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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.

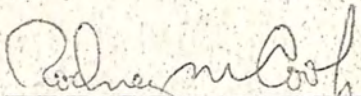
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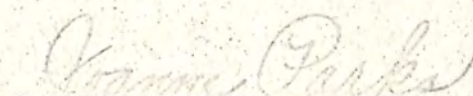
There being no further business, the meeting was adjourned.

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APPROVED:

Respectfully submitted,

  
Rodney M. Cook, Chairman

  
Joanne Parks, Secretary