

December 15, 1967

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A regular meeting of the Urban Renewal Policy Committee of the Board of Aldermen was held on Friday, December 15, 1967 at 10:00 A. M. in Committee Room #4, Second Floor, City Hall.

Present: Rodney Cook, Chairman
George Cotsakis
Gregory Griggs
Edwin Sterne

Absent: John Flanigen
Hugh C. Pierce
Frank Etheridge

Also present:

Howard Openshaw, Director of Redevelopment, Atlanta Housing Authority
Les Persells, Associate Executive Director, Atlanta Housing Authority
Collier Gladin, Planning Director, City of Atlanta

Representatives of various other departments, the Department of Housing and Urban Development and members of the press were in attendance also.

The Chairman called the meeting to order and the following business was considered:

1. Motel Proposal on Parcel 18 (south of new City Auditorium) by Beck Companies, Dallas, Texas in Bedford-Pine Urban Renewal Area.

Mr. Openshaw stated the Housing Authority has received a proposal from the Beck Companies of Dallas to construct a two-story, 800 unit motor hotel on the tract immediately south of the new Auditorium on Forrest Avenue; that they have also expressed an interest in adjoining parcels 17 and 19. He said that the present redevelopment plans of the Buttermilk Bottoms - Bedford-Pine Project do not permit motel uses and in order to permit transient housing within the project a Transient Housing Study (in accordance with the Housing Act) would be required that makes a finding that additional motel units are needed in this particular vicinity of the City.

Mr. Openshaw briefly reviewed the proposed uses in this Project as designated in the 1965 Market Study by Hammer and Company and stated this is an opportunity for the City to have a facility all the way to the expressway compatible with the Auditorium and complementary to it and the best use for this property needs to be studied in depth.

He then stated he understands from the Beck Companies that time is of the essence with them and he recognized Mr. Nelson, a local representative of Beck and Mr. Cleave Wilcoxon of Adair Realty & Loan Company, also representing Beck.

Mr. Wilcoxon briefly acquainted the Committee with the Beck Companies and stated their main purpose in appearing today is to urge the accelerated offering of Parcel 18 for motel use in order that his client could bid on it; that Beck is prepared to submit, in writing, that they will also bid on Parcels 17 and 19 when they are offered. He said this proposed development will be similar to the Royal Coach Inn in Dallas, developed by Beck. Brochures were presented. Mr. Wilcoxon stated he also agreed that Parcels 17, 18 and 19 should have related uses compatible with the Auditorium and it would be desirable if 18 and 19 were placed on the market as one parcel. This would require an adjustment of the street-jog at the intersection of Highland and Baker. Regarding the Transient Housing Study and the Hammer Market Report Mr. Wilcoxon stated that he was reasonably positive that any such housing study would indicate the need for at least 800 motel units in the area; and that based on his past experience as a realtor, he did not believe there was a demand for a Research and Development Park (as recommended by the Hammer study) in Atlanta at the present time. He cited two similar developments in Atlanta (The Hartford Building and an office development by Cousins Properties, Inc.) which have had difficulty leasing.

Mr. Nelson then spoke to the Committee about the financial solvency of the Beck Companies, their experience in this development field, and he then presented a brief slide presentation of their existing Royal Coach Inn.

Mr. Cook asked Mr. Nelson what they would propose for Parcels 17 and 19. Mr. Nelson stated they envision Parcel 17 for some restaurant-type facility with parking and Parcel 19 would be excellent for motel use.

Mr. Cook inquired about the timetable for the housing study and if the results of said study are favorable. Mr. Openshaw stated it would take about sixty (60) days to complete a Transient Housing Study; that HUD approval of the Project Area and a plan amendment to permit motel use, if deemed feasible, could be processed within six (6) months, prior to submission to the Board of Aldermen for final adoption.

There was then a general discussion about the need for future expansion of the Exhibit Hall space to the north of the existing structure and the affects this expansion would have on traffic circulation around the Auditorium and Exhibit Hall and the proposed re-use as indicated in the urban renewal project plans.

There were no concrete conclusions drawn, however, there was a general feeling that an expansion of the Exhibit space was warranted and that this and the question of motel

use should be studied in more depth.

2. University Center College Expansion.

As a point of information, Mr. Openshaw stated he wanted to bring to the Committee's attention that in the near future they will be faced with a request to include additional land in the University Center Project for College expansion and take out more housing; that he has been invited to speak before the Council of Presidents and he would advise them, as this Committee had done in the past (see Minutes of August 18, 1967) that a request to expand the colleges would not be considered until they developed a Comprehensive Campus Plan.

3. Proposed Addition to the Thomasville Urban Renewal Area.

Mr. Gladin stated that last week the President announced the awarding of 95 acres of Federally owned property at the Federal Penitentiary to the City of Atlanta for low cost housing. The extension of the Lakewood Freeway was then discussed as it relates to this 95 acres. Mr. Gladin explained that the State Highway and the Parks Departments are working together on a connection through the south side of the 95 acres and determining at what angle it will course through the property.

The development of the 95 acres was briefly discussed, i.e., housing, parks, a junior high school, an elementary school, and a small addition to the commercial shopping area. Mr. Gladin exhibited a generalized sketch plan, stating that better mapping is being secured for more detailed design, and pointed out that the public uses would be located to the north of the roadway, adjacent to the remaining Federal Penitentiary property and the housing would be to the south of the roadway, tying into the existing Thomasville Project, with a vehicular and pedestrian overpass.

Thirteen acres were included in the general sketch plan which is not part of the property awarded the City and Mr. Gladin explained that he and Mr. Baxter of HUD planned to discuss the possibility of securing this additional acreage with Warden Black of the Federal Penitentiary.

4. Dispersed Public Housing Sites.

Following up the Mayor's Housing Conference, Mr. Gladin stated the planning staff had

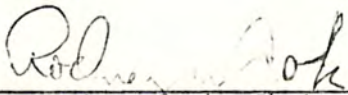
been seeking new ways of providing additional low income housing and one recommendation made was the dispersed site concept; that the planning staff has simply taken this recommendation another step, strictly for discussion purposes, and selected various sites throughout the City that could be developed for low cost housing.

Johnny Johnson, departmental staff member, addressed the Committee briefly on each of the individual sites shown on a display map. Supporting data was presented to each Committee member that gave Public Housing Distribution by Wards, as follows: (1) number of existing public housing units; (2) number leased; (3) new or proposed units, (4) totals, and (5) percentages.

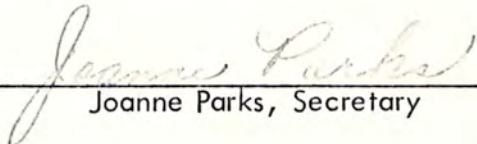
There being no further business, the meeting was adjourned.

Approved:

Respectfully submitted:



Rodney Cook, Chairman



Joanne Parks, Secretary

September 22, 1967

File
A regular meeting of the Urban Renewal Policy Committee was held on Friday, September 22, 1967 at 10:00 A. M. in Committee Room #4, Second Floor, City Hall.

The following members were present:

Mr. Rodney Cook, Chairman
Mr. E. Gregory Griggs
Mr. John M. Flanigen

Absent:

Mr. Hugh Pierce
Mr. Frank Etheridge
Mr. Edwin L. Sterne
Mr. George Cotsakis

Also present were:

Mr. Howard Openshaw, Director of Redevelopment, Atlanta Housing Authority
Mr. Les Persells, Associate Executive Director, AHA
Mr. Collier Gladin, Planning Director, City of Atlanta
Mr. Don Ingram, Central Atlanta Progress, Inc.
Mr. Byron Attridge and John Izard, Attorneys for the Atlanta Housing Authority

There were also other staff members of the Atlanta Housing Authority present; the press and representatives of other city departments.

The Chairman called the meeting order and the following business was considered:

1. Parcel D-19, Motel site across from Fulton County Juvenile Court, Rawson-Washington Urban Renewal Area.

Mr. Openshaw briefly recapped the sequence of events relative to this property leading up to this meeting and stated that the original closing date of January 10, 1967 has been extended twice with an additional 5% of the purchase price being paid with each extension, plus an additional 6% of the unpaid balance so that up to the present time, they have paid \$156,000 earnest money on the property and \$10,352 interest. He then read a letter from The Edwards Companies requesting approval to assign their entire interest in Parcel D-19 to the American Realty Service Corporation who proposes to construct an Admiral Benbow Inn on the property consisting of 252 units at an estimated cost of \$2,500,000. The original proposal by The Edwards Companies was for a facility of 470 units at an approximate cost of \$6,000,000. (For complete details of letter from The Edwards Companies see copy attached hereto and made a part of these minutes).

Mr. Openshaw stated the Housing Authority Board of Commissioners, before acting on this matter, would like a recommendation from the Policy Committee.

Mr. Openshaw presented site plans and photographs of the Admiral Benbow Inn and stated it is a considerable step downward in comparable developments.

Mr. Gladin stated he did not feel we should compromise the development of this site.

Chairman Cook asked about the legal status of an assignment of this property to American Realty Service Corporation.

Mr. Izard stated this would be within the discretion of the committee.

There was then some discussion about the possibility of a motel being able to secure a liquor license since a church was located within 40 feet (to the rear) of Parcel D-19. This question was not resolved, but it was the feeling of the committee that development of the site would be doubtful unless a motel could obtain such a license.

After other brief discussion, it was the consensus of the committee that they would not object to The Edwards Companies assigning their interest in Parcel D-19 to American Security or some other company if the quality of development is not to be compromised. It was the opinion of the committee, however, that the second proposal for the Admiral Benbow Inn was substantially inferior to the original proposal and it was rejected.

2. Status of West End Shopping Center.

In compliance with the action of the committee at the August 18 meeting, Mr. Openshaw stated he had mailed a letter to thirty major shopping center developers throughout the country inviting their comments on the proposed redevelopment of the West End shopping facility. A copy of this letter, along with a listing of the thirty companies, had previously been furnished the Chairman and other members of the Policy Committee. Mr. Openshaw stated some did not respond for various reasons, five needed additional information and others were interested in being kept informed.

The discussion then centered around the following questions:

1. Whether or not to allow the Star-Tex group to proceed with their proposed motel development on property north of Oak Street, across the street from the proposed West End shopping center?

It was the consensus of the committee that the Star-Tex group should be given an opportunity to redesign their proposal and before making a final decision, that Mr. Herbert Ringel, Attorney for the group, would be allowed to appear with his clients at a special meeting set for Friday, September 29 at 10:00 A. M. to discuss the matter with the committee.

2. Should Parcels 22 and 23 be offered as one tract and as a part of this decision, should the Adalaide Apartments be acquired and offered in conjunction with these two parcels?

The committee concluded that the Adalaide Apartments should be acquired and included in the development of the motel parcel in any event. It was pointed out by Mr. Openshaw that Karl Bevins, City Traffic Engineer, has insisted that Oak Street be left open and one way as it now is. He stated also that if the Star-Tex proposal doesn't go through, the Housing Authority would acquire the Adalaide Apartments and offer it in conjunction with Parcels 22 and 23.

3. Request by Gulf Oil Corporation to exclude from the West End Plans an additional 50 foot parcel on Lee Street for expansion of the existing station at the corner of Oak and Lee Streets, already excluded from the Plans; whether or not the station should be included in the West End Plans and acquired for the proper development of the shopping center and failing acquisition of the station, the question of upgrading it to blend with the redevelopment of the area?

The committee voted unanimously to defer a decision on this matter pending an appearance of the Gulf people before the committee at the special meeting previously set for Friday, September 29, 1967 at 10:00 A. M.

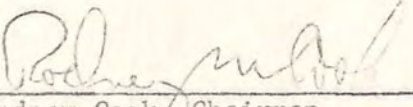
4. Offering of Parcel 20, lying at the off-ramp to I-20, for motel development.

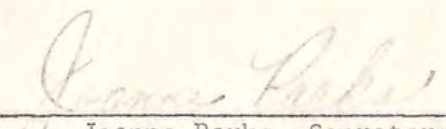
The committee requested that the Housing Authority proceed to immediately place this property on the market for motel development.

There being no further business, the meeting was adjourned.

Approved:

Respectfully submitted,


Rodney Cook, Chairman


Joanne Parks, Secretary

August 18, 1967

A regular meeting of the Urban Renewal Policy Committee was held on Friday, August 18, 1967 at 10:00 A. M. in Committee Room #4, Second Floor, City Hall.

All members were present as follows:

Mr. Rodney M. Cook, Chairman
Mr. Hugh Pierce
Mr. Gregory Griggs
Mr. George Cotsakis
Mr. John M. Flanigen
Mr. Edwin L. Sterne
Mr. Frank Etheridge

Also present were:

Collier Gladin, Planning Director, City of Atlanta.
Les Persells, Associate Executive Director, Atlanta Housing Authority.
Don Ingram, Planner, Central Atlanta Progress, Inc.
William Howland, Executive Director, CACUR.
Howard Openshaw, Director of Redevelopment, Atlanta Housing Authority.
Henry Fillmer, Department of Housing and Urban Development

Several other staff members of the Housing Authority were also present.

The Chairman called the meeting to order and the following business was considered:

I. Public Hearing on Amendment to Rockdale Urban Redevelopment Plan.

Mr. Openshaw explained that the awarding of the disposition of this land to David Rosen Associates of New York for multi-family housing and commercial development has been made and the only purpose in bringing the matter before the Committee today is to correct the record. He stated that the original Rockdale Plan was adopted by the Mayor and Board of Aldermen on April 6, 1960 and there have been no amendments to this plan. In the course of offering this property for disposition certain problems were encountered (street layouts, multiplicity of streets, relatively small sites, buildable and unbuildable sites, etc.) and subsequent plan changes were made to assist developers with these problems. This amended plan was submitted to HUD and approved, but through a technicality, it has never received official approval of the Mayor and Board of Aldermen. Mr. Openshaw stated the plan amendment consists of three maps - a land acquisition and boundary map; a zoning changes map, and a land use map, plus a 13 page narrative. He requested the Committee's approval in order to correct the record. He also pointed out that the project boundaries had been extended to Proctor Creek, plus the addition of a half parcel of property and the deletion of the Lee property on the south side of Dobbs Street in order to avoid severance payments; also, the addition of a second school.

No one appeared to speak on this matter.

In Executive Session, motion was made by Mr. Sterne, seconded by Mr. Griggs and unanimously carried that the amended Rockdale Plan be approved.

2. Morehouse College request to purchase Parcels 12, 13 and 14, University Center Urban Renewal Area.

Mr. Openshaw pointed out the parcels in question on the project map.

Chairman Cook read a letter from Hugh M. Gloster, President of Morehouse College, requesting that Morehouse be allowed to purchase subject property, pointing out their pressing need for additional land for faculty and student housing, as well as their inability to expand in any direction, except into Parcel 12.

Mr. Openshaw stated that the reuse plans indicate this property for housing so no plan change would be required; that it is his understanding they would purchase these properties at the going rate of \$40,000 per acre, although he doesn't have this in writing.

In Executive Session, the Committee unanimously approved the purchase of Parcels 12, 13 and 14 by Morehouse College and in so doing, requested that a letter be sent to all members of the College Council of Presidents conveying that: The Policy Committee recognizes that the Negro college complex is one of Atlanta's greatest assets and desires to make available land to meet the long range needs of these vital institutions of higher learning. The Committee further recognizes that several of the adjoining colleges are also interested in acquiring additional urban renewal land for similar expansion purposes and it is the feeling of the Committee, therefore, that prior to any further approval of such purchase of land, that an overall development plan for the six colleges be prepared and presented to the Committee for review, and since the University Center Project is well into the execution stage, it is felt that such a plan should be prepared as soon as possible.

The Committee then continued to discuss the University Center Project as a whole and several problems which might delay its consummation, specifically the contemplated interchange at the intersection of Northside Drive and Hunter Street. The Central AME Church located at this intersection desires to expand their present facilities and air-condition them but up to this point, they have been persuaded to delay their expansion program, pending some determination about the interchange. This property, as well as the property at the corner of Stonewall and Northside (for possible relocation of this church) have been taken out of the offering awaiting some decision. It was also pointed out that some decision needed to be made on the property on the north side of the intersection of Northside and Hunter before it becomes unavailable.

The Committee indicated their awareness of the fact that funds were not now available to purchase the properties for the interchange, however, they were also aware of the fact that the City is making monthly interest payments on the entire project and since it is well into execution, the time is rapidly approaching when the interchange will become a critical issue, perhaps being the only obstacle to finalizing the project, and at this point the City would have to make some determination as to the feasibility of this interchange.

The Committee concluded that the Housing Authority would consult with their attorney's on ways to accomplish what is needed in this area and also investigate the possibility of acquiring, as soon as possible, the north side of the intersection of Northside and Hunter.

3. Report on Land Dispositions

Mr. Openshaw gave the following reports:

BUTLER STREET PROJECT

Parcel B-11-a, Auburn Avenue - sold to Haugabrooks Funeral Home to be paved and used for parking. Purchasing price - \$26,500.

Parcel E-1 - to be acquired by White Motor complex for \$110,000 and expanded into their present holdings. As a part of their proposal, they will request the City to close a portion of Old Wheat Street.

Mr. Openshaw pointed out on the project map the few remaining tracts to be sold, stating they are all on the market.

RAWSON-WASHINGTON PROJECT

Parcel A-5, Memorial Drive - to be acquired for a wholesale floral business. Purchasing price - \$48,600.

Parcel A-4, Memorial Drive - to be acquired by the CMS Realty for parking for the adjacent Briarcliff Mills. Purchasing price - \$21,000.

Mr. Openshaw pointed out on the project map other sites scheduled to be acquired.

THOMASVILLE PROJECT

Recently, in three separate offerings, a total of 69 lots have been sold, with 84 remaining

to be sold. Twelve (12) lots have been purchased by Preferred Investments, headed by Willie Wagon, at a total cost of \$20,200; improvement costs - \$114,000. Four (4) lots have been purchased by Kingsberry Homes at a total cost of \$6,900; improvement costs - \$36,000. Fifty-three (53) lots have been purchased by National Homes at a total cost of \$89,950; improvement costs \$485,000.

Total development costs of 69 lots - \$117,100; total improvement costs - \$635,000.

Plans, site elevations and photographs of typical homes to be built were presented for review on these proposals.

The Committee unanimously approved all sales enumerated above.

REPORT ON STATUS OF PUBLIC HOUSING

Mr. Persells stated there has been no change since the last report; bids are expected to be put out the latter part of November for 350 units.

4. West End Shopping Center and Motel Sites

(See Minutes of July 14, 1967, Pages 3 thru 6).

Mr. Persells presented each Committee member with a "Summary of Findings, West End Shopping Center", prepared by Hammer & Associates and briefly commented on each recommendation in the report. (See attached list). Also on display was an architectural model depicting the terrain of the land.

Mr. Persells noted that part of Item 6, recommending that we should not include either site or construction design criteria in the development of general design criteria, was at variance with the Committee's last discussion on the matter.

Mr. Etheridge felt very strongly that this area has tremendous trading power and is equivalent to the central core of a fairly large city and he advocated the contacting of firms who operate on a nation-wide basis to get their observations and suggestions for this development before we make any decision on the offering.

Mr. Cook stated that from a psychological standpoint we need to make an immediate move in West End and for this reason he expressed concern that Mr. Etheridge's proposal would be too time consuming. He stated he also felt that minimum development standards should be established and the successful bidder required to meet or exceed them.

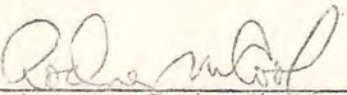
Mr. Cook then read a letter from the Star Tex group requesting an immediate decision on the release of 851, 869 and 885 Oak Street. In the discussion that followed, the Committee felt that an early decision committing this area to motel use might preclude the proper development of the entire area planned for commercial use, both north and south of Oak Street; further, the Committee is very anxious to insure that the best possible commercial redevelopment of this area of the West End Project take place and to this end, the Committee must consider the affect, adverse or otherwise, of removing that property north of Oak Street from the total area available for commercial development; consequently, the Committee decided that it was not in a position, at this time, to grant the request for immediate action and it was requested that the Chairman forward a letter to the Star Tex group advising them that the Committee is sympathetic to their situation and has instructed the City Planning Department and the Atlanta Housing Authority to restudy the feasibility of offering this entire tract of land for development as a unified commercial center. Until the results of such a study are known, the Committee will not be in a position to offer the area north of Oak Street on a separate basis.

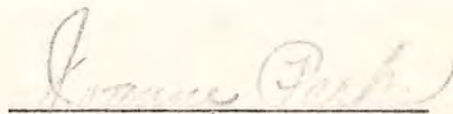
Also, the Committee concluded that the Housing Authority, working with Mr. Etheridge, would draft a proposal to request from national developers suggestions for the proper development of this property, subsequent to the approval of the Chairman. Also, that Mr. Cook would work with the City Planning Staff and others in preparing minimum development standards for the property.

There being no further business, the meeting was adjourned at 12:05 P. M.

Approved:

Respectfully submitted:


Rodney M. Cook, Chairman


Joanne Parks, Secretary

WEST END SHOPPING CENTER

SUMMARY OF FINDINGS BY HAMMER & ASSOC.

1. Shopping center should include all land possible since market study shows more need than land in original blocks. This is true whether or not Oaks Street is closed (City Traffic Engin. states that Oaks St. cannot be closed).
2. For above reasons, Adelaide Apts. should be acquired and included in shopping center area.
3. Gulf Station, since a service station should be included in Center, should remain "as is", expansion and possible re-orientation should be a subject of negotiation between Gulf interests and the future redeveloper.
4. Construction of center can be staged satisfactorily and can be begun before demolition of Lee St. School.
5. Sufficient of the business along Gordon St. can and should be relocated to the first stage of construction that it is desirable to provide for this opportunity.
6. General design criteria should be included in the Invitation to Bid but these should not include either site or construction design.
7. If developers do not propose to use the area north of Oak St., then a motel reuse would be desirable. The project area and the market will support two motels. It is essential that the area north of Oaks St. not be developed to include fringe area businesses to the detriment of the center itself.
8. There is no direct relationship between the project motel site and the shopping

center. Neither is essential to the other. Each would complement the other. The visual relationship would be between the proposed project motel and the existing Sears building and its parking garage rather than to new construction in the new shopping center.

9. Staff proposals will be ready within 30 days.
10. Initial advertising of the project motel site can begin at once, if authorized.

File
A regular meeting of the Urban Renewal Policy Committee combining three public hearings was held on Friday, July 14, 1967, at 10:00 A. M. at the City Hall, Committee Room 2.

All members were present as follows:

Mr. Rodney M. Cook, Chairman
Mr. Hugh Pierce
Mr. Gregory Griggs
Mr. George Cotsakis
Mr. John M. Flanigen
Mr. Edwin L. Sterne
Mr. Frank Etheridge

Also present were:

Alderman G. Everett Millican
Mr. Collier Gladin, Planning Director, City of Atlanta
Mr. Robert Sommerville, Chairman, CACUR; President, Atlanta Transit System
Mr. William S. Howland, Executive Director, CACUR
Mr. John Izard, Attorney, King and Spalding
Mr. Les Persells, Director of Redevelopment, Atlanta Housing Authority
Mr. Howard Openshaw, Chief, Planning and Engineering Branch, Atlanta Housing Authority
Mr. James Henley, Atlanta Housing Authority

Mr. Cook called the meeting to order and explained the purpose of this meeting is to have three public hearings. They will include (1) an Urban Redevelopment Plan for the North Avenue - Boulevard Urban Redevelopment Area (part of the Bedford Pine Urban Redevelopment Area); (2) a proposed Amendment to the Urban Redevelopment Plan for the Auditorium Urban Redevelopment Area; (3) a proposed Amendment to the Urban Redevelopment Plan for the Thomasville Urban Redevelopment Area. A fourth item, separate from the public hearings, is a Star-Tex proposal for disposition parcel 22, West End Urban Redevelopment Area.

Chairman Cook introduced Mr. Howard Openshaw, who was to make the presentations for the Housing Authority. Mr. Openshaw began by orienting those present to the North Avenue - Boulevard Urban Redevelopment Project. A map was on display outlining the boundaries. Mr. Openshaw stated there were two reasons for requesting approval of a portion of the Bedford Pine Urban Redevelopment area at this time. The first being that it will provide, even while the project is still in planning, permanent public and private housing for the residents who will be displaced through the Urban Renewal process and who want to remain in the general area. Subsequent to the approval of the Plan, the Authority will file with the Federal Government an application for an Early Land Acquisition Loan to secure Federal funds to begin acquisition of a limited area. Secondly, to provide rehabilitation assistance through Federal funds to residents along Boulevard who are now being subjected to rigid code enforcement by the City.

He continued that the Authority will concentrate its acquisition, relocation and demolition efforts in the blocks bounded by North Avenue, Parkway Drive, Linden Avenue and Nutting Street to make public housing available at the earliest possible time.

The Urban Redevelopment Plan for the Committee's consideration consists of a six page narrative document, a boundary and acquisition map, and three exhibits marked Minimum Property Standards. Secondly, consideration to authorize the Mayor to enter into an agreement with the Authority to bear any loss resulting from early land acquisition activities in the event the area acquired is not included in the total urban renewal area. Mr. Openshaw stated that reuse of this area will be residential, consisting of public housing or 221 (d)(3) housing.

Mr. Cook opened the floor to anyone wishing to comment or ask questions.

Mr. Robert Sommerville asked if there is any assurance that the area on North Avenue will be approved by HUD for public housing. Mr. Openshaw replied that we have had initial meetings with representatives from public housing, HAA and RAA and have preliminary indication they will go along with public housing, although we have not had official word it will be approved.

The Committee heard from Reverend Searcy, Chairman of URESCU, State Representative J. D. Grier and Reverend Dorsey, all of whom endorsed the Plan and expressed their desire that permission be granted to implement the Plan. Tommie Weeks, a lay member of URESCU, spoke for the people of Bedford Pine expressing their desire that the area remain residential.

Mr. Openshaw added in a final note that 77 families are to be relocated in the area outlined in this Plan. Relocation surveys that have been conducted indicate that the predominance of people to be moved want to remain in this area; therefore, included in the application to be filed with the Federal Government, is a request of funds to provide temporary relocation facilities in the immediate area. For clarification, Reverend Searcy stated that even before construction starts, living space will be provided for those who will be displaced and can live in temporary housing until public housing is complete. Mr. Cook replied this is correct and explained there is an open space in the Auditorium project area where temporary housing may be placed.

Mr. Sommerville requested maps showing this area be made available, and Mr. Openshaw assured him they are available in the Project Office for anyone wishing to see them and have been made available to Reverend Grier and will be made available as needed.

Alderman Pierce asked what the nature of the temporary housing will be and expressed concern for using something of this nature. He stated he would never go along with this solution unless there is assurance it will be temporary.

Alderman Griggs moved the Committee approve the two resolutions and bring them to the Board of Aldermen Monday. The vote was unanimous.

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Chairman Cook stated the second public hearing is on the proposed amendment to the urban redevelopment plan for the Auditorium Urban Redevelopment area. Mr. Openshaw stated this Plan was adopted in 1964 to get the Auditorium under way and has been amended various times since, primarily for auditorium parking and street widening. This amendment is to permit acquisition of three properties at the southeast corner of Forrest and Piedmont Avenues. The reason to acquire

these at this point is to facilitate widening of Piedmont Avenue south of Forrest on the east side, and to relieve hardship or owner of Parcel BB 4-5. The Plan must be amended to acquire these parcels.

Alderman Griggs moved the Committee accept the amendment to the Plan. The vote was unanimous.

* * * * *

Chairman Cook stated the third public hearing is on a proposed Amendment to the Urban Redevelopment Plan for the Thomasville Urban Redevelopment Area. Mr. Openshaw explained that this project is nearing completion of its execution stage. On March 15, 1965, this area was designated by the Mayor and Board of Aldermen for public housing. This amendment will designate public housing as a permitted use in the area north of McDonough Road. It will also include acquisition of two properties located at 1043 and 1119 Isa Drive.

These properties have not been rehabilitated and are a blighting influence on the surrounding redevelopment. The original plan designated duplexes as a buffer between the proposed commercial and single-family development. However, the Zoning Committee turned down the rezoning application to permit duplexes at the request of the area residents.

Mr. Openshaw pointed out a site designated for school use and stated the School Board doesn't have money to buy the entire site. A portion will be donated as a park site, which will serve the school as well as the community at large. Also included will be proposed project funds to build a chain link fence along Moreland Avenue to protect the children in the area.

Mr. Cook stated he has been told final plans should be ready in a few months and let for public housing by the end of this year with construction underway the first of next year.

Mr. E. V. Mosby, a resident in the Thomasville area, stated he felt this proposal to be very good and asked that work get started as soon as possible. He thanked the Committee for looking into this situation.

Alderman Griggs moved this amendment be approved. The vote was unanimous.

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Chairman Cook presented the next item for consideration and turned the meeting over to Mr. Herbert A. Ringle to make his presentation. Mr. Ringle explained that he is attorney for a group of developers interested in a portion of property north of Oak Street between Ashby and Lee Streets. This property is across the street from the proposed West End shopping center. His clients have purchased the Adalaide Apartments along with 12 of the 15 other parcels in that block. They want to develop a motel facility consisting of 296 rooms plus 4 pent-house apartments totaling 300 units. They have hired an architect and have developed preliminary plans for this facility. He stated his awareness that Urban Renewal has also projected a motel site in the same general vicinity; but according to his thinking, more than one motel type facility is needed in the area. He continued that with the acquisitions they have made and the offers for development they have received from national motel chains they are ready to go with the redevelopment

of the site. He stated it will be an Urban Renewal development by private interest and private money. According to Mr. Ringle, they are ready to enter into any legal covenants that this property will be developed strictly in accordance with plans specified by this Committee, and that they are not buying to resell but for development. Mr. Ringle introduced Mr. Henry Calb who stated the cost figures they have assembled. For the entire facility, the cost was estimated to be \$2,921,000.

It was Mr. Ringle's wish that the site they are interested in be changed from a to-be-acquired status to a not to-be-acquired status and give them an opportunity to purchase the three parcels acquired by the Housing Authority.

At this point the Chairman recognized Mr. Wilson McClure who read a resolution passed by the West End Citizens Advisory Committee recommending, (1) "That a plan change be submitted to include the acquisition of the Adelaide Apartments and vacant tract of land adjacent to the Adelaide along the expressway; (2) That the plan change on the north side of Oak Street be deferred to see what interest is shown by a proposed developer of the shopping center."

Mr. Tom Oxnard, Editor of the WEST END STAR, stated that the primary consideration is the status of the West End Urban Renewal Project. A fine job has been done with rehabilitation; and with the proposed shopping center some time off, the psychological effect of a motel would be immeasurable so long as the type structure erected can be supervised. This would put a tremendous visual impact on the community if strict standards are followed.

Mr. Cook asked Mr. Persells if he has any dates or figures for the shopping center which is the top priority area. Mr. Persells replied that it will be advertised for sale by the end of this year. A date in mid August is being aimed for, but will probably have to be postponed. The shopping center has to be advertised for a considerable length of time, a minimum of 6 months and probably 8 months. He continued that the major delaying factor in the shopping center development is the presence of the Lee Street School. The replacement school is to be bid on and construction started in September. The Board of Education usually projects about a 15 month construction period for such a school. If the school can be demolished after 15 months, the shopping center can get underway immediately.

Mr. Cook stated that the relocation of Lee Street School will not affect the Northern part of the sector and continued that construction of the northern portion must be included as a part of the Plan. He said this is the main priority area in Urban Renewal, and hopefully some visual efforts will be evident within the next few months. He asked Mr. William Greenleaf for the actual status of acquisition in this block. Mr. Greenleaf replied that all parcels except one between Zachery and Oak Streets have been bought or are under option. In reply to Mr. Greenleaf's question to Mr. Ringle regarding the number of parcels his clients have acquired, he replied that ten have actually be purchased and two are under option.

Alderman Flanigen asked Mr. Gladin what the effect of the shopping center will be on the motel. Mr. Gladin replied that this has not been looked into yet. He added that up to this point estimates that have been made are not projecting two motels, although he realized these estimates are out of date.

At this point, Mr. Cook turned the meeting over to Mr. E. S. Robinson, a Real Estate Representative for Gulf Oil Corporation in Atlanta. Mr. Robinson was interested in acquisition Parcel 11-1, located at the corner of Lee and Oak Streets, on which a Gulf Station is now operating. The Gulf Oil Corporation is interested in leasing Parcel 11-39 which fronts 50 feet on Lee Street. This property is now in a to-be-acquired status; they request it be designated not to-be-acquired to enable Gulf Oil to lease it from the present property owner and facilitate expansion of the Station.

Mr. McClure read a resolution passed by the West End Citizens Advisory Committee recommending that, "...The property be acquired by the Atlanta Housing Authority and Gulf Oil Company negotiate with the developer of the shopping center for additional space."

Mr. Everett Millican said he spoke as an individual, not as a member of the Board of Aldermen, when he stated that if the station is to remain in this location the additional room is needed to make it an asset. Mr. Millican stated he has assurance from Gulf that the area will be cleaned up, removing any debris that has accumulated. Mr. Cook asked Mr. Mullican if the Committee approves this request for the additional 50 feet would Gulf be any less likely in the future to move across the street if it was shown to be in the best interest of the shopping center. Mr. Mullican stated it is not the desire of Gulf to move across the street. He felt the position they presently occupy is better than being directly on the Interstate.

Mr. Oxnard pointed out that the West End CAC's discussion was not reflected in the resolution ready by Mr. McClure. He continued that the general feeling of the Committee was that the station should not be there. Rather than allowing it to expand, it should move across the street. The general feeling was that it should not have been there in the first place and expansion would merely cut that much more from the shopping center. Mr. Robinson countered that he met with Mr. McClure and the CAC July 11th and told them their plans were to beautify the station by landscaping and adding facilities to it, proposing to make that corner a credit to the area as a whole. Mr. Robinson believes this can be done by providing the additional frontage. Mr. Cotsakis moved the Committee take this up in Executive Session. This was agreed on unanimously, and the public hearings ended and the Committee moved into Executive Session.

* * * * *

When the Committee was called to order in the Executive Session, Mr. Cook stated in regard to the Star Tex proposal there is need for more pre-planning rather than just offering for sale and leaving it to the developer to draw the plans. He felt additional ground work should be laid before letting the site for bids, and stated this is initially what must be done.

Mr. Cook said an immediate start must be made on the northern sector of the shopping center. He doesn't want to see everybody moved out then take years to move them back. New buildings should be ready for occupancy before demolition begins on the old structures. He thought this is something that must be required in developing the site. Mr. Cook asked Mr. Openshaw what happened to the idea of moving Oak Street. Mr. Openshaw replied that Mr. Karl Bevins, City Traffic Engineer, would not permit Oak Street to be moved because it would interfere with the expressway ramp.

Mr. Edwin Sterne commented in connection with Mr. Ringle's proposed motel development that apparently Urban Renewal had already planned a motel and asked what effect another motel development will have on this one and if it would make our proposed motel less saleable. Mr. Etheridge stated it would tend to create another constructive activity, and he did not believe there could be an adverse effect.

Mr. Cook expressed more concern about its effect on the shopping center than on another motel. He continued that when we do have an opportunity to really put a plan together with something that looks good and can set the tone for the entire area, we ought to make every effort to tie it together. We ought to go further than setting a fixed price, then selecting the best plan submitted by outlining planning criteria and having the developer follow those plans.

Mr. Sterne stated he thought the entire area north of Oak Street ought to be devoted to motel use rather than adding other facilities. Mr. Gladin thought it should be designed as one unit following a set design criteria.

Mr. Etheridge suggested we have someone set up the design criteria rather than relying on the architect. Mr. Gladin suggested the City or a consultant make the plan.

Mr. Persells suggested the Committee recommend to the Housing Authority that this be included in the Urban Renewal Plan for acquisition and take no action at this time and recommend to the Housing Authority that immediate steps be taken to implement a top notch plan by employing an outside Planner. Mr. Cook stated we will need to bring someone in from the outside. Mr. Cotsakis did not think the Housing Authority should be responsible for selecting the consultant, but suggested as a possibility the Civic Design Commission. He continued that with an outside consultant, a plan be effectuated relating the entire area.

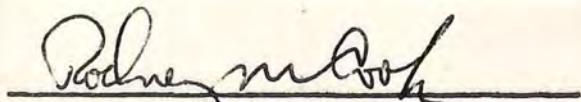
Mr. Cotsakis suggested the Committee defer a decision at this time. The Committee was in general agreement. Mr. Cook concluded that within 60 days the Committee should have some answers on this issue.

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There being no further business to discuss, the meeting was adjourned.

Approved:

Respectfully submitted:



Rodney M. Cook
Chairman



Secretary

June 12, 1967

File

A joint meeting of the Urban Renewal Policy Committee and the Board of Commissioners of the Atlanta Housing Authority was held on Monday, June 12, 1967 at 11:15 A. M. in the Hickory Hill Salon of the Marriot to discuss the awarding of the bid in the University Center Urban Redevelopment Area.

The following Members were present:

Mr. Rodney Cook, Chairman
Mr. E. Gregory Griggs
Mr. John M. Flanigen
Mr. Hugh Pierce
Mr. Frank Etheridge
Mr. Edwin L. Sterne
Mr. George Cotsakis

Also present were:

Mr. M. B. Satterfield, Executive Director, Atlanta Housing Authority.
Mr. Les Persells, Director of Redevelopment, AHA.
Mr. Howard Openshaw, Chief, Planning-Engineering Department, Atlanta Housing Authority.
Mr. J. B. Blayton, Member, Board of Commissioners, Atlanta Housing Authority.
Mr. Collier Gladin, Planning Director, City of Atlanta.

Seven redevelopers submitted proposals, listed below, consisting of narrative statements, accompanied by drawings showing site plans, floor plans, elevations and perspectives, which were on display for discussion and examination:

1. Prince Hall Masonic Lodge #1
2. Prince Hall Masonic Lodge #2
3. Civic Housing Associates, Inc.
4. Atlanta Building & Development Corporation
5. Celotex Corporation
6. Department of Minimum Salaries, AME Church
7. Diamond & Kaye Properties

Mr. Persells explained that the various reviewers had rated each proposal fairly equal insofar as their caliber of development is concerned.

The committee proceeded to discuss each proposal, pro and con.

The question of modification of plans by FHA (regardless of who the developer is) and what constitutes a minor and major change of plans was discussed at length. Mr. Persells said that in discussions with FHA about this particular point, the Housing Authority was assured that any changes requested would be within the original concept of development. Mr. Cotsakis raised the question of providing air-conditioning in the units, stating he felt it would be highly desirable.

Mr. Persells stated that in 221(d)(3) developments this is not an FHA requirement and there is no way of subjecting a developer to it; that some consideration is being given to this in a development in the Rawson-Washington project area; in the case of the 7 proposals at hand, one proposes air-conditioning and the other six can supply unit conditioners later. Incidentally, Mr. Persells stated this would be considered a minor plan change.

Mr. Etheridge stated that keeping in mind this property forms the entrance way to Atlanta's Negro college complex, his concept of development would be to go high-rise, in order to allow more open space, and orient it to the college complex, rather than to the overall housing problem. He suggested the high-rise could be placed in the interior of the development with the low-rise structures around it, at the entrance way to the college complex. This concept would tie in with the colleges' proposal to place low-rise buildings for faculty and students in a fourth of their property.

There was further discussion as to whether or not it would be ethical for the committee to negotiate with a developer on a plan change after the award was made.

Mr. Persells stated that minor changes vs. major changes gets to be a matter of opinion, but he felt you could negotiate with the winning developer within the concept of the original development, but as to the question of high rise, per se, he felt if this was deemed advisable for the area, each developer would have to be given an opportunity to submit plans based on a high-rise concept since, in his opinion, this would constitute a major change.

He also mentioned that no waivers were granted in any of the proposals.

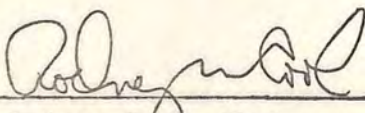
The Chairman then called for a decision.

The Committee adopted, by unanimous consent, proposal number 5 by the Celotex Corporation with proposal number 1 by Prince Hall Masonic Lodge #1 as a second choice.

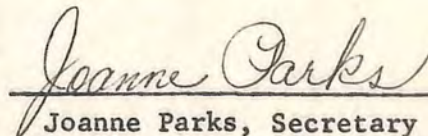
There being no further business, the meeting was adjourned.

Approved:

Respectfully submitted,



Rodney Cook, Chairman



Joanne Parks, Secretary

File

A joint meeting of the Urban Renewal Policy Committee and the Board of Commissioners of the Atlanta Housing Authority was held on Monday, June 19, 1967, at 8:00 A. M. in the Hickory Hill Salon of the Marriott Motor Hotel.

The following members of the Policy Committee were present:

Mr. Rodney M. Cook, Chairman
Mr. E. Gregory Griggs

The following members of the Board of Commissioners were present:

Mr. Edwin L. Sterne, Chairman
Mr. Frank Etheridge

Also present were:

Mr. M. B. Satterfield, Executive Director, Atlanta
Housing Authority
Mr. Lester H. Persells, Director of Redevelopment,
Atlanta Housing Authority
Mr. Collier Gladin, Chief Planning Engineer, City of
Atlanta

The purpose of this joint meeting of the Policy Committee and the Board of Commissioners is to recommend and decide which will be the successful redeveloper for Parcels C-1, 3 and 4 in the Rawson-Washington Street Urban Redevelopment Area.

Mr. Cook asked Mr. Attridge if there are any irregularities present in any of the proposals that would require a waiver. Mr. Attridge replied there are some irregularities, and cited as an example the use of 202 as well as 221 financing in the Ebenezer Baptist Church proposal. Their proposed high-rise, consisting of efficiencies and one-bedroom apartments would be financed under 202 with the garden apartments financed under 221. The developer has been contacted regarding this and has indicated his willingness to go entirely 221. Mr. Attridge foresees no difficulty, however, with a waiver of this nature.

A discussion continued between Mr. Cook and Mr. Attridge regarding the restrictiveness of 202 to elderly. It was noted, however, that certain of the other proposals, as Wesley Woods, could also restrict their rentals to elderly since they consist of efficiencies and one-bedroom apartments. Therefore, this does not seem to be a major factor.

There being no further discussions at this point, Mr. Persells introduced Mr. Louis Orosz who summarized each proposal as to type of structure, number of units, parking spaces, community facilities, and good and bad features.

Mr. Persells mentioned that some question was raised regarding the twelve-story building proposed by Ebenezer Baptist Church conforming to the 100 foot height limitation. The architects and engineers have assured the Authority in writing that the building will be built within this limitation.

As a background for now and later, Mr. Persells stated that FHA has looked over the proposals and in giving mortgage insurance they would prefer having a great difference in appearance between the public housing and this development. A distinction would work to create a different clientele.

Mr. Etheridge stated that his objection to the Ebenezer proposal is that it provides for large family residence; and with this being a seven acre downtown site, he does not feel it is appropriate for this use. Mr. Sterne commented that 2/3 of the development is for elderly, leaving a small percentage for larger families. In response to Mr. Sterne's question regarding the demand for larger units in public housing projects, Mr. Satterfield replied that at this time there is a demand for larger units, and there has been some remodeling to provide these.

Mr. Cook asked for a decision from the Committee and Board. He also asked that Mr. Pierce be informed of the waiver and racial issue.

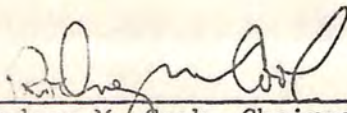
With the entire Committee not being present, Mr. Cook suggested that everyone present vote, then ask those absent to register their vote with him as Chairman of the Policy Committee.

Messrs. Cook, Griggs, and Sterne voted for Ebenezer Baptist Church with Wesley Woods as a second choice. Mr. Etheridge voted for Wesley Woods with Ebenezer Baptist Church as a second choice. With there being a descenting vote, Mr. Sterne suggested the decision be left open. Mr. Cook asked Mr. Gladin to contact the remaining members of the Policy Committee today informing them to contact Mr. Cook regarding their recommendation.

Mr. Persells stated that he would like everything completed 10 days prior to July 1st to allow for adequate public notice prior to the closing date.

This concluding the business, Mr. Griggs moved the meeting be adjourned.

Approved:



Rodney M. Cook, Chairman

May 12, 1967

File

A regular meeting of the Urban Renewal Policy Committee was held on Friday, May 12, 1967, at 10:00 A. M. at the Atlanta Housing Authority, 824 Hurt Building.

All members were present as follows:

Mr. Rodney M. Cook, Chairman
Mr. Edwin L. Sterne
Mr. Hugh Pierce
Mr. E. Gregory Griggs
Mr. John M. Flanigen
Mr. George Cotsakis
Mr. Frank Etheridge

Also present were:

Mr. Collier Gladin, Planning Director, City of Atlanta
Mr. George Aldridge, Director, Community Improvement Program
Mr. Jim Kluttz, Atlanta Planning Department
Mr. Robert Sommerville, Executive Director, Atlanta Transit Company
Mr. M. B. Satterfield, Executive Director, Atlanta Housing Authority
Mr. Les Persells, Director of Redevelopment, Atlanta Housing Authority
Mr. Howard Openshaw, Chief, Planning-Engineering Department, Atlanta Housing Authority
Mr. James Henley, Atlanta Housing Authority
Mr. Byron Attridge and Mr. Lynn Hewes, King & Spalding, Attorneys
Mr. Jack Glenn and Mr. J. B. Blayton, Members, Board of Commissioners, Atlanta Housing Authority

Chairman Cook called the meeting to order and explained the purpose of this meeting is to hear a presentation from Alderman Q. V. Williamson relative to the Rockdale Urban Renewal Project Area. While awaiting his arrival, the committee considered scheduling of dates for the developer's presentations on 7.6 acres in the Rawson-Washington Project Area, scheduled for 221(d)(3) development. It was unanimously decided to hear from all developers who had submitted bids on Wednesday, May 31, 1967, beginning at 3:00 P. M. It was also agreed that each developer would be given a fifteen minute presentation period, with fifteen minutes allowed for questions and answers. Each committee member was presented with a synopsis of each proposal for review. Mr. Persells also reported that developer's presentations had been held on Parcel 73 in the University Center Project Area.

At this time, Alderman Williamson arrived at the meeting along with Senator Leroy R. Johnson and representatives of various Negro organizations.

Chairman Cook stated that a few days ago certain charges were made to him concerning the Rockdale Project which he felt was of a serious nature and should be presented to this committee for consideration and disposition as it sees fit. He then turned the meeting over to Mr. Williamson.

Alderman Williamson stated he had discussed this matter with the Mayor on

Wednesday; that he had also met with members of the Atlanta Summit Leadership Conference, the NAACP, Operation Breadbasket, Atlanta Voters League and other organizations that are terribly concerned about urban renewal in Atlanta because "Negroes have gotten nothing but the brunt of being kicked off the land"; that they have not been allowed to participate in urban renewal at any level and have not been allowed jobs nor investments in urban renewal property; that the only land Negroes have gotten out of urban renewal was land the colleges bought which "they paid for out of the nose and paid more than anyone else paid for similar urban renewal land"; that the Wheat Street Baptist Church is a prime example - they paid twice what the land was worth for the (d)(3) development they erected on it, to the extent that the project was almost economically unfeasible.

Mr. Cook stated that some statements already made by Alderman Williamson do not coincide with the facts and he asked Mr. Persells if he cared to respond.

Senator Johnson asked that they be allowed to state their position, after which they would be happy to answer any questions or clarify any statements, but to interrupt with questions during the presentation breaks the continuity of thought.

Mr. Williamson continued to state that after analyzing urban renewal in Atlanta for the past ten to twelve years, taking into account "what goes on" at the Atlanta Housing Authority, particularly in public housing, these organizations wonder if Atlanta shouldn't get out of the urban renewal business; that Atlanta must let Negroes participate and become a part of urban renewal if it is to survive. He stated that Negroes also have serious problems with existing public housing and these organizations also wonder if Negroes wouldn't be better off living in slums on their own land than in some of the public housing in Atlanta. He cited the Egan Homes as an example and briefly discussed some of the deplorable conditions existing in this project, such as roach and rodent infestations and the Authority's refusal to exterminate the premises and denying the tenants the right to do so at their own expense. He emphasized the city requires private owners to do this. Other problems he mentioned were that tenants were not allowed to have a telephone extension upstairs and entry ways to the apartments are recessed and do not have adequate lighting; a case of rape was cited as being attributable to this. He stated further that tenants are reluctant to complain for fear of being evicted by the management; that these tenants, in many instances, rather than live in this project under bondage, would be better off in slums with freedom. He went on to say that the case at point is that this is the type of thing urban renewal and public housing is producing in Atlanta and it must be stopped. As to the question of Rockdale, he stated that two years ago a group of Negroes began initial efforts to organize this community and develop support of area residents for a plan for Rockdale; subsequently, a community organization was formed and working with the Atlanta Housing Authority, assembled a proposed plan for Rockdale according to their rules and regulations. He stated that proposals by three other developers were also submitted, two of which were later disqualified because they did not abide by the rules of bidding; however, two weeks later, following a meeting of the Housing Authority's

Board of Commissioners and passage of a resolution by them, these same two plans were reinstated, notwithstanding their previous disqualifications, and that this is the basis of their complaint. After this, Mr. Williamson stated it is his understanding from sources that he can secure information from that the Housing Authority narrowed the consideration to two top plans - the Douglas-Arlen and Rosen proposals - and he was told by staff members of the Authority that both of them were about equal, but when he receives information that somehow plans can be reinstated that do not meet the bid proposals of the Authority, then the Douglas-Arlen group knows they are at a disadvantage; that it is the same old routine of urban renewal - Negroes aren't allowed to participate because the Douglas-Arlen group has Negro participation, even though Rockdale is a Negro community and will serve Negroes. He stated all they are asking is that the plans be judged on merit and where the Douglas-Arlen plan is as meritorious as any of the others, and Rockdale being a Negro community, it should be given to Negroes; that if Negroes can't participate in urban renewal at all levels, then the City Fathers should leave them in the slums, rather than uproot them and take their property; that the time has come when he felt this needed to be said publicly.

In reply to questioning by Chairman Cook, Mr. Williamson named the Rosen and Chruckrow proposals as being the two which were disqualified and then reinstated. He then called on Senator Johnson to speak.

Mr. Johnson stated he felt this matter was of enough importance and seriousness that he had interrupted a speaking engagement in California to return to Atlanta today for this meeting; that because of his absence from the city he had not had an opportunity to prepare for the meeting as he should have. He then stated "I believe with all my heart and soul that we have been discriminated against because we are Negroes and that if we were not black, we would have been awarded the Rockdale Project". He then explained that he drew the charter of the Rockdale community organization and they began working on a plan for the area long before the bidding was opened; that they were successful in securing a sponsor, builder and architect and eventually a plan was submitted to the Housing Authority according to the bid proposals. He stated further that after so doing and while waiting on a decision, and believing in the operation of democracy, they were informed that political influence was being used to get the Rosen plan approved; that he immediately began to investigate and pose questions, among others, as to why the two proposals which were disqualified were reinstated; that the foremost thought in the Negroes' minds at this time was "you folks happen to be of the wrong hue and you are not going to get it"; that they were told by the Housing Authority, as stated by Alderman Williamson, both proposals were good and assuming this is so, then he felt it incumbent on the City Fathers to "bend over backwards" to award the development to a Negro group, composed of Negro architects, lawyers, real estate brokers and builders, who are locally based and have a vested interest in the heart of a Negro community and will represent Negro people who were moved from the area and will probably move back when housing is available. He also noted that Rockdale is in the heart of his senatorial district and Alderman Williamson's third ward. Senator Johnson stated further that it greatly disturbs them that on the one hand they have been told by members of this committee that no decision has been made and

on the other hand he gets a call in California saying the Rosen plan had already been sent to FHA by the Housing Authority and he submitted this is a serious matter. He further commented that after talking with members of FHA and persons already engaged in 221 programs, it is his understanding that even if their plan was submitted to FHA, it would be altered before being returned; that you never get plans back from FHA exactly like they are submitted. He cited as an example the Allen Temple Project. He went on to say they had also been told Negroes had never built anything this big; that the time wasn't right and there was a question of the ability of the Union Baptist Church to administer the project since they had no previous experience. Senator Johnson stated their position here in the 1960's, whether it is immediately managing or selling, is to do right; that most of the reasons cited against their proposal are not meritorious arguments since the project would be Federally regulated anyway. He again cited Allen Temple as an example. He then concluded by stating that all they are seeking is "a fair shake of the dice and don't deny us because we are black"; that they feel there is rank discrimination somewhere in the Rockdale project and they are asking this committee to right it.

Mr. Cook asked Mr. Johnson who told him they would not get this project because they were Negroes.

Mr. Johnson replied "Mr. Cook you know that I cannot reveal my source of information anymore than you could, but as surely as there is a God in Heaven I, and we, have been told we would not get this project because we are black". Mr. Johnson did say that his source of information had the contacts to know whereof he speaks.

At this time, Chairman Cook and Mr. Gladin excused themselves from the meeting to keep a previous appointment in the Mayor's office. They did not return during the remainder of the meeting, although they had hoped to. Mr. Griggs presided as Chairman during the rest of the meeting.

Reverend Sam Williams then addressed the committee briefly on three points: (1) that so much time has to be spent by Negroes keeping vigil to see that even token justice is done; (2) the cruelty of denying Negroes because of historic disabilities imposed upon them which they themselves did not place upon their shoulders; and (3) the fact that Negroes should be allowed to share in the financial rewards flowing from urban renewal. Reverend Williams also stated he was personally familiar with the Eagan Homes situation because a member of his congregation lived there and he agreed these things must be corrected.

Reverend Grier, representing Operation Breadbasket and a group of ministers, and Reverend Dorsey of Operation Breadbasket, both endorsed the remarks of Alderman Williamson, Senator Johnson and Reverend Williams.

Mr. Griggs assured Messrs. Williamson and Johnson that it is of great concern to members of this committee that the charge of racial discrimination in Rockdale has been made.

Mr. Cotsakis then stated he had to leave the meeting on a previous commitment, but before departing he stated for the record that in all the meetings of the

Policy Committee he had participated in he had never heard the word Negro mentioned, nor had he received any indication of racial discrimination as far as any particular project is concerned.

Senator Johnson commented "you don't have to say the word to do the act".

Mr. Persells then responded to the charges as follows:

As to no participation on the part of Negroes in planning, he stated there was a considerable period of time when there was little, if any, participation in urban renewal planning by whites or Negroes; that the planning and action that went on took place at the official level and the participation of the community at large was extremely limited; that only within the last two to four years were people outside of officials really brought into planning in urban renewal to the extent of actual participation. The first effort at involving participation on the part of persons living in the project area took place in the West End Project through a Citizens Advisory Committee, which still functions. The second effort took place when the Buttermilk Bottoms - North Avenue Project (which was combined with Bedford-Pine) was initiated; the citizens residing in the project area formed an organization called "URESCUE" which, from that day forward, actively and fully participated in every planning decision affecting the area; that this organization has had a profound effect on the urban renewal plan for this area and he expected it to continue to do so.

Mr. Persells commented further that at some point you have to develop a basis for discussion; in the case of Rockdale the people were moved, the land cleared and then came the question of utilization of the land; that it was determined many years ago that Rockdale would be used for schools, playgrounds and residences, with an incidental possibility of furnishing a service shopping area for the 1500 families that would live in the area. The allocation of 1500 units was based on a limitation on sewers, documented by the Sewer Department. Mr. Persells stated further the initial concept was for single family residences, however, this was never possible, topographically or financially.

Mr. Persells said further that for a long time prior to this there was, in Atlanta, a growing consciousness of the importance of good urban design, one reason being there had been several illustrations of awards made on a flat dollar system where the redevelopments had not been too good, so it was ultimately determined that in multi-family developments it would be desirable to make the offerings at a fixed land price and award the bid based on competitive design criteria; that a prime reason for this change in policy was to avoid the type of problem mentioned by Mr. Williamson where Wheat Street Baptist Church overbid on the land. He stated this was a very unfortunate situation but could not have been avoided at that time with the existing laws. In adopting the fixed land price system, Mr. Persells stated an elaborate procedure was established to insure that awards would be on the basis of design criteria and not political or other factors. This procedure involved staff reviews and recommendations, oral presentations by developers and recommendations from experts in the field of planning, architecture and housing.

This procedure was followed in the case of Rockdale. These recommendations were then presented to the Urban Renewal Policy Committee who spent in excess of five hours evaluating the four proposals. The proposals were then presented to the Board of Commissioners of the Housing Authority and they discussed them very carefully, however, no decision has been made by them.

At this point, Mr. Persells commented that no one had attempted to influence him in this matter or contacted him about it except Mr. Williamson and Mr. Johnson; that when they visited his office he advised them at that time that he was a staff member, not a decision or policy maker, and he would be remiss in his duty if the staff had influence on policy to the extent that it was an overriding factor, rather than a recommendation, and such was not the case with Rockdale.

Mr. Persells commented on the statement that Negroes do not hold responsible jobs in urban renewal, or they hold low type jobs. He stated this is simply not an accurate statement; that there are a number of Negro people involved in urban renewal at high and low levels and their jobs are open for inspection; that there are vacant jobs which are yet to be filled and when qualified Negro people can be found, who are willing to accept the job at the salary it carries, he would personally recommend them for employment.

As to the allegation, by implication or direct statement, that there had been no previous land purchases involving Negroes and the question of the Negro colleges paying more for urban renewal land than anyone else, Mr. Persells said that prior to Rockdale, awards were strictly on the basis of the highest bidder, with some consideration given to design factors, and he could recall only two instances when awards were made other than to the high bidder and these had clear-cut reasons which had nothing to do with the question of race; that there have been several instances where Negroes have been successful bidders, for example, Citizens Trust Company; further, at the time the University Center Urban Renewal Project was being planned, it appeared that it would be impossible to finance a project of the size desired by the colleges and so the colleges, in order to make the project feasible and secure the land, agreed to pay \$40,000 an acre; that he had never heard them complain about this; that Wheat Street Gardens, again, was an unfortunate set of circumstances, but they related to the time and situation as it was then; that based on his experience, the Negro colleges would have paid more for the land without the benefit of the urban renewal project. Mr. Persells did not comment on the public housing, except to say the things mentioned in regard to Eagan Homes are not wholly accurate and do not fairly represent the situation as it is.

He then made brief concluding comments on several other points raised by Messrs. Williamson and Johnson. He stated there had been an assumption made that the two proposals mentioned (Douglas-Arlen and Rosen) were equal, but he could assure everyone that when a decision is reached, it will be because the two were not equal. They had also assumed that the Rosen proposal does not involve Negro participation, but Mr. Persells stated they might well include local Negro participation, just as Douglas-Arlen does; that the Rosen group has agreed to "spin off" portions of the total development, in the same manner as

the Douglas-Arlen group anticipated spinning off the whole of the project, to a non-profit organization, however, Rosen was explicit in his desire to retain control of the development. As to the capability of the Union Baptist Church to carry out a project of this magnitude, Mr. Persells stated that to let this be the governing factor in the decision would be wrong; that the assumption has to be made that such an organization would employ professionally skilled people who could assist them in management activities. As to the Rosen proposal being submitted to FHA, Mr. Persells stated it was submitted to FHA for a preliminary review to determine if it was acceptable to FHA without having to make major changes; if it had been returned, another proposal would have been submitted to them; further, it is not accurate to say that plans will not be developed as submitted to FHA because they will change them; that if this were true, competitions would not be held; that while minor changes might be suggested because of topographic conditions or other reasons, it does not mean the basic concept or layout of the development would be altered.

As to Negroes sharing in the financial rewards of urban renewal, Mr. Persells stated the bulk of the financial rewards which would accrue to Negroes or whites would be in the development stage; after the structures are built, it lies with the continuing management.

Mr. Persells concluded by saying that he hoped they could continue to operate without regard to race, creed or color and involve the community as a whole in planning activities oriented to urban renewal projects; that we should not condemn ourselves by past mistakes, but profit from them and move forward.

There were then questions and answers.

Mr. Glenn stated he was the newest member of the Board of Commissioners and in the meetings he had attended race had never been mentioned and to his knowledge no decision had been made on Rockdale. He pointedly asked "has a decision been made and was race an issue?"

Mr. Griggs stated the Policy Committee had made a recommendation to the Atlanta Housing Authority and race was not an issue; that no decision has been made yet by the Authority.

Mr. Pierce stated he would like it clarified about the charge of reinstating disqualified plans.

Mr. Persells explained that at no time were any of the four proposals set aside; that in their initial review of the proposals, which is to determine if they are in proper order to be accepted, they did discover minor technicalities in the Rosen and Chruckrow proposals. The Rosen proposal did not submit a bid bond, nor a total development cost, although sufficient information was available to arrive at this figure. The Chruckrow proposal failed to meet the exact specifications with respect to their drawings, however, after consultations with the Authority's legal counsel, it was felt these were merely minor irregularities and not sufficient reasons for rejecting the proposals since these irregularities did not affect any of the design criteria; consequently, the Board of Commissioners,

under the provisions of the offering, waived these irregularities, but up to this point there was no consideration given to the proposals on the basis of merit and they were under constant review and still are. As a result of this situation Mr. Persells stated it was determined that the wording in the offering was too ambiguous and subsequently an addendum to the offering was made, setting forth in greater detail the specifications for bidding.

Mr. Pierce asked if any of these exceptions were ever mentioned at the Policy meetings, to which Mr. Persells answered negatively, explaining that it was felt this was a responsibility of the Board of Commissioners, whose meetings are a matter of public record.

Mr. Williamson contended that if the Douglas-Arlen group had not "dotted every 'i' and crossed every 't' they would be out of the ball game".

Mr. Johnson stated it was their understanding the Policy Committee would make a recommendation to the Housing Authority, who would be responsible for making the final decision, but since a recommendation from the Policy Committee is tantamount to approval by the Authority, they felt it was their responsibility to discuss the matter with the Policy Committee and they are here today because they thought no decision had been made. Mr. Johnson stated further that he and Mr. Williamson visited Mr. Cook in his office and were told that a decision had been made by the Policy Committee and Mr. Cook suggested they see Mr. Persells; that they did visit with Mr. Persells who, in turn, suggested they take the matter up with the other members of the Policy Committee, resulting in today's meeting. He also mentioned that when Alderman Cotsakis left the meeting, he said he would not return to the meeting to vote because this Committee had already made a recommendation; that if this is the case, then everything said today has been to no avail. He said further that the Housing Authority permits a laxity of rules for some and requires others to "toe the mark" and this is where discrimination begins. He submitted that if the Douglas-Arlen group had not submitted a performance bond, they would have been eliminated.

Mr. Williamson asked when must the Housing Authority publicize its decision.

Mr. Persells stated not later than Monday.

There being no further discussion, Mr. Griggs thanked everyone for appearing and the Committee then went into Executive Session.

In Executive Session, Mr. Sterne commented that the Policy Committee, after studying the four proposals very carefully, and after having the benefit of written recommendations from the experts, did make a recommendation and the final decision rests with the Housing Authority; that there is some merit to the statement that generally speaking the Board of Commissioners tends to follow the recommendation of the Policy Committee; that while he is aware of the Senator's explanation of the insidious way the race issue comes up, he could truthfully say it never entered his mind at any of the briefings or meetings he attended.

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Mr. Griggs stated he was "dumfounded" when Mr. Williamson and Senator Johnson came to his office and made the charges they did; that he was completely unaware of any racial prejudice connected with Rockdale.

Mr. Persells stated the bids were opened legally on March 15 and the Housing Authority is obligated to reach a decision and notify the successful bidder within 60 days, after which they have 10 days to sign the contract documents.

In answer to questioning by Mr. Griggs, Mr. Persells stated the Board of Commissioners will have all four proposals before them at the meeting, with a favorable recommendation from the Policy Committee on the Rosen proposal.

Mr. Pierce recalled that he had to leave the meeting of April 25, 1967, at which the four proposals were discussed, prior to its conclusion and at the time of his departure, advised the Chairman that up to that point, he favored the Rosen plan, based on the plans he had seen and the recommendations that had been given it by the various experts; however, he stated that at that time he was not aware of the exceptions which were made, or the question of the race issue, and he requested that if the Chairman did vote favorable for him, that it be stricken from the record.

Mr. Sterne, also being a member of the Board of Commissioners, stated he wanted to make it clear that the waivers which were granted took place prior to any hearings and it was afterwards that the detailed presentations were made on all four proposals.

After other brief discussion, the Acting Chairman stated that if today's presentations had altered the position of any committee member, he would entertain a motion to reconsider the matter.

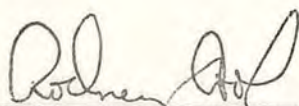
Mr. Pierce so moved and simultaneously moved that the Douglas-Arlen proposal be approved. These motions died for the lack of a second.

The Acting Chairman then entertained a motion to reaffirm the previous decision of the committee.

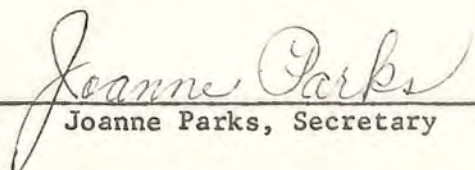
Motion was made and seconded by Messrs. Sterne and Flanigen that acceptance of the Rosen proposal be reaffirmed, said motion being adopted by majority vote, with Alderman Pierce voting adversely.

Approved:

Respectfully submitted:



Rodney Cook, Chairman



Joanne Parks, Secretary

File

April 28, 1967

A regularly scheduled meeting of the Planning and Development Committee of the Board of Aldermen was held on Friday, April 28, 1967 at 2:00 P. M. in Committee Room #1, Second Floor, City Hall.

The following members were present:

Rodney Cook, Chairman
E. Gregory Griggs
Charles Leftwich
George Cotsakis
John M. Flanigen
Q. V. Williamson

Absent: Jack Summers

Also in attendance were:

Collier Gladin
William F. Kennedy
Pierce Mahony
Earl Landers
Howard Openshaw
Les Persells

The Chairman called the meeting to order and the following business was considered:

Mr. Gladin explained that the Planning Department, with assistance from other city departments and agencies, have been preparing the annual request for recertification of the Workable Program, which is necessary in order for the city to continue participation in a variety of federal programs; that it is hoped to submit the recertification to the Board of Aldermen for approval on May 15 and to HUD immediately thereafter in order to allow them two additional weeks of review time. He stated further that prior to today's meeting, a draft copy of each of seven sections were forwarded to each member for review and he then asked for any questions or suggested changes in any of the individual draft sections.

Mr. Kennedy of the departmental staff briefly commented on each draft and the following is a listing of them and the recommendations of the committee:

1. Codes and Ordinances - Under Item 4, relative to the number of appeals filed during the past twelve months as a result of code enforcement, it was requested that the figure reflecting the number of cases resolved by the committee be changed to accurately show that the committee itself had resolved all the cases which had been brought before it, even though some of the cases might be pending before another governing board.
2. Comprehensive Community Plan - No changes.

3. Neighborhood Analyses - No changes.
4. Administrative Organization - No changes.
5. Financing - No changes.
6. Housing For Displaced Families - The committee asked that the total number of families displaced during 1966 (shown as 162) be verified; that it seemed rather low. Mr. Persells stated the Housing Authority could document this figure.
7. Citizen Participation - No changes.

The committee then unanimously adopted the following resolution:

"A RESOLUTION

BY PLANNING AND DEVELOPMENT COMMITTEE

WHEREAS, the City of Atlanta is constantly working to solve the problems of urban blight and decay and,

WHEREAS, the City of Atlanta is committed to a positive working relationship with the national government in an attempt to solve urban problems of mutual concern and,

WHEREAS, recertification of the City of Atlanta's Workable Program for Community Improvement is necessary in order to continue to receive grants-in-aid under a variety of federal aid programs and,

WHEREAS, the City of Atlanta has made outstanding progress in 1966 in meeting its goals for total community improvement.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Aldermen of the City of Atlanta, as follows:

1. That the attached report, A Review of Progress under the Workable Program for Community Improvement, is hereby adopted.
2. That said report be forwarded to the Regional Office of the

United States Department of Housing and Urban
Development for their review no later than June 1,
1967."

Mr. Mahony of the departmental staff gave a brief status report on the Land Use Plan, stating it is expected to have it in a final draft form by July so as to begin consultations with the committee with a view toward final adoption.

Revision of Zoning Ordinance

Mr. Gladin briefly commented that the staff feels it would be desirable, as an initial step in updating the entire ordinance, to review it for certain kinds of deficiencies which should, in turn, give a clearer understanding of where the ordinance is lacking in its basic approach to both development and enforcement; that while most of these deficiencies are obvious to the administrative staff, it was felt it would be desirable to have an outside review of the ordinance from a more objective standpoint, pointing out both the kinds of deficiencies and the areas where it may substantially differ from other ordinances employing similar concepts and accordingly, the American Society of Planning Officials has been employed to do such a review. Mr. Gladin stated also that he anticipated bringing this matter before the committee around the middle of May for discussion.

Survey and Planning Application for Nash-Bans Area

Mr. Gladin explained that an initial meeting had been scheduled with representatives from all the area civic clubs, churches and other groups; the purpose of this meeting, and other similar ones to follow, will be to acquaint these area representatives with the city's plans for their area; to hear their problems and solutions; to ascertain their feelings about an urban renewal project for their area, and to solicit their support; in turn, it is hoped these representatives will keep their respective neighborhood informed of all these activities.

Combining of Buttermilk Bottoms - Bedford Pine Projects

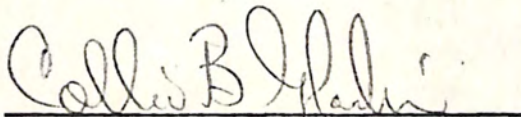
Mr. Persells brought this matter to the committee's attention, explaining

that HUD has stated that since we are simply adding the areas and budgets together, no new resolution is required and the documents can be presented to the Regional Office and unless this committee wishes to restate the position taken by the Urban Renewal Policy Committee in approving the combination, no further action is required.

The committee felt no further action was needed.

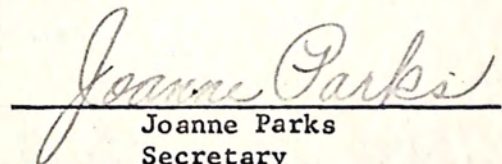
There being no further business, the meeting was adjourned.

Approved:



Collier Gladin
Planning Director

Respectfully submitted:



Joanne Parks
Secretary

jp

file
April 25, 1967

A called meeting of the Urban Renewal Policy Committee was held on Tuesday, April 25, 1967, at 4:00 P.M., at the Atlanta Housing Authority, 824 Hurt Building.

All members were present as follows:

Mr. Rodney M. Cook, Chairman
Mr. Edwin L. Sterne
Mr. Hugh Pierce
Mr. E. Gregory Griggs
Mr. John M. Flanigen
Mr. George Cotsakis
Mr. Frank Etheridge

Also present were:

Mr. Collier B. Gladin, Planning Director, City of Atlanta
Mr. M. B. Satterfield, Executive Director, Atlanta Housing Authority
Mr. Howard Openshaw, Chief, Planning-Engineering Department,
Atlanta Housing Authority
Mr. Hugh Peterson, King and Spalding, Attorneys
Mr. Les Persells, Director of Redevelopment, Atlanta Housing Authority
Mr. John Hopkins, Atlanta Housing Authority

The Chairman called the meeting to order and the following business was considered:

Note: For the purposes of these minutes and in order to maintain clarity and correlation of facts, each proposal is written as a single entity. However, all four proposals were jointly discussed, weighing the merits of each against the other.

At the outset of the meeting, each committee member was presented with the following material: An individual appraisal of the four Rockdale proposals by: Robert L. Sommerville; Grace Hamilton; T. M. Alexander and A. B. Padgett, all members of the Citizen's Advisory Committee for Urban Renewal; a reviewer's rating sheet of the redevelopment proposals, prepared by the Atlanta Housing Authority. Included in this appraisal sheet were ratings by the Atlanta Housing Authority, the Atlanta Planning Department, the American Institute of Planners, the Mayor's Committee on Housing Resources and the Citizen's Advisory Committee for Urban Renewal. These ratings were on the basis of from 1 to 4 points, 1 being the most desirable for the development and 4 the least.

Mr. Persells stated the Housing Authority would prefer to take the position at this meeting of only answering questions and making clarifications.

It was agreed that the following format would be followed: The committee would evaluate

the aspects of each proposal, pro and con, and by the process of elimination, based on the merits of design criteria, narrow the consideration to the two top proposals offering the greatest possibility for development for the objectives which Rockdale should seek to serve.

The proposal by Marvin Warner was discussed at length. During this discussion, the committee examined closely architectural site plans and perspectives presented by the proposer and made the following observations and comments - A summarization of these observations, listed below, led to the subsequent disqualification of this proposal from consideration:

Flood problems and the apparent placing of some buildings within the flood plain.

Severe grading problems and building construction because of the tremendous variation in grades.

Doubtful that the site could be graded to comply with the site plans presented.

The land would have to be tailored to the building arrangement, as opposed to the building to the land.

The severe grading would destroy all trees.

The entire site is covered with buildings, some to within 25 feet of the property line.

A commendable feature of the plan was the cooperative housing approach (76% co-op) which would provide for eventual purchase of the units by the resident.

The proposal by Chruckrow Construction Company was then considered, with the following observations and comments - again, a summarization of these observations, listed below, led to the disqualification of this proposal from consideration:

Proposal embraces the "village" concept, which is desirable in principle.

The vehicular street pattern (circular drives) was designed in such a way that it separated each "village" and actually cut off pedestrian traffic from one village to another.

The plans proposed do not fit the topography of the property, and the land would have to be conformed to the buildings.

The development would be difficult to achieve without costly, extensive grading which would create problems.

There is reasonable doubt that the site could even be graded to conform to the plan because of so many unknowns, such as rock deposits, etc.

Only one small recreation building is proposed in the entire development.

The developer states that under 221(d)(3) developments, swimming pools are not feasible.

The architectural renderings give a concept of flatness, with no difference in grades.

A desirable feature of the plan was the flexibility of units and variation in design.

It was the opinion of the Policy Committee that the proposals by The Douglas-Arlen Group and David L. Rosen were the better of the four proposals. These two proposals were considered in terms of advantages and disadvantages and various site plans, floor elevations, etc., were examined throughout the discussion.

Douglas-Arlen Proposal

Advantages:

Proposal embraces the "village" or "cluster" arrangement of buildings.

The buildings conform to the site, rather than the site being conformed to the buildings.

More community facilities are proposed than in any of the other developments.

Appropo to all of the proposals, the community facilities that are otherwise available in this area were then pointed out, these being a proposed City park facility, existing and proposed elementary school, the Gun Club Park and the existing health center, which are to serve the proposed 1500 units.

It was noted that a swimming pool could be placed within the City park facility if it was not provided elsewhere in the development.

Development provides for convenient access from one part of the project to another.

Has local sponsor.

Provides for church sites as called for by the plan.

It was pointed out that the developer has stated he would not be able to finance all the proposed community facilities, however, the land would be available for that purpose if and when financing becomes available - either from the developer or other groups.

Complete separation of pedestrian and vehicular traffic eliminating the danger of children playing near cars.

Central garbage pick-up is proposed.

A desirable feature was the flexibility in unit arrangements - 5% 1 bedrooms; 50% 2 bedrooms; 35% bedrooms.

Site plan follows the contour of the land.

Entire concept of development minimizes the grading, keeps the cost down and preserves some of the natural foliage.

Disadvantages:

Serious question of financing major portion of proposed community facilities; yet this is the foundation around which the entire project is built.

Over-emphasis on the Community Center concept, especially since similar facilities will be in the nearby park.

The large size of the swimming pool, the paved area and the buildings are unrealistic.

Financing of the community facilities is not an FHA guarantee.

The vast amount of paving proposed could create flood and heat reflection problems.

Developer proposes underpasses (5) and overpasses (2), which it is felt are generally undesirable.

Excessive walking distance from the parking areas to the dwelling units.

The concept of building arrangements utilizes some undesirable building areas and leaves buildable areas vacant (Example - southeast shopping area).

A questionable feature is the four-story buildings.

The grouping of all community facilities in the very center creates a self-contained atmosphere, unrelated to its surroundings, particularly the existing community facilities - health center and school.

The developer proposes to sell the project, in its entirety, to a non-profit sponsor who has had no previous experience in operating or managing particularly a development of this enormity and, hopefully, they would get some experienced people to work with them on this.

Service side of the buildings are oriented to the interior courts, making access to service vehicles (fire trucks, etc.) difficult.

David L. Rosen Proposal

Advantages:

Dwelling units are further removed from the rock quarry than the other three proposals.

Access galleries to each unit, permitting cross ventilation.

No effort has been made to grade the interior Court concept, leaving the area fairly natural. This would avoid heat reflection problems and reduce cost.

The parking is recessed so that it is lower than the dwelling units. This would eliminate visibility of parking lots from the dwelling units. (It was noted this was listed as a disadvantage by one of the proposers).

Developer is investing maximum money in the units.

The perspectives presented indicate a clear understanding of the rough grades.

Pedestrian streets are proposed throughout the project.

The service sides of the buildings are oriented to the outside, providing better access for service vehicles; and the living rooms of the units face grassed areas and walks, rather than paving.

A more complete separation of pedestrian and vehicular traffic.

Grouping of the proposed church, health center and community center will provide for convenience and joint use of parking areas.

Two swimming pools are guaranteed by the developer, one for children and one for adults, with small recreation areas around the pools.

In every instance the parking is adjacent to the buildings and recessed so as not to be visible from the units.

Developer will utilize FCH foundation cooperative housing, a very substantial sponsor who will assist in the financing and will conduct the advertising and sales program for the development.

Design of the units provides built-in flexibility, allowing contracting or expanding of units with the same outside walls; this will permit developer to compete with the market, and meet tenants' needs.

Five church sites are proposed.

The developer proposes to retain a major personal investment in the project and operate it personally.

Disadvantages:

The providing of 1386 units, rather than 1500, is questionable since it provides that much less housing for people.

Some adjustment should be made in the secondary entrance road to the project so that it would not funnel traffic through the rock quarry entrance, and vice-versa. This would necessitate adjustment of a few buildings.

85% of the units are 3-story garden apartments located on the contours; hopefully they would be adjusted to minimize the levels and steps to the units.

Recapitulation of the recommendations of the various organizations and groups:

City of Atlanta Planning Department - David L. Rosen proposal.

Atlanta Housing Authority - David L. Rosen proposal.

Citizen's Advisory Committee for Urban Renewal - David L. Rosen proposal - 3 to 1.

American Institute of Planners - David L. Rosen proposal.

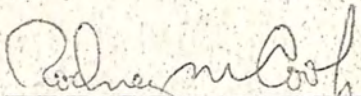
American Institute of Architects - No specific recommendation,
but favored the Douglas-Arlen proposal.
Mayor's Committee on Housing Resources - Douglas-Arlen proposal.

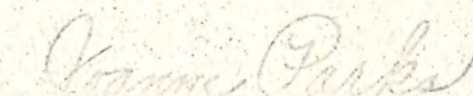
The Urban Renewal Policy Committee, with all but one member present, and after evaluation of each of the proposals and written comments submitted by the organizations listed above, upon motion by Mr. Flanigen, seconded by Messrs. Etheridge and Cotsakis, unanimously recommended to the Board of Commissioners of the Housing Authority of the City of Atlanta, Georgia, the acceptance of the David L. Rosen proposal. Alderman Pierce had to leave the meeting before its conclusion and based on facts presented up to the time of his departure stated he favored the Rosen proposal and asked that the Chairman so register his vote in Executive Session.

There being no further business, the meeting was adjourned.

APPROVED:

Respectfully submitted,


Rodney M. Cook, Chairman


Joanne Parks, Secretary

April 21, 1967

A regular meeting of the Urban Renewal Policy Committee was held on Friday, April 21, 1967 at 10:00 A. M. in Committee Room #2, Second Floor, City Hall.

The following members were present:

Rodney Cook, Chairman
Edwin Sterne
Gregory Griggs
George Cotsakis
Frank Etheridge

Absent:

Hugh Pierce
John Flanigen

Also present were:

George Aldridge
Jim Kluttz
George Berry
John Izard
Hugh Peterson
Robert Sommerville
Howard Openshaw
Collier Gladin
Les Persells
Bob Bivens

The Chairman called the meeting to order and the following business was considered:

Mr. Gladin introduced to the Committee and others present, Mr. Jimmy Kluttz, a new addition to the City's planning staff. He stated that Mr. Kluttz comes to the City highly recommended with impressive qualifications; that he has several years experience in the housing field and will serve as the City's coordinator of urban renewal.

In behalf of the Committee, Chairman Cook recognized and welcomed Mr. Kluttz, stating they look forward to working with him.

Submission of Revised Application to Combine the Buttermilk Bottoms and Bedford Pine Project Area.

Mr. Persells exhibited a combined map of the two existing project areas and stated that at the time this was initially discussed with the renewal assistance administration, the Housing Authority was advised that the necessary right-of-way for the widening of Bedford Place could be dedicated to the City and that the City could proceed

with the widening project, however, when Part I of the Buttermilk Bottoms Application was presented for their review and approval, a change of policy at the Federal level was made, necessitating that the City purchase the right-of-way for the street widening, which will require a cash outlay of a quarter of a million dollars. Mr. Persells stated further that inasmuch as the City is not in a position to make this cash outlay, the only solution to the problem seems to be to combine the two projects. He then cited the advantages to such a combination: First, the proximity of the projects to each other dictate a tying together of the street alignments; since there is a change in street grades as much as 20 feet at some points, considerable regrading of the street system will be required. Secondly, there is a Federal restriction on relocating people outside of a project proper, and combination of the two projects would permit the temporary on-site relocation of people from one project to the other. Thirdly, if the projects aren't combined, the City stands to lose approximately \$125,000 in credits for the widening of Bedford. Mr. Openshaw explained the existing project boundary line is on the east side of Bedford; the City is immediately widening on the west side of Bedford to 3 lanes (all within the Buttermilk Bottoms project) and this being the boundary line, only 50 percent credit will be eligible, both in the cost of the right-of-way and street improvements, unless the projects are combined so as to include the east side of Bedford, making it an interior street; this would then permit a 100 percent credit for the widening that the City had hoped to receive. Mr. Persells stated also the coordination, acquisition, demolition and relocation will be much simpler as a single project, rather than two. During ensuing discussion, Mr. Cook expressed concern about the additional delay in acquisition of properties in the Buttermilk Bottoms project since the people in this area have been told it would begin within the next six weeks. The Committee was also doubtful that it would involve just a six months delay, and Mr. Cook further expressed particular concern about known hardship cases along Forrest Avenue. Mr. Persells explained that he did not believe there would be that much delay in the projects actually; that as soon as the Survey and Planning Application is submitted to combine the projects, the Housing Authority can immediately proceed with preparation of Part I of the application and would expect to have it ready by the time the Survey and Planning Application is approved; that since about 60% of the Buttermilk Bottoms project has been acquired under the Letter of Consent method the Authority has agreed that it would not make any such additional request after the Federal people had called to their attention that you cannot execute a project under the guise of Letters of Consent. However, in order to facilitate acquisition of hardship cases, Mr. Persells stated Mr. Davis (City Comptroller) has agreed to make available up to \$250,000 to purchase bona fide hardship cases in the 40% balance of the project; that based on a preliminary survey of the types of hardship cases existing and

potential numbers, it is felt this amount will take care of the situation during the additional delay involved in submitting the revised Survey and Planning Application. In addition to this, Mr. Persells stated the Authority also proposes to request an amendment to the last Letter of Consent to include the acquisition of three pieces of property at the corner of Piedmont and Forrest which are among the priority hardship cases; that the advance acquisition of these three tracts will solidify the area and facilitate development of the entrance to the auditorium.

In response to questioning by Chairman Cook, Mr. Persells stated that through two bond issues, three and one quarter million dollars in urban renewal funds have been allocated, most of which are committed; that present estimates indicate when all credits in all of the urban renewal areas the City now has are pooled, the City's total cash requirement (the actual cash amount the City will have in the projects) will be about \$900,000. It was mentioned that this figure was dependent upon all of the non-cash credits currently scheduled in the projects being built. Mr. Sommerville felt any delays which are not absolutely necessary should be avoided. He stated delays of this sort imperil the entire urban renewal process and creates an attitude of bitterness toward the City on the part of people living in these areas.

After other discussion, it was the general consensus of the Committee that combining of the two projects would be desirable and beneficial to the City if the matter of acquisition of hardship cases could be assured.

In answer to questioning by Chairman Cook, George Berry of the Comptroller's Office stated he felt additional funds, beyond the \$250,000, could be provided, within reason, for bona fide hardship cases.

A motion was then made by Mr. Griggs and seconded by Mr. Etheridge that the Committee approve the combining of the two projects and accept the loan of \$250,000 from the City to permit advance acquisition of properties determined to be hardship cases. Messrs. Sterne and Sommerville reluctantly concurred with the motion.

There was then a lengthy discussion relative to the thirteen acres of property lying within the University Center Project which the Policy Committee had allocated for 221-D-3 housing. (See Minutes of March 4, 1966, Pages 2 & 3). This entire area, including the ten acres awarded to the colleges, was originally scheduled for 221-D-3 housing, with the ten acres being excluded for college utilization. Mr. Persells stated the thirteen acres was offered for sale on April 12 and that he would like to discuss a

schedule of dates for presentations by the proposed developers - seven at the present time. He explained that in an amendment to the offering, each proposer has been advised he will be given an opportunity to be heard for thirty minutes, with an additional thirty minutes for questions and answers; that it might be advisable to divide the proposals and hear them on two successive days; that he would like to arrange these meetings so that as many members of the committee as possible could attend. In addition to the oral presentations, Mr. Persells stated he hoped to have available, prior to the hearings, written comments on each proposal, highlighting points of interest.

Chairman Cook then stated he was greatly disturbed about the offering price of this property (\$74,000) stating he felt it was entirely too low and unreasonable; that while a specific write-down figure was never mentioned in the discussion of this property for 221-D-3 housing, the Committee anticipated the property would be sold at a reduced cost for this type development, but not for \$74,000 which amounts to about \$5,000 an acre.

Mr. Cook stated he felt this type of question was a real policy decision matter and the offering at this price should have been brought back to the Committee.

Mr. Openshaw stated the Authority appraised the property on the basis of 221-D-3 housing, which they were instructed to do.

Mr. Cook agreed with this, but reiterated no specific write-down figure was mentioned and the Committee had no idea it would be so low; that he did not want to get into this situation again.

Mr. Etheridge stated the Housing Authority's Board of Commissioners had approved the offering on the assumption that proper steps had been taken; that he, quite frankly, was surprised at the low appraisal.

It was pointed out that this area has been designated for low-cost housing from the beginning of the project and it was recognized that this would result in a below market price. The only action taken by the Committee was to exclude the ten acres for the Universities, resulting in a substantial increase to the City.

After other discussion, it was felt by everyone, however, that renewed emphasis should be placed on communication between the Policy Committee and the Authority in such matters and that in the future, they would be brought back to the Committee. Also, Mr. Persells was asked to continue to study the situation at hand so see what steps could be taken to get a higher appraisal of the land without jeopardizing the steps already taken.

The Committee then expressed delight at the submission of multiple proposals and after a discussion of various dates for presentations by the developers, it was unanimously agreed as follows: The Committee would meet on May 9 at 4:00 P. M. to hear 4 of the 7 proposals; and on May 10 at 9:00 A. M. to hearing the remaining three.

Minutes
Urban Renewal Policy Committee
April 21, 1967

Page 5

Following a brief discussion, the Committee unanimously concurred that the Housing Authority would proceed with the selling of properties (prior to actual acquisition by the Housing Authority) between Oak and Gordon Streets, east of Sears, designated for shopping center development in the reuse plans. Mr. Persells explained the Authority could sell the properties prior to acquisition, although they could not convey the title.

As a matter of information, Mr. Persells explained that Parcels C-1, 3 and 4 of the Rawson-Washington Urban Redevelopment Area had been offered for 221-D-3 development. The area is comprised of 7.6 acres, and will permit a maximum of 152 units. The property lies near the State office building complex, across from Capitol Homes, right on Interstate 20 at the on and off ramps and has frontage on both Rawson and Logan Streets. Mr. Persells stated the proposals will be opened at the Housing Authority on May 1, 1967 at 10:00 A. M. He presented each Committee member with a copy of the brochure prepared for the offering.

The Committee discussed a request by the Georgia Hospital Association, Inc. for a change in the preliminary plans submitted by them in connection with a proposal to purchase Parcel D-10b in the Butler Street Urban Redevelopment Area. Mr. Persells stated the proposal of the Hospital Association has been accepted but the agreement for disposition of the land has not been consummated; that the Association has now requested permission to reduce the size of the proposed building to two stories (3 were originally proposed with first floor parking) with parking space provided outside of the building, rather than underneath as indicated originally; also, this would reduce the estimated cost of construction from \$235,000.00 to approximately \$140,000.00. He further stated no other proposal to buy and redevelop this property had been received.

The Committee unanimously rejected the Hospital Association's substantial decrease in their improvements, but asked that Mr. Persells write them and give them the option of submitting plans substantially in conformance with their original proposal, or provide the Committee with sufficient site elevations and details as to how the amended proposal would enhance the surrounding neighborhood.

A brief presentation was made on the four proposals for development of the Rockdale Urban Redevelopment Area. Mr. Persells commented that the financial solvency of each developer and their ability to carry out

their proposal had been verified by a special department of the Trust Company of Georgia.

It was unanimously decided that a special meeting would be held Tuesday, April 25, at 4:00 P. M. to discuss these four proposals, and that the Housing Authority's Board of Commissioners would be invited to attend. (See Minutes of April 25, 1967).

Parcel D-19 - Rawson-Washington Urban Renewal Project.
Mr. Persells gave the status of this property as being the same as reported at the meeting of February 17, 1967. (See Minutes, page 6).

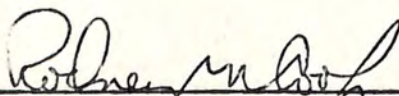
Butler Street Project Area - Mr. Persells reported that all remaining properties within this area will be advertised within the next three to four weeks.

The Policy Committee again expressed the hope that this project would be finalized as quickly as possible and requested the Authority to contact the Board of Education and advise them of this and get some firm commitment on the Butler Street School.

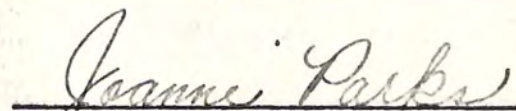
There being no further business to discuss, the meeting was adjourned.

Approved:

Respectfully submitted,



Rodney Cook, Chairman



Joanne Parks, Secretary

February 17, 1967

A regular meeting of the Urban Renewal Policy Committee was held on Friday, February 17, 1967 at 10:00 A. M. in Committee Room #2, Second Floor, City Hall.

The following Members were present:

Rodney Cook, Chairman
Edwin L. Sterne
George Cotsakis
Hugh Pierce
Gregory Griggs

Absent:

John Flanigen
Frank Etheridge

Also present were:

M. B. Satterfield, Executive Director, Atlanta Housing Authority.
Les Persells, Director of Redevelopment, Atlanta Housing Authority.
Howard Openshaw, Chief, Planning-Engineering Department,
Atlanta Housing Authority.
Collier Gladin, Planning Director, City of Atlanta.
George Berry, Comptroller's Office.
Robert L. Sommerville, Atlanta Transit Company.

Representatives of various City departments were present; also, several representatives of Georgia State College were present, i.e., Dean William Suttles; Andrew Steiner; V. V. Lavroff and Jesse Draper, Member of the Board of Regents.

The Chairman called the meeting to order and the following business was considered:

Public Hearing on one block amendment to Georgia State Urban Redevelopment Plan, said block being immediately north of the Atlanta Police Station and bounded on the north by Gilmer Street, on the east by Butler Street, on the south by Decatur Street and the west by Piedmont Avenue.

Mr. Howard Openshaw gave the following pertinent information relative to this amendment: The original Urban Redevelopment Plan was adopted by the Board of Aldermen on March 19, 1962. Notice of today's public hearing was advertised in The Atlanta Constitution on February 3 and February 10 in accordance with Federal regulations. The plan consists of a ten page narrative and two maps, indicating the project boundary, properties to be acquired and proposed land use. All urban redevelopment activities have been completed in the original project area - acquisition, relocation, demolition, and disposal of land to the Board of Regents. The proposed addition involves a total of 6.6 acres, comprising 13 properties which are proposed

for acquisition. The properties will be appraised by two competent appraisers and every effort made to acquire the property through negotiation but if necessary, the property will be acquired through the power of eminent domain. All fifteen existing structures will be demolished. There are no families to be relocated. Relocation assistance will be made available to the existing thirteen businesses in the area. An information statement describing the financial assistance available was distributed to the business concerns on February 10. The actual moving expense for any one business concern to be paid by the Federal Government cannot exceed \$25,000; under certain conditions a small business displacement payment may also be available. The area to be added is presently zoned M-1 and no change in zoning is proposed, however, certain controls will be placed on the land restricting its use to college and college-related uses; 4.5 net acres will be sold to the Board of Regents for redevelopment in accordance with the Comprehensive Master Campus Plan. The amendment will increase the net project cost \$1,147,072. The local share, one-third of the net project cost, will be provided by the Board of Regents. The City of Atlanta will provide an estimated \$77,647 for street, sidewalk, sewer and traffic improvements.

Dr. Suttles briefly explained how this additional block would fit into Georgia State's Comprehensive Campus Master Plan.

Andrew Steiner, Georgia State Consultant, briefly explained the composition of the proposed buildings and using perspective maps, gave a visual concept of this proposal as related to the entire Plan.

In response to an expression of concern by Mr. Cotsakis that the overall Plan should be approved prior to the piece-meal addition of a single block, and that some members of the Board of Aldermen were not familiar with the Georgia State Campus Plan, Mr. Cook explained that this was the reason the Policy Committee requested the Master Campus Plan. He commented further that he felt Georgia State had progressed far enough to indicate that any additions would follow the guidelines as set forth in their Master Plan. Chairman Cook was requested to alert the Board of Aldermen about the Plan as a matter of communication (at their next meeting of February 20, 1967) and ask them to review the copy which had been forwarded to them.

Mr. Gladin noted that there was considerable private development activities within the Central Business District and that he felt it is in order that this Committee and other Aldermanic Committees recognize and support the need for the development of a Central Downtown Plan, designed to coordinate and relate all these various activities. He cited several examples of both public and private planning being done on a spot basis, such as the Nasher property, Portman's Peachtree Center, Georgia Plaza and rapid transit.

Mr. Cook then read into the record two communiques. One from Alderman Cecil Turner endorsing the Georgia State Campus Plan, stating he hoped it would be approved and

sent to the Board of Aldermen on February 20, 1967; a second from the Atlanta Civic Design Commission, stating "it is the consensus of opinion of members present at the February 9 meeting that the Atlanta Civic Design Commission strongly endorses, on the Georgia State College Master Plan, the concept of the Plaza system, which includes the separation of vehicles from pedestrian traffic by different levels".

No one from the public appeared to be heard, and upon motion by Mr. Griggs, seconded by Mr. Cotsakis and unanimous vote, the one block amendment to the Georgia State Redevelopment Plan was approved.

Ebenezer Church - Proposed Expansion.

Mr. Openshaw pointed out, on an accompanying map, the existing property of the Church on Auburn Avenue and stated that the property in question lies adjacent thereto to the east; that he understands from the Church members the City Building Inspector has required them to remove a back portion of their building to allow for a fire escape and this eliminates a great deal of their parking; that this request is to purchase an additional 150 feet along Auburn Avenue, extending through to Jackson Place, to be used for church parking. He exhibited a second map illustrating the property on a larger scale.

The Committee noted that this property and the adjoining properties extending to the intersection of Auburn Avenue and Boulevard were designated for commercial use and the ensuing discussion centered around the existence of a liquor store situated on the southwest corner of the intersection and whether or not this owner's rights would be abridged by extending the Church property 150 feet, thereby placing his business in such a proximity to the Church so as to prohibit him from ever selling his business under the State statute relative to required distances from Churches for such uses.

Alderman Pierce felt the liquor store owner's rights should prevail should he decide to sell his business since it existed prior to this request.

Mr. Cook was of the opinion, and the other committee members generally agreed, that the question of the store owner's rights is immaterial in considering the merits of allowing the Church to expand and that the remedy to his problem, if and when it arose, would lie elsewhere, perhaps within the courts.

Mr. Sterne raised a question as to how the commercial development of the remaining properties might be affected by the use of this 150 feet for church purposes.

Mr. Satterfield stated it was his opinion the remaining 1.63 acres would be just as saleable, if not more so, than if it were a part of the whole parcel.

In response to questioning by Chairman Cook, Mr. Openshaw stated the Butler Street Project originated in 1959. A brief discussion then ensued about the type of problems prohibiting consumation of the project. Mr. Openshaw explained there have been no expressions of interest in the remaining properties to date and it has not been previously advertised, but preparations are being made to offer the property for sale.

Mr. Persells explained that because there had always been a demand for property in the Butler Street Project, the general policy pursued by the Housing Authority had been to advertise the property after there had been a specific expression of interest in a particular piece of property so there would be competition; that the project had now reached the stage of a few remaining "tag ends" and the Authority is working on a general proposal to place these on the market.

Chairman Cook concurred, stating he would like to see a concentrated effort to complete this project.

The Committee then unanimously approved the Church expansion as requested.

Rockdale Urban Renewal Project - Fulton County Property.

Mr. Openshaw pointed out, on an accompanying map, the property owned by Fulton County, lying generally to the east of Grove Park Place, and he stated that he would like some direction from this Committee as to how to acquire the County's interest and a clear title to this property. He explained that another individual is claiming an interest in the lots, therefore clouding the title and prohibiting clear acquisition of it; that Mr. Sheats is willing to give a quit-claim deed for the County's interest at the approved price of \$7,300. However, Mr. Persells explained the County is not willing to take the necessary steps to clear the title because of the cost involved and that the Federal Government will not participate as it would be an ineligible cost.

After other discussion, the Committee unanimously agreed that the Housing Authority should take this matter up with the County Commissioners with a minimum of delay and that Chairman Cook would furnish the Housing Authority with a supporting letter in behalf of the Policy Committee, urging the Commissioners to undertake to resolve this problem as soon as possible.

With further reference to the Rockdale Project, there was a brief discussion as to FHA policy relative to allocation of units within the Area. The Housing Authority maintained their previous position on the matter - that the initial allocation of 150 units for the first project was impractical (see minutes of November 18, 1966, Page 4) but Mr. Satterfield, in response to questioning by the Committee, stated that he had not received any indication on the part of an proposer that they were withdrawing from the competition because of the restrictions being imposed by FHA, but they have voiced some objections.

Mr. Persells stated he understood the Mayor's Housing Resources Committee is going to urge FHA to increase the allocation of units and he felt it would not be amiss for this Committee to direct a letter to FHA suggesting that every consideration be given to a larger allocation of units.

It was the unanimous decision of the Committee that Chairman Cook would direct such letter to FHA.

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Rawson-Washington Urban Renewal Project - Industrial land adjacent to public housing.

Mr. Openshaw pointed out on a map of the project area Parcel N-3, owned by Swift and Company and the adjoining small parcel (B-4) being offered for sale by the Housing Authority.

Parcel N-3 is presently occupied by a small office building for Swift and a hydrogen gas tank; parcel B-4 is vacant. Both tracts are zoned M-2 and lie adjacent to proposed public housing.

Mr. Openshaw explained that a bid (\$6,300) has been submitted on Parcel B-4 and the proposal is for a motorcycle repair shop by Atlanta Motorcycle Sales; that he would like an expression of the Committee's feelings about this proposal. He commented further he also discussed with Swift their plans for their property but was advised that he would have to write the company in Chicago.

Mr. Sterne commented that the Housing Authority's Board of Commissioners was strongly opposed to it, feeling it would not be desirable to place such a use in the midst of public housing where it is presumed there will be a concentration of children.

Messrs. Satterfield and Persells stated that it may well be the Housing Authority would want to acquire both tracts and include them in the project in the future, but in the

interim, they did not feel the use of the property for a motorcycle repair shop would be conducive to the surrounding neighborhood.

The Committee unanimously denied the bid and requested that the Housing Authority determine from Swift (by writing the Chicago headquarters) their future proposal for Parcel N-3.

The Committee then considered the following unfinished business:

Citizens Trust Property, Parcel A-5, Butler Street Project.

Mr. Openshaw was requested to report at the next meeting whether or not a building permit had been obtained by Citizens Trust.

Status of request for up-to-date appraisal from Walt Sullivan on cost of moving public housing building from Hilliard Street.

The latest appraisal from Mr. Sullivan, obtained by George Berry of the Comptroller's Office, was in the amount of \$62,000. The Policy Committee felt this was entirely out of the question and agreed that the Housing Authority would pursue the idea of placing public housing on the property.

Motel proposal, Parcel D-9, Rawson-Washington Project.

Mr. Persells stated the proponents are continuing to pursue this matter; that they requested and was granted an extension of time by paying an additional earnest fee in excess of \$50,000, which will not be refunded should the project not materialize.

Block 27, West End Boys' Club, Inc.

Requests plan change to designate parcels 1 thru 8 "To Be Acquired", and re-classify Block 27 for institutional use. (A-1 zoning district). Deferred from January 13, 1967 meeting.

The Committee unanimously approved this plan change, subject to verification by Ken Byers, Chairman of the Citizens Advisory Committee for West End.

Status of study of traffic problems around auditorium complex.

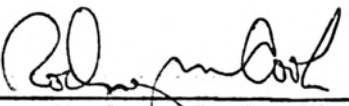
Mr. Gladin stated the City has acquired land on Forrest Avenue and is ready to begin the street widening.

The remaining unfinished business of the Committee was postponed until the next regular meeting with a request that the Housing Authority be prepared to submit status reports on all items.


There being no further business, the meeting was adjourned.

Approved:

Respectfully submitted,



Rodney Cook, Chairman



Joanne Parks, Secretary

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January 13, 1967

File

A meeting of the Urban Renewal Policy Committee was held on Friday, January 13, 1967 at 10:00 A.M. in Committee Room #2, Second Floor, City Hall.

The following members were present:

Mr. Rodney M. Cook, Chairman
Mr. Edwin L. Sterne
Mr. George Cotsakis
Mr. John Flanigen
Mr. Hugh Pierce

Absent:

Mr. Frank Etheridge
Mr. E. Gregory Griggs

Also present were:

Mr. M. B. Satterfield, Executive Director,
Atlanta Housing Authority.
Mr. Les Persells, Director of Redevelopment,
Atlanta Housing Authority.
Mr. Howard Openshaw, Atlanta Housing Authority
Mr. Collier Gladin, Planning Engineer, City
of Atlanta.
Mr. Elmer Moon, Assistant Building Official.
Mr. George Berry, Comptroller's Office.

Several members of the City Planning Staff were present; also, several representatives of other City departments were in attendance.

Chairman Cook introduced Dean William Suttles of Georgia State College who, in turn, introduced several other representatives of Georgia State who were present, i.e., Mr. V. V. Lavroff, Comptroller; Mr. Jamison, Architect in charge of physical plants and Andrew Steiner, Georgia State Consultant.

Mr. Steiner distributed copies of Georgia State College's Master Campus Plan, prepared by Robert and Company Associates, and gave a brief resume of the Report, with major emphasis on implementation. He commented the purpose of the Plan is to provide a guide to the physical development of Georgia State

College in an urban environment. To satisfy four specific questions raised by the Policy Committee on April 22, 1966, Messrs. Lavroff and Steiner submitted the following: (1) Certified original of minutes, including a resolution therein, of the Board of Regents meeting in which they accepted the Georgia State Master Campus Plan (original attached hereto and made a part of these minutes by reference); (2) Copy of letter from the Fulton-DeKalb Hospital Authority, under signature of Edgar J. Forio, Chairman, dated November 28, 1966, agreeing with the general philosophy of the Master Plan and expressing Grady Hospital's willingness to consider mutually advantageous development of the total area (letter attached hereto and made a part of these minutes by reference); (3) Eliminated all proposed classroom facilities north of Edgewood and (4) Incorporated the block presently occupied by the Police Station into the Master Plan for possible future expansion.

Mr. Gladin explained the Housing Authority has prepared an amendment to the Georgia State Urban Redevelopment Area incorporating the block bounded by Gilmer Street, Butler Street, Decatur Street and Piedmont Avenue (containing 4.6 acres of land) and approval of this additional block by the Policy Committee is necessary in order to facilitate final clearance of this amendment.

At this point, Chairman Cook excused himself from the meeting, stating he was due at the Legislature.

Mr. Persells then offered the following comments and suggestions, stating they were not related to the approval of the project amendment, but to the Master Plan as a whole:

- (1) Since the individual buildings in the total complex are being designed by various architects, he suggested that some controls should be written into the Master Plan to insure and effectuate maximum coordination and correlation of buildings, pedestrian malls, etc.
- (2) Scheduling of parking should be given further consideration since it appears off-hand that it is programmed late in the plan, rather than as early as it will actually be needed.

- (3) Suggested that copies of the Master Plan be transmitted to the various city departments, city utilities, private utilities and the Rapid Transit Authority, with a request for their written comments and/or recommendations so that in the future implementation of Plan recommendations, Georgia State would have the benefit of their findings.
- (4) Suggested that within the Plan there should be a clarifying statement as to the uses contemplated west of Ivy and why it is important that the Campus extend into this area.
- (5) Because of the proximity of the property across Edgewood to the Central Business District and its potential tax producing capabilities, there should be a clarifying statement as to why it is important that the housing contemplated north of Edgewood be directly across the street from the Campus, as opposed to say a few blocks away convenient to public transportation.
- (6) Noted there was no indication in the Plan as to how the students would move from the ground level to another level (escalators, elevators, etc.)

Mr. Lavroff stated this will be a part of the detailed design planning.

- (7) Noted that on Page 20 of the Master Plan, there is a statement ".....storm and sanitary sewers are combined in this area....." and stated that since Federal funds are involved there is a necessity for separating the storm and sanitary sewers, therefore, the Housing Authority would like some recommendations on the part of the College as well as the City with respect to utilities in the area.

In reference to Item (3), Mr. Steiner stated they do propose to mail copies of the Plan to all members of the Board of Aldermen and will be happy to comply with Mr. Persells suggestion.

Motion was then made by Mr. Sterne, seconded by Mr. Pierce and carried unanimously as follows:

- (1) The Committee took the Georgia State Master Campus Plan under advisement.

- (2) Approved the additional block (bounded by Gilmer Street, Butler Street, Decatur Street and Piedmont Avenue) as an amendment to the Georgia State Urban Redevelopment Area; in so doing, it was the Committee's understanding from Mr. Persells that this approval would, in no way, represent an approval of the Master Plan, per se, and would not commit any member to any future urban renewal projects in this area.
- (3) Set a public hearing (as required by law) on the one block amendment to be held at the next regular meeting of the Policy Committee on February 17, 1967.

Mr. Openshaw presented for action the following requested plan changes in the West End Urban Renewal Area:

1. Parcel 1-15, John C. Theisen
751 Park Street, S. W.

Requests plan change to "Not To Be Acquired" to permit continued operation of supermarket. Agrees to sell contiguous parcel 1-4 to Housing Authority. (M-1 zoning district).

Recommendation of West End Local Citizens Commission - appointed a sub-committee to study this request and determine if the present operation could be upgraded.

The Policy Committee withheld any action, pending a report from this sub-committee.

2. Parcel 11-39, H. L. DeFoor, et al
541 Lee Street

Requests plan change to "Not To Be Acquired" to remove existing two-story frame residence in poor condition to allow expansion of Gulf Station on adjoining Parcel 11-1. (M-1 to C-2 zoning district).

Recommendation of West End Local Citizens Commission - Rejection.

2. (Continued from Page 4)

Mr. Openshaw stated this would be the only piece of property in a two block area (between Lee Street and Sears) that would not be acquired.

Mr. Persells thought it pertinent to state that originally the Plan contemplated acquisition of this property, however, the Gulf Station was erected under a Building Permit issued after the Plan had been developed, but before it was approved, therefore, it could not be prevented - this relates to the land owner and not the lessor.

Mr. Sommerville felt any action at this time would be premature and not in the best interest of the West End Plan.

Motion was then made, seconded and duly carried, that this request be rejected.

3. Block 27
West End Boys' Club, Inc.

Requests plan change to designate Parcels 1 thru 8 "To Be Acquired", and reclassify Block 27 for institutional use (Boys Club).

Recommendation of West End Local Citizens Commission - Approval, although not unanimous.

Following a brief discussion, this request was deferred for further study.

4. Parcel 57-2, Fulton County
1368 Lucile Avenue

Requests plan change to permit this parcel to be developed by a major oil company. (R-6 zoning district).

Mr. Openshaw stated this property is scheduled for residential rehabilitation.

Upon motion by Mr. Cotsakis, seconded by Mr. Sterne and unanimous vote this request was rejected. Mr. Gladin stated it

might be in order to offer to the County the idea of a higher density residential use of this property but he was not prepared to make any specific recommendations at this time.

5. Parcel 44-24
Mrs. Berry Blackwood

Requests permit to operate day nursery in R-6 zoning district.

Recommendation of West End Local Citizens Commission - Approval.

Motion was made, seconded and duly carried that this request be approved.

6. Westview Drive
City owned remnants

City proposes to sell remnants for apartment development. Requires plan change from R-6 to A-1 zoning district.

Recommendation of West End Local Citizens Commission - rejection.

Because of the uncertainty of exactly what the City owned along Westview Drive and other factors, this matter was deferred for further study and Mr. Openshaw was requested to have a map at the next meeting indicating city-owned remnants along Westview.

Mr. Persells explained that within the Bedford-Pine Area, the Economic Opportunity Atlanta Organization desires to temporarily utilize a vacant residential structure at 365 Linden Avenue in conjunction with their neighborhood services center program. Specifically, they want to use it for pre-school age and mentally retarded children under a day-care type of program. Mr. Persells stated the matter had not come before the Local Citizens Commission but he felt they would approve it. In response to a question, Mr. Satterfield stated that EOA's urgency is they presently have a tutorial

program underway in this area and they don't want to break this continued activity.

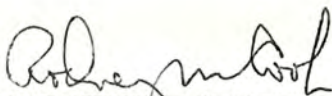
The question of temporary use was discussed by the Committee, and with the understanding that use of the premises would be temporary, the matter was approved.

As a matter of information, Mr. Gladin explained that the official guide lines for preparation of a Demonstration Cities Application for Planning Funds has been received from HUD and that the City anticipated completion and submission to Washington by March 1; that this will result in a considerable step-up of activities in the Planning Department and it might become desirable and necessary to call additional meetings of the Policy Committee to keep abreast of the situation.

There being no further business to discuss, the meeting was adjourned.

Approved:

Respectfully submitted,



Rodney M. Cook
Chairman



Joanne Parks
Secretary

THE FULTON-DEKALB HOSPITAL AUTHORITY

80 BUTLER STREET, S. E.

ATLANTA, GEORGIA 30303

November 28, 1966

J. W. PINKSTON, JR.
SECRETARY-TREASURER
ROBERT E. SLEIGHT
ASST. SECRETARY-TREASURER
FRED M. WALKER
CONSULTANT

GRADY MEMORIAL HOSPITAL
HUGHES SPALDING PAVILION
ISOLATION HOSPITAL
CLAY MEMORIAL EYE CLINIC

Dr. Noah Langdale, Jr.
President
Georgia State College
33 Gilmer St., S. E.
Atlanta, Ga. 30303

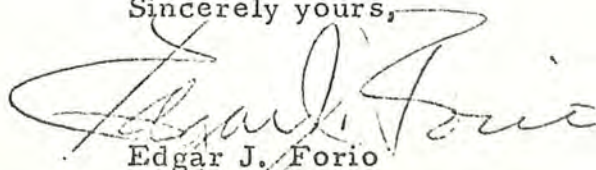
Dear President Langdale:

We have examined with interest the preliminary outline of your Master Campus Plan being prepared by Robert and Company for the future development of the College. To all appearances the plan is excellent from your standpoint and will provide the necessary physical facilities for your fast growing institution.

Included in the proposed Master Campus Plan are some areas now owned by the Grady Memorial Hospital and some areas that we are considering in connection with our future growth. It is our understanding that it has not been anticipated by the planner or by the College that these properties now belonging to the hospital or considered in connection with its future plans are finally dealt with or that they are necessarily to be acquired from the hospital or that the hospital is agreeing that it would sell same. In favorably considering the Master Campus Plan we are considering the possibility in future years for agreement with respect to joint development for mutually advantageous hospital and academic programs or other agreement or equitable exchange of contiguous properties deemed to be in the best interests of both institutions and desirable with respect to the development of an architectural unity for the area of the hospital and the College.

We agree with the general philosophy of your Master Campus Plan and express our willingness to consider mutually advantageous development of the total area.

Sincerely yours,


Edgar J. Forio
Chairman

The Committee on Buildings and Grounds reported that for several years a study of a campus plan to show the outermost limits for Georgia State College has been in process; that recent adjustments have been completed as a result of obtaining the Atlantic Company property; that the approval of the Master Campus Plan will facilitate a rapid decision in final clearance of urban renewal properties now in process with the Atlanta Housing Authority; and that this plan would provide for ultimate expansion of the campus to include approximately 60 acres.

The Committee reported further that in President Langdale's recommendation for approval of the proposed Master Campus Plan for Georgia State College, he pointed out certain items which are necessary to satisfy the Urban Renewal Policy Committee on the block of property bounded by Piedmont Avenue, Gilmer Street, and Decatur Street.

Mr. André Steiner of the architectural firm of Robert and Company presented the preliminary outline of the amended campus plan for the future development of Georgia State College which would provide the necessary physical facilities for this fast growing institution. He was assisted by President Noah Langdale, Jr., in this presentation, and by Mr. V. V. Lavroff, Comptroller of the College.

Following a discussion of the Master Campus Plan as outlined and of the conditions to be met in satisfying the requirements of the Department of Planning of the City of Atlanta, upon recommendation by Chancellor George L. Simpson, Jr., and the Committee on Buildings and Grounds, with motion properly made, variously seconded, and unanimously adopted, it was

RESOLVED, That the Board of Regents of the University System of Georgia shall and it does approve in principle, the Master Campus Plan as prepared by consultants for the Georgia State College.

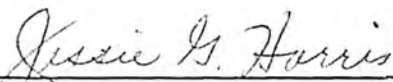
RESOLVED FURTHER, That the Board of Regents shall and it does hereby declare its intention to support the development of the Master Campus Plan of the Georgia State College to the extent that funds are made available for this purpose.

RESOLVED FURTHER; That the general approval of the Master Campus Plan includes the intention of the Board to comply with the conditions required to meet the policy of the Department of Planning of the City

of Atlanta, as stated in a letter, dated June 3, 1966, from Mr. G. Eric Harkness, of the Department of Planning, City of Atlanta, to Mr. V. V. Lavroff, Comptroller, Georgia State College.

This is to certify that the foregoing is a true, correct, and compared excerpt from the minutes of the meeting of the Board of Regents of the University System of Georgia held in Atlanta, Georgia, on December 13-14, 1966.

This twenty-second day of December, 1966.



Mrs. Hubert L. Harris
Assistant Executive Secretary
Regents, University System of Georgia