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January 21, 1969

Mr. John T. Edmunds  
Assistant Regional Administrator  
for Renewal Assistance  
Department of Housing and Urban Development  
645 Peachtree-Seventh Building  
Atlanta, Georgia 30323

Re: Project Ga. R-10  
Rawson-Washington Urban Redevelopment Area  
Project Closeout

Dear Mr. Edmunds:

As you know, it is the intent of the Housing Authority and the City of Atlanta to complete all activities in the above mentioned project and achieve project closeout at the earliest possible date. We are, therefore, attempting to clear up all those matters which might delay the closing of this Project.

One of the problems which may affect project closeout involves that area of the project lying along Georgia Avenue immediately south of the Stadium. We have attached a map showing the area in question, which is bounded by Georgia Avenue, Capitol Avenue, Bass Street and Washington Street, and lies partially within Project GA.R-10 and partially within Project NDP A-2-3.

Project GA. R-10 illustrates many of the reasons that the NDP approach to renewal activities is wise. The original Urban Renewal Plan for this project included multi-family housing for the area now occupied by the Atlanta Stadium. With that land use in mind, it was contemplated that the proper land uses for the area immediately south of Georgia Avenue would be for retail commercial uses compatible with a relatively high density residential area. Since the Atlanta Stadium has been completed, the commercial land use originally contemplated no longer is achievable. Possible developers have expressed no interest in carrying out the redevelopment as originally proposed. The new Land Use Plan of the City contemplates commercial reuse for this entire area of a type properly related to the neighboring Stadium. With this in mind, the Housing Authority, at the direction of the City, wishes to assemble the entire area bounded by the above listed four streets into one tract of land, which would then be offered for redevelopment. This would contemplate closing

Crew Street between Georgia Avenue and Bass Street. Bass Street west of Washington Street has been widened to serve its logical use as a connector to the South Expressway. The City's Land-Use Plan provides for the widening of Bass Street between Washington Street and Capitol Avenue so that it can properly serve its role as a traffic artery.

On December 31, 1968, Part I of Amendment Nine to Georgia R-10 was submitted to your office. This Amendment provides for the acquisition and assembly of all of the land in the subject area lying within Project GA. R-10. Already approved for acquisition is that portion of the subject area lying within Project NDP GA. A-2-3.

In order to carry out the objectives of the City and to provide for the early closeout of Project GA. R-10, we recommend that the following actions be taken:

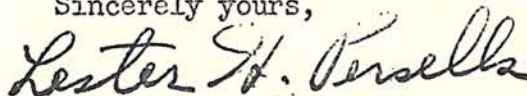
- (1) Amendment Nine to Project GA. R-10 involving a Federal Capital Grant of \$479,760.00 and a Relocation Grant of \$33,580.00 be approved as soon as possible.
- (2) As soon as Amendment Nine has been approved, that the area, together with the Federal and local financing, be transferred to the NDP. This transfer would not involve a net change in Federal Capital Grant since the amounts transferred from one project to the other would be equal. In fact, such a transfer might result in some minor decreases due to possible savings in interest and administrative costs.
- (3) As soon as the land can be assembled into one Urban Renewal activity, as recommended above, the necessary surveys and appraisals be made, and the entire super-block be offered for sale. An offering of this type probably should be advertised for at least six months. After the award, the developer probably would need 12 - 18 months to obtain leases, prepare plans, and specifications, and to arrange financing. It will, therefore, be approximately two years before construction can start on this development.

At the present time, the Model Cities office is located in a movable building on a small portion of this site. The Model Cities Plan, as currently approved, contemplates additional relocatable structures in this area to furnish needed office space. The building now located here and others contemplated are occupying land held under lease with a 30-day Cancellation Clause. It is contemplated that prior to the time construction could start on a permanent redevelopment the Model Cities Office structures would be relocated elsewhere.

Such a move is relatively inexpensive and would consume very little time.

It is our hope that you will carefully consider all the factors outlined above, and if possible, will concur in our recommendation. It is our sincere belief that the foregoing affords the best method of achieving an orderly redevelopment of this area and an early closeout of Project GA. R-10.

Sincerely yours,



Lester H. Persells  
Associate Executive Director

Enclosure

cc: Mr. Earl Metzger  
MCP - HUD - Room 852

Mr. Rodney M. Cook

Mr. Charles Davis

Mr. Collier Gladin

Mr. Earl Landers

LHP:as