

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.

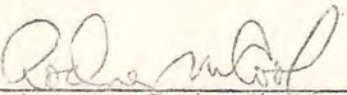
Mr. Cook then read a letter from the Star Tex group requesting an immediate decision on the release of 851, 869 and 885 Oak Street. In the discussion that followed, the Committee felt that an early decision committing this area to motel use might preclude the proper development of the entire area planned 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.

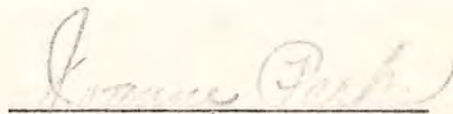
Also, the Committee concluded that the Housing Authority, working with Mr. Etheridge, would draft a proposal to request from national developers suggestions for the proper development of this property, subsequent to the approval of the Chairman. Also, that Mr. Cook would work with the City Planning Staff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