

MEMO

To: Tom Shuttleworth

From: Peter Labrie and Tom Bane

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

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

Community Facilities and Services Needed

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

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

Problems in Provision of Needed Facilities and Services

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

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

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

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

Additional Considerations

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

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

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

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

*Plan Dept. responsibility
Fulton Co
Industrial Blvd*

Recommendation

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

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

Too late

Done

*Unwarranted
may be 20 yrs.*

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

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

M.J.