parks under development are as follows: Collier Drive, Wilson Mill Road, Gun Club (Community Park), Center Hill and Chattahoochee. The older parks already developed are English and Adamsville Recreation Center. The two undeveloped park sites are Peyton Road and Sandy Creek, a total of nine parks.

The parks we hope to have well developed by the end of 1969 are Collier Drive, Wilson Mill and Gun Club.

I hope the above information will prove of use to you.

Sincerely,

A. P. Brindley
Parks Engineer

APB:cj

HRC Executive Group
Committee Meeting
Aug 9

HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

August 14, 1967

Mr. Jim Crawford, Chairman
Atlanta-Fulton County Joint Planning Board
Adair Realty & Loan Co.
56 Peachtree St. N. W.
Atlanta, Georgia 30303

Dear Mr. Crawford:

Reference is made to Zoning petition #Z-67-131-E on the Agenda of the Atlanta-Fulton County Joint Planning Board for consideration August 16, 1967.

On August 9 the Executive Group of the Housing Resources Committee considered the proposed re-zoning of this 45 acre tract from M-1 & M-2 to A-1 for construction of low-income housing under the Turnkey program for Public Housing, as part of the City's accelerated low-income housing program.

✓ The Executive Group of this Committee feels that this proposed housing project is badly needed in meeting an important portion of the City's critical housing needs, unanimously endorsed this proposal and adopted a Resolution that your Board be requested to recommend favorable action on the proposed re-zoning of this site for Public Housing under the Turnkey Program.

Reference is also made to Zoning petition #Z-67-138-E on your agenda for consideration at your August 16 meeting.

The Executive Group of the Housing Resources Committee on August 9 also considered the proposal for re-zoning of approximately 69 acres of a larger tract from R-3 to A-1 for the purpose of construction of approximately 360 dwelling units under the 221 d (3) co-op program.

The Executive Group of this Committee feels that this proposed housing project is desirable in meeting a special segment of the overall housing requirement for low and medium income families in Atlanta and adopted a Resolution that your Board be requested to also recommend favorable action on the proposed re-zoning of this site for the purpose stated.

Sincerely,

Cecil A. Alexander, Chairman
Housing Resources Committee

MDJ/sll

2 cc provided Mr. Shuttleworth

Reg: HRC Executive Group
Meeting Sept. 12

HOUSING RESOURCES COMMITTEE

Room 1204, City Hall

September 15, 1967

Mr. Jim Crawford, Chairman
Atlanta-Fulton County Joint Planning Board
Adair Realty & Loan Co.
56 Peachtree St. N. W.
Atlanta, Georgia 30303

Dear Mr. Crawford:

Enclosed are copies of letter to you dated August 14, 1967, from Mr. Cecil A. Alexander, Chairman, Housing Resources Committee, advising of endorsement by the Housing Resources Committee of re-zoning petitions #Z-67-131-E and #Z-67-138-E proposed for low-income housing development and requesting favorable recommendations by the Planning Board.

Mr. Alexander has asked me to request you to please have transmitted, with the report of the recommendations of the Planning Board, to the Zoning Committee of the Board of Aldermen, copies of the above indicated letter showing the position of the Housing Resources Committee with respect to these two petitions.

Sincerely,

Malcolm D. Jones
Supervisor of Inspection Services

MDJ/sll

Encl: 2 copies of HRC letter dated August 14, 1967.

cc: Mr. Tommy Shuttleworth

MINUTES

HOUSING RESOURCES COMMITTEE MEETING

October 23, 1967

The Chairman, HRC Committee, and the Land Acquisition Panel of the Housing Resources Committee met jointly with the members of the Planning Department at 11:00 a.m., October 23, 1967, in Committee Room #2, City Hall, pursuant to invitational notice attached. The following members were present:

Mr. Cecil A. Alexander, Chairman, Housing Resources Committee
Mr. F. C. Terrell, representing Mr. Wallace L. Lee, member, Land Acquisition Panel
Mr. Clayton R. Yates, member, Land Acquisition Panel
Mr. J. A. Alston, member, Land Acquisition Panel
Mr. W. W. Gates, Consultant

Also present were invited guests, including:

Mr. George W. Kennedy, Jr., Chairman, Chamber of Commerce, Housing and Redevelopment Committee
Mr. Dan E. Sweat Jr., Director of Governmental Liaison

Planning Director, Collier Gladin, presided.

Mr. Gladin stated that he and the members of his staff were very happy to have an opportunity to meet with the Housing Resources Committee and discuss mutual problems. He stated that every effort would be made in the future to work with the Housing Resources Committee.

Mr. Gladin briefly explained the progress being made by his Department in producing a new Land-Use map. He presented a map showing progress to date, but explained that many changes would necessarily have to be made before the map is completed and approved by other city officials.

Mr. Gladin also stated that consideration should be given to higher densities for low-income housing, including use of high rise.

Mr. Pierce Mahoney of the Planning Department explained the proposed Land-Use map in detail and also exhibited a second map indicating projections to 1983. He stated that the locations of the proposed rapid transit system stations have not been determined and this could be one item that would involve possible changes.

City Planner, J. C. Johnson distributed a list of possible sites for low-income housing prepared by the Planning Department on October 23, 1967.

He stated that in his opinion a package of 10 to 15 possible low-income housing sites distributed throughout the City should be submitted at one time for zoning consideration, rather than individual requests for each property. He stated that the package approach would hopefully aid in surmounting neighborhood and Federal objections such as have been encountered in connection with individual parcel zoning.

He explained that Mayor Ivan Allen's goal of 16,800 low-cost units in five years has been slowed by objections of residents and the Federal government, high land costs and difficulty in getting zoning changes.

Johnson said most of the sites the planners are considering aren't zoned for apartment units.

Residents on numerous occasions have appeared before the Aldermanic Zoning Committee to beat back requests for zoning changes that would permit low-cost housing in their neighborhoods.

Mr. Johnson said that he hoped the Housing Resources Committee, the Citizens Advisory Committee on Urban Renewal, the Atlanta Chamber of Commerce Housing Committee or some similar group would pursue the package idea, develop it and submit it to the proper zoning authorities.

He stated that the list distributed was incomplete and that probably a number of additional areas could be added.

Mr. Johnson submitted a proposed development plan, using the old Ball Park site on Ponce de Leon Avenue as an illustration of how a site might be developed for mixed uses including high rise apartments, shopping areas, etc.

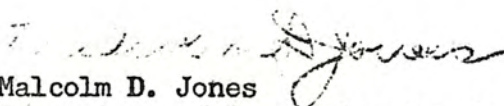
Mr. Gates, HRC Committee Consultant, provided members of the Planning Department with a list of 22 Proposed Sites, dated October 10, 1967, which owners or those having control, have voluntarily listed with the HRC for sale for use in the low-income Housing Program. Only 4 of these sites are zoned A-1 however.

Mr. Cecil Alexander, Chairman of the Housing Resources Committee stated that there appears to be an excess of land in the City presently zoned for industrial use and suggested that study be given to determine if some of this land should be released for use as apartment sites.

Mr. Alexander also stressed the urgent need for an overall Land-Use plan which would make additional apartment sites available.

The meeting adjourned at 12:15 p.m.

Respectfully submitted,


Malcolm D. Jones
Supervisor of Inspection Services

Encls: Invitational Notice.
(with original Possible Sites for Low-income Housing, dated October 23, 1967.
only) Proposed Sites offered for the Low-income Housing Program
dated October 10, 1967.

AGENDA

Housing Resources Committee

Executive Group Meeting 10:00 a.m. September 12, 1967

Committee Rm. No. 2

1. Call to Order and General Comments - Chairman
2. Summary Report on Status of Low-income Housing Program - Jones
3. (a) Low-income Housing Requirements - Extract from CIP - Jones
(b) Action by HRC - Chairman
4. (a) Consideration of Land Suitably Zoned for Low-income Housing - Jones
(b) Discussion and Determination by HRC of Recommended Procedures to Assist Program (for Joint Meeting with Planning and Development Committee Sept. 29) - Chairman
5. Requests from Sponsors for Support on 3 Rezoning Petitions before Zoning Committee - Jones
6. Accelerated Procedure - Multi-family Processing by FHA - Gates
7. 5% Donation by Nonprofit Sponsors Proposed for Rent Supplement Projects - Special Notice from Urban America
8. Panel Reports - Chairman
9. Other Business (Comments on Urban America Seminar) - Chairman

MINUTES

HOUSING RESOURCES COMMITTEE EXECUTIVE GROUP MEETING

September 12, 1967

The Executive Group of the Housing Resources Committee met at 10:00 a.m., September 12, 1967, in Committee Room #2, City Hall. The following members were present:

Mr. Cecil A. Alexander, Chairman, Housing Resources Committee
Dr. Benjamin E. Mays, Co-Chairman, Housing Resources Committee
Mr. Archer D. Smith, representing Mr. Charles L. Weltner, Acting Chairman,
Legal Panel
Mr. Henry L. Hills, representing Mr. Lee Burge, Chairman, Finance and
Non-Profit Funds Panel
Mr. John Wilson, member, Finance and Non-Profit Funds Panel
Mr. Charles F. Palmer, representing Mr. Clarence D. Coleman, Chairman,
Public Housing Panel
Mr. F. C. Terrell, representing Mr. Wallace L. Lee, member, Land Acquisition
Panel
Dr. Vivian Henderson, Acting Chairman, Land Acquisition Panel
Mr. J. A. Alston, member, Land Acquisition Panel
Mr. Stewart Wight, member, Land Acquisition Panel
Dean William S. Jackson, Chairman, Social Problems Panel
Mr. Edward S. Simon, Vice-Chairman, Business Participation Panel
Mr. Dale Clark, Chairman, Public Information Panel
Mr. Malcolm D. Jones, Director

Also present at the meeting were:

Mr. William S. Holland, Executive Director, CACUR
Mr. Lester A. Persells, Associate Executive Director, Housing Authority

Mr. Alexander opened the meeting with comments pertaining to the program and then called on Mr. Jones to present the current status report of the program.

Mr. Jones stated that his office was in the process of retyping the low-income housing inventory report but had only the summary ready for this meeting (Item 2 on the agenda and document 2 in the folder which had been presented to Executive Group members). He explained that included in the inventory are apartment units being developed under conventional financing which do not cost more than \$10,000 per unit to construct, \$12,000 for each side of a duplex and \$15,000 for a single family house. He explained that the last page of the summary contains notes, some of which are especially significant. He explained that Item A of the notes gives a comparison of the status of the program on August 31, as compared with the previous report of June 28 and stated that on the whole we have lost ground in this program since the previous report two months ago.

He then called attention to the extract from the CIP report pertaining to low-income housing requirements (Item 3 on the agenda and in the folder). He also pointed out that we are not really building low-cost housing in public housing but low-income housing.

He also explained Item 4(a) on the agenda and the corresponding document in the folder passed out to Committee members, pertaining to available land suitably zoned for the low-income housing program.

At this point Mr. Alexander explained that Mr. Jones' office was understaffed to handle the statistical data required by the CIP and proposed that from here on out when someone goes to the Building Department for a permit we should try to get the Permit Desk to list what the rent on the units will be and number of bedrooms per unit; that there is no way we can require this legally; and that another thing that we need to do is to also go back to the developers now in the program and get more specific information on their plans. He proposed for this purpose that the City provide a Clerk to the Committee for not less than 3 months. He stated that he felt the structures being built are reasonably good and that his feelings are that a great deal more interest should be put in the lowest rental-purchase ranges; that we can get more in that price range from the prefabricated housing; that the carrying charges on these per month is important and we should find out what it is; that to meet the really tough part of the program means going to the City for additional help. He also asked for comments from members of the Committee.

Mr. Clark said he would support asking for more help; that he also saw a news report for housing that would rent for \$50 to \$70 per month, under the Farmers Association program; that it is in DeKalb County, and is called City Line.

Mr. Alexander stated that is a good start to get low-cost housing in the counties.

Another member stated that the Farmers Association program is also a part of the FHA program.

Mr. Palmer inquired as to the definition of low-cost housing?

Mr. Jones replied that it is essentially a matter of interpretation.

Mr. Alexander stated that is was from \$0 to \$55 per month.

Mr. Palmer commented "And they want low-income housing built under private enterprise?"

Mr. Alexander replied it is thought of now primarily as a Turnkey development.

Mr. Jones added "And even Rent Supplement".

Mr. Alexander again proposed asking the City for a Clerk and developing a form for the Building Department to get filled out at the time permits are obtained and stated that we will have to talk to Mr. Wofford about that.

A motion was made that the matter be left in Mr. Jones' hands, Mr. Yates seconded it. The matter was dropped there.

Mr. Alexander then explained that the roll of this Committee in zoning matters is not an open and shut case as to how to make recommendations to the Board of Aldermen; that we have been taking this on as a extracurricular roll to assist the developers in this program; that this has been done in several instances, but no members of this Committee have been asked to go around looking at these sites to recommend those which we consider reasonable.

Mr. Jones explained that this is what he and Mr. Gates have been attempting to do; that they have been out with the sponsors and actually looked at most of the sites and have only listed and encouraged those which they felt were practical and desirable; that in a several instances they have discouraged sponsors from submitting sites which they felt were impracticable or unsuitable.

Mr. Alexander continued that his feeling is that we should try to aid and assist the builders in this program but that we have no power to change what is going on and that we are having our proposals turned down one by one for various reasons. He stated that the approach which he felt we should take is to issue a general statement about the housing program, its needs, and the shortage of land that is now suitably zoned and to work toward getting a rezoning of the entire City, with due consideration for low-income housing needs; that as for working with the developers we should be governed by what we see is acceptable to the Board of Aldermen and the Building Department in granting permits; and further to come to some conclusion about the problems. He stated that we should also help the developers arrange meetings with the Aldermen, Departments involved and anyone who wants to talk to them about deficiencies in Community Facilities related to the housing program, which in some instances have been legitimate, such as parks, transportation, traffic, schools etc. He further stated that at the same time the urgency of this program has seemed to escape some people; that one thing which we also need is to emphasize the requirement for additional low-income housing in the neighboring cities and counties and make it clear that we are not trying to create a haven here in Atlanta for the whole country to come to and move in on this program; that this may happen, but we should try to avoid it. He stated that the CIP requirement is for replacement of houses and apartments that are unfit for human habitation. He then called upon Mr. Jones for comments.

Mr. Jones stated he feels that it we do not take a position to actively support the developers who have proposed good projects and which appear reasonable, he did not know who would; that he was personally inclined to feel that we can do a service if we as a Committee take a position on such projects; that he does not think however that many areas will be built in the City which already have a surplus of community facilities; that he has hoped that we can supply facilities such as parks, schools, playgrounds etc. simultaneous with the development of the housing projects, by relying on other Agencies and other Departments;

that those details should be checked into carefully and coordination made to provide these services as adequately as we can. He said that he felt personally that a statement from the Housing Resources Committee on each of the projects proposed for low-income housing would be helpful to the Planning Board and the Zoning Committee when they make their decisions. He pointed out difficulties which we have had in getting sites approved up to that point and explained that he and Mr. Gates (the Committee Consultant) have attempted to look at each proposed site but have been unable to follow through on all details such as checking on the adequacy of community facilities etc.; that in several instances he and Mr. Gates have discouraged sponsors for this reason or that; such as ground too rough, facilities not available etc. and that as a result, several of the sites originally proposed have never come up for rezoning. He further stated that he was inclined to feel that on those proposals for Turnkey development that it would even be well for the Planning Board and the Zoning Committee to know whether or not the Housing Authority considered the sites as favorable and suitable.

One member commented that perhaps the whole City needs to be rezoned.

Mr. Alexander replied it seemed to him that we must create additional land through purchases for the city-wide approach; that when the individual developer comes along, there should be a body looking to the interest of the whole city and it appeared to him that these things have thus far been considered only by the Board of Aldermen; that he wonders whether this is doing the program the best service? He stated that consulting with the Planning Board is also very much in order, presumably.

In referring to Item 4(a) on the agenda and the corresponding marked document in the folder, Dr. Henderson inquired if this material is what his Committee had asked for?

Mr. Jones stated that this is what the Planning Department provided in response to his panel's request; that when we got it, it came in two forms: a zoning map of the City with vacant land areas superimposed on it in orange; and a report of total land in the various zoning categories and vacant land by Land Lot and District.

Mr. Jones further explained that the Planning Department is now making a comprehensive Land-Use study to go before the Board of Aldermen with some proposed changes in the overall land-use of the City; that he felt the best thing this Committee could do now is to get its recommendations presented to the Planning and Development Committee; that we have a Joint Meeting scheduled for the 29th of September.

Mr. Alexander then told Dr. Henderson that he should meet with Mr. Jones to go over the material provided by the Planning Department, but that in trying to resolve this thing we are still short on land and those two should come up with a proposal, say in September, as to the number of acres needed and its distribution.

Dr. Henderson asked approximately how many acres does that involve?

Mr. Jones replied that the maximum density authorized for garden type apartments is 16 units per acre, but that the Housing Authority has been trying to hold that down to about 12 units per acre.

Mr. Persells stated that was correct; that 3, 4, and 5 bedroom units, which the Housing Authority particularly needs, results in reduction of the density below 16 units per acre.

Mr. Jones explained we had one project which has been approved by FHA at 16 units per acre, but it is in an Urban Renewal project; that we had a developer recently drop a project because he had bought the land expecting to develop it at the maximum authorized density of 16 units per acre and that in preliminary discussions, FHA suggested 10 units per acre.

Mr. Alexander stated that it is open to debate about how many total acres would be required; that our experience to date indicates that no more than 1/3 of the land appropriately zoned actually gets into the low-income housing program, due to turndowns by HUD, FHA, neighborhoods etc.; that to date only about 1/3 of the land zoned has found its way into this program.

Mr. Alexander stated that there appears to be a need to rezone the City at large; that there were 51 zoning petitions on the agenda recently for one meeting of the Planning Board.

Mr. Jones explained that the current zoning was especially planned for industry; that many areas were originally planned but never used as industrial, which development will not occur in the foreseeable future, and that the same applies to much of the land now zoned residential (single family development) whereas the immediate need of the City now is for low-income multi-family housing.

Mr. Persells explained that the Housing Authority has gone back over the land to consider additional parcels which could be used for the low-income housing category where changes seem to be reasonable.

* * *

Mr. Alexander stated the builders have claimed that FHA procedures were holding them up; that Atlanta is one of the City's in which FHA now claims that it can process an application in less than 2 weeks; that this is a change in attitude, but the 221 d (3) program does not come within the direct line of FHA's principal insuring policy.

Mr. Alexander asked Mr. Clark if the report prepared by Mr. Gates on the accelerated procedure for multi-family processing by FHA could be carried to the press (Item 6 on the agenda, with copies in the folders) Mr. Clark indicated that it would probably be better for this type of announcement to be made by the local FHA office rather than from this Committee.

Mr. Alexander then referred to Item 7 on the agenda pertaining to the proposal in the Rent Supplement program to require nonprofit sponsors to put up 5% equity (in effect a donation); that the reason the attempt to put this thing in, is the theory that if nonprofit sponsors are financially involved in the success of their project that they will have more permanent interest in it; that Urban America's feeling is, if this is done the Rent Supplement program will die before it gets an opportunity to grow; and Urban America has suggested that those interested send telegrams to their Senators and to Senator Warren Magnuson suggesting that this approach of requiring the 5% equity will defeat the purpose of the program; that what he would like to do is to get an authorization from the Committee to sign a telegram in support of this position and to urge consideration of this matter in the final preparation of the bill.

A motion was made by Mr. Palmer, seconded and unanimously adopted asking Mr. Alexander to send such telegrams to appropriate Senators.

Mr. Clark asked if the 5% donation is a known step or a new development.

Mr. Alexander stated that it is new; that the thinking is that the nonprofit sponsor is not supposed to be getting any profit back from the project and it is asking too much of him to put up 5% equity donation to the project. Mr. Alexander also said that to give the other side of it is, that in 221 d (3) nonprofit projects one can borrow up to a 102% of the project cost and this is what you are competing with, in a sense.

Mr. Persells asked Mr. Alexander to explain the 102%.

Mr. Alexander explained what the extra 2% takes care of.

* * *

Mr. Alexander again asked for and received unanimous consent to request the City for a Clerk for at least 3 months.

Mr. Alexander then called for brief reports from the Panel Chairmen.

Legal Panel - Mr. Archer Smith made a very interesting presentation of his case study and the significance of the Shaffer vs. City of Atlanta Housing Code Case, which he announced was coming up for hearing the next day.

Construction and Design Panel - As no one was present to represent this panel, Mr. Alexander explained a project which that panel was working on involving Building Codes and a System study.

Finance and Nonprofit Funds Panel - Mr. Alexander explained that this panel is working on creation of a Nonprofit Housing Development Corporation. He also mentioned the favorable comments made at the Urban America Seminar by a local banker pertaining to loans made through his bank to sponsors of nonprofit projects.

Business Participation Panel - Mr. Alexander commented briefly on his recent conference in Washington with Secretary Weaver and FHA Administrator, Brownstein, pertaining to bringing "Big Business" into the low-income housing field.

Public Information Panel - Mr. Clark commented on the ill-fated Browntown Road rezoning attempt and to a nonprofit sponsor project which is being promoted locally by the Interfaith Group of the Unitarian Universalist Congregation.

Social Problems Panel - Dean Jackson explained that the average annual income for Negroes in Atlanta is \$3600 and that the number one question is the adequacy of the number of bedrooms in rental units.

Mr. Alexander then called on Mr. David T. Edwards, sponsor of a rezoning petition for an 18 acre site on the West side of Atlanta, North of Bakers Ferry Road, S. W. (LL 24, 14th Dist. FF) to present his proposal (one of three in Item 5 on the agenda). Mr. Edwards made a good and convincing presentation. From questions asked and comments made by some members of the Committee, the Committee appeared receptive to Mr. Edwards' proposal. Formal action by the Committee however was not called for by the Chairman to endorse this project to the Zoning Committee, as had previously been requested by Mr. Edwards, as well as similar requests from sponsors of two other projects which the Committee had previously endorsed to the Planning Board. This was for reasons explained earlier in the meeting. Subsequently however, the Chairman of the Planning Board was requested to pass on to the Zoning Committee, with the Planning Boards' recommendations, a letter which had previously been written by the Committee to the Planning Board endorsing those two projects.

The meeting was adjourned at 12 noon.


Malcolm D. Jones
Supervisor of Inspection Services

Encls: Agenda
Documents contained in folder provided every member present (with file copy only).

NORTHWEST-BROWNTOWN AREA

A NEIGHBORHOOD STUDY

City Planning Department
City Hall
Atlanta, Georgia

October, 1967

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Northwest Perry Homes Citizens Neighborhood Advisory Council

Atlanta School System

Atlanta Parks Department

Atlanta Construction Department

Atlanta Public Library

Atlanta Housing Authority

Fulton County Health Department

It also wishes to express its gratitude to the following members of the Special Planning Committee of the Northwest Perry Homes Citizens Neighborhood Advisory Council for their cooperation and patience in working with planners to develop this study:

Mr. Hubert Brown

Mr. Robert Dobbs

Mrs. Odessa Hill

Mr. Fred A. Morris

Mrs. Mary Sanford

Mrs. Odessa Wheeler

Mrs. Josie Wynn

TABLE OF CONTENTS

Acknowledgements

Table of Contents

INTRODUCTION -----	1
SURVEY OF COMMUNITY FACILITIES; PROBLEMS & NEEDS -----	5
Identification of Community Problems -----	5
Discussion of Community Problems & Needs -----	8
IMPLICATIONS OF FUTURE RESIDENTIAL GROWTH FOR COMMUNITY FACILITIES ----	17
Residential Growth in Northwest -----	17
Implications For Community Facilities -----	19
Problems of Public Housing -----	21
RECOMMENDATIONS -----	23
Transitional Nature of N. W. Browntown Area -----	23
Recommendation -----	24
STUDY MAP -----	27

INTRODUCTION

This report represents a preliminary study of community problems in the Northwest Browntown Area of Atlanta. It is not a comprehensive plan, but more so an assessment of the existing and future community needs brought about by the problems which the area is facing at this particular point in its development. It is hoped that the report and its recommendations will give both residents and city officials a better sense of direction in dealing with the growth problems of the area.

BOUNDARIES

The area referred to in this report as the Northwest Browntown Study Area is bounded by Perry Boulevard on the north; the Louisville and Nashville Railway on the west; Bankhead Highway on the south; and Bolton and Nash Roads on the east.

Included within these boundaries are the Anti-Poverty Target Areas H and I, and the residential communities of Carver Hills, Hollywood Hills, Lincoln Homes, Bolton Homes, Perry Homes, Scotts Crossing, and Bowen Homes.

HISTORY

The Northwest Browntown Area is part of the area which was annexed to the City in 1952. At the time of annexation it was one of the relatively undeveloped fringe areas existing outside the City limits and consisting primarily of small semi-rural communities.

However, not long after annexation residential growth in the area proceeded very rapidly. Perry Homes, a large public housing project of 1,000 units, was opened in 1955. Then other residential projects, largely in the middle to low-income range, followed. Today the area contains about 17,000 people and 4,425 housing units, of which 1,650 are public and 2,775 are private.

The residential growth which has occurred during the past 15 years in Northwest Browntown has generally been unplanned. Residential subdivisions have been constructed without concomitant community facilities. The development and improvement of schools, parks, and sewers have lagged behind residential growth.

The result is that today, despite the built-up residential concentrations, the area still retains many characteristics of an undeveloped rural area. One finds, for example, relatively dense concentrations of public housing units amidst large stretches of heavily wooded areas with unpaved roads and rough terrain. Most community facilities are either operating over capacity or are still not sufficiently developed to meet population needs.

Even worse, residential growth occurring in the area is by no means slowing down. Several new major housing projects and additions to existing housing totaling about 3,250 units are being considered for construction. CIP estimates indicate that the population of the area will double in about 10 years and reach a total of about 40,000 people by 1983.

The dilemma facing Northwest Browntown is how to up-grade and improve already deficient community facilities in light of continuing residential growth. Residents in the area have begun to face up to this dilemma by organizing against further housing construction, particularly public housing, until more attention is given by the City to schools, sewers, parks and other community facilities and services.

THE BROWNTOWN ZONING ISSUE

The most recent and important effort by residents to prevent further public housing construction concerned the Browntown Zoning Issue. This effort stemmed from an application filed on June 29, 1967 to change the zoning of a portion of property covering about 50 acres and located north

of Browntown Road and west of James Jackson Parkway. The application requested that the property be changed from M-1 (Light-Industrial) to A-1 (Apartments). The purpose of this rezoning was to allow the construction of 510 low-cost housing units under the turnkey program for public housing. Under this program the housing units would be developed privately and then purchased by the Housing Authority.

A hearing on the zoning change was held August 10, 1967, by the Zoning Committee of the Board of Aldermen. At that time they recommended adversely on the request for a change in zoning due to complaints by residents of the Browntown Area on grounds that current school, park and sewer facilities in the area are already inadequate and would be further over-burdened by the new development.

Since no comprehensive study had ever been made of Browntown's community problems, this study was initiated to help clarify and assess those issues affecting its future development so that both residents and city officials might have a more effective framework for dealing with its problems.

APPROACH AND METHOD OF STUDY

As can be surmised from the above background information, this report is merely a first step in providing orderly development of the Northwest Browntown Area. The approach is to focus on community facilities and the attendant community problems and needs arising from their utilization.

In surveying community needs the report distinguishes both existing and future needs. Existing needs refer to those items needing immediate attention; while future needs refer to those estimated to develop in about 5-10 years, when the population is expected to be about double its present size.

The approach taken for this study consisted of the following steps:

1. identification of major community problems by City planners in conjunction with the special Planning Committee of the N. W. Perry Homes Citizens Neighborhood Advisory Council
2. an assessment by the planners of existing and future community needs generated by the above problems and an inquiry into the implications of future residential growth for upgrading community facilities and services
3. the formulation of a set of recommendations pointing out what needs to be done to meet existing deficiencies and anticipate future needs
4. a final meeting between planners and the special Planning Committee to discuss the findings of the study.

SURVEY OF COMMUNITY FACILITIES: PROBLEMS & NEEDS

IDENTIFICATION OF COMMUNITY PROBLEMS

This section itemizes the major problems involving community facilities and services in the study area. It does not cover all the problems expressed by the residents or observed by the planners, but covers only the most significant ones affecting the general development of the area.

The Problems Include

SCHOOLS

(1) Serious Overcrowding at Archer High School

With the 10 portable classrooms currently being constructed, this school will have facilities for an approximate capacity of 1,200 students, yet as of September 11, 1967 it had an actual enrollment of nearly 1,700 students.

(2) Extended Session at Archer

Due to the overcrowded conditions, Archer is operating on extended session, which means that a large proportion of the students are out of school at 12 o'clock and hence are without parental supervision a major part of the day.

(3) Overcrowding at Elementary Schools

Although overcrowding at the elementary schools is not as serious as it is at Archer, still most of the elementary schools are operating near or at peak capacity. This means they are unable to absorb any large increase in population.

PARKS AND RECREATION

(1) No Neighborhood Parks or Programs for Lincoln Homes and Perry Homes

These two important communities which contain from 7,000 to 9,000 people have virtually no City recreational facilities and programs and very limited access to those in other areas. Lincoln Homes has no neighborhood park at all and Perry Homes, while it has some recreational services rendered through the YMCA and the Girl's Club, has no City recreational service.

(2) Inadequate and Poorly Developed Parks and Playlot: Gun Club Park, Center Hill Park and Hollywood Hills Playlot

Gun Club Park is the community park designed to serve the study area population. It is currently under Phase II of its construction schedule and 6 or 7 of the total 42.9 acres have been developed. However, what has been built shows little appreciation for the preferences of the local residents. For example, the main recreational facility built so far has been tennis courts. Yet residents maintain that the tennis courts have been unused because no one in the community plays tennis and basketball courts would have been more suitable.

Center Hill Park, a neighborhood park of 16 acres, has insufficient facilities consisting only of a baseball diamond and a football field.

Hollywood Hills Playlot, located at the southern end of Magnolia Cemetery, has been the target of complaints by several residents due to its close proximity to an unsafe and unhealthful flood plain.

(3) Insufficient Distribution of Recreational Leadership

The one recreational leader working in the whole study area is stationed at Scott School which means none of the communities outside the service area of Scott School are served by a recreational leader.

SEWERS

(1) Backup and Overflow of Sanitary and Storm Sewage

Steady rainfall for a day or more brings about numerous cases of sewage overflowing into residents' yards and into vacant lots and open spaces.

(2) Flooding of Proctor Creek

The flooding of Proctor Creek during steady rainfall is responsible not only for much of the sewage overflow, but also for several drowning incidents that have occurred in the area.

OTHER FACILITIES

(1) Insufficient Access to Health and Library Facilities

Decentralized health centers in the study area are not conveniently accessible to all residents, especially those of Carver Homes and Hollywood Hills, and there is no direct public transportation route to the nearest hospital.

The nearest library, the Dogwood Branch, is located at the southern periphery of the study area and there is no direct access to it from much of the northern part of the area.

(2) Inadequate Public Transportation

Inadequate bus service is basic to the problems of access to health and library facilities and places of employment. Public transportation does not provide direct routes to these facilities.

(3) Miscellaneous Traffic and Street Problems

This refers to such problems as the lack of a traffic signal at Jackson Parkway and Brown Town Road, a major intersection crossed daily by school children, and the general neglect to clear rubbish and trim grass along the streets.

(4) Employment Problems

Most of the residents who work must go outside the area to their place of employment. Since they are primarily of middle-to-low income this places a heavy burden on them in terms of costs for transportation, child care services, etc.

DISCUSSION OF COMMUNITY PROBLEMS & NEEDS

This section expands upon the problems identified in the previous section. It examines what is being done to alleviate the problems and more importantly assesses the existing and future community needs which the problems generate. When possible, cost estimates of selected community needs are provided.

SCHOOLS

(1) Overcrowding and Extended Session at Archer High School

Based upon the concern expressed by residents, overcrowding at Archer represents the single most critical problem in the study area. This problem is further complicated by the inadequate acreage of the school site and the outmoded design of the school building.

West Fulton is another high school located near the study area which could serve a small part of its population, but it also is overcrowded.

(2) Overcrowding at Elementary Schools

The main problem here is the inability of existing elementary schools to absorb significantly large increases in population.

(3) Current Developments

(a) Expansion of Archer and West Fulton High Schools

Presently there are plans for the vertical expansion of both Archer and West Fulton High Schools which would increase their capacities to 2,000 students each. Barring any sudden large increases in population, this expansion would do much to alleviate the overcrowded conditions. The main problems confronting expansion are financing and timing. Funds for the expansion are contingent upon a possible school bond election in the spring of 1968 and whether the bond issue passes.

It usually takes two years to get a school constructed from the time a bond issue passes. However, if an architect can be authorized to begin planning the project before the bond issue passes, about 8 to 10 months can be cut from the needed amount of time. If this procedure were followed in relation to the expansion of Archer High School, construction could start in the summer of 1968 and be completed by the fall of 1969 providing that the bond issue passes.

(b) New Elementary Schools

Since most elementary schools are operating at peak capacity, it will be desirable for any new large housing projects to include sites for elementary schools in their plans. One of the major proposed projects, Rockdale Park, includes a site for an elementary school in its plans, but some of the others do not.

(4) Estimate of Community Needs

Existing Needs -

(Those requiring immediate attention.)

(a) Expansion of Archer and West Fulton High Schools by Fall of 1969

This would require that the expansion be placed on school bond issue by Spring of 1968 and that an architect be authorized to begin planning the expansion before the bond election.

(b) Inclusion of Elementary School Sites in any New Housing Projects Approaching 300 Units in Size

This has special reference to the Browntown Road public housing site, on which 10 acres should be set aside for an elementary school if the 510 units of public housing are to be constructed.

Future Needs -

(Those likely to develop in a period of about 5-10 years, during which time the population is projected to double.)

(a) New High School

Although a new high school is not needed now under current school standards, increasing population over the next few years will create the need for a new facility. Plans for the facility should begin now.

(b) New Junior High School

The construction of a junior high school in the future will help to alleviate potential overcrowding in the elementary schools. The City owns a possible site for such a school west of James Jackson Parkway and north of Williams Elementary School.

(c) New Elementary Schools

Anywhere from 4-8 new elementary schools will be required to serve the population over the next 5-10 years. The sites of the schools will depend upon future growth patterns.

(5) Cost Estimates of Selected Items

Archer High School	vertical additional	\$2,000,000
New high school	total construction	5,000,000
(2000 students)	minus land costs	

New jr. high school (1200 students)	total construction minus land costs	3,000,000
New elementary school (1000 students)	total construction minus land costs	2,000,000

PARKS AND RECREATION

(1) No Parks and Recreational Services At Lincoln & Perry Homes

Lincoln Homes

Actually the need for a neighborhood park in Lincoln Homes was brought out in Additional Park Land Survey by the Planning Department. This survey recommended a site for the park at the end of Fern Drive. Presently, however, the Parks Department lacks funds to purchase additional park land. So the development of a neighborhood park for Lincoln Homes will have to wait upon the next bond issue.

Perry Homes

The lack of adequate recreational services in Perry Homes is due to a conflict in regulations between the City Parks Department and the Housing Authority. A preliminary investigation into the conflict has revealed the following situation. The main issue centers around the cost of recreational leadership and personnel. The Housing Authority can meet the costs for recreational space and all types of physical facilities, but it is prevented by federal law from allocating any expenditures to recreational personnel. The Parks Department can meet 50% of personnel costs, but wants the Housing Authority to pay the other half. So until the other 50% of personnel costs is met, Perry Homes will be without recreational services.

(2) Inadequate and Poorly Developed Facilities

Gun Club Park

(a) Current Construction

Gun Club Park is currently under construction through funds being provided from federal, state, and local sources. The site was acquired on November 2, 1964 for a purchase price of \$55,000.

The construction is divided into three phases. Phase I cost \$63,456, began on April 11, 1966 and was completed in February, 1967. It consisted of clearing and grading the area and building parking facilities, tennis courts, fences and retaining walls, etc.

Phase II, which cost \$52,206, began on August 4, 1967 and is scheduled for completion in December 1967. It consists of building the remaining portion of the parking lot, a multi-use court area, various play areas, camping areas and the grading of athletic fields.

Phase III, which costs \$150,000, is scheduled to take place during 1968 and will consist of the construction of a bath house and a major swimming pool.

The completion of Phase III, however, will not provide Gun Club Park with all the necessary facilities for a fully equipped community park. There will still be the need for a community club house.

(b) Tennis Courts

Regarding the unused tennis courts, the Parks Department has stated that it would be willing to remove the tennis courts and erect basketball courts if the community so desires. Hence, the solution of this problem simply awaits the necessary communication between the community groups and the Parks Department during which the community groups can point out exactly what they want done.

(c) Footbridge

The need to erect a footbridge which provides access from Perry Homes to Gun Club Park is currently being met by the Atlanta Housing Authority, which began receiving bids for construction of the bridge on September 21, 1967.

Center Hill Park

The Parks Department has allocated \$40,000 from its Supplemental Fund to bring about general improvements for Center Hill Park during the coming year. These improvements will include; site preparation and drainage, drive-way and parking spaces, paved court area, a children's area, and the relighting of the existing ball field.

Hollywood Hills Playlot

The Parks Department has affirmed its willingness to meet residents' dissatisfaction with the unsafe location of Hollywood Hills Playlot near a hazardous floodplain. The Department holds that it erects the playlots as temporary, small-scale play areas at the request of the citizens and at sites selected by the citizens. There are no significant problems in removing the playlots or changing them to a different location since the facilities are temporary and easily removable.

(3) Insufficient Recreational Leadership

The problem of insufficient recreational leadership is due in large part to the poor development of recreational facilities in general. In order to provide recreational workers the Parks Department requires that the park or school to which the worker is assigned have indoor facilities. Unfortunately, most of the parks and schools in the area do not have such facilities and hence are not manned.

As recreational facilities are improved, e.g. when Gun Club Park is completed, one should expect more recreational leadership. In the meantime, an effort should be made on the part of either the local community

or the Parks Department to check out those schools or parks which do have adequate indoor facilities so that recreational leaders can be assigned to them.

(4) Estimate of Community Needs

Existing Needs

(Those requiring immediate attention)

- (a) Neighborhood Parks, Preferably With Recreational Leadership, For Lincoln and Perry Homes Communities.

Lincoln Homes

Since the Parks Department has no funds for additional park land, the request for a neighborhood park for Lincoln Homes will have to be placed on the next bond issue. This matter should receive 'high priority' attention from the Parks and Planning Departments.

Perry Homes

The physical facilities for a park here can be provided by the Housing Authority. Since the H. A. is prevented by Federal law from meeting recreational personnel cost, it is recommended that the City find means of paying total personnel costs instead of the 50% level it is operating under now.

- (b) Completion of Gun Club Park

While it is true the Gun Club Park is under construction now as a 'high priority' project, still it is necessary that plans be drawn for its completion beyond the current construction plans. A community park, fully equipped with a community club house, is sorely needed in the area. Moreover, the plans should be drawn up in such a manner that the local residents can have a voice in selecting the types of facilities to be erected in the park.

- (c) Establishment of Effective Communication Links Between Local Community Groups and The Parks Department

Many of the park problems, i.e. Hollywood Hills Playlot, appear to be primarily a result of poor communication between the local community and the Parks Department. Evidently many of the immediate problems could be given proper attention if the local community groups had organized channels for addressing their grievances to the Parks Department and if the Parks Department, on the other hand, would keep the community informed of and give them a voice in its plans for the area.

Future Needs -

(Those likely to develop in a period of about 5-10 years, during which time the population is expected to double.)

(a) Community Park

This park need not necessarily be located within the boundaries used for this study. Any of the area to the west of James Jackson Parkway from Bolton Road to the Chattahoochee might be desirable.

(b) At Least Three More Neighborhood Parks

Two of these are already proposed and their tentative sites seem desirable. The possible site for another would depend upon the future growth pattern of the area.

(c) Establishment of a Park Development Program

This is a program that could be carried out by the Planning and Parks Departments in close conjunction with the local community for the purpose of expanding and improving park facilities as population increase demands it.

One example of the type of expansion that might be desirable and even necessary in the future concerns Center Hill Park. Although adequate in size for existing population, in the future it would probably be desirable to extend its northern boundary from Hill Street across the now vacant land to North Grand Avenue. This would not only increase the space for the park, but would also facilitate access from a major thoroughfare, Hollywood Road.

(5) Cost Estimates of Selected Items

New neighborhood park	Total construction minus land costs	\$200,000
New community park	Total construction minus land costs	500,000
Recreation leadership Perry Homes		6-8,000
Gun Club Park - Third Phase	Total construction minus land costs	150,000
Community Club House	Total construction minus land costs	150,000

SEWERS

(1) Explanation of Sewage and Flooding Problems

There are several reasons for the sewage and flooding problems in the Northwest Browntown Area. The three most prominent reasons are:

- a. The limited capacity of Proctor Creek as a drainage system;
- b. Poor siting of several residential homes;
- c. Generally deficient and obsolete storm and sanitary sewers.

Limited Capacity of Proctor Creek

The problems of Proctor Creek are in a sense no more than a reflection of the area's general problem of growth imbalance, in which the development of community facilities have not kept pace with the residential growth.

Proctor Creek has served as a major drainage basin for storm and sanitary sewage in the Northwest area long before it became annexed to the City and developed. As a result, it is not adequately suited now to serve the newly built up population. This is the reason for much of the overflow and more specifically is the reason why the worst cases of overflow occur at residential homes and areas bordering the creek.

There is no question that this problem of Proctor Creek is a large scale one which demands a long-term solution. The solution proposed by the Construction Department is the Sandy Creek Improvement Program (Phases I to III) which is supposed to begin some time in 1969 and will require 15 to 20 years for its completion. Up until the time of the implementation of the Sandy Creek Improvement Program, the Construction Department will be utilizing whatever temporary solutions are possible. Presently under consideration is the construction of a small 'package' plant to alleviate the load on some of the major lines.

The problem of flooding itself in Proctor Creek can only be resolved by restricting children from the flooded portions and by preventing the construction of residential homes and play areas at sites near the creek which are too low. This point leads into the second major reason behind the flooding and sewer problems in Northwest Browntown.

Poor Siting of Residential Homes

Actually several homes built near Proctor Creek, i.e., along Clarissa Drive, never should have been built there in the first place because their sites are too low in relation to the creek. It has been suggested that the City purchase these homes since there is no economically feasible solution for handling their sewage and flooding problems.

Generally Deficient and Obsolete Storm and Sanitary Sewers

Undoubtedly, many cases of flooding in the area are due to the old, obsolete sewers throughout the area. Replacement and repairing of these sewers, however, are minor in comparison to what needs to be done with Proctor Creek and will be handled by the Construction Department as quickly as its limited funds will allow.

- (a) Initiation of the Sandy Creek Improvement Project As Soon As Possible.

This is the only ultimate solution to the major sewage problem in the area. So its implementation should be given high priority.

- (b) Some Planned Action on Poorly Sited Homes

There is an urgent need for something to be done with those homes which are too poorly situated near Proctor Creek for anything economically feasible to be done about their flooding and sewage problems. It is suggested that a study be made, probably by the Construction Department, to identify those homes which are beyond help and to recommend a solution which would satisfy both the owners and the City. The possibility of the City buying the homes should be carefully studied.

(3) Cost Estimates of Selected Items

<u>Sandy Creek Improvements:</u>	Phase I	\$3,340,000
	Phase II	2,050,000
	Phase III	5,166,000
General Storm Sewer Improvements:		400,000

OTHER FACILITIES

The time and scope allocated to this report was not enough to allow for an in-depth study of those problems associated with library, health, employment and transportation facilities. Thus no attempt is made to analyze all the various ramifications of these problems or to specify the existing and future community needs which they might generate. Instead attention was focused on only the most obvious and general needs in these areas.

The Needs Include:

(1) More Effective Communication Links Between Local Community Groups and City Services

An investigation into several traffic and transportation problems revealed the need for stronger communication links between local community groups and the various City agencies furnishing community services. For example, note the following two cases:

Lack of Traffic Signal at Jackson Parkway and Browntown Road

According to the Traffic Engineering Department a study was made of this intersection 5 or 6 years ago which revealed that no traffic light was needed at the time. No complaints had been received about the intersection then, so the department had no way of knowing it was a trouble spot. However, upon request of the Planning Department the Traffic Engineering Department will make another study of traffic conditions at the intersection, after which it can determine what type of traffic facility can best handle the conditions.

Poor Care of Streets

The Sanitation Division of the Construction Department confirmed that it handles the clearing of rubbish from the street, but that the trimming of grass bordering the streets is a responsibility of the property owners. It further stated that it had a shortage of workers to clean the streets so that its men are spread thin over the City. However, if any community felt it had been neglected and wanted cleaning services for its streets, the community should make a request to the Sanitation Division and the request will be acted upon.

More Effective Communication Links

The main factor underlying both of the above traffic and street care problems is the need for more effective communication links between local

community groups and the City services. This may sound rather trite, but actually it has important implications for both the local groups and the City agencies.

On the one hand, the local groups must establish the necessary organizational machinery to direct their complaints to the appropriate agencies and to follow through to see that their complaints are acted upon. On the other hand, when a public agency receives a complaint or request from a community group it should act upon the, complaint and if unable to do so, should give the community a clear explanation. Also, whenever possible the agencies should keep local communities informed of the various projects planned for the area.

(2) Public Transportation Study and Improvements

As mentioned earlier, inadequate bus service underlies the main problems which residents face in terms of access to needed facilities: libraries, health centers, places of employments. This clearly demonstrates the need for a study which pinpoints the improvements which would be necessary to alleviate the problems and which recommends ways in which the improvements can be carried out.

(3) Local Employment

Possible Development of Nearby Industrial Areas

According to the zoning map, the N. W. Browntown Study Area is heavily bordered by industrial land and thus is better situated to a potential employment base than most other areas in the City. However, much of this industrial land is undeveloped; so the kind of employment it offers to Browntown residents will depend upon its future course of development. If possible, the City should try to attract those types of industries which would offer employment opportunities to local residents.

Hire Local Residents First on Government Sponsored Projects

In addition to attracting local employment-generating industries, the City can utilize whatever other opportunities are available to help alleviate local unemployment. A case in point is the additional public housing units planned for the N. W. Area. It would not only help alleviate the problem of unemployment, but also do away with much local dissatisfaction if the City required the developers of public housing to hire local residents first in recruiting workers.

IMPLICATIONS OF FUTURE RESIDENTIAL GROWTH
FOR COMMUNITY FACILITIES

The previous two sections have examined problems and needs of particular community facilities. The purpose of this section is to look into the impact of future residential growth on community facilities in general.

In other words, it will focus on such questions as: how much population and housing will be coming into the N. W. Browntown Area over the next few years?, what kinds of problems will they create?, what community facilities will they lack?, will this lack put a drain on existing facilities or will current improvements be able to meet future needs?

These all are important questions, for which existing data is too incomplete to give fully accurate answers. Yet they must be answered as accurately as existing data will allow if a start is to be made in planning for the N. W. Browntown Area.

RESIDENTIAL GROWTH IN NORTHWEST

Before looking directly into the impact of future residential growth, it is necessary to first recognize the fact of future population and housing growth in the N. W. Area. Any consideration of the area's development must recognize firstly that it will be experiencing large increases in population and housing over the coming years and that some of the housing will be low-income and public housing.

(1) Forces Behind Growth

The reasons behind such growth are really not too complex for in actuality the growth is no more than a reflection of metropolitan economic-population increases and the need to alleviate severe housing shortages in the City as a whole.

(a) Economic-Population Increase

The economic and population growth in the Atlanta Metropolitan Area is primarily a result of its role as the financial and commercial center of the Southeast and as one of the fastest growing metropolitan regions in the country. Projections derived from CIP studies indicate that current rates of economic growth will continue for at least the next 15 years. The projections further indicate that the City of Atlanta will have an increase of over 100,000 people by 1975 and over 150,000 by 1983.

The areas in the City most likely to absorb this growth are the relatively undeveloped areas outside the central city such as the Northwest area. Due to the intensive concentration of people and activities at the central core and the resultant lack of space, more and more of Atlanta's population will be dispersing toward the fringe areas.

(b) Housing Needs of Atlanta

In addition to the sheer pressure of economic and population growth, Atlanta is also experiencing the problem of severe housing shortages. This is due not only to the lag of housing supply behind population growth, but also to the displacement of many residents through various forms of governmental activity, i.e. urban renewal, highway construction etc.

According to the CIP Relocation Report (September 1966), during 1956-60 Atlanta displaced 21,000 families and 67,000 people mostly low-income, through such activities and thereby severely aggravated the existing shortage of housing in the City. So the fact is that Atlanta does not have the housing resources to meet the needs of its population, particularly the low-income segments. Estimates indicate that nearly 17,000 new housing units will be required over the next 5 years in order to adequately house the people.

The general shortage of housing in Atlanta is the main factor behind the bold housing program which the City is currently pushing. This current program seeks to get 16,800 units within a five-year period and 9,300 of these within the next two years.

(2) CIP Projections for Northwest Browntown

The tendency for population growth in Atlanta to disperse toward the fringe areas is one reason why CIP projections indicate such large scale population increases for the Northwest Browntown Study Area over the next 15 years. The projections indicate that the population will double to a total of about 33,000 people in a decade and will reach 40,000 by 1983.

So the real question for any inquiry into the future development of the study area is not whether it will gain more people and housing, but what is the scale of the growth likely to be and what will be its probable impact on community facilities and services.

IMPLICATIONS FOR COMMUNITY FACILITIES

(1) Projected Housing for Browntown

A good indication of scale of residential development that will probably occur in the N. W. Browntown Area can be seen in the housing projects currently being considered for construction in the area. Seven such projects are now being considered; four by public housing authorities and three by private developers. Some of these projects are definite; others are tentative and still in the earliest planning stages. Together they would bring an estimated total of 3,254 housing units and 13,025 people into the area.

The table below show how these estimated population and housing units are distributed among the various projects.

PROJECTED PUBLIC HOUSING

<u>LOCATION</u>	<u>NUMBER OF UNITS</u>	<u>ESTIMATED POPULATION</u>
Perry Homes	146	700
Magnolia Cemetery	202	1,000
Bankhead Highway	540	2,700
Browntown Road	510	2,500
Total	1,398	6,900

PROJECTED 221 (d) (3) and PRIVATE HOUSING

<u>LOCATION</u>	<u>NUMBER OF UNITS</u>	<u>ESTIMATED POPULATION</u>
Rockdale Park 221 (d) (3)	1,500	4,950
Gun Club Park	200	660
Hollywood Road (Lincoln Homes)	156	515
	1,856	6,125

(2) Implications for Community Facilities

In order to deal with the implication of future residential growth for community facilities in the Northwest, this report will assume that the above projects will be carried out and completed in the coming years and thus determine the need in community facilities that will probably develop from the construction of the projects.

In effect, the report will be asking two questions: What kinds of community facilities would be included in the projects? What kinds would not be included? The facilities which are not included should then give an idea of the community needs that are likely to be generated through construction of the projects.

(a) Facilities Likely To Be Included

According to information from public housing authorities and from plans of private developers, i.e. Rockdale Park, it appears that the projects would include such facilities as community buildings and various forms of parks and recreational spaces.

Public housing would allocate space and facilities for community buildings, child care centers, and enough recreational spaces to meet the requirements of a neighborhood park. In the case of major project generating the need for a new school, it might cooperate with the School Department by allocating part of its total land area for a school site. Large private or 221 (d) (3) developments, such as Rockdale Park, would not only provide adequate recreational facilities, but also an elementary school and a health center.

So in summary one would expect the housing projects to include:

- (1) Community center, i.e. central meeting building, child care centers, etc.
- (2) Recreational spaces adequate to meet requirements of Neighborhood Parks.
- (3) In the case of one large scale project, i.e. Rockdale Park, an elementary school and health center.

(b) Facilities Not Likely To Be Included

From the above discussion it becomes apparent that except for Rockdale Park, the proposed housing developments would not include the following facilities:

- (1) Elementary and High Schools
- (2) Community Park
- (3) Major Sewer Improvements
- (4) Other Facilities, such as Libraries, Health Centers, etc.

This means that if the housing developments are constructed they will probably be creating a need for these facilities.

(3) List of Required Items and Conditions

Below is a list of the items and conditions that will probably be required if the housing projects currently considered for Northwest Brown-town are constructed. When possible, cost estimates of the items are given. It should be kept in mind that these required items and conditions are only general estimates designed to give some idea of the scale of community need and should not be taken as precise formulations to apply to every particular situation. Also, these needs do not represent some-

thing that must be met at once, but as the housing projects will probably be built in a gradual fashion over a 3 or 5 year period, so the needs will develop in such a fashion.

ITEMS

COST

1 high school	Total construction minus land costs	\$5,000,000
3 elementary schools	Total construction minus land costs	6,000,000
1 complete community park	Total construction minus land costs	400,000

(A more detailed discussion and explanation of these items can be seen in the 'Discussion of Community Problems' section of this report)

CONDITIONS

(1) Sewer

As construction of the housing projects are underway, it is also probable that Phase I of the Sandy Creek Sewer Improvements will be underway and will begin to relieve many of the sewer problems in the area. However, it is doubtful that the flooding of Proctor Creek will be relieved any time in the near future. In this case it is important that future housing be located at safe distances from the creek.

(2) Park Expansion and Improvement

As population in the area begins to build up, it will be necessary and desirable to improve and expand some of the parks. See, for example, the suggested expansion of Center Hill Park in previous section of this report.

(3) Traffic and Transportation

The additional population in the area would increase even further the need for many traffic and transportation improvements. Of special urgency would be rescheduling and routing of bus service more in tune with transportation needs of the people.

(4) Other Facilities

It is quite possible that the need for other such facilities as libraries and health will develop.

PROBLEMS OF PUBLIC HOUSING

Disturbing Trend

While it is true that N. W. Browntown, like many other areas in the City, will have to accommodate some of the low-income public housing scheduled to be built over the coming years, statistical data indicates that N. W. Browntown is receiving a disproportionate share of the City's public housing. Although containing only 3% of the total number of housing units in the City, it already contains nearly 20% of the total

public housing units in the City and about 50% of the housing currently considered for development in the area is public housing.

Social Implications

Residents of the N. W. Browntown have expressed strong concern about becoming a "dumping ground" for the City's public housing. Studies of this city and many others have attested to the danger of concentrating too many public housing projects in one area, showing that concentration of public housing in one area usually means the concentration of all the social problems commonly associated with public housing: family instability, unemployment, idle youth, etc. Such concentrations can mean potentially explosive situations which in turn can only further aggravate the existing bifurcation between low-income and middle to upper income areas of the City.

Necessity To Establish Limits

Without a doubt, it would be to the advantage of all segments of the City's population to arrest the trend toward over concentration of public housing before the accumulation of serious social problems that could affect the City as a whole. It is difficult to say just where the line should be drawn as to how much public housing Northwest Browntown should be expected to absorb. Undoubtedly more information would be needed on the availability of possible sites throughout the City. Yet it is important that residents and public officials begin now to make some effort to create a more healthful mixture of housing types in the Northwest area.

RECOMMENDATIONS

Based upon the above analysis and assessment of community problems and needs in N. W. Browntown, this section provides the recommendations designed to assist public officials in their decisions to meet the problems and needs of the area. If carried out, the recommendations should eliminate the present lag between the development of community facilities and residential growth, they should correct existing deficiencies and anticipate major future needs.

But before getting directly into the recommendations, it is important that one look at the transitional nature of the N. W. Browntown Area. For it is only within this context that one can appreciate the real value of the recommendations.

TRANSITIONAL NATURE OF N. W. BROWNTOWN AREA

Many of N. W. Browntown's problems accrue from the dilemmas which it faces at this particular point in its community development. N. W. Browntown is a newly developing area which is just at the point where it is too large for many existing facilities, but too small to justify many immediate large scale improvements.

For example, Archer High is too small and overcrowded for the number of high school students currently in the area, yet this current high school population is not large enough to justify the construction of an additional high school. In the case of sewers the main lines are operating near or at peak capacity and the Proctor Creek system is operating above its originally designed capacity. Yet the needed improvements are necessarily of a long term nature and although they cannot be completed immediately, in all probability they will be completed in time to support the population of the area when it becomes heavily developed.

Another aspect of this situation is that various city and county service agencies very rarely plan projects 5-10 years ahead. Of course, it would be ideal if they were involved in long-range planning so that they could anticipate problems rather than respond to them as they occur. But due primarily to limited funds, the agencies are more or less compelled to respond pragmatically to community problems.

The value of this report then is that it tends to make up for the lack of long-range planning for various city services. Through its assessment of community needs and its recommendations, it can be of invaluable assistance to public officials by pointing out what needs to be done to meet existing problems and foreseeing future needs in the Browntown Area.

RECOMMENDATIONS

In order to eliminate existing deficiencies and bring about orderly growth in the N. W. Browntown Area, it is recommended:

Schools

- (1) That a vertical addition to Archer High which would increase its capacity to 2000 students be placed on a bond issue by Spring, 1968.
- (2) That an elementary school site be included for any new housing projects approaching 300 units or more in size.
- (3) That planning be started now for the construction of a new high school in the area as population increase demands it.
- (4) That plans be started now for the construction of a junior high school on the already acquired site located west of James Jackson Parkway as population increase demands it.

Parks and Recreation

- (1) That a request for a neighborhood park for Lincoln Homes be placed on the next bond issue.
- (2) That the City find a means of paying all of the personnel costs needed to maintain recreational services in Perry Homes.

- (3) That plans be started for securing funds to build a community club house and fully equip Gun Club Park as a community park.
- (4) That plans be started for the development of a community park to the west of James Jackson Parkway as population increase demands it.
- (5) That plans be started for the development of at least one more neighborhood park in addition to the two already proposed for the area.
- (6) That the Parks Department be prepared to expand and improve upon existing parks and recreational facilities as population increase demands it.

Sewers

- (1) That the Sandy Creek Improvements Project be initiated as soon as possible in order to bring about the major solution to most of the sewage and flooding problems in the area.
- (2) That until the Sandy Creek Improvements Project is initiated whatever temporary solutions are feasible be implemented to alleviate sewage conditions before large new housing projects are constructed.
- (3) That a plan of action be developed to identify and aid the owners of those homes which are too poorly situated near Proctor Creek for anything economically feasible to be done about their sewage and flooding problems.

Other Facilities

- (1) That a public transportation study be made to specify problems faced by residents in terms of access to library, health, and employment facilities and to recommend feasible alternatives for resolving the situation.
- (2) That the City make a concentrated effort to upgrade street and traffic facilities in the area, including the erection of traffic facilities at needed intersections, the construction of street lights in unlighted residential areas, and the general maintenance of clean and well paved streets.
- (3) That efforts be made to attract to nearby industrial areas firms that would generate employment opportunities for local residents.
- (4) That the City require that developers of any public housing projects in in the area hire local residents first in recruiting workers.

General

- (1) That local community groups establish the necessary organizational machinery to direct their complaints and requests to the appropriate public agencies and to follow through and see that their complaints and requests are acted upon.

- (2) That the public service agencies act upon complaints and requests from local community groups and give the groups a clear explanation if they are unable to meet a requested service.
- (3) That every effort be made to develop a healthier mixture of low and middle income housing types throughout the City so that public housing does not become further overconcentrated in the Northwest Browntown.

NORTHWEST BROWNTOWN STUDY
GUIDELINES FOR IMPLEMENTATION

Most action toward implementation of the recommendations of the Northwest Browntown Study must initiate from the Northwest Browntown community itself. As stated in one of the recommendations of the study the local community must establish the necessary organizational machinery to direct their concerns and requests to the appropriate public agencies.

The following chart* indicates the elected political bodies and administrative agencies to which the community should direct its efforts in initiating action on particular recommendations.

RECOMMENDATIONS	ELECTED POLITICAL BODY	ADMINISTRATIVE AGENCY
<u>Schools</u> Recommendations 1, 2, 3 & 4	Atlanta School Board, Dr. Rufus E. Clement, Representative from Third Ward Building & Grounds Committee of School Board, Fred M. Shell, Chairman	Division of School Plant Planning & Construction of Atlanta Public Schools, Darwin E. Womack, Assistant Superintendent
<u>Parks & Recreation</u> Recommendations 1, 3, 4, 5 & 6 Recommendation 2	Aldermanic Parks Committee, Charles Leftwich, Chairman Mayor's Office, Dan Sweat, Jr., Director of Governmental Liaison	Parks Department, Jack Delius, General Manager
<u>Sewers</u> Recommendations 1, 2 & 3	Aldermanic Public Works Committee G. Everett Millican, Chairman	Public Works Department Ray Nixon, Chief of Public Works Division of Water Pollution Control, Robert H. Morriss, Engineer of Water Pollution Control

* This chart is designed to accompany the recommendations listed on pages 24-26 of the Northwest Browntown Study.

RECOMMENDATIONS

ELECTED POLITICAL BODY

ADMINISTRATIVE AGENCY

Other Facilities

Recommendation 1

Aldermanic Traffic, Parking &
Transit Committee,
Jack Summers, Chairman

(Atlanta Transit System,
Robert Sommerville, President)

Recommendation 2

Aldermanic Traffic, Parking &
Transit Committee,
Jack Summers, Chairman

Public Works Department,
Street Division, G. F. Steele,
Engineer of Streets
Traffic Engineering Department,
Karl A. Bevins, City Traffic
Engineer
Sanitary Department
Ray Nixon, Chief of Public
Works

Recommendation 3

(Chamber of Commerce,
Division of Urban Affairs,
Curtis H. Driskell)

Recommendation 4

Mayor's Office
Dan Sweat, Jr., Director of
Governmental Liaison
Board of Aldermen,
Sam Massell, Jr., President

General

Recommendation 3

Aldermanic Planning & Development
Committee,
Rodney Cook, Chairman
Aldermanic Zoning Committee
John M. Flanigen, Chairman

Planning Department,
Collier B. Gladin, Planning
Director,
Land Use Controls Division of
Planning Department,
Tom Shuttleworth, Division Chief

NORTHWEST BROWNTOWN STUDY MAP

MAJOR PROBLEMS, PROGRESS & RECOMMENDATIONS



- LEGEND**
- STUDY AREA BOUNDARIES
 - MAJOR STREETS
 - PROCTOR CREEK
 - EXISTING COMMUNITY FACILITIES (schools, parks, libraries)
 - PROPOSED SCHOOL SITE
 - PROPOSED PARKS

NEIGHBORHOOD PARKS LINCOLN & PERRY HOMES

PROBLEMS
No neighborhood park facilities for Lincoln Homes and no city recreational services for Perry Homes.

RECOMMENDATIONS
That neighborhood park for Lincoln Homes be placed on next bond issue.

TRAFFIC AND STREET FACILITIES

PROBLEMS
Lack of traffic lights at needed intersections, e.g., Jackson Parkway & Browntown Road - lack of street lights in unlighted residential areas - neglect to pave and care for streets.

RECOMMENDATIONS
1) That local community groups communicate needs to appropriate city agencies through organized channels.
2) That city make concentrated effort to upgrade traffic and street facilities.

ARCHER HIGH SCHOOL

PROBLEMS
Overcrowding, extended sessions.

RECOMMENDATION
Vertical expansion to increase capacity to 2,000 students - must be placed on next bond issue.

GRESTLAWN CEMETERY

ELEMENTARY SCHOOLS

PROBLEMS
Existing schools are filled and unable to absorb additional population.

PROGRESS
Rockdale Park & Browntown projects will include elementary school sites.

RECOMMENDATIONS
That all new housing projects of 300 units or more include plans for elementary schools.

SEWERS AND FLOODING

PROBLEMS
Proctor Creek is primary source of flooding and sewage overflow, affecting especially residents along Clarissa Drive and in parts of Lincoln Homes.

PROGRESS
Construction Department has committed itself to whatever temporary solutions are technically and financially feasible.

RECOMMENDATIONS
1) That the Sandy Creeks Improvement Project, which is only ultimate solution to problems with Proctor Creek, be implemented as soon as possible.
2) That a plan of action be developed to aid the owners of those homes which are too poorly situated to Proctor Creek for anything economically feasible to be done about their damage and flooding problems.

PUBLIC TRANSPORTATION

PROBLEMS
Poor local access to health, library and employment facilities.

RECOMMENDATIONS
That improvements be made in bus service to provide more efficient access to needed facilities.

PARKS PROPOSED FOR FUTURE

- 1) One community park to west of James Jackson Parkway.
- 2) At least three more neighborhood parks - sites for two have already been tentatively selected - site for other will depend on pattern of growth in future.

SCHOOLS PROPOSED FOR FUTURE

- 1) New high school (capacity 2,000)
- 2) New junior high school (capacity 1200)
- 3) Four eight new elementary schools (capacity per school 1,000)

NEIGHBORHOOD PARK - CENTER HILL

PROBLEM
Insufficient recreational facilities consisting only of baseball and football fields.

PROGRESS
Parks Department has committed \$40,000 from its Supplement Fund for improvements which include parking spaces, paved court areas, children's play area and relighting of ball fields.

EMPLOYMENT

PROBLEMS
Lack of local employment base - unemployment, especially among youth.

RECOMMENDATIONS
1) That effort be made to attract local employment - generating firms to nearby industrial areas.
2) That local residents be hired first in any government sponsored projects.

GUN CLUB COMMUNITY PARK 'T

PROBLEMS
Unfinished, poorly planned at early stages.

PROGRESS
Currently under Phase II of construction - swimming pool and bath house to be built next year - Housing Authority has begun accepting bids on footbridge from Perry Homes to Gun Club.

RECOMMENDATIONS
Final completion of Gun Club Park with community club house as soon as possible.

