

January 13, 1967

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A meeting of the Urban Renewal Policy Committee was held on Friday, January 13, 1967 at 10:00 A.M. in Committee Room #2, Second Floor, City Hall.

The following members were present:

Mr. Rodney M. Cook, Chairman  
Mr. Edwin L. Sterne  
Mr. George Cotsakis  
Mr. John Flanigen  
Mr. Hugh Pierce

Absent:

Mr. Frank Etheridge  
Mr. E. Gregory Griggs

Also present were:

Mr. M. B. Satterfield, Executive Director,  
Atlanta Housing Authority.  
Mr. Les Persells, Director of Redevelopment,  
Atlanta Housing Authority.  
Mr. Howard Openshaw, Atlanta Housing Authority  
Mr. Collier Gladin, Planning Engineer, City  
of Atlanta.  
Mr. Elmer Moon, Assistant Building Official.  
Mr. George Berry, Comptroller's Office.

Several members of the City Planning Staff were present; also, several representatives of other City departments were in attendance.

Chairman Cook introduced Dean William Suttles of Georgia State College who, in turn, introduced several other representatives of Georgia State who were present, i.e., Mr. V. V. Lavroff, Comptroller; Mr. Jamison, Architect in charge of physical plants and Andrew Steiner, Georgia State Consultant.

Mr. Steiner distributed copies of Georgia State College's Master Campus Plan, prepared by Robert and Company Associates, and gave a brief resume of the Report, with major emphasis on implementation. He commented the purpose of the Plan is to provide a guide to the physical development of Georgia State

College in an urban environment. To satisfy four specific questions raised by the Policy Committee on April 22, 1966, Messrs. Lavroff and Steiner submitted the following: (1) Certified original of minutes, including a resolution therein, of the Board of Regents meeting in which they accepted the Georgia State Master Campus Plan (original attached hereto and made a part of these minutes by reference); (2) Copy of letter from the Fulton-DeKalb Hospital Authority, under signature of Edgar J. Forio, Chairman, dated November 28, 1966, agreeing with the general philosophy of the Master Plan and expressing Grady Hospital's willingness to consider mutually advantageous development of the total area (letter attached hereto and made a part of these minutes by reference); (3) Eliminated all proposed classroom facilities north of Edgewood and (4) Incorporated the block presently occupied by the Police Station into the Master Plan for possible future expansion.

Mr. Gladin explained the Housing Authority has prepared an amendment to the Georgia State Urban Redevelopment Area incorporating the block bounded by Gilmer Street, Butler Street, Decatur Street and Piedmont Avenue (containing 4.6 acres of land) and approval of this additional block by the Policy Committee is necessary in order to facilitate final clearance of this amendment.

At this point, Chairman Cook excused himself from the meeting, stating he was due at the Legislature.

Mr. Persells then offered the following comments and suggestions, stating they were not related to the approval of the project amendment, but to the Master Plan as a whole:

- (1) Since the individual buildings in the total complex are being designed by various architects, he suggested that some controls should be written into the Master Plan to insure and effectuate maximum coordination and correlation of buildings, pedestrian malls, etc.
- (2) Scheduling of parking should be given further consideration since it appears off-hand that it is programmed late in the plan, rather than as early as it will actually be needed.

- (3) Suggested that copies of the Master Plan be transmitted to the various city departments, city utilities, private utilities and the Rapid Transit Authority, with a request for their written comments and/or recommendations so that in the future implementation of Plan recommendations, Georgia State would have the benefit of their findings.
- (4) Suggested that within the Plan there should be a clarifying statement as to the uses contemplated west of Ivy and why it is important that the Campus extend into this area.
- (5) Because of the proximity of the property across Edgewood to the Central Business District and its potential tax producing capabilities, there should be a clarifying statement as to why it is important that the housing contemplated north of Edgewood be directly across the street from the Campus, as opposed to say a few blocks away convenient to public transportation.
- (6) Noted there was no indication in the Plan as to how the students would move from the ground level to another level (escalators, elevators, etc.)

Mr. Lavroff stated this will be a part of the detailed design planning.

- (7) Noted that on Page 20 of the Master Plan, there is a statement ".....storm and sanitary sewers are combined in this area....." and stated that since Federal funds are involved there is a necessity for separating the storm and sanitary sewers, therefore, the Housing Authority would like some recommendations on the part of the College as well as the City with respect to utilities in the area.

In reference to Item (3), Mr. Steiner stated they do propose to mail copies of the Plan to all members of the Board of Aldermen and will be happy to comply with Mr. Persells suggestion.

Motion was then made by Mr. Sterne, seconded by Mr. Pierce and carried unanimously as follows:

- (1) The Committee took the Georgia State Master Campus Plan under advisement.

- (2) Approved the additional block (bounded by Gilmer Street, Butler Street, Decatur Street and Piedmont Avenue) as an amendment to the Georgia State Urban Redevelopment Area; in so doing, it was the Committee's understanding from Mr. Persells that this approval would, in no way, represent an approval of the Master Plan, per se, and would not commit any member to any future urban renewal projects in this area.
- (3) Set a public hearing (as required by law) on the one block amendment to be held at the next regular meeting of the Policy Committee on February 17, 1967.

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Mr. Openshaw presented for action the following requested plan changes in the West End Urban Renewal Area:

1. Parcel 1-15, John C. Theisen  
751 Park Street, S. W.

Requests plan change to "Not To Be Acquired" to permit continued operation of supermarket. Agrees to sell contiguous parcel 1-4 to Housing Authority. (M-1 zoning district).

Recommendation of West End Local Citizens Commission - appointed a sub-committee to study this request and determine if the present operation could be upgraded.

The Policy Committee withheld any action, pending a report from this sub-committee.

2. Parcel 11-39, H. L. DeFoor, et al  
541 Lee Street

Requests plan change to "Not To Be Acquired" to remove existing two-story frame residence in poor condition to allow expansion of Gulf Station on adjoining Parcel 11-1. (M-1 to C-2 zoning district).

Recommendation of West End Local Citizens Commission - Rejection.

2. (Continued from Page 4)

Mr. Openshaw stated this would be the only piece of property in a two block area (between Lee Street and Sears) that would not be acquired.

Mr. Persells thought it pertinent to state that originally the Plan contemplated acquisition of this property, however, the Gulf Station was erected under a Building Permit issued after the Plan had been developed, but before it was approved, therefore, it could not be prevented - this relates to the land owner and not the lessor.

Mr. Sommerville felt any action at this time would be premature and not in the best interest of the West End Plan.

Motion was then made, seconded and duly carried, that this request be rejected.

3. Block 27  
West End Boys' Club, Inc.

Requests plan change to designate Parcels 1 thru 8 "To Be Acquired", and reclassify Block 27 for institutional use (Boys Club).

Recommendation of West End Local Citizens Commission - Approval, although not unanimous.

Following a brief discussion, this request was deferred for further study.

4. Parcel 57-2, Fulton County  
1368 Lucile Avenue

Requests plan change to permit this parcel to be developed by a major oil company. (R-6 zoning district).

Mr. Openshaw stated this property is scheduled for residential rehabilitation.

Upon motion by Mr. Cotsakis, seconded by Mr. Sterne and unanimous vote this request was rejected. Mr. Gladin stated it

might be in order to offer to the County the idea of a higher density residential use of this property but he was not prepared to make any specific recommendations at this time.

5. Parcel 44-24  
Mrs. Berry Blackwood

Requests permit to operate day nursery in R-6 zoning district.

Recommendation of West End Local Citizens Commission - Approval.

Motion was made, seconded and duly carried that this request be approved.

6. Westview Drive  
City owned remnants

City proposes to sell remnants for apartment development. Requires plan change from R-6 to A-1 zoning district.

Recommendation of West End Local Citizens Commission - rejection.

Because of the uncertainty of exactly what the City owned along Westview Drive and other factors, this matter was deferred for further study and Mr. Openshaw was requested to have a map at the next meeting indicating city-owned remnants along Westview.

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Mr. Persells explained that within the Bedford-Pine Area, the Economic Opportunity Atlanta Organization desires to temporarily utilize a vacant residential structure at 365 Linden Avenue in conjunction with their neighborhood services center program. Specifically, they want to use it for pre-school age and mentally retarded children under a day-care type of program. Mr. Persells stated the matter had not come before the Local Citizens Commission but he felt they would approve it. In response to a question, Mr. Satterfield stated that EOA's urgency is they presently have a tutorial

program underway in this area and they don't want to break this continued activity.

The question of temporary use was discussed by the Committee, and with the understanding that use of the premises would be temporary, the matter was approved.

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As a matter of information, Mr. Gladin explained that the official guide lines for preparation of a Demonstration Cities Application for Planning Funds has been received from HUD and that the City anticipated completion and submission to Washington by March 1; that this will result in a considerable step-up of activities in the Planning Department and it might become desirable and necessary to call additional meetings of the Policy Committee to keep abreast of the situation.

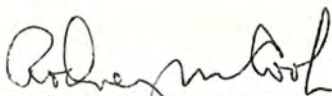
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There being no further business to discuss, the meeting was adjourned.

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Approved:

Respectfully submitted,



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Rodney M. Cook  
Chairman



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Joanne Parks  
Secretary