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February 14, 1969

Mr. R. Gregory Griggs  
UR Committee Board of Aldermen  
691 Woodland Avenue S. E.  
Atlanta, Georgia 30316

Dear Mr. Griggs:

Recently you asked Mr. Openshaw for information concerning the property bounded by Georgia Avenue, Capitol Avenue, Bass Street, and Washington Street. Approximately a half of this area is in the Rawson-Washington Urban Renewal Project, and the other half is in the 1969 clearance area in the Model Cities portion of the Neighborhood Development Program.


If the Rawson-Washington Project is to close before December 31, 1969, the sale of this land would take place through two simultaneous offerings. Under the present approved land use, the land can only be used for commercial, and would be offered in such a way that a Developer could buy the entire area with Crew Street to be closed, or buy either or both blocks to keep Crew Street open. Under the Model Cities Land Use Plan, the block bounded by Crew, Georgia, Capitol, and Bass is designated for park use, which is, of course, public. If this portion of the area were to be used for public purposes, amendments to each of the two Programs would be necessary.

In any event, the land would have to be appraised by two competent appraisers, with a price to be concurred in by the Renewal Assistance Administration. The appraisals would be the same for either commercial or public use, because property to be sold for public purposes must be appraised at its highest and best alternate use. We have not, of course, had appraisals made. Based on our experience, our Real Estate people estimate that the price per sq. foot would not be less than \$3.00 or more than \$5.00. Land for commercial uses must be sold under competitive procedures. Land for public purposes, however, can be sold without advertising. If the land were used as a park, the price of the land would be eligible as a non-cash grant-in-aid credit to the extent that the park served and supported the Project. If it were used for office space, no credit would be available. If part were used for one purpose

and part for another, the above provisions would apply. If the area were to be a Park with temporary use for office space, the matter would have to be negotiated with the Renewal Assistance Administration, and probably receive Washington concurrence or approval.

It is my hope that this will clarify the questions you have. If not, please let me know and we will try to provide further information.

Sincerely yours,



Lester H. Persells  
Associate Executive Director

cc: Mr. John T. Edmunds  
Mr. Earl Landers  
Mr. Collier Gladin  
Mr. Rodney M. Cook  
Mr. Johnny Johnson

LHP:sd