

PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

THE PITTSBURGH COMMUNITY IMPROVEMENT ASSOCIATION



FINAL REPORT



Issued: September, 2001

Prepared by:
Urban Collage Inc., in association with
Huntley & Associates, Altamira Design and Common Sense, CHJP and Assoc.



PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

THE PITTSBURGH COMMUNITY IMPROVEMENT ASSOCIATION

CREDITS: *Our thanks to the following people for their vision and leadership throughout the redevelopment planning process.*



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SECTION 0.0 PREFACE

The Pittsburgh Community Redevelopment Plan represents the collective vision and plan for the redevelopment of the Pittsburgh Neighborhood, one of Atlanta's oldest neighborhoods. For the past 30 years, this once thriving primarily African American community has seen a great deal of property disinvestments, loss of population and a general decline in the economy of the area. The community has joined with various community and City leaders to develop a plan that redirects efforts in this area and builds on a proactive vision to ensure the longevity of this neighborhood. The consensus present in this report was achieved through a series of public workshops and community meetings with residents, businesses, property owners and institutions. This consensus is embodied in this Redevelopment Plan. As a whole, this plan seeks to provide a comprehensive vision for revitalization in tandem with a wide variety of mechanisms to enact such change with the ultimate hope of returning the Pittsburgh Neighborhood to the level of prominence it once enjoyed.

In order to adequately describe all the visions, projects and strategies proposed to revitalize the Pittsburgh Neighborhood, this Redevelopment Plan is divided into three (3) main parts as follows:

Part 1.0 Issues and Opportunities

Part 1 lays out the background and framework for the plan, documents all existing conditions within the project boundaries, outlines the framework for using Urban Redevelopment Powers, and describes general goals and objectives the Pittsburgh Redevelopment Plan.

Part 2.0 Pittsburgh Redevelopment Plan Elements

Part 2 builds upon the assessments and vision developed in Part 1 by providing an overall neighborhood revitalization plan (Part 2.0) and by detailing more specific projects throughout the neighborhood.

Part 3.0 Implementation Plan

Part 3 describes various implementation programs and policies to be applied to the area including: implementation principles, tables, community partners, land use and zoning. Part 3.0 also provides an overall summary of all redevelopment projects, costs, timing and responsibilities.

PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

EXECUTIVE SUMMARY: *September, 2001*

Redevelopment Plan Overview:

Through the vision and leadership of the Pittsburgh neighborhood, the Pittsburgh Community Redevelopment Plan was generated. This process began in the fall of 2000 when the Pittsburgh Community Improvement Association (PCIA) hired a consultant team led by Urban Collage Inc. in association with Huntley and Associates, Altamira Design and Common Sense and CHJP to develop an urban redevelopment plan for the area. The team conducted a four-phase process, which included an existing conditions analysis, a community-wide workshop, the development of the redevelopment framework and a detailed implementation plan. PCIA helped convene an oversight committee consisting of neighborhood residents, business owners, City and County representatives and other major stakeholders groups. This Oversight Committee guided the consultants throughout the process and generated a forum for the neighborhood to state their desired vision for the future of the Pittsburgh Community.

The intent of the redevelopment plan is to develop a long-term community-wide vision and policy for the Pittsburgh Neighborhood. This plan, once enacted by the Atlanta City Council will serve as the blueprint for redevelopment in this community. The plan has generated 27 redevelopment projects, a proposed land use plan, civic and transportation improvements as well as a proposed rezoning plan. This effort will help protect existing neighborhood residents as well as bring investment back into this once thriving community.

Plan Vision and Major Goals:

The development of a succinct vision for the community was the first step in the redevelopment plan process. Based on the foresight of the oversight committee and the guidance of the Planning Team, the group developed the following vision statement:

“Pittsburgh will be a unique, historical, and diverse community that promotes homeownership, economic and community development, public safety, education, recreation, and community pride...a “city within a city”.

This vision was the overall guiding principle for the plan. As part of the detailed development of the plan, the community generated a series of issue-specific goals for the following planning elements:

- Traffic and Transportation
- Social and Human Services
- Public Safety
- Housing
- Economic Development
- Organizational Development/ Capacity
- Historic Resources
- Community Services and Facilities
- Land Use
- Parks and Open Space

Pittsburgh Community Improvement Association/ AEZC/ City of Atlanta

Prepared by:

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December 2, 2000 Community Workshop

REDEVELOPMENT GOALS:

Traffic and Transportation:

Improve the public streets, right-of ways and access to public transportation to create a more pedestrian friendly community and allowing an easier flow of traffic

Social and Human Services:

To provide a network of social services and cultural activities that are responsive to the needs of community residents

Public Safety:

Make our community safe and livable through education, crime prevention, and improved services

Housing:

Increase and facilitate Homeownership

Economic Development:

To increase the number of viable commercial and retail businesses through new construction and renovation, provide community oriented services, to improve the commercial competitiveness of the area and provide new job opportunities for area residents, and Metro Atlanta residents in general

Historic Resources:

Continue and expand a program of historic documentation in the Pittsburgh neighborhood.

Community Services and Facilities:

Make Pittsburgh's public schools and other publicly provided facilities adequate and responsive to community needs

Land Use:

Develop a comprehensive mixed land use plan to improve the physical and visual appearance of the Pittsburgh community, which will enhance the quality of life

Parks and Open Space:

To create accessible open space throughout the Pittsburgh neighborhood

PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

EXECUTIVE SUMMARY: September, 2001

Existing Conditions Overview:

As part of the community redevelopment plan process a comprehensive inventory and assessment of the existing neighborhood conditions was compiled. This included Demographics, Socio Economic Conditions, Tax Delinquency, Land Use, Building Conditions, Building Occupancy, Zoning, Community Facilities, Historic Resources, Open Space, Infrastructure and Transportation. The following is a summary of the existing conditions data.

Demographics:

Pittsburgh is a primarily African American neighborhood with over 25% of the population being over the age of 50. Pittsburgh lost 15.3% of its population during the 1990s contrasted sharply with the strong population growth in Fulton County and in the Atlanta ten-county region.

Zoning:

For the most part, zoning in the area is in keeping with the types of existing uses. Most of the single-family neighborhoods are zoned R-5 which is appropriate in terms of residential uses allowed. However, many of these lots are "non-conforming" and do not meet the minimum lot sizes as mandated by zoning (7,500 square feet for R-5).

Land Use:

Pittsburgh has a total land area of 1,716 parcels encompassing 337 acres of net land area. Of the total land area, 31 percent (105 acres) was shown to be single-family residential. Five percent (18 acres) was shown to be duplex homes and five percent (16 acres) was shown to be multi-family. Thus, single-family homes dominate the land area of the neighborhood. Nonetheless, 17 % percent of the neighborhood was found to be vacant land.

Building Condition and Occupancy:

According to the windshield survey analysis 54 percent (654 properties) of the neighborhood properties are in good condition; 44 percent (793 properties) appear to be in need of some minor renovation and/ or require rehabilitation; only 2 percent (25 properties) of the neighborhood appears to be in a dilapidated condition and require demolition. The majority of the neighborhood structures, (approximately 90 percent), appear to be occupied. Of the major land uses of the neighborhood, commercial buildings seem to be the category with the most vacant buildings (10 out of 35 buildings).

Transportation Issues:

The neighborhood was originally developed as a traditional grid street pattern neighborhood. Most of the original street grid remains in good condition. However there is a lack of clear pedestrian connections to major neighborhood destinations. In general, there is a lack of street lighting and landscaping as well as crosswalks and bus shelters.

Pittsburgh Community Improvement Association/ AEZC/ City of Atlanta

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EXISTING CONDITIONS:

Population:

	1990	1999
Total	3,817	3,234
% Change	-15.3	

Race:

Year	Black & Other	White
1990	3,781	36
1999	3,206	28

Zoning:

Category	Total
R-5	1,580
RG3	2
RG3-C	1
C-1	29
C2C	1
O-1	1
Light Industrial	20
Heavy Industrial	31

Land Use:

Land Use	& Of total Acres
Commercial	2%
Mixed Use	1%
Institutional	12%
Industrial	22%
Open Space	3%
Residential	41%
Vacant	17%

Building Condition:

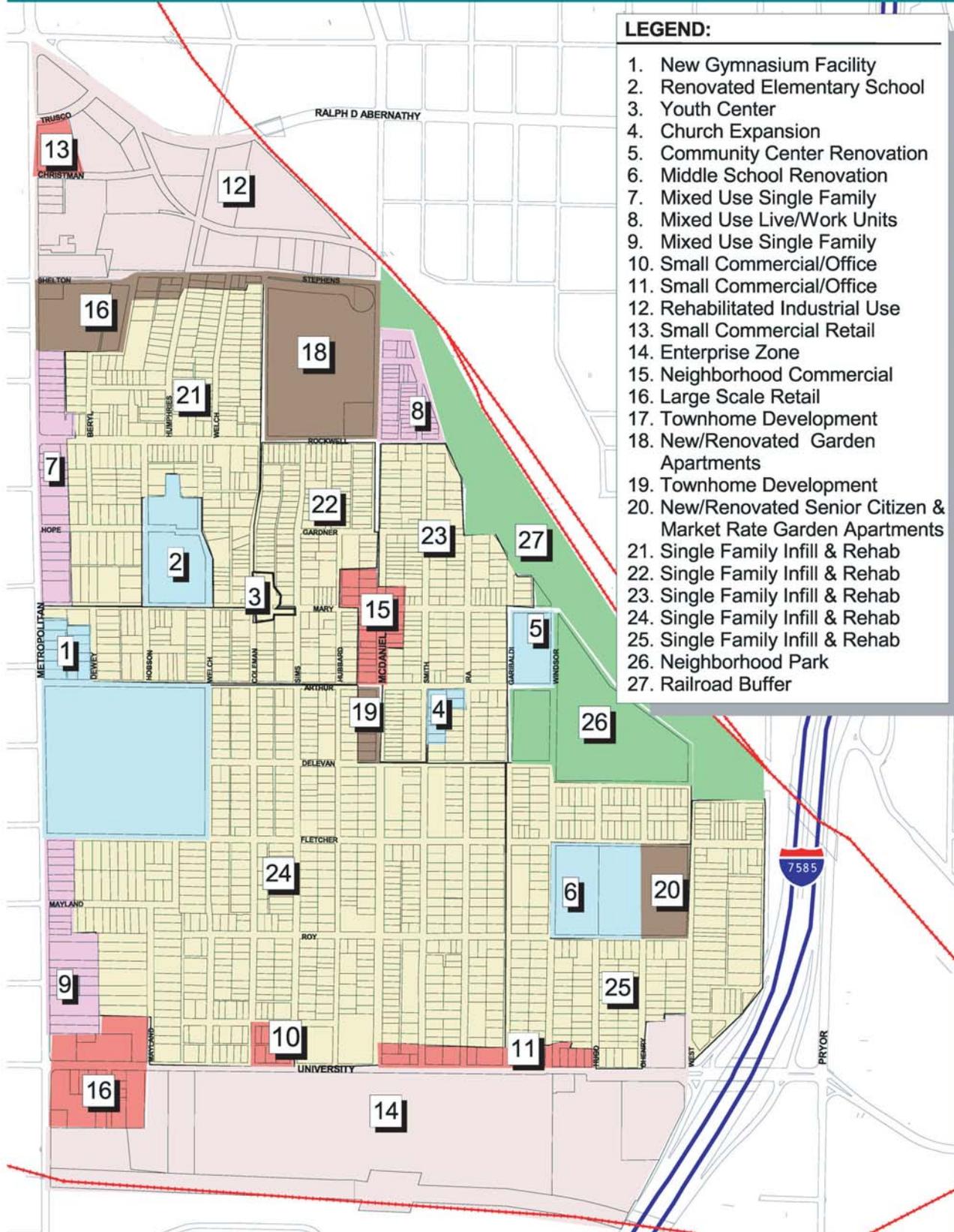
Building Condition	% Of Total (# of units)
Good Condition	54% (47%)
Need Repair and or Rehabilitation	44% (49%)
Dilapidated	2% (4%)

Building Occupancy:

	Unoccupied	Occupied
Commercial	10	23
Mixed Use	0	1
Institutional	2	43
Industrial	0	34
Single Family	78	846
Duplex	18	114
Multifamily	0	21

REDEVELOPMENT PROJECTS

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PITTSBURGH COMMUNITY REDEVELOPMENT PLAN



PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

EXECUTIVE SUMMARY: *September, 2001*

Redevelopment Projects:

To address the deficiencies documented in the existing conditions analysis of the neighborhood the plan generated a series of redevelopment projects. The purpose of these projects is to provide a long-range comprehensive land use plan to guide future development while maintaining the neighborhood's vision. These projects build on the neighborhood's existing strengths and crystallize on existing opportunities. The following is a summary of the 27 proposed redevelopment projects. *Please refer to the Redevelopment Project Map for the physical location of each individual project.*

#1. **New Multi-Purpose Facility: 22,000 Sq Feet**

The Salvation Army is in the process of developing a new multipurpose facility at the corner of Metropolitan Avenue and Arthur Street.

#2. **Renovated Elementary School: 75,000 Sq Feet**

The Atlanta Public Schools performed a complete renovation of Gideons Elementary School in 1999.

#3. **Youth Services: 6,607Sq, Feet**

The abandoned Rice Memorial Church property is in the process of being renovated into a youth services facility.

#4. **Church Expansion:**

The Ariel Bowen Church is looking at opportunities for church expansion within its existing block.

#5. **Community Center Renovation:**

The City of Atlanta Parks and Recreation Department has committed to look at the maintenance issues within this building including the need to provide an access elevator, additional classrooms and upgrade the recreational fields.

#6. **Middle School Renovation: 83,250 Total Sq Feet**

Through a partnership with the Atlanta Development Authority Parks MS will receive a new athletic field and an additional parking area. In the future, the school will need 10 additional classrooms, an additional 10,000 SF of space.

#7. **Mixed Use Single Family Preservation/ Town Homes: 6 Units**

Rehabilitation of the northern area of Metropolitan Avenue by preserving the single-family character but allowing some small office use and or town home development.

#8. **Mixed-Use Live Work Units: 22 Units**

The development of a live-work town home environment with commercial on the lower level and residential above. This project would yield 26,400 SF of commercial space.

#9. **Mixed-Use Increased Residential Density: 10 Units**

Rehabilitation of the southern portion of Metropolitan Avenue to provide a transition from the proposed large-scale commercial use at the corner of Metropolitan and University Avenues. This project will yield five new structures and five rehabilitated facilities.

REDEVELOPMENT PROJECTS:

Institutional	5
Mixed- Use	5
Industrial	3
Commercial	2
Multi-Family	4
Single Family Areas	6
Parks and Open Space	2
TOTAL	27

PROJECTS CURRENTLY UNDER WAY:

- Salvation Army Multi Purpose Facility
- ADA Crogman Elementary Renovation
- Enterprise Zone UPS package hub
- University Avenue Road Widening
- Rice Memorial Renovation

REDEVELOPMENT ACTIONS:

Residential	Total Units
Demolition	(-77)
New Single Family	402
Single Family Rehabilitation	349
New Multi Family	186
Total Units	1,014

Commercial	Totals in Sq Feet
Demolition	(-251,170)
New Commercial	380,835
Renovated Commercial	372,553
Total Commercial	753,388

Institutional	Totals in Sq Feet
Demolition	(-16,000)
New Institutional	30,250
Renovated Institutional	172,000
Total Institutional	202,250

PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

EXECUTIVE SUMMARY: *September, 2001*

#10-11 Mixed Use Commercial Retail: 25,100 SQ Feet

Building on the Enterprise zone redevelopment of University Avenue the plan proposes the development of support commercial retail on the northern portion of University Avenue.

12-13. Rehabilitated Industrial Zone: 336,000 Sq Feet

Provide job generating opportunities and rehabilitation for the light industrial properties to the north of the neighborhood.

#14. Enterprise Zone: 30 Acres

United Parcel Service (UPS) has recently purchased 30 acres of the Enterprise Zone to develop a package distribution hub.

#15. Neighborhood Commercial: 5,000 Sq Feet

The plan proposes to develop a neighborhood scale commercial node at the intersection of McDaniel and Mary Streets; considered by many the heart of the community.

#16. Large Scale Commercial: 73,083 Sq Feet

The plan proposes that the parcels at the intersection of University and Metropolitan Avenues be developed as attractive big box retail. This project proposes the rehabilitation of 36,550 sq feet of space.

#17. Town Home Development: 50 Units

Development of town-homes units to create a buffer between the light industrial uses on the northern part of Stephens and the single-family neighborhood.

#18. Renovated Garden Style Apartments: 350 Units

Modernization of the Civic League apartments as well as the development of part of the property as a community park.

#19. Senior and Market-Rate Multi-Family: 40 Senior/ 60 Market Units

The Atlanta Development Authority is currently working on the redevelopment of the Crogman Elementary School building as a senior's affordable housing facility. In addition, the project will include a new building housing 60 market rate units.

#20. Town home Development: 14 units

Fourteen 1,100 square feet new town home units proposed to support the neighborhood commercial retail just North of this area.

21-25 Single Family Rehab and Infill Areas: 349 Rehab Units 402 New

Based on the existing condition analysis and the desire to provide more single family opportunities in the area the plan proposes the rehabilitation of 349 existing single family residences and the construction of 408 new single family homes. In addition, the plan proposes the rezoning of the single-family areas from R5 to R4B, which requires a minimum lot size of 2,800 square feet instead of the existing 7,500 square feet.



Gideons Elementary School



Crogman Elementary School



New Single Family home



Pittman Park Tennis Courts

CIVIC IMPROVEMENTS PLAN

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PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

Pittsburgh Community Improvement Association

Prepared by: Urban Collage, Inc.

Huntley & Associates, Altamira Design and Common Sense, CHJP

900 0 900 Feet

Printed: September, 2001



PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

EXECUTIVE SUMMARY: *September, 2001*

Civic Improvement Projects:

The Civic Improvements Plan describes all the redevelopment projects associated with the public environment. This includes all parks and open space projects, community gateways and streetscape improvements. The following summary lists all of the Civic Improvement Projects.

26 Pittman Park: 11 Acres

Development of new athletic facilities including (4) tennis courts, (2) softball fields, a playing field and several community gathering areas and additional parking.

27 Railroad Buffer: 43 acres

Develop a partnership with Norfolk Southern to create a linear green buffer between the rail right of way and the neighborhood eastern boundary.

Streetscapes: 8 Projects

New streetscapes are envisioned for several streets to enhance the overall appearance of the public environment and make the neighborhood more pedestrian friendly. These improvements will include various combinations of new street trees, lights, banners, sidewalks, curbs, landscaping and street furniture. In a few places it might also include enhanced pedestrian crosswalks and on-street parking.

1. Rockwell Street
2. Arthur Street
3. Fletcher Street
4. Welch Street
5. McDaniel Street
6. Garibaldi Street
7. Metropolitan Avenue
8. University Avenue

Community Gateways:

In addition to the road improvements mentioned above the Pittsburgh neighborhood defined four community gateways that would define the main entryways into the neighborhood. These will include neighborhood markers that will welcome visitors and residents to the area with landscaped areas, lighting, and opportunities for public art. Gateways are to be located at the following intersections:

1. McDaniel and Stephens
2. McDaniel and University
3. Metropolitan and Arthur
4. Metropolitan and University

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STREETSCAPES:

1. Rockwell Street:

Proposed to have new sidewalks, streetlights, curb, and gutter

2. Arthur Street:

Proposed to have new sidewalks, curb and gutter, a landscaped strip, banners and streetlights.

3. Fletcher Street:

Proposed to have minor repairs such as sidewalks, pedestrian lights and a landscape strip

4. Welch Street:

Proposed to have additional sidewalks to serve the school, streetlights and a landscape strip.

5. McDaniel Street:

Proposed to have new pedestrian streetlights, trees, banners, curbs and widening of the sidewalks particularly around the neighborhood commercial node.

6. Garibaldi Street:

Proposed to have sidewalk repair, new streetlights and a landscape strip.

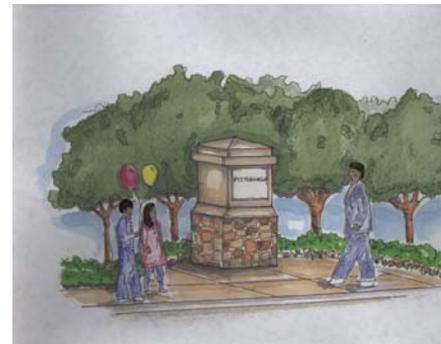
7. Metropolitan Avenue:

The City of Atlanta has awarded a contract for implementation of a new streetscape along Metropolitan Boulevard inclusive of wider sidewalks, pedestrian crosswalks, a landscape strip and pedestrian lights.

8. University Avenue:

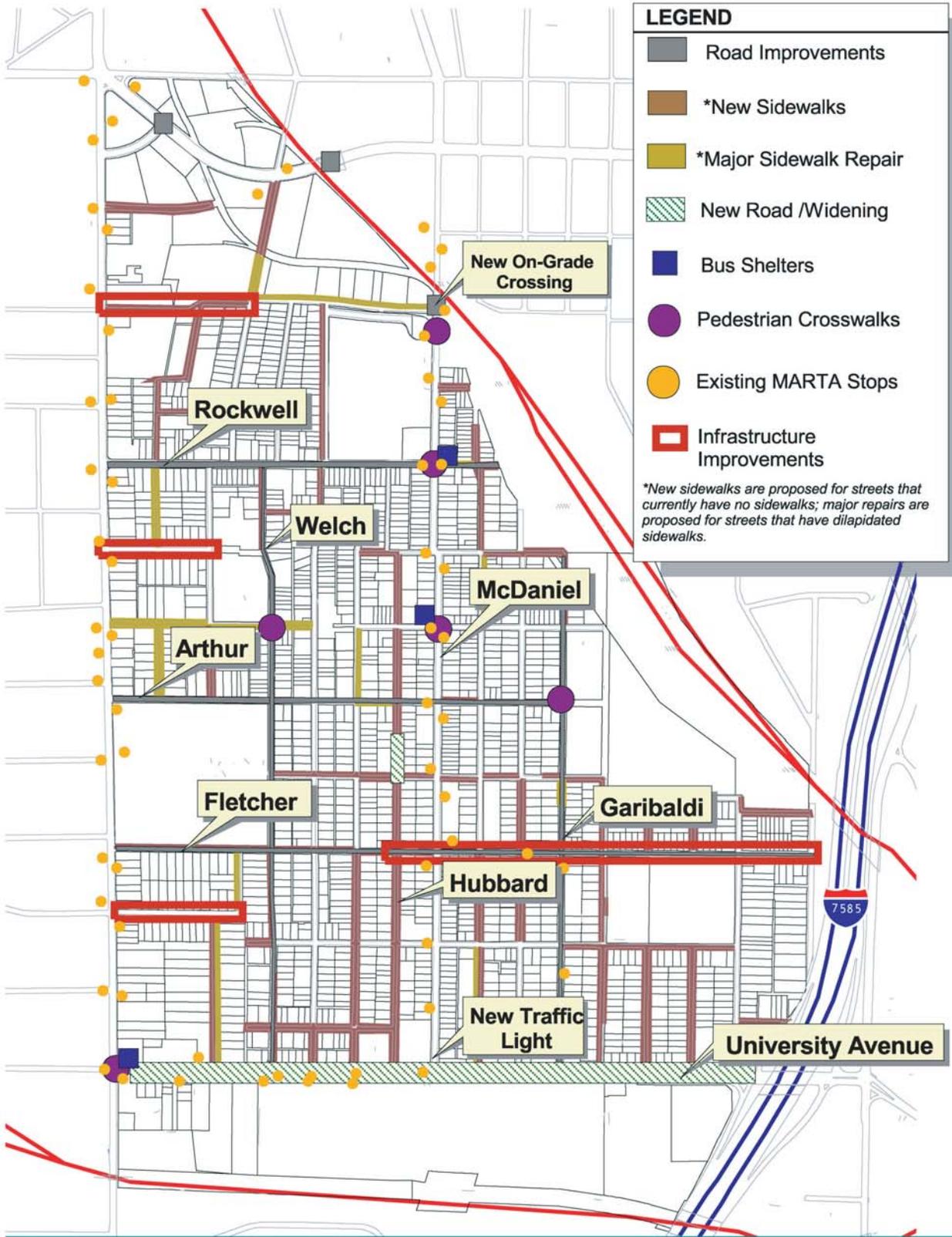
The City of Atlanta is currently planning to widen University Avenue south of the Pittsburgh Neighborhood. The project will include a landscaped median as well as wider sidewalks.

GATEWAYS:



TRANSPORTATION PLAN

N



LEGEND

- Road Improvements
- *New Sidewalks
- *Major Sidewalk Repair
- New Road /Widening
- Bus Shelters
- Pedestrian Crosswalks
- Existing MARTA Stops
- Infrastructure Improvements

**New sidewalks are proposed for streets that currently have no sidewalks; major repairs are proposed for streets that have dilapidated sidewalks.*

PITTSBURGH COMMUNITY REDEVELOPMENT PLAN



PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

EXECUTIVE SUMMARY: *September, 2001*

Transportation Improvements:

Based on analysis of the current road structure of the neighborhood the following projects have been defined as part of the redevelopment plan. Please refer to the transportation improvements plan for the exact project location.

Road Improvements: 15,400 Lineal Feet

There are three areas in the northern portion of the neighborhood in need of pothole repair. These are at the following intersections:

- Ralph David Abernathy and Bronner Brothers Way
- Ralph David Abernathy and Humphries
- McDaniel and Stephens

New Sidewalks and or Major Repair: 29,700 Lineal Feet

As part of the existing conditions analysis the project team has highlighted the portions of several streets that are in need of basic sidewalk repair. Some of these streets are Christman; Humphries; Ira; Stephens; Bender; Beryl; Middle; Hubbard; Dunbar; Mayland; Rockwell; Delevan; Roy; Mary and among others.

New Roads/ Widening:

Two areas in the neighborhood are in need of new roads. These are Hubbard (between Arthur and Delevan) and Mary (between Welch and Coleman.) In addition, the City of Atlanta is currently working on the widening of University Avenue to provide better access into the area.

Bus Shelters: 3

The plan proposes the location of three bus shelters at the most populated zones in the area. These are proposed for the intersections of McDaniel and Rockwell (Mixed Use Development), McDaniel and Mary (Neighborhood Commercial) and University and Metropolitan (Big Box Retail).

Pedestrian Crosswalks: 6

As part of the streetscape enhancement of the area the plan proposes the development of six pedestrian crosswalks. These are located to access the main civic institutions and high pedestrian activity areas such as Pittman Park, Gideons ES, Civic League Apartments, and Neighborhood Commercial Node.

Infrastructure Improvements: 4,900 Lineal Feet

There are four major roads that have poor drainage, which causes them to flood during large storms. Major improvements are proposed for Stephens, Welch, Fletcher and Mayland. There is also a need for a traffic light at the intersection of McDaniel and University

TRANSPORTATION IMPROVEMENTS:

Road Improvements:

- RDA / Bronner Brothers Way
- RDA/ Humphries
- McDaniel / Stephens

New Sidewalks and Major Repair:

- Christman
- Humphries
- Ira
- Stephens
- Bender
- Beryl
- Middle
- Hubbard
- Dunbar
- Mayland
- Rockwell
- Delevan
- Roy
- Mary

(Among other minor ones)

New Roads:

- Hubbard from Arthur to Delevan

Road Widening:

- University from I-75 To Metropolitan

Bus Shelters:

- McDaniel and Rockwell
- McDaniel and Mary
- University and Metropolitan

Pedestrian Crosswalks:

- McDaniel and Stephens
- McDaniel and Rockwell
- McDaniel and Mary
- Mary and Welch
- Arthur and Garibaldi
- University and Metropolitan

Infrastructure Improvements:

- Stephens
- Welch
- Fletcher
- Mayland
- McDaniel *(New Traffic Light)*

PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

EXECUTIVE SUMMARY: *September, 2001*

IMPLEMENTATION OVERVIEW:

In order to fully realize the Pittsburgh Community's stated vision several underlying principles of revitalization must be followed during the urban redevelopment plan process. The implementation strategies are shaped based on a philosophy that protects and respects the community's goals, encourages sensitive use of redevelopment powers and maintains a business-like approach to public and private partnerships.

PUBLIC-PRIVATE FUNDING MECHANISMS:

By necessity, a comprehensive system of implementation requires a purposeful approach to sharing redevelopment costs between the public and private sector in a manner that is equitable, business-like and in a way that is sustainable (i.e., not overburdening the public sector).

Public Sector Financing & Staff Support:

The public sector will be required to be a proactive financial player throughout the implementation of this Redevelopment Plan. A strong commitment from the public sector must be sustained in the early years of implementation and will continue to be important in the areas of property acquisition, single-family housing rehabilitation and public improvements.

Some examples of programs include early housing rehab funds in low- or no-interest revolving loan programs that can be continually re-funneled across the neighborhood. In this way, the public sector will be actively supporting early rehab efforts in advance of the private market. Likewise, public sector participation in land acquisition will similarly support new private development and investment and will initially provide a mechanism for providing buyer incentives (i.e., property "write-downs").

Private Sector Investment:

While the public sector will be expected to take a strong financial and leadership role, the private sector is expected to bear most of the cost of revitalizing the Pittsburgh community. Ultimately, without significant, market-driven private sector investment in the community, up-front public sector contributions will not be sustainable over the long run. To the extent possible, the public sector shall seek to leverage its financial and staff commitments with private investment partners. In the short term, it is likely that not-for-profit investors/developers, such as PCIA will play a key role in filling the gap in the private market. As the burden shifts to the private sector over time and as new, higher income residents enter the community (and surrounding areas), it will become increasingly important for the public sector to shift its responsibilities to protecting existing residents from over gentrification.

Public Sector Regulatory Enhancements:

In addition to public sector funding, the public sector will be expected to provide critically needed regulatory enhancements. Chief among these are zoning modifications/variances particularly a rezoning from R5 to R4B.

Pittsburgh Community Improvement Association/ AEZC/ City of Atlanta

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PUBLIC SECTOR PARTICIPANTS:

- City of Atlanta
- Atlanta Empowerment Zone
- Atlanta Development Authority
- Fulton County
- Land Bank Authority
- Atlanta Public Schools
- Weed and Seed Program
- Neighborhood Planning Unit V

PRIVATE SECTOR PARTICIPANTS:

- Pittsburgh Community Improvement Association
- Lending Institutions
- Private Developers
- Non-Profit Developers

REVITALIZATION TOTALS

Actions	Quantities
New Single Family	402 Units
Renovated/ Converted Single Family	349 Units
New Multi Family	186 Units
Renovated Multi-Family	350 Units
New Renovated Commercial Retail	753,388 Sq Feet
New/ Renovated Institutional	202,550 Sq Feet
Renovated Open Space	54 Acres
Infrastructure Improvements	85,900 Lineal Feet
Civic Improvements	11 Units

PHASE I PROJECTS 1-5 YEARS

Redevelopment Projects:

** () Numbers refer to redevelopment project map*

- Youth Services (3)
- New Gymnasium Facility (1)
- Crogman ES Renovation (4)
- Single Family Infill and Rehab (25)
- Large Scale Retail (16)
- Enterprise Zone (14)

Civic Improvements:

- Metropolitan Avenue Streetscape
- University Avenue Streetscape
- McDaniel Street Streetscape
- Two Community Gateways

Transportation Projects:

- Road Improvements
- New Sidewalk and Major Repair
- New Roads/ Widening
- Bus Shelters
- Pedestrian Crosswalks
- Infrastructure Improvements

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PART 1: Issues and Opportunities Report



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PART 1

I. ISSUES AND OPPORTUNITIES REPORT

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SECTION 1.1 OVERVIEW AND BACKGROUND

PURPOSE OF THE PLAN AND VISION STATEMENT

The purpose of the Pittsburgh Community Redevelopment Plan is to revitalize the Pittsburgh Community into a safe and sustainable community. An Oversight Committee was developed for the Pittsburgh Redevelopment Plan to oversee and guide the planning process. This committee was carefully selected by the Pittsburgh Community Improvement Association (PCIA) and was made up of key representatives from the community including city and county officials as well as community and social service providers. Based on the foresight of the oversight committee and the guidance of the Planning Team the group developed a vision statement for the community as follows:

“Pittsburgh will be a unique, historical, and diverse community that promotes homeownership, economic and community development, public safety, education, recreation, and community pride...a “city within a city”.

STUDY AREA DEVELOPMENT HISTORY¹

Pittsburgh is conveniently located south of Downtown Atlanta with a gross development area of over 554 acres, inclusive of railroad rights-of-way (i.e. gross land area.) This community was settled in the aftermath of the Civil War as citizens moved south away from the dirt and congestion caused by the three railroads converging on Downtown, near the site of Five Points today.

This community is one of Atlanta’s oldest neighborhoods. The railroad played a key role in the neighborhood’s early settlement, influencing both the timing and nature of growth in the area. During the late 1800’s, the Atlanta economy relied heavily on three major rail lines, which merged near what later became Five Points. The railroad affected the prosperity of downtown Atlanta and shaped much of the development in the surrounding communities.

During the years following the Civil War, residential growth occurred along major north-south arteries as residents sought relief from the dirt and congestion caused by the downtown railroads. The East Tennessee, Virginia, and Georgia Railroad completed construction of its extensive railroad shops in 1883. Pittsburgh developed as a black community west of the rail line along lower McDaniel Street and contiguous streets. According to Historian Franklin Garrett, “ because of its proximity to the smoky railroad shop atmosphere the settlement soon came to be known Pittsburgh.” Most of the early, residents worked as laborers on the railroads. The opportunities for steady employment, coupled with segregation, spurred the development of a variety of black business along McDaniel Street.

Considerable development took place in Pittsburgh during the early decades of the twentieth century. Streetcar lines along Washington Street, Pryor Street, Stewart

¹ Excerpt from the “Atlanta Olympic Ring Neighborhoods Survey, Project Area Report Pittsburgh”, September 1993.

Avenues, and Georgia Avenues (now Ralph David Abernathy Boulevard) provided residents of the Southside neighborhoods with convenient access to downtown. The Atlanta Theological School (Salvation Army College) was developed on the western side of the neighborhood and is still there. Croghan School was built to serve the school-age population. The school, which was part of the Fulton County school system until 1910 and was originally called the Pittsburgh School, was named for the first black president of Clark University. In 1908 it had an enrollment of 200 students and was housed in a two-room rented building. The following year a new school was constructed, primarily with funds raised from individual donations, since the Fulton County School Board of Education only provided \$75. The present school building was constructed in 1923. Another school was built in the 1950's and was named for Charles Gideons, a long-time employee of the Atlanta school system.

Many long-time Pittsburgh residents indicate that integration and redlining played important roles in the decline of their neighborhoods. Integration caused the demise of many black businesses in the area by effectively reducing their customer bases. Redlining by financial institutions prevented homeowners from selling their homes. As blacks moved farther west in the 1940's and 1950's into transitional areas formerly occupied by whites, they vacated homes in Pittsburgh and other in-town neighborhoods. These homes quickly fell into disrepair.

Given the steady employment and segregated conditions, a variety of black business, churches and schools were soon established outside the neighborhood to meet the needs of population expansion, which continued in the 1950's. However, the trend prior to World War II for the most economically able black families was to move further west into racial transition areas. This trend accelerated after the civil rights legislation of the 1960's opened up wider choices of housing, education and jobs for African Americans. By 1990, the population of Pittsburgh stood at 3,624. This represented a 50 percent decrease from the 1970 population of 7,276.

Some of the major events that affected the urban decline of Pittsburgh after 1960, included: construction in the 1960-64 period of I-75/I-85 interstate, with the major interchange at University Avenue severing the southeast corner of Pittsburgh from the neighborhood's main body; the building of Atlanta-Fulton County Stadium, which brought street widening and heavy traffic across the neighborhood; and the Model Cities program of the late 1960's and early 1970's which brought many unfulfilled hopes and increased trends toward replacement of single-family housing with multi-family units.

STUDY AREA CONTEXT

The neighborhood is located directly southwest of Atlanta's downtown business district. According to the boundaries set by the City of Atlanta's Neighborhood Planning Unit program the Pittsburgh Community is located within Neighborhood Planning Unit-V (NPU-V). The extents of the neighborhood are Wells Street to the North, the Norfolk Southern Railroad to the East and Pryor Road, University Avenue to the South, and Metropolitan Avenue to the West. However, the selected project boundaries define the northern boundary of the study area to be Ralph David Abernathy Road instead of Wells. The decision to change the project boundary is due to the high traffic volume occurring on RDA Boulevard and the mainly industrial character of the area north of RDA.

The Pittsburgh community is surrounded by the following neighborhoods, Adair Park to the West, Capitol View to the South, Peoplestown and Mechanicsville to the east and McDaniel Glenn to the North. Most of these neighborhoods are incorporated into what is considered NPU-V.

The area has excellent interstate access with Interstate-20 to the North and interstate 75/85 to the East. The neighborhood has suitable rail access for industrial uses with the Norfolk Rail line as the eastern boundary of the neighborhood. However, the rail line also impedes daily vehicular access into and out of the neighborhood.

The public facilities in the Pittsburgh Neighborhood include Pittman Park approximately 10 acres of active and passive recreation including a community center, a pool, tennis courts and a baseball field. The neighborhood also encompasses two neighborhood Atlanta Public School facilities, Gideons Elementary² and Parks Middle School³. The community also enjoys the presence of the Salvation Army Training Facility located on Metropolitan Parkway.

² Gideons Elementary was fully renovated in 1999.

³ Parks Middle School is under review under the Atlanta Public Schools Build Smart Program

CONTEXT MAP



PITTSBURGH COMMUNITY REDEVELOPMENT PLAN



NEIGHBORHOOD IMAGES (October 2000)



Single-Family



Duplex



New Construction Single-Family



Gideons Elementary School



Parks Middle School



Croghan Elementary School



Neighborhood Church



Neighborhood Church



Pittman Park



Pittman Park Tennis Courts



Memorial Park

Pittsburgh Community Improvement Association

Prepared by:

Urban Collage Inc., Huntley & Associates, Altamira Design and Common Sense, CHIP and Assoc.

RECENT PLANNING EFFORTS AND DEVELOPMENT PROJECTS

Stuart Avenue Redevelopment Plan⁴

The Stewart Avenue⁵ Redevelopment Plan was developed in October of 1996 to improve the character of Stewart Avenue and encourage development along the corridor. Stewart Avenue now known as Metropolitan Avenue is the west boundary of the Pittsburgh neighborhood. The redevelopment plan produced seven major projects for the area as follows:

1. Creation of corridor gateway at the intersection of Stewart Avenue and the existing railroad for neighborhood retail services.
2. Maintain and revert to residential uses along the corridor. Discourage fast food establishments in the area.
3. Improve sidewalk condition and local infrastructure
4. Develop pedestrian access to Millican Park from Stewart Avenue.
5. Create an open space linkage to Stewart Avenue through the newly acquired Atlanta Metro College land at the Southern boundary of the corridor
6. Maintain community oriented business and redevelop the bus depot as an extension of the neighborhood to the North.
7. Support Metro College's interest in purchasing Funtown to develop as a community center.

Magnetic Levitation Railroad

The Atlanta to Chattanooga Maglev Deployment Study is one of seven being conducted in areas around the country to determine which location would best showcase magnetic levitation railroad technology. The initial project segment in the Atlanta to Chattanooga Maglev Deployment Study will operate between Hartsfield Airport and Town Center in Cobb County with stops at Vine City and Galleria stations. One of the proposed alignments for this project makes use of the CSX Rail line on the eastern side of the Pittsburgh Neighborhood.

Salvation Army

The Salvation Army College located on Metropolitan Parkway has been a community partner since it located this training facility. The College plans to develop a core community center in the area to offer additional community and social services. It is their intent to provide in this new facility a worship center, a gymnasium some classrooms and offices as well as a computer training facility. As part of this project, they hope to collaborate with the Department of Parks and open Space to incorporate areas of active green space in the community. The Salvation Army would also like to

⁴ The Stewart Avenue Redevelopment Plan was developed by Pickering Firm, Inc. in association with Copper Ross, sv, LAM Design, Inc. and B&E Jackson and Associates, Inc.

⁵ Stewart Avenue was renamed Metropolitan Avenue after the redevelopment plan was completed.

become a partner with the community to build additional single-family housing in vacant parcels near their campus.

Atlanta Public Schools

The Pittsburgh community encompasses one elementary school, one middle school and a vacant school property. Through the efforts of the public school system and the Atlanta Public Schools Comprehensive Facilities Master Plan, the Build Smart initiative, Gideons Elementary received a full renovation. Build Smart determined that Parks Middle School is in need of additional land for athletic and parking areas and thus is under study together with the Crogman facility to determine the best community use for these contiguous properties.

Trucking Facility

A new trucking facility is being developed on the former site of the Brown Trucking Lines at the intersection of Interstate 85 and University Avenue. It was reported on the Atlanta-Journal Constitution that this will be a relocation site for the United Parcel Service Gwinnett distribution center.

Redevelopment of Industrial Areas North of Stephens Street

The City of Atlanta Planning Bureau has received a letter of interest to redevelop a portion of the underutilized industrial parcels North of Stephens Street as a mixed income multi-family development. Some preliminary meetings have taken place but no formal site plan or scope has been submitted to the Planning Bureau.

Neighborhood Development Plan for the Pittsburgh Neighborhood⁶

In 1994 the Pittsburgh Partnership a community development corporation developed a neighborhood plan for the Pittsburgh Community with the assistance of the Community Design Center of Atlanta, Inc. This report encompassed a physical analysis of the existing conditions of the neighborhood including the neighborhood's socio economic characteristics, land use patterns and recommendations for future actions. The following is a summary of the report's recommendations:

1. Increase current levels of administrative support for the Pittsburgh Partnership
2. That Pittsburgh pursue neighborhood development goals through the promotion of community development programs.
3. That the Pittsburgh Partnership strengthen and work with the Pittsburgh Organizing Committee coalition to address housing needs as well as substance abuse, public safety, city services, school and education issues which include human services needs, job counseling, senior services after school care and day care facilities.

⁶ This information is based on the May 1994 "Neighborhood Development Plan for the Pittsburgh Neighborhood" provided by The Community Design Center of Atlanta, Inc.

4. That the community obtain increased allocations of City CBDG funding for housing and human services.
5. That the Pittsburgh Partnership lobby for lines of credit and consistent financial support from thrift institutions, private lenders, and from private and nonprofit developers.
6. That the Pittsburgh Partnership facilitate the acquisition of titles from the Fulton-Atlanta Land Bank .
7. That funding sources led by Bank South and including South Trust Bank, the Atlanta Mortgage Consortium, the AMOCO Foundation, the Atlanta Neighborhood Development Partnership and City CDBG assure consistent mortgage financing in Pittsburgh.
8. To promote and establish with the City of Atlanta, a Housing Enterprise Zone in the Northern section (tract 57) of Pittsburgh. To promote a similar zone in the Southern section (tract 63) of the neighborhood in support of Croghan school rehabilitation.
9. To maintain current levels of housing rehabilitation at ten – twelve units annually.

CURRENT DEVELOPMENT PROJECTS AND PROPOSALS

Based on the City of Atlanta 2001 Comprehensive Development Plan (CDP) the following development projects are listed for NPU-V as a whole. This list includes expected funding sources and the responsible parties associated with the projects. Preparing the CDP is an annual cyclical process running each year from late October to mid-August.

Social Programs

- Projects for women Business development and technical assistance classes beginning in 2001 for prospective female entrepreneurs in Mechanicsville, Summerhill, Peoplestown, Pittsburgh, Adair Park and Capitol Homes Neighborhood.

Transportation Improvements

- Improvements to McDaniel St. at South Railroad to be finished by 2016 with an approximate funding source of \$250,000 from the Annual bond fund/ DIF
- The intersection of Mc Donough/ University/ Ridge/ Hank Aaron Dr. with an expected completion year of 2006 partial funding is expected form the Annual bond fund/ Development Impact fees
- Improvements to the Mechanicsville Truck Route with an expected finish date of 2006 with partial funding expected from GDOT
- Improvements to unpaved streets expected funding from the General Fund
- Bike trails on Browns Mill Road –Marietta Street to Southside Park expected finish date of 2006 expected funding source from General Fund/ Federal
- Bike trails for Fulton Street and Glenwood Avenue from RDA Blvd to Oakview Road to be completed by 2016 with expected funding from the General Fund/ Federal
- Bike trails for Lee/ Whitehall Street- Memorial Drive to City Limits by 2006 with partial funding sources from the General Fund/ Federal
- Bike trails for Northside Drive to Simpson to RDA Boulevard by 2006 with partial funding from the General Fund/ Federal
- Bike Trails for Ralph David Abernathy Boulevard/ Georgia avenue from Cascade to Grant Park
- Sidewalk improvements to Atlanta Avenue from Pulliam St. to Hill St. 2016 DPW expected funding sources: General Fund, CDBG, DIF, GDOT, Private, MARTA, Federal

- Sidewalk Improvements for Capitol Avenue, SE from Meldon Avenue to Garland St expected funding sources: DPW General Fund, CDBG, DIF, GDOT, Private, MARTA, Federal
- Sidewalk improvements to Fulton Street, SW from McDaniel to Whitehall Terrace by 2016 with expected funding sources from DWP General Fund, CDBG, DIF, GDOT, Private, MARTA, Federal
- Sidewalk improvements to Greenwich Street from Ralph David Abernathy Blvd. To I-20 expected by 2016 funding sources: General Fund, CDBG, DIF, GDOT, Private, MARTA, Federal
- Sidewalk improvements for Haygood Avenue from Crew St. to St. Martin expected funding sources DPW General Fund, CDBG, DIF, GDOT, Private, MARTA, Federal
- Sidewalk improvements for Hill Street from Ormond Street to CSX Railroad by 2006 expected funding sources DPW General Fund, CDBG, DIF, GDOT, Private, MARTA, Federal
- Sidewalk Improvements for Holderness St. from RDA Blvd. To I-20 by 2016 expected funding sources DPW General Fund, CDBG, DIF, GDOT, Private, MARTA, Federal
- Sidewalk improvements for Milton Street from Capitol Avenue (south) to CSX Railroad expected funding sources DPW General Fund, CDBG, DIF, GDOT, Private, MARTA, Federal
- Greenway trail West End Trail to be developed by 2006 with expected funding sources from the Private Sector, Impact fees, General Fund, Federal – DPW DPDNC, Dept. Parks and Rec this includes NPU-K and T

Environmental Facilities

- Intrenchment Creek Drainage Basin Improvements expected by 2015 with partial funding from the Bond fund/ Stormwater Utility DPW
- South River Drainage Improvements expected by 2005 with partial funding from the bond Fund DPW

Park Improvements

- General park improvements to Pittman Park expected by 2016 through Adopt a Park DPRCA
- It is recommended as part of the Atlanta Public School's Build Smart effort that Parks MS converted into a non-traditional middle school facility.

Urban Design Improvements

- Urban design improvements to Georgia Avenue from Hill Street to Cherokee Avenue with partial funding from Zoo Atlanta project managed by DPW / DPDNC
- Improvements to Metropolitan Parkway expected by 2015 partial funding from Federal / State and Private DPW / DPDNC
- Upgrade Metropolitan Parkway Railroad Overpass Gateway 2000 expected funding from Impact Fees, Federal State, Private

City of Atlanta Land Use Policies for Neighborhood Planning Units

In addition to citywide land Use policies, individual land use policies have been established for each of the 24 Neighborhood planning Units. NPU-V's policies are listed as follows:

- V-1 Preserve and promote the low-density residential character of the Adair Park, Pittsburgh, Mechanicsville (south of Georgia Avenue), Summerhill (south of Georgia Avenue), and Peoplestown neighborhoods by encouraging a mix of incomes and housing types in the redevelopment of NPU-V
- V-2 Encourage mixed-use and neighborhood commercial development activities in the Georgia Avenue, Ralph David Abernathy Boulevard, Atlanta Avenue and McDaniel Street (as were proposed in the respective redevelopment plans) areas in order to reestablish the historical small-town ambiance of these areas.
- V-3 Retain industrial uses that are compatible with their surrounding development patterns. Provide landscape or architectural buffers in order to minimize their impacts on residential areas.
- V-4 Promote and expand low density mixed-use (commercial, residential and office) development patterns that are compatible with the surrounding residential areas and are located along major transportation corridors.
- V-5 Promote mixed-use and commercial development on Capitol Avenue in order to create a vital connection to the Downtown Area.
- V-6 Encourage the environmental rehabilitation and reuse or redevelopment of the Candler Warehouse. Promote Light industrial loft housing and or office usage of the property.
- V-7 Maintain the land-use boundaries that were identified in the redevelopment plan for NPU-V in order to minimize the adverse effects of special events parking on the neighborhoods
- V-8 Promote increase MARTA access to Turner Field in order to reduce the continued need for parking in NPU-V neighborhoods and to enhance the further development of the community.

SECTION 1.2 INVENTORY OF EXISTING CONDITIONS

As part of the community redevelopment plan process a comprehensive inventory and assessment of the existing neighborhood conditions was compiled including Demographics, Socio Economic Conditions, Tax Delinquency, Land Use, Building Conditions, Building Occupancy, Zoning, Community Facilities, Historic Resources, Open Space, Infrastructure and Transportation. This information was entered into a database for GIS analysis as seen in the following maps and tables.

DEMOGRAPHICS

Note that most of the discussion of Pittsburgh's socioeconomic data is comparative in nature. This section includes data from the 1990 Census, post-1990 data on population, housing, and employment from the Atlanta Regional Commission (ARC), and other data from the City of Atlanta's Bureau of Planning.¹ Contrasts are made between the census tract data pertaining to Pittsburgh, and Fulton County, the City of Atlanta, and the ten-county ARC area.²

The Pittsburgh neighborhood is contained in two Census tracts: Tract #57 and Tract #63.³ Together, the two tracts cover an area slightly larger than the traditionally defined area known as Pittsburgh.⁴ Pittsburgh also is included in Neighborhood Planning Unit-V, which comprises four other historic urban neighborhoods—Mechanicsville, Summerhill, and Peoplestown, Adair Park—and McDaniel-Glenn public housing.

¹ The data on population counts by race for 1990 from the Atlanta Regional Commission have been adjusted to account for the undercount of minorities in the Census. Other data taken from the Bureau of the Census (not ARC-derived data) does not contain an adjustment for the Census undercount. This will explain some differences in certain counts in the tables that follow.

² All ARC data provides for contrasts between the census tracts of interest and the ARC Region, which is composed of the following counties: Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale counties, and 64 municipalities, including the City of Atlanta. For other data taken from the 1990 Census of Population and Housing, contrasts are made with the Atlanta Metropolitan Statistical Area (MSA), which is composed of a substantially larger area comprised of 20 counties.

³ Census Tracts 57 and 63 are two contiguous tracts covering the Pittsburgh neighborhood. Tract 57 is bounded on the west by Metropolitan Avenue, on the North and Northeast by Interstate 20 and a railroad right of way (headed Northwest-Southeast), and on the East by the same railroad right of way extending as far South as Gardner Street, adjacent to Pittman Park. The Southern boundary of Tract 57 is formed by Hope Street and Gardner Street. Tract 63 is bounded on the West by Metropolitan Avenue, on the North by Hope Street and Gardner Street, and on the South by another railroad right of way (headed East-West) located just south of University Avenue. The Eastern boundary of Tract 63 is the railroad right of way that also forms the Eastern boundary of Tract 57. The eastern boundary of Tract 63 and its southern boundary converge to a point on the east side of the Downtown Connector where University Avenue and Ridge Avenue intersect at Capitol Avenue. At that point the two rail rights of way also intersect.

⁴ For the purposes of this socioeconomic profile, the difference between the two areas does not create a significant problem, since much of the additional area within the tracts is nonresidential. In any case, the most important information is contained in the percentages and trends discussed rather than the absolute numbers.

Population

The 1999 population in Census Tracts 57 and 63 amounted to 3,234 (See Table 1). This total is 15.3 percent lower than the 1990 Census population enumerated in the two tracts. Pittsburgh’s loss of population during the 1990s contrasted sharply with the strong population growth in Fulton County and in the Atlanta ten-county ARC region. In Fulton County, population grew by over 17 percent, while in the ARC region, population growth topped 25 percent. The City of Atlanta showed a small increase of three percent during the decade, reversing a persistent period of declining population during the 1980s.

The population growth experience in the Atlanta region, the City of Atlanta, and Fulton County reflects somewhat different rates of growth for the different racial groups in the region. Population growth was quite uneven throughout the region. The City’s slow growth was fueled mainly by increases in the White population; growth of the African American and Other populations was just about zero in the City during the 1990s. Fulton County’s growth was powered by increases in population in all racial categories, with the largest portion due to White population growth outside the Atlanta city limits. Taken together, all this has resulted in a decline in the percentage of population in the County, the City, and in the ARC region, that is African American or Other Races.

	Total Population		% Chg.	White Population		% Chg.	Black and Other Population		% Chg.	% Black and Other Population	
	1999	1990		1999	1990		1999	1990		1999	1990
Pittsburgh	3,234	3,817	-15.3	28	36	-22.2	3,206	3,781	-15.2	99.1	99.1
Tract 57.00	1,306	1,547	-15.6	17	23	-26.1	1,289	1,524	-15.4	98.7	98.5
Tract 63.00	1,928	2,270	-15.1	11	13	-15.4	1,917	2,257	-15.1	99.4	99.4
Fulton County	786,100	670,800	17.2	407,179	314,065	29.6	378,921	356,735	6.2	48.2	53.2
City of Atlanta	427,500	415,200	3.0	137,523	126,124	9.0	289,977	289,076	0.3	67.8	69.6
Atlanta Region	3,204,900	2,557,800	25.3	2,293,080	1,773,404	29.3	911,820	784,396	16.2	28.5	30.7

Source: Atlanta Regional Commission/ CHJP and Associates

In strong contrast to all of the above is the population growth history in Pittsburgh. The neighborhood’s decline in population was present in all racial groups residing in Pittsburgh. Nevertheless, the two Census tracts remained almost totally African American in population at the end of the 1990s.

Table 2 shows additional data on population changes in Pittsburgh since 1980. It is clear that the number of residents has been declining throughout the period 1980 through 2000. Table 2 also projects a further population decline of seven percent between 2000 and 2005.

Table 2 Pittsburgh Population Statistics	
2005 projection	2,688
2000 estimate	2,891
1990 Census	3,536
1980 Census	4,284
% change 80-90	-17.45%
% change 90-00	-15.13%
Source: National Decision Systems (Prepared for Georgia Power)/ CHJP	

Population Density

The loss of population in Pittsburgh decreased the neighborhood's population density between 1990 and 1999. Both Census tracts showed a definite decline in persons per acre (See Table 3). The region as a whole, and its major components, showed an increase in persons per acre, as we would expect with the population growth shown in Table 1.

Table 3 Land Area and Population Density for Selected Regions April 1, 1990 and 1999			
	Land	Density	
	Area	(Persons per acre)	
	(Acres)	1999	1990
Pittsburgh	525	6.16	7.27
Tract 57.00	163	8.01	9.49
Tract 63.00	362	5.33	6.27
Fulton County	338,364	2.32	1.98
City of Atlanta	84,341	N/A	4.92
Atlanta Region	1,911,396	1.68	1.34
Source: Atlanta Regional Commission			

Table 4 shows the distribution of population by age, for the Pittsburgh neighborhood and the rest of the Atlanta area. There are three rather important observations that can be made about Pittsburgh compared to the rest of the Atlanta area. First, the population in the prime working years (25 to 54 years of age) accounted for a smaller share of the total number of persons in Pittsburgh than they did for the broader region. For instance, between 40 percent and 41 percent of persons in Tracts 57 and 63 were 25 to 54 years of age, according to the 1990 Census. Nevertheless, in the City as a whole, over 44 percent were in that age group. In Fulton County, the

percentage was 47 percent. For metro Atlanta, over 48 percent were in that group.

		0 to 5	6 to 14	15 to 24	25 to 54	55 to 64	65 to 74	75 & Over	Total
Pittsburgh	%	9.0	11.7	12.7	40.6	9.9	9.1	7.1	100.0
Tract 57	%	11.3	12.4	13.5	41.5	7.9	8.3	5.1	100.0
Tract 63	%	7.5	11.2	12.3	40.0	11.1	9.6	8.3	100.0
Fulton County	%	8.8	11.6	15.6	47.0	7.0	5.6	4.3	100.0
City of Atlanta	%	9.0	11.4	16.7	44.4	7.2	6.0	5.3	100.0
Atlanta, GA MSA	%	9.2	12.6	14.8	48.6	6.8	4.8	3.1	100.0

Source: Bureau of the Census

Second, persons in the two oldest age groups (65 to 74, and 75 & over) make up a larger fraction of total population in Pittsburgh than is the case in the broader community. In Tract 57, 13.4 percent of residents were at least 65 years of age in 1989, and 17.9 percent were that old in Tract 63. The corresponding percentages in greater Atlanta were as follows: City—11.3 percent; County—9.9 percent; and metro Atlanta—7.9 percent.

Third, young people aged 15 to 24 years of age were somewhat less likely to reside in Pittsburgh, compared to their counterparts elsewhere in greater Atlanta.

Table 5 shows current estimates of the age distribution of Pittsburgh. The 2000 estimates also show the same general features discussed in Table 4.

Total Population		2,891
under 5 years		9.31%
5 to 9		9.23%
10 to 14		8.71%
15 to 17		4.46%
18 to 20		4.32%
21 to 24		4.83%
25 to 29		6.27%
30 to 34		5.99%
35 to 39		6.99%
40 to 49		14.36%
50 to 59		8.70%
60 to 64		3.32%
65 to 69		3.18%
70 to 74		3.25%
75 +		7.05%

Source: National Decision Systems (Prepared for Georgia Power)

SOCIOECONOMIC CONDITIONS

Employment Status

Census data from 1990 shows a picture of problematic ties to the labor market for residents of the Pittsburgh neighborhood. Tables 6 and 7 present the employment status of men and women in Pittsburgh. For both sexes in Pittsburgh, employment rates are substantially lower than for their counterparts in the rest of the Atlanta region. While 76.6 percent of men (and 61.9 percent of women) in metro Atlanta were working during the 1990 Census, no more than 55.4 percent of men (and 39 percent of women) in Pittsburgh were so engaged. A similar but smaller gap exists between Pittsburgh and Fulton County and the City of Atlanta, respectively.

Table 6 Sex (Males) by Employment Status April 1, 1990					
	Armed Forces	Employed	Unemployed	Not in Labor Force	Total
Pittsburgh	6	628	129	528	1,291
	0.5	48.6	10.0	40.9	100.0
Tract 57.00	0	289	34	199	522
	0.0	55.4	6.5	38.1	100.0
Tract 63.00	6	339	95	329	769
	0.8	44.1	12.4	42.8	100.0
Fulton County	956	166,991	11,802	58,637	238,386
	0.4	70.1	5.0	24.6	100.0
City of Atlanta	662	90,793	9,042	44,296	144,793
	0.5	62.7	6.2	30.6	100.0
Atlanta MSA	5,444	798,479	40,438	197,628	1,041,989
	0.5	76.6	3.9	19.0	100.0

Source: Bureau of the Census

Table 7 Females					
	Armed Forces	Employed	Unemployed	Not in Labor Force	Total
Pittsburgh	0	553	79	896	1,528
	0.0	36.2	5.2	58.6	100.0
Tract 57.00	0	169	38	337	544
	0.0	31.1	7.0	61.9	100.0
Tract 63.00	0	384	41	559	984
	0.0	39.0	4.2	56.8	100.0
Fulton County	232	153158	11817	105001	270,208
	0.1	56.7	4.4	38.9	100.0
City of Atlanta	150	84,333	8,626	70,903	164,012
	0.1	51.4	5.3	43.2	100.0
Atlanta MSA	870	702613	40656	390935	1,135,074
	0.1	61.9	3.6	34.4	100.0

Source: Bureau of the Census

The differences in employment status are explained as much by withdrawal from the labor force, as by actual unemployment of Pittsburgh residents. For male Pittsburgh residents that participated in the labor market, for example, ten percent of them were unemployed at the time of the 1990 Census. This compares with unemployment rates of five percent and 6.2 percent in Fulton County and the City, respectively. Yet the differences in non-participation are even more striking. In both tracts, almost 41 percent of working aged men were neither working nor actively seeking work, compared to 24.6 percent and 30.6 percent in the County and in the City, respectively. The contrasts between working aged women in Pittsburgh and the rest of the region yield generally the same conclusions.

According to Table 8, there were 1,437 households in Pittsburgh in 1990. Married couple households accounted for less than one in five households in this neighborhood. Households composed of single males or females together amounted to about three of every eight households (37.4 percent). Other households headed by females amounted to almost 30 percent of the total in Pittsburgh.

Table 8 1990 Households by Type	
Total Households	1,437
Single Male	15.48%
Single Female	21.92%
Married Couple	18.81%
Other Family-Male Head	8.08%
Other Family-Female Head	29.37%
Nonfamily-Male Head	3.79%
Nonfamily-Female Head	2.55%
Source: National Decision Systems (Prepared for Georgia Power)	

Table 9 presents data on households with children in the Pittsburgh neighborhood. Married couple families account for about 26 percent of households with children in Pittsburgh. Female-headed households accounted for more than six of every ten households with children in this neighborhood. Female-headed households are more likely to be in poverty than other household types.

Table 9 1990 Households With Children by Family Status	
Households with Children	452
Married Couple Family	25.95%
Male Head	10.54%
Female Head	62.19%
Nonfamily	1.32%
Source: National Decision Systems (Prepared for Georgia Power)	

Households by Income

Table 10 shows the estimated 2000 income distribution for households in Pittsburgh. More than two out of three households have incomes less than \$25,000. Median household income for Pittsburgh is estimated at \$16,107. In other words, half of all Pittsburgh households received less than this figure; half received more.

Total Households	1,177
Under \$5,000	16.72%
\$5,000 to \$15,000	30.99%
\$15k to \$24,999	20.67%
\$25k to \$34,999	10.19%
\$35k to \$49,999	7.43%
\$50k to \$74,999	10.05%
\$75k to \$99,999	2.44%
\$100k to \$149,999	0.67%
\$150k or more	0.85%
2000 est. avg. HH income	\$26,874
2000 est. median HH income	\$16,107
2000 est. per capita income	\$10,939
Source: National Decision Systems (Prepared for Georgia Power)	

	Median
Pittsburgh	
57.00	10,272
63.00	9,956
Fulton County	29,978
City of Atlanta	22,275
Atlanta MSA	36,051
Source: Bureau of the Census	

There are big differences between household incomes in Pittsburgh and the rest of the Atlanta area, as suggested by Table 11. The median household in the Atlanta metropolitan area had an income of over \$36,000 in 1989, according to the 1990 Census.

The corresponding figure for Fulton County households was almost \$30,000, while the median household in the City had income of \$22,275. In Pittsburgh, the median household income ranged between \$10,272 (Tract 57) and \$9,956 (Tract 63). These figures are less than one-third the metropolitan-wide figure, and less than half the figure for the City of Atlanta.

Housing Units

Table 12 presents counts of housing units for the respective geographical areas—starting with the Pittsburgh neighborhood census tracts, and comparisons with counts for Fulton County, the City of Atlanta, and the Atlanta Region. This table tracks very closely the population growth experience in Tables 1 and 2. While the number of units in Pittsburgh has declined, housing counts have increased significantly in the other areas.

Table 12
Housing Units for Selected Regions April 1, 1990 and 1999

	Total Housing		Change in Housing	
	Units		Units, 1990-1999	
	1999	1990	Total	Percent
Pittsburgh	1,497	1,770	-273	-15.4
Tract 57.00	519	618	-99	-16.0
Tract 63.00	978	1,152	-174	-15.1
Fulton County	348,916	297,503	51,413	17.3
City of Atlanta	188,058	182,754	5,304	2.9
Atlanta Region	1,324,511	1,052,430	272,081	25.9

Source: Atlanta Regional Commission

Occupancy Status of Housing Units

Occupancy status is presented in Table 13. For the County, the City of Atlanta, and the Region, occupancy rates averaged between 89 percent and 90 percent in 1999, increasing somewhat in the County and in the City, since 1990. Occupancy rates also increased slightly in Pittsburgh, but from a somewhat lower level. This implies that vacant housing units are more prevalent in the Pittsburgh neighborhood, relative to the broader geographical regions.

Table 13 Occupancy Status of Housing Units for Selected Regions April 1, 1990 and 1999

	Total Housing Units		Occupied Units		% Occupied	
	1999	1990	1999	1990	1999	1990
	Pittsburgh	1,497	1,770	1,264	1,450	84.4
Tract 57.00	519	618	450	516	86.7	83.5
Tract 63.00	978	1,152	814	934	83.2	81.1
Fulton County	348,916	297,503	310,633	257,140	89.0	86.4
City of Atlanta	188,058	182,754	167,957	155,752	89.3	85.2
Atlanta Region	1,324,511	1,052,430	1,197,740	944,601	90.4	89.8

Source: Atlanta Regional Commission

Table 13 seems to show a paradox, in that occupancy rates increased throughout the 1990s (vacancy rates decreased), while the total number of housing units declined during the same period. What actually occurred during the 1990s was a substantial decline in the housing stock, while at the same time vacancy rates for the housing stock that remained were also declining.

Housing Tenure

The extent of owner occupancy in the Atlanta housing market is varies a lot across the region (See Table 14). For the Atlanta metropolitan area, 62.3 percent of occupied housing units were owner occupied in 1990. That percentage dropped to 49.5 percent in Fulton County and to 43.1 percent in the City of Atlanta. Owner occupancy in the Pittsburgh neighborhood was very different, depending on the Census tract. In Census Tract 57, owner occupants lived in 26.2 percent of the occupied units. In Census Tract 63, in contrast, the owner occupant share is 41.3

percent. For Pittsburgh as a whole, owner occupants accounted for almost 36 percent of occupied units.

	Total Occupied Units	Owner Occupied	Renter Occupied
Pittsburgh	1,450	521	929
	100.0%	35.9%	64.1%
Tract 57.00	516	135	381
	100.0%	26.2%	73.8%
Tract 63.00	934	386	548
	100.0%	41.3%	58.7%
Fulton County	257,140	127,285	129,855
	100.0%	49.5%	50.5%
City of Atlanta	155,752	67,126	88,626
	100.0%	43.1%	56.9%
Atlanta MSA	1,056,427	658,389	398,038
	100.0%	62.3%	37.7%

Source: Bureau of the Census

At the time of the 1990 Census, median age of housing structures in Pittsburgh was much older than that for the City of Atlanta, Fulton County, and for the metropolitan area as a whole. Table 15 shows that housing in Pittsburgh had a median age of between 41 to 44 years. In other words, half of the houses counted in Tracts 57 and 63 were built before 1946 or 1949. Housing in the rest of the City, by contrast, was much newer, and newer still in Fulton County, and in the rest of the metropolitan Atlanta. The strong housing growth in Fulton County and metro Atlanta is reflected in the much lower median age of housing—24 years in the County, and only 15 years in metro Atlanta.

	Median year
Pittsburgh	
Tract 57.00	1946
Tract 63.00	1949
Fulton County	1966
City of Atlanta	1958
Atlanta MSA	1975

Source: Bureau of the Census

Table 16	
Median Gross Rent as a Percentage of 1989 Household Income for Selected Regions	
Pittsburgh	%
Tract 57.00	26.9
Tract 63.00	35.1
Fulton County	27.3
City of Atlanta	28.7
Atlanta MSA	26.0
Source: Bureau of the Census	

Table 16 shows the median rent as a percentage of household income measured by the 1990 Census. This measure, along with others, can be used to assess the financial capacity of an area’s households. For the broader areas including the City of Atlanta, Fulton County, and the metropolitan area, median rent accounted for between 26 and 28.7 percent of household income. Median rent in Tract 57 was very close to these figures. However, in Tract 63, median rent amounts to over 35 percent of household income. This might suggest that housing affordability is a more serious issue in Tract 63 than it is in Tract 57 and in the rest of the Atlanta area. However, even in Tract 57, the lower percentage may reflect lower housing quality (and consequently lower rents).

ZONING AND TAX DELINQUENCY INFORMATION

The Pittsburgh neighborhood is made up of portions of six land lots, as defined by the Fulton County Tax Commissioner’s Office: 0073, 0074, 0085, 0086, 0087, and 0088.⁵ There are 1,746 land parcels included within Pittsburgh. Land Lot 0087 contains 1,008 parcels, amounting to 58 percent of the total land parcels in Pittsburgh. Land Lot 0086 contains another 454 (26 percent). Land Lot 0074 contains 231 land parcels (13.2 percent). The remaining 53 are located in the other three Land Lots.⁶

⁵ Data was actually obtained from the Fulton County Land Bank Authority. An extract of data on land parcels in the Pittsburgh neighborhood contained the following data elements: tax PIN, parcel address, total delinquency (in dollars), owner name, owner address, property class definitions, appraised value, assessed value, and value of improvements. The data file did not contain any measure of the size of the land parcels.

⁶ Fulton County is covered by a rectangular grid of Land Lots. Land Lot 0073 contains a small number of land parcels in the southeast tip of Pittsburgh, bounded by University Avenue on the north, and Windsor Street on the west. Land Lot 0074, also bounded by Windsor Street on the west, contains land parcels extending north to Gardner Street, and eastward toward the railroad right-of-way that bounds Pittsburgh on the east. Land Lot 0085 is bounded on the south by Glenn Street and has a western boundary slightly east of Metropolitan Avenue, and covers the northern tip of Pittsburgh. Land Lot 0086 is south of Land Lot 0085. Its northern boundary is Glenn Street. The western boundary is slightly east of Metropolitan Avenue, and it is bounded on the south by Hope and Gardner Streets. Thus, it covers much of the northern half of Pittsburgh. Land Lot 0087 is directly south of Land Lot 0086, and is completely contained within Pittsburgh. It is bounded on the west by Metropolitan Avenue, on the north by Hope and Gardner Streets, on the south by University Avenue, and on the east by Windsor Street. Land Lot 0088 is directly south of Land Lot 0087, bounded on the north by University Avenue, on the west by Metropolitan Avenue, and on the east by a line extending due south from Windsor Street.

Although predominantly a residential neighborhood, there are a variety of land uses in Pittsburgh, as shown by the different property classes in Tables 1 and 2.⁷ The property class codes found in Pittsburgh are shown in Table 17, along with the number and percentage of parcels with these codes.

Property Class Code	Definition	Number	% of Total
C-1	Commercial Improved	114	6.5
C-3	Commercial Lot	22	1.3
E-0	Housing Authority	5	0.3
E-1	Public Property	33	1.9
E-2	Religious Property	34	1.9
E-3	Charitable Property	4	0.2
E-6	Educational Institutions	2	0.1
I-1	Industrial Improved	11	0.6
R-1	Residential Improved	1,182	67.7
R-3	Residential Lot	329	18.8
U-1	Public Utility Improved	1	0.1
U-3	Public Utility Lot	9	0.5
Total		1,746	100.0

Source: Fulton County/City of Atlanta Land Bank Authority

Over 86 percent (1,511 parcels) of the 1,746 parcels in Pittsburgh are residential (see Tables 1 and 2). Less than eight percent (136 parcels) are commercial. Only eleven parcels are industrial properties.

Pittsburgh also contains a few parcels devoted to public housing, religious, charitable, and other public purposes (codes E-0, E-1, E-2, E-3, and E-6). Of these 78 parcels, 34 are owned by churches. The 33 parcels in public use are owned mainly by the Georgia Department of Transportation, the City of Atlanta, and Fulton County.

Ten other properties are devoted to public utility uses (either Georgia Power Company or Southern Railway Company). Nine parcels are apparently unimproved lots.

⁷ The data file provided by the Land Bank Authority contained “property class” definitions rather than zoning designations, as defined by Atlanta’s zoning ordinance. However, these property class definitions do indicate, in some detail, the uses to which the land is put. For instance, there are five residential property classes, two of which are shown in Table 1. The City’s zoning ordinance offers somewhat less detail: R-1 through R-4 (various densities of single-family residential), plus R-5 (two-family residential), R-G (residential general), and R-LC (residential limited commercial).

The tax data contained dollar value of tax delinquency, and Table 18 shows the number of land parcels for which there were delinquent taxes. Overall, there were 847 parcels (48.5 percent) showing delinquent taxes. Over 58 percent of these were located in Land Lot 0087. In addition, 27.6 percent of the delinquent land parcels were in Land Lot 0086.

	Total Number of Parcels	Delinquent parcels*	Percent of Total
0073	29	8	27.6
0074	231	96	41.6
0085	6	1	16.7
0086	454	234	51.5
0087	1,008	498	49.4
0088	18	10	55.6
Total	1,746	847	48.5
*Parcels with Total Delinquency greater than zero dollars			
Source: Fulton County/City of Atlanta Land Bank Authority			

ZONING

The City of Atlanta regulates the development of all real property through the use of zoning districts. Zoning districts legally control things such as use, height, density, setbacks, parking, etc. The Zoning Map on the following page outlines the current districts that are in place for the neighborhood. In general, there are three types of zoning districts currently categorized for the Pittsburgh Neighborhood including Residential, Commercial, and Industrial.

The letter in a zoning category generally corresponds to the types of uses allowed. For example, R=Residential, C=Commercial, and I=Industrial. In addition, any zoning category that includes a “-C” refers to a particular condition that pertains to a specific zoning category. For example, RG3-C refer to a general residential three district with additional individual zoning conditions.

The number following each zoning category generally corresponds to building density allowed. For example, R-5 allows a higher density residential development than R-4. However as the following chart shows the current designation of R-5 requires a minimum parcel size of 7,500 square feet. Most parcels in the areas do not conform such regulation and appear to be more in tandem with a zoning designation of R-4B. R-4B for example allows for a minimum lot size of 2,800 square feet, a rather typical lot size in the Pittsburgh Community⁸.

⁸ For more information regarding the zoning regulation please refer to the appendix summary of zoning regulations or visit <http://www.fws.municode.com>

Category	Max Hgt.	Min Lot Size	Min front setback	Min rear setback	Min side setback	Min front	Max. lot cover	FAR Non. Res	FAR Res.	Res. Density
R-4B	35ft	2,800	20ft	5ft	5ft	40ft	None	N.A.	1 house /lot	15-16 houses /acre
R-5	35ft	7,500	30ft	7ft	7ft	50ft	None	N.A.	1 house /lot	5-6 houses / acre

The following table summarizes the current zoning designation for the neighborhood as a whole.

Table 19 Summary of Existing Zoning		
Zoning Category	Number of Properties	Total Acreage
(R-5) Single Family Residential; Min lot size 7,500 sq feet	1,580	198
(RG-3) General Residential District; Min lot size 5,000 sq feet for houses	2	1.2
(RG-3-C) General Residential District: Min Lot size 5,000 se for houses with conditions	1	10
(C-1) Community Business District: Single-family houses, duplexes, multifamily structures, eating/drinking establishments, professional and personal service, retail establishments	29	7.2
(C2C) Community Business District with conditions: single-family houses, duplexes, multi-family structures, eating/drinking establishments, professional and personal service, retail establishments, including service establishments, plumbing and tin smithing shops with special conditions	1	0
(O-1) Office institutional district: Single family houses, duplexes, multi-family structures, rooming/boarding houses, resident/ apartment hotels, offices, studios and community centers	1	17
(I-1) Light Industrial District	20	9.7
(I-2) Heavy Industrial District	31	27
Total	1,633	245.8

Residential Zoning & Non-Conforming Lots

For the most part, zoning in the area is in keeping with the types of uses that exist on the ground. Most of the single-family neighborhoods are zoned R-5 which is appropriate in terms of residential uses allowed. However, many of these lots are “non-conforming” and do not meet the minimum lot sizes as mandated by zoning (7,500 square feet for R-5). Although most of these lots are “grandfathered” in for their current building, infill development of new homes will be severely hampered by setback and off-street parking limitations due to the small lot sizes. The Zoning Map on the following page highlights the residential parcels which do not meet these minimum lot-size standards. In total, there are 1430 “non conforming” parcels in the neighborhood according to current zoning standards.

	# of Non-Conforming Lots	Total # of Lots	% of Total
Pittsburgh	1,430	1,698	84%

Commercial Zoning

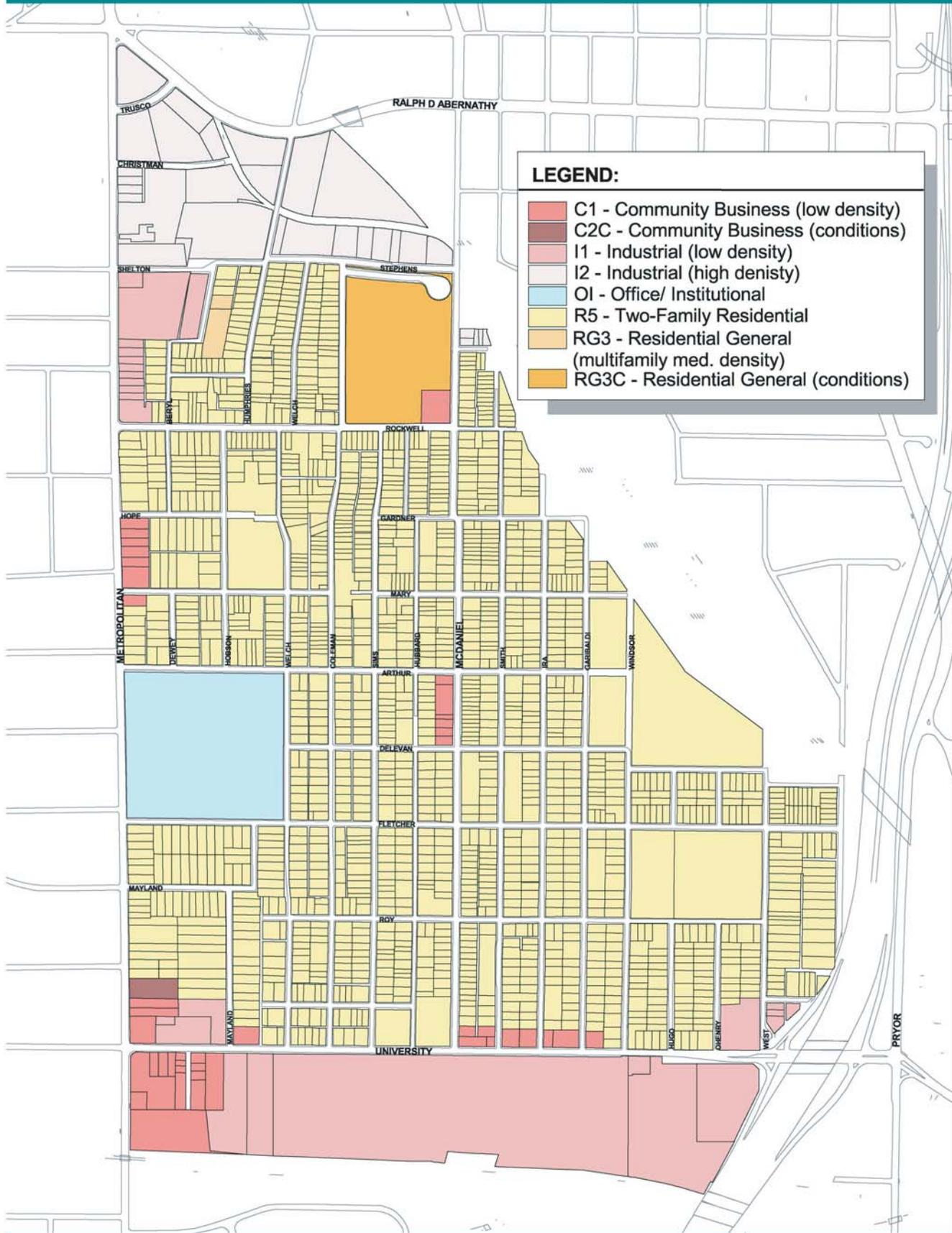
The existing commercial parcels in the neighborhood are zoned C-1 or C-2. These are primarily located in the periphery of the neighborhood on University and Metropolitan Avenue. There are some minor commercial uses found throughout the neighborhood mostly on the Northern part of McDaniel Street.

Industrial Zoning

The railroad corridors are currently zoned I-2. Due to the presence of several underutilized properties and range of uses that I-2 allows, there may be a need to make zoning modifications to protect adjacent single-family areas.

EXISTING ZONING

N



PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

Pittsburgh Community Improvement Association

Prepared by: Urban Collage, Inc.

Huntley & Associates, Altamira Design and Common Sense, CHJP

800 0 800 Feet



Printed: December 2, 2000



EXISTING PHYSICAL CONDITIONS

The following existing physical conditions data was gathered by the planning team through a windshield survey by which the planning team determined characteristics of land use, building conditions and building occupancy. This data was reviewed by the Oversight Committee and presented to the community at the December 2, 2000 workshop.

LAND USE

Pittsburgh has a total land area, as defined by the project boundaries, of 1,716 parcels encompassing 337 acres of net land area. As seen in the following map the neighborhood is primarily single-family residential. However many of the existing neighborhood blocks show a significant number of vacant parcels (approximately 17 percent.) These abandoned parcels affect the neighborhood feel of the area and encourage unlawful activities.

Of the total land area, 31 percent (105 acres) was shown to be single-family residential. Five percent (18 acres) was shown to be duplex homes and five percent (16 acres) was shown to be multi-family⁹. Single-Family homes dominate the land area of the neighborhood with some Duplex structures spread throughout the neighborhood. There are 1,129 residential parcels in the neighborhood that account for approximately 1,481 housing units.

The neighborhood has only seven acres of the total neighborhood area dedicated to commercial uses. These commercial uses are primarily located on McDaniel Street and at the periphery of the neighborhood on University and Metropolitan Avenue. The heart of the neighborhood commercial core is at the corner of McDaniel and Mary Streets. Only 0.2 acres were shown to be Mixed Use¹⁰. Industrial uses are concentrated at the Northern and Southern ends of the neighborhood. The Northern Area houses some of the major employers in the area including two local bakeries and some auto repair shops. The Southern portion is part of the City of Atlanta Enterprise Zone, thirty acres of which is currently being redeveloped by the United Parcel Service (UPS). The industrial land use was shown to occupy 22 percent (75 acres) of the neighborhood.

Pittsburgh enjoys a large amount of civic and public institutions. Institutional uses such as churches, schools and other community facilities was shown to be at 12 percent (42 acres). These are scattered throughout the neighborhood including 43 churches, 2 Atlanta Public Schools, Gideons ES and Parks Middle School and the Salvation Army Training Facility.

Parks and Open space appears to be a low number with only three percent (11 acres) of the total neighborhood area. The vast majority of this open space area is dedicated to Pittman Park located at the Southwest end of the neighborhood. Unfortunately, although the park is an amenity of the neighborhood it is not easily

⁹ For the purpose of this study Multi-family was defined as a unit housing three or more families.

¹⁰ Mix Use was defined as having commercial and housing uses in the same building.

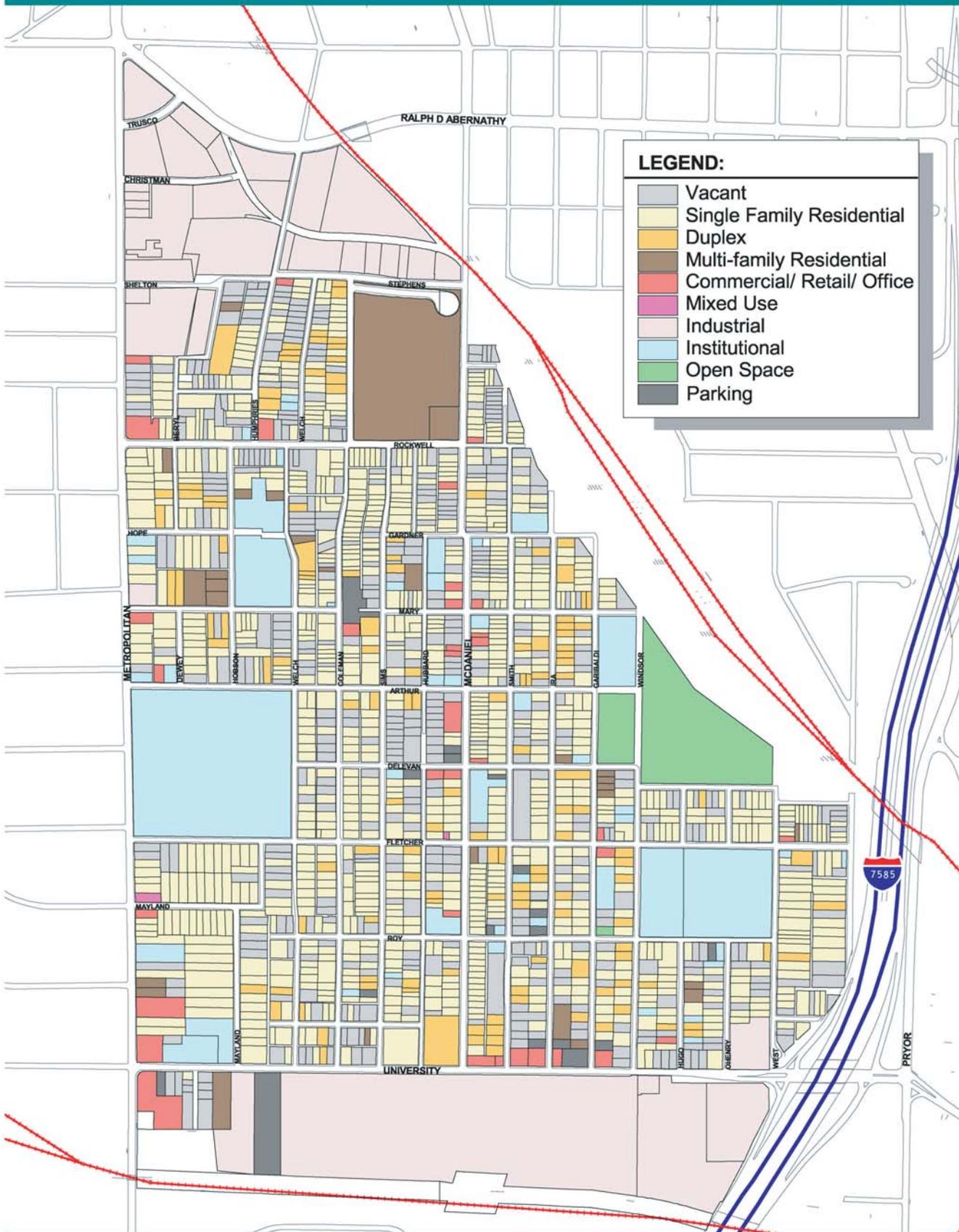
accessible to all neighborhood residents.

Table 21 Summary of Existing Land Use¹¹			
Land Use Type	# of Parcels	Total Acreage	% by Total Acreage
Commercial	34	7	2%
Mixed-Use	2	.2	1%
Institutional- Community Facilities / Schools	47	42	12%
Industrial	36	75	22%
Parks and Open Space	3	11	3%
Residential – Single Family	927	105	31%
Residential- Duplex	134	18	5%
Residential- Multifamily	28	16	5%
Vacant Land	487	58	17%
Parking	17	5	2%
TOTAL	1,716	337	100%

¹¹ The physical survey was performed by Urban Collage, Inc. in October of 2000. Base Maps were prepared from GIS Data obtained from the Fulton County Mapping Department.

EXISTING LAND USE

N



PITTSBURGH COMMUNITY REDEVELOPMENT PLAN



BUILDING CONDITIONS

As part of the physical survey, the consultant team assessed the current building conditions of all visible physical structures in the neighborhood. This information represents an estimate of the renovation cost for all properties based on exterior conditions. The following designations were used:

Standard: **Building in sound condition/requires none or minor repairs such as: painting and landscaping (\$0-\$5,000 of repair need)**

Sub-Standard: Building requires some level of general repair such as: minor roof repairs, façade repairs (\$5,000- \$15,000 of repair need)

Deteriorated: *Building requires major repairs such as: new roof, foundation, siding or windows (\$15,000-\$45,000 of repair need)*

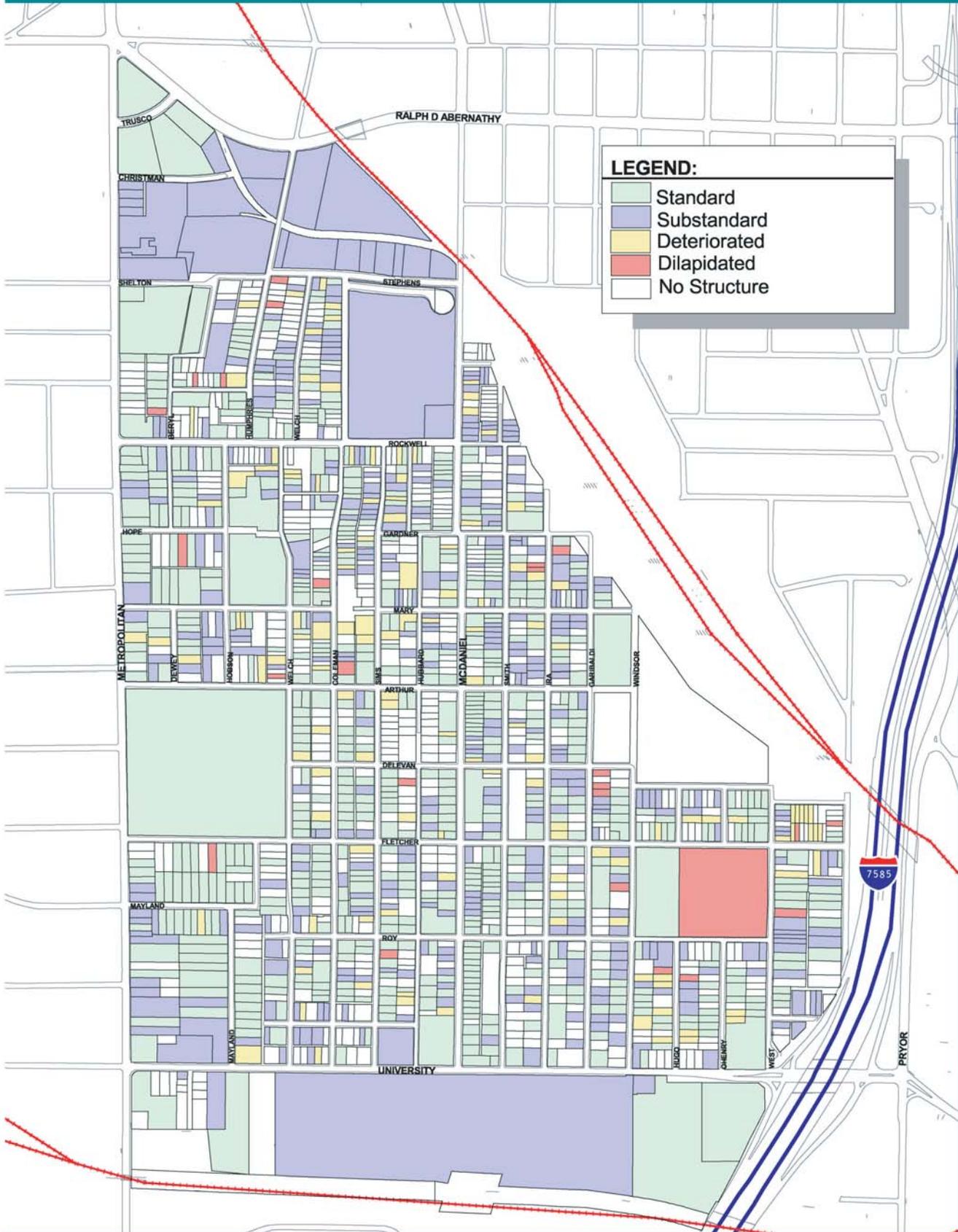
Dilapidated: Building represents major public safety hazard should be demolished or is boarded (\$45,000+ of repair need)

According to the survey analysis 54 percent (770 properties) of the neighborhood appears to be in standard building condition; 33 percent appear to be in substandard condition. The standard and substandard condition categories seem to be dispersed throughout the neighborhood. However, a majority of these parcels are adjacent to vacant parcels. The Eastern side of the neighborhood enjoys the large majority of the standard and substandard structures. In general, these structures showed a need for paint, new windows and minor roof repairs. Only 2 percent (48 properties) of the neighborhood appears to be in dilapidated condition. These present a public safety hazard and should be immediate targets for demolition.

The following table summarizes the findings of the physical survey:

Land Use by Type	# of Properties (Number of Units)			
	Standard	Substandard	Deteriorated	Dilapidated
Commercial	19 (18)	10 (10)	5 (5)	1 (2)
Mixed-Use	0	1 (2)	1 (2)	0
Institutional-Community Facilities- Schools	41 (59)	3 (3)	2 (1)	1 (1)
Industrial	10 (8)	26 (24)	0	0
Residential Single Family	525 (513)	281 (286)	101 (100)	20 (39)
Residential- Duplex	51 (108)	67 (132)	16 (32)	0 (4)
Residential – Multi-Family	8 (64)	15 (183)	2 (13)	3 (16)
Total number of Properties	654 (770)	403 (640)	127 (153)	25 (62)
Percentage Total	54% (47%)	33% (39%)	11% (10%)	2% (4%)

EXISTING BUILDING CONDITIONS



LEGEND:

- Standard
- Substandard
- Deteriorated
- Dilapidated
- No Structure

PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

Pittsburgh Community Improvement Association
Prepared by: Urban Collage, Inc.
Huntley & Associates, Altamira Design and Common Sense, CHJP



Printed: August, 2001



BUILDING OCCUPANCY

The physical survey also assessed the apparent building occupancy of all structures in the neighborhood. The following designations were used:

Occupied

Unless there is clear evidence to the contrary, this will be the normal response.

Partially Occupied

This designation was applicable only to buildings designed to house two or more tenants such as duplexes and commercial structures. Structure appeared to be partially occupied.

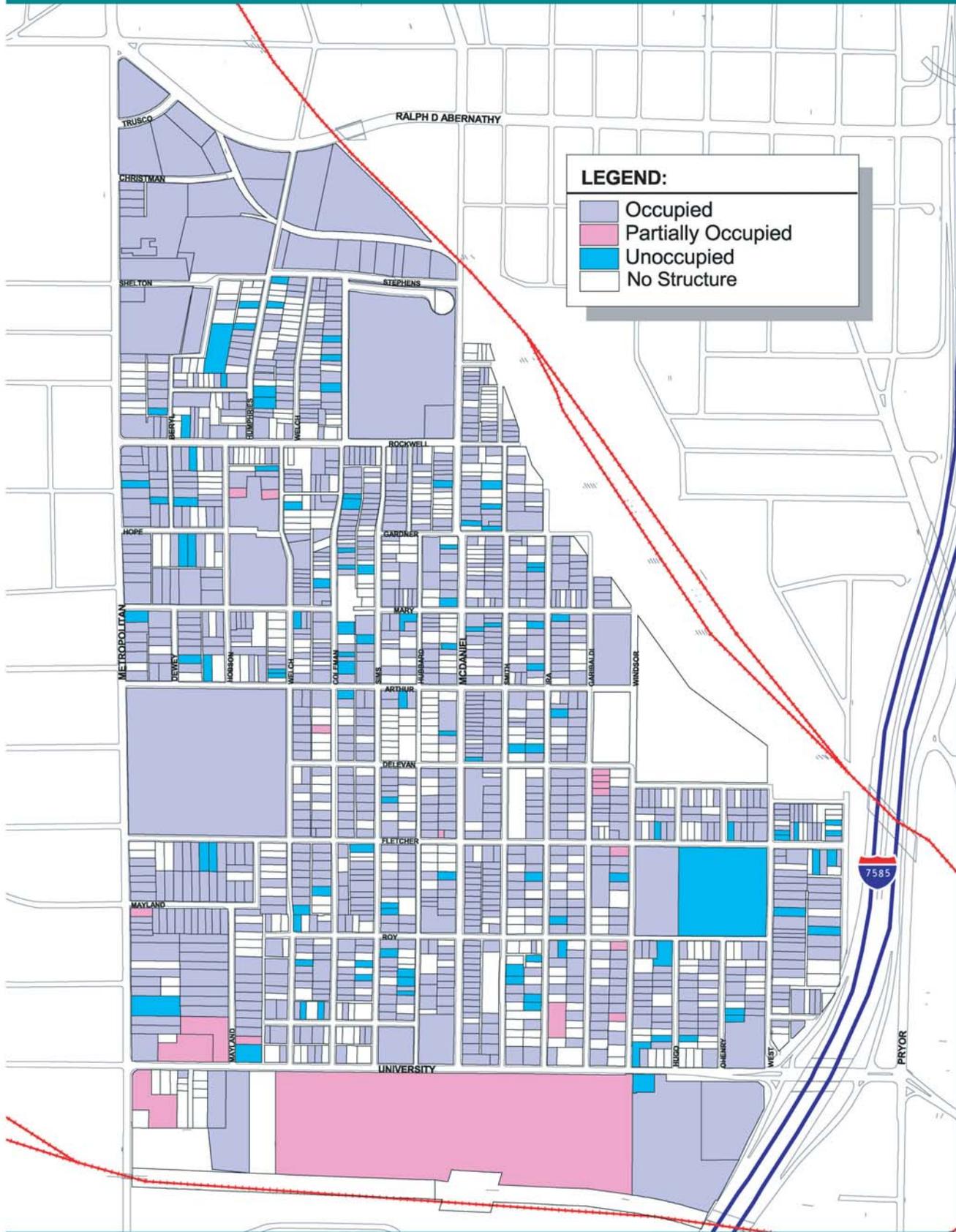
Unoccupied

This designation is based on clear evidence of the lack of legitimate occupants. The evidence includes an obviously unoccupied for-sale or for-rent dwelling or structure, missing or broken doors or windows, clear dilapidation, being boarded up, etc.

The majority of the neighborhood structures, (approximately 90 percent), appear to be occupied. Of the major land uses of the neighborhood, commercial buildings seem to be the category with the most vacant buildings (10 out of 34 buildings). Only 78 of the total 938 single-family residential structures were found to be unoccupied. As can be inferred from the map, most of the unoccupied buildings were in standard or substandard condition and these appear to be scattered throughout the neighborhood.

Land Use by Type	# Of Properties (Number of units)			
	Unoccupied	Partially Occupied	Occupied	Total
Commercial	10 (10)	2 (2)	23 (23)	34 (35)
Mixed-Use	0	1 (2)	1 (2)	2 (4)
Institutional-Community Facilities- Schools	2 (2)	2 (2)	43 (59)	47 (63)
Industrial	0	0	34 (32)	31 (32)
Residential Single Family	78 (78)	3 (3)	846 (857)	928 (938)
Residential-Duplex	18 (36)	2 (4)	114 (237)	134 (277)
Residential – Multi-Family	0	7 (64)	21 (212)	27 (276)
Total number of Properties	108 (126)	18 (77)	1083 (1422)	1203 (1625)
Percentage Total	9% (8%)	1% (5%)	90% (87%)	100%

EXISTING BUILDING OCCUPANCY



PITTSBURGH COMMUNITY REDEVELOPMENT PLAN



COMMUNITY FACILITIES

The Pittsburgh Neighborhood enjoys several community facilities that provide active and passive recreation activities for children and adults as well as educational and recreational social programs.

The main community facility is the Pittman Community Center Facility and recreational park. The community center provides a large gathering area for social and community events. It also houses a couple of smaller meeting and classroom type spaces. The center provides a competition style swimming pool that is used not only by the Pittsburgh Community but also by other neighborhoods in close proximity to Pittsburgh.

The Salvation Army College is a partner for the neighborhood providing several outreach programs in the area including child tutoring programs and adult job training. The Salvation Army also provides access to their facilities upon request for community programs and activities.

Gideon Elementary together with the Salvation Army provide several after school programs for children and adults including dance and computer classes as well as access to the school library.

The Civic League Apartments offers a green open space area for passive recreation. Although this area is in need of renovation, it offers a nice open space amenity to the Northern boundary of the neighborhood.

There are several Faith Based institutions in the neighborhood that partner with the community in offering outreach programs for the area.

HISTORIC RESOURCES

Pittsburgh is one of Atlanta's oldest neighborhoods, developed circa 1800's. Because of its development time-period this community is rich with post Civil War history. Many of the current residents come from generations of life long members of the community and provide many stories of the history of the neighborhood. Although a thorough analysis of the historic resources of the areas has not been performed there is a general interest to investigate if the area is eligible for the National register of Historic Places or as a Local Historic District. For this reason the Atlanta Urban Design Commission¹² was invited to attend a local community meeting to inform the community on national registration status norms and procedures.

Based on this interest the following information was provided by the Atlanta Urban Design Commission:

¹² The Atlanta Urban Design Commission gave a presentation on the meaning and process for historic designation at the November Community Meeting. They have offered to provide assistance in performing the necessary research needed for the evaluation criteria.

A National Register historic district is a district that is listed in the National Register of Historic Places. The National Register is our Country's official list of historic places worthy of preservation. National Register listing makes available specific preservation incentives and provides a limited degree of protection from the effects of federally funded, licensed, or permitted activities.

To be eligible for listing in the National Register, a property must meet the following criteria:

Be at least 50 years old

Its original character must be intact

Be associated with events, activities or developments that were important in the past

Be associated with important people

Be significant in areas of architectural history, landscape or engineering

Have the potential for archeological investigation

A local historic district is a district designated by local ordinance and falls under the jurisdiction of a local preservation review commission. It is generally "overlaid" on existing zoning classifications in a community; therefore, a local district commission deals only with the appearance of the district not with the uses of the properties.

According to the 1980 Georgia Historic Preservation Act, a local historic district is a "geographically definable area, urban or rural, which contains structures, sites and/ or works of art which have special historical or aesthetic interest or value, represent one or more periods or styles of architecture typical of one or more eras in the history of the municipality, county, state or region; and cause that area to constitute a visibly perceptible section of the community.

OPEN SPACE

The 290-acre Pittsburgh neighborhood currently has 11 acres or only 4% of its total land area designated as open space. Pittman Park is the primary existing recreational facility in the neighborhood. Parking for the park is extremely limited and the existing facilities are in need of major repair and upgrades. In addition, pedestrian access within the park and to the park is poor. Pedestrian links are needed in order to connect the neighborhood, schools, churches, and small businesses to the facility. In addition, of the total neighborhood acreage, 20% consists of vacant lots. These areas possibly may be converted to future "pocket" parks so that Pittman is no longer the only recreational facility within the neighborhood.

In general the community is in need of the following:

Smaller open space areas within the single-family areas for use by seniors and families. These parks may consist of open areas with benches and picnic tables for small group gatherings. There is a need to Explore open space opportunities within existing public facilities

Pittman Park currently is in desperate need of upgrades to its existing amenities. The areas other than the ball fields, courts, and aquatics can be re-worked to allow

for additional space for passive recreation- (picnicking, walking trails, gathering areas, and open lawn areas).

Upgrade existing recreation sites

The entire Pittman Park facility is in need of a major upgrade. Issues of parking, accessibility, pedestrian circulation, and safety need to be the major focus for renovation in addition to upgrades to existing amenities.

Develop open space walking tracks

Links to the various open spaces within the neighborhood is essential. Once the major links are identified, these streets and or trails need to provide a safe accessible route to the designated open spaces.

Provide pedestrian linkages throughout the neighborhood

Upgrades to streets to include new sidewalks and lighting are needed in order to provide safe, direct links especially between the schools and the parks.

Create Tot Lots

Small playgrounds to be located within the neighborhood, and in close proximity to the schools.

Interface with other institutions for recreation opportunities

Explore possibilities with the Salvation Army Campus, Parks Middle School, and Gideons Elementary School to provide additional uses for active and passive recreation.

Explore state initiatives for Green Space programs

Use the train track right of way for open space and potential parking

Explore open space opportunities on vacant land

Currently 20% of the total land area of Pittsburgh is vacant. There is a need to explore the ownership of these properties as a possibility to locate "pocket parks", Tot Lots, or additional recreation possibilities.

INFRASTRUCTURE

The City of Atlanta is currently planning significant upgrades to its sanitary and storm water collection systems. The current system collects storm water and sewage in a single pipe for conveyance to a wastewater treatment facility called a Combined Sewer Overflow control facility (CSO). There are six CSO facilities in the City of Atlanta; the Pittsburgh community is served by the McDaniel facility. As a result of a court-ordered Consent Decree the city is investigating solutions to correct the problems caused by these facilities, primarily discharges of partially treated sewage into receiving streams.

Correcting this problem will have both short and long-range impacts on development within the city. In the short term before a permit is granted for a new building or buildings that will add flow to Atlanta's sewer system, the city will determine if adequate capacity exists. Any building permit lacking such determination will not be considered a valid permit. According to the city, the Capacity Certification Program should not affect most developments that include single-family dwellings.

The city is currently evaluating four alternatives for a permanent solution; the alternative selected will dictate the impact to the community. The four alternatives under consideration are; a) full sewer separation with storm water ponds, (b) partial separation, (c) on-site storage and treatment facilities and (d) consolidated storage, relocation and treatment. All options will include improvements to the sewer infrastructure to provide additional sewer capacity to reduce flooding and the rehabilitation of sewers needing repairs. The estimated capital cost for the various alternatives range from \$560 million to \$1.4 billion.

The City plans to submit an action plan to the U.S. Environmental Protection Agency and Georgia Environmental Protection Division by April 1,2001. The goal is to present all recommendations to the City Council by January 2001. Recommended improvements to the CSO control facilities are to be completed by July 2007, unless EPA or EPD agree that alternatives selected justify a longer construction schedule. The exact impact on the Pittsburgh community will not be known until CSO remedial option is selected. The impact may vary from slight impact to significant impact due to noise, street closures or traffic rerouting. On the other hand, various solutions may ultimately correct current problems with street flooding due to sewer overflows.

TRANSPORTATION ISSUES

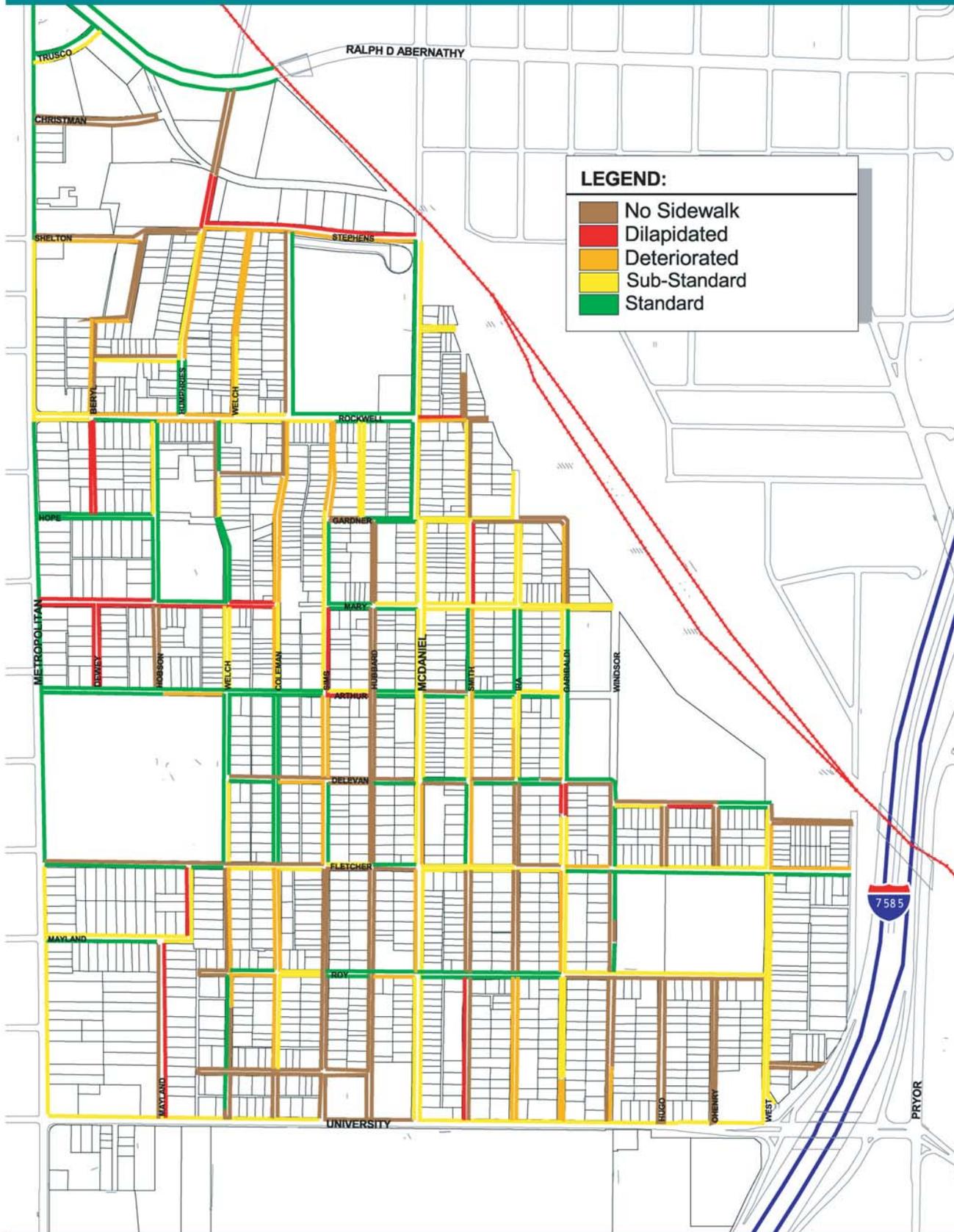
The Pittsburgh Neighborhood is bounded to the South and West by major four-lane roads University and Metropolitan Avenue respectively these provide the main entry ways into the area. The major internal neighborhood street is considered to be McDaniel Street which runs North South through the center of the community. The neighborhood is bounded to the East by the CSX Rail line and the interstate highway; although there several East West streets throughout the area there are no connections to the neighborhood to the east, Mechanicsville.

The neighborhood was originally developed as a traditional grid street pattern neighborhood. Most of the original street grid remains today in good condition, however there is a lack of clear pedestrian connections to major neighborhood destinations. Pedestrian access to neighborhood destinations such as the schools, Pittman Park, Salvation Army and others is impaired by the lack of a good sidewalk network. In general, there is a lack of street lighting and landscaping as well as crosswalks and bus shelters.

The above-mentioned assessment was made as part of the physical survey performed by the consultant team in attempt to categorize visible conditions of the street network in the neighborhood. The following designations were used:

Standard Street requires none or minor repairs Some landscaping/ general maintenance (\$0-\$10,000 of repair need)	Green
Sub-Standard Street requires some level of general repair Partial re-pavement needed/ curbs need repair ADA non-compliance (\$11,000- \$30,000 of repair need)	Yellow
Deteriorated Street requires major repairs such as: New Street Lights, major pavement repair Drainage issues (\$31,000-\$50,000 of repair need)	Orange
Dilapidated Street lacks pedestrian sidewalk/ sidewalk deemed unusable new construction needed (\$51,000+ of repair need)	Red
No Sidewalk Street has no visible sidewalk	Brown

EXISTING SIDEWALK CONDITIONS



PITTSBURGH COMMUNITY REDEVELOPMENT PLAN



SECTION 1.3 REDEVELOPMENT FRAMEWORK

Perhaps the most powerful means available to any local municipality in effecting change in older urban areas is the use of official “Urban Redevelopment Powers.” Before this aggressive tool is brought to bear in any area, it is critically important to objectively assess physical and demographic conditions to determine the level of “blight and distress” present.

ENABLING LEGISLATION

The State of Georgia enables the use of specific tools of redevelopment through the “Redevelopment Powers Law” (OCGA 36-44). This law allows the City of Atlanta to undertake specific actions to improve the “pubic health, safety, morals, and welfare” of a specifically designated and qualifying area. In order to enact these powers, the City Council must officially declare an area as qualified based on several indicators of “slum and blight.”

SUMMARY OF SLUM AND BLIGHT

According to State Law, there are numerous indicators of “slum” and “blight.” Some are parcel specific and some apply generally to an entire area. Based on the analysis of existing conditions the following are objective summaries of several key indicators of blight as they pertain to the Pittsburgh Neighborhood and as defined by State Law.

Indicator: Vacant Land

Any area shall be considered qualified for redevelopment powers: “...*which is substantially underutilized by containing open lots or parcels of land...*” (O.C.G.A. 36-44-3). As shown in table 21 the Pittsburgh Community contains 477 vacant parcels accounting for over 20% of the total acreage in the area.

Indicator: Structural Deficiencies

Any area shall be considered qualified for redevelopment powers: “...*which [has] a predominance of substandard, slum, deteriorated, or deteriorating structures...*” (O.C.G.A. 36-44-3). As shown in table 22 of this report, the Pittsburgh community contains 567 parcels in less than Standard Condition accounting for over 33% of the total parcels in the area.

Indicator: Lot Sizes & Layouts

Any area shall be considered qualified for redevelopment powers: “...*[having] a faulty lot layout in relation to size...*” (O.C.G.A.36-44-3). As shown in table 20 the Pittsburgh Community contains 1,430 parcels with illegal lot sizes as compared to existing zoning. These account for over 84% of the total parcels in the area.

Using the above indicators, 93% of the parcels in the Pittsburgh neighborhood suffer from at least one and in many cases more than one indicator of “blight”.

General Indicators of “Blight”

In addition to the parcel specific indicators outlined above, the Pittsburgh Community as a whole suffers from several other general indicators of “blight” including the following:

- As demonstrated in the population section of this report, the area has been steadily losing population.
- The presence of the railroad and its related industrial uses poses a noise and environmental pollution hazard for the neighborhood
- The presence of the railroad and its related industrial uses has resulted in faulty or inadequate street layouts and accessibility problems.

"BLIGHTED" PARCELS



PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

Pittsburgh Community Improvement Association

Prepared by: Urban Collage, Inc.

Huntley & Associates, Altamira Design and Common Sense, CHJP

800 0 800 Feet

Printed: December 2, 2000



PROPOSED AREAS FOR FURTHER STUDY

A public workshop was held on December 2, 2000 at the Pittman Park Community Center. The purpose of this meeting was to provide a public forum for the community stakeholders and interested parties to comment on the needs of the community. The planning team presented the existing physical and socio-economic conditions of the neighborhood that were gathered in the first phase this project. The workshop yielded six working groups, each of which generated a map of their vision of the future of Pittsburgh. Each group debated issues of future land use, transportation and sidewalk improvements, open space, housing, social services and public safety. At the end of the work session each group had an opportunity to present their map and vision to the group at large. The following is a summary of the consensus findings on future development projects generated during the workshop. The letters refer to the development areas shown in the following map. Each of these consensus projects have been further refined and described later in this report (Part 2.0).

Institutional

A. Ariel Bowen Memorial United Methodist Church:

This community anchor is looking at opportunities for church expansion within its existing block along Arthur Street. Partnerships for additional development in the church block may be studied, including housing rehabilitation/construction.

B. The Salvation Army:

The Salvation Army should partner with the neighborhood in developing additional community facilities that are accessible to the neighborhood residents. The Salvation Army may also be a partner in tackling housing rehabilitation and new infill construction in the blocks to the north and east of their existing facility.

C. Parks MS:

Parks Middle School is in need of additional parking areas and athletic facilities. There should be a partnership between the Atlanta Public Schools and any proposed development of the Crogman ES property to provide for an expansion of the Parks MS facility.

Mixed Use

D. Crogman ES:

The groups were somewhat divided on what should occur with the Crogman Facility some suggestions included:

- Seniors Facility
- High End Loft Development
- Affordable Housing
- Demolish Facility and give land to Parks Middle School
- Demolish Building and develop single-family residences

The general consensus agreed that additional land should be provided for parking/athletics/expansion of Parks MS. Strategies for development of the remainder of the Crogman block will be further studied as to the opportunities for new development, particularly housing.

E. Civic League Apartments:

The Civic League Apartments are in need of renovations and improvements. In conjunction with property across McDaniel Street, a mixed use project of housing and small scale retail could be developed as an attractive entry into the neighborhood.

F. University Avenue Mixed Use:

The southern side of University Avenue is acknowledged as an opportunity for additional employment opportunities with the redevelopment of the underutilized industrial properties. The northern side of the street poses, with its undulating topography, poses challenges to large scale development. However, small-scale office, retail, institutional and housing can be pursued along the corridor. Metropolitan Avenue Corridor also poses an opportunity for mixed use particularly small scale office space.

G. Northern Industrial:

The northern periphery of the neighborhood presents unique structures compatible with development of mixed-use housing/industrial/office development serving as a buffer to the single family core of the neighborhood.

Commercial

H. McDaniel Street:

There is a need for a neighborhood commercial core and this should occur at the intersection of McDaniel and Arthur Streets. The core should include, at a minimum, a bank and medical offices along with neighborhood retail. Off- street parking must be provided for these commercial uses.

I. Metropolitan Boulevard at University Avenue:

This intersection can be the site of additional commercial/institutional development at this highly accessible location.

Parks and Open Space

Neighborhood Parks:

Opportunities may exist in association with new housing development to provide new small scale open spaces.

J. Pittman Park:

- The park should be renovated including additional tennis courts, safety lighting and passive recreation amenities.
- The park should be made more accessible for community residents. Currently the park is not ADA (American with Disabilities Act) accessible.
- There is an immediate need for parking particularly during citywide swim meets.

K. Gideons Park:

The area between the Salvation Army and Gideons ES may provide an opportunity to develop a neighborhood park joining the two major institutions and creating an attractive location for new housing.

L. Railroad Buffer:

A green buffer is needed between Pittman Park and the Rail lines. Currently this area is not maintained properly and may pose a potential safety hazard for community residents primarily children.

Housing

Multi Family:

Multi family development should primarily be limited to the neighborhood's periphery, particularly the northwest part of the neighborhood. Some town homes may be developed compatible with the neighborhood.

M. Civic League Apartments:

Redevelopment of the Civic League Apartments would provide an attractive modern multi-family development inclusive of apartments, condominiums and town homes.

N. North Area Multi Family

New multi-family development serving as a buffer between the Northern industrial area and the single-family area to the south these parcels could be developed as an owner or rental project.

O. Single Family:

- The largest component of the plan will be strategies to protect existing residents and provide affordable single-family residences throughout the neighborhood.
- New infill construction should be accompanied by targeted rehabilitation on a block-by-block approach.
- The area east of Garibaldi Street and South of Pittman Park should be preserved as a single-family area. Larger-scale single family development could be appropriate in this area with good interstate access and open space amenities.

Streetscapes

P-U. Streetscapes:

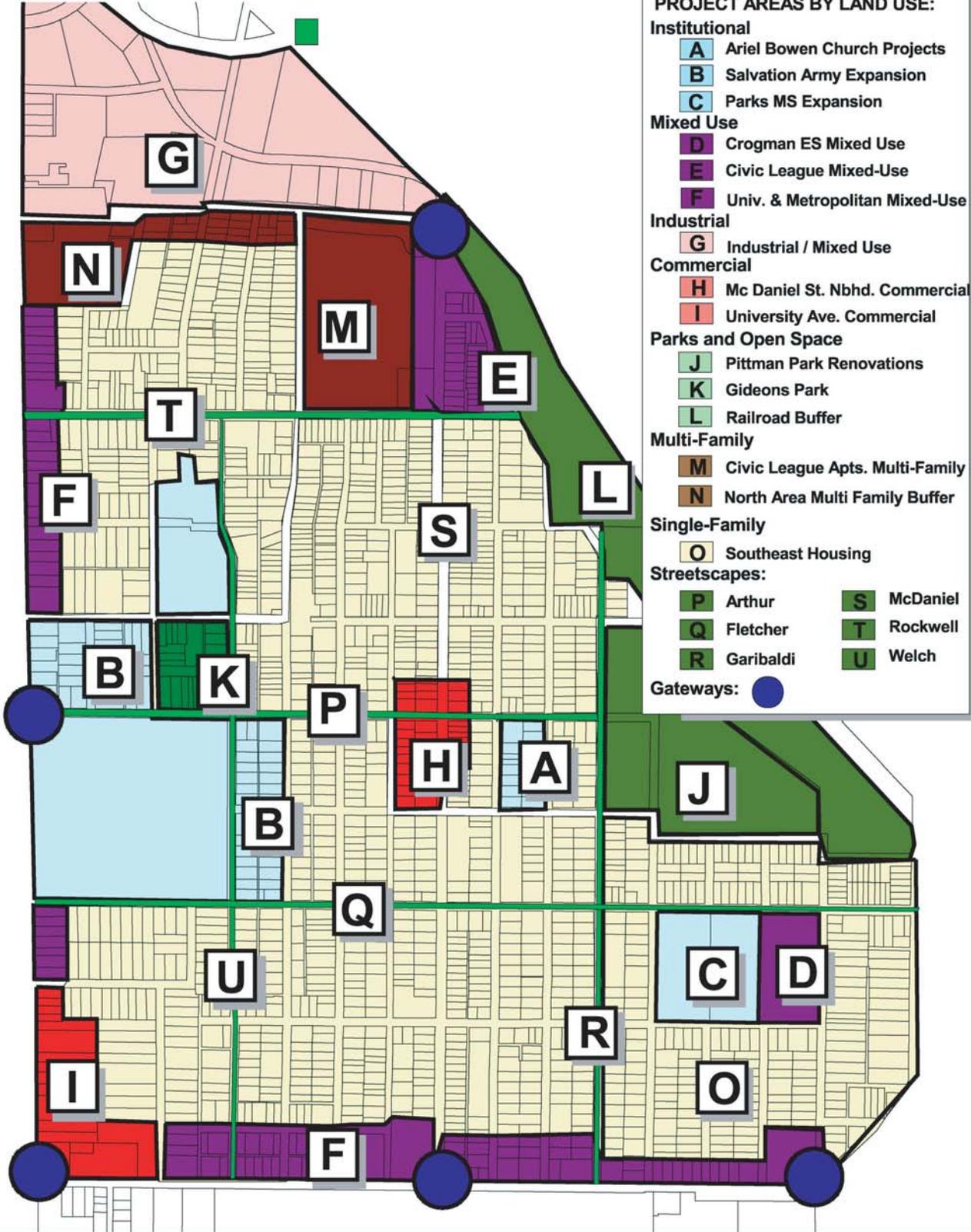
- Small community gateways should be developed along Metropolitan, McDaniel and University.
- Major streetscape improvements should be focused on the following streets: Arthur, Fletcher, Garibaldi, McDaniel, Rockwell, Welch. These should include pedestrian lighting, street trees, crosswalks and street signage.

Gateways

There was an interest to physically define the community with entry gateways. Five locations were outlined as possible gateway projects at the following intersections:

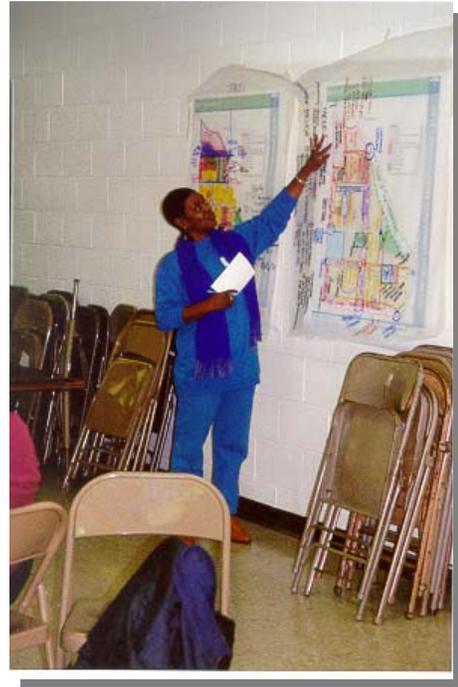
- McDaniel at the Railway Crossing
- Arthur and Metropolitan
- University and Metropolitan
- McDaniel and University
- University and the Interstate

DEVELOPMENT PROJECTS



COMMUNITY WORKSHOP

Team Presentations



Pittsburgh Community Improvement Association

Prepared by:

Urban Collage Inc., Huntley & Associates, Altamira Design and Common Sense, CHIP and Assoc.

SECTION 1.4 GOALS AND OBJECTIVES

The Oversight Committee together with the planning team developed specific goals and objectives for the Pittsburgh Redevelopment Plan. These goals and objectives were based on the local knowledge of the oversight committee and the existing conditions analysis performed by the planning team. Goals and Objectives were developed for the following planning elements:

- Traffic and Transportation
- Social and Human Services
- Public Safety
- Housing
- Economic Development
- Organizational Development/ Capacity
- Historic Resources
- Community Services and Facilities
- Land Use
- Parks and Open Space

TRAFFIC AND TRANSPORTATION

The Pittsburgh community's redevelopment should increase the efficiency of existing streets and arterials, through better traffic management techniques and higher levels of maintenance. It should also provide for transportation choices such as bikes, walking, and public transit, and improved connections between the community, the rest of the City, and the region.

Goal: Improve the public streets, right-of ways and access to public transportation to create a more pedestrian friendly community and allowing an easier flow of traffic;

Objectives:

1. Develop an overall plan to promote a pedestrian friendly community and alternatives to automobile travel;
2. Create safe pedestrian crossings at intersections;
3. Install speed breakers to enhance safety by controlling speed in the community;
4. Incorporate adequate and visible signs and signals to alert pedestrians and drivers of travel requirements;
5. Offer better quality of streets by improving street surfaces, width, curb, and sidewalks;
6. Improve access to mass transit;
7. Encourage development that minimizes on-street parking;

SOCIAL AND HUMAN SERVICES

Existing community facilities can be enhanced and partnerships developed to expand social and human service opportunities for Pittsburgh residents.

Goal: To provide a network of social services and cultural activities that are responsive to the needs of community residents;

Objectives:

1. Expand, promote and develop youth development programs and services;
2. Promote and develop senior citizen programs and services;
3. Identify and develop new partnerships and sites for social services in the community;
4. Expand health services and the capacity of community-serving organizations and educational programs by strengthening community and faith-based relationships, and establishing partnerships with existing agencies;

PUBLIC SAFETY

Pittsburgh residents understand public safety includes law enforcement, and also crime and accident prevention. Safety is enhanced through proper lighting, design, and maintenance of public spaces. Crime prevention begins with citizens who feel a connection to each other and their community, and are properly educated about prevention measures.

Goal: Make our community safe and livable through education, crime prevention, and improved services;

Objectives:

1. Educate and build partnerships between the police and the community on anti-crime measures, so as to significantly reduce drug trafficking, prostitution, and other types of criminal activity;
2. Increase law enforcement's presence and activity in high crime areas, and its connection to the community;
3. Require owners to clean and maintain vacant buildings and lots;
4. Factor safety into the design of new developments and the redesign of existing developments;
5. Encourage improved fire protection and emergency services. Upgrade and maintain the community's infrastructure, street lighting, and sidewalks;
6. Identify opportunities for drug treatment.

HOUSING

Pittsburgh lost people and housing units over the last decade, and dilapidated housing and overgrown vacant lots are clear evidence of the need for renewal. Redevelopment efforts can exploit readily available land, a significant stock of standard single-family housing, and high owner occupancy to create new housing opportunity and choice.

Goal: Increase and facilitate Homeownership

Objectives:

1. Promote mixed housing types, and mixed income development;
2. Promote mortgage lending in the area and home-buyer education;
3. Provide increased opportunities for homeownership by new construction and renovation of vacant properties;
4. Develop design standards and zoning requirements that would facilitate infill development within existing neighborhoods;
5. Preserve, enhance and improve existing housing stock.

ECONOMIC DEVELOPMENT

Pittsburgh's location advantages and potential labor force should be part of strategies to reduce the area's high incidence of poverty and unemployment. Population growth spurred by redevelopment can help revive commercial and business activity in the community.

Goal: To increase the number of viable commercial and retail businesses through new construction and renovation, providing community oriented services, to improve the commercial competitiveness of the area and provide new job opportunities for area residents, and Metro Atlanta residents in general.

Objectives:

1. Provide incentives and new or renovated commercial and retail spaces that encourage diverse business/entrepreneurship opportunities in the area, while respecting the traditional neighborhood fabric;
2. Promote job training and placement programs and other incentives to encourage hiring of community residents;
3. Promote convenient access to businesses and professionals that provided needed goods and services to community residents, such as physicians, lawyers, pharmacies, and retail grocery outlets.

HISTORIC RESOURCES

Pittsburgh's history and cultural heritage going back to the 19th century have determined present conditions and will influence future development. Fulfillment of residents' desires to recreate the prosperity, stability, friendliness, and pride of Pittsburgh's past can be helped by documentation of events and historic resources, and a careful preservation strategy.

Goal Continue and expand a program of historic documentation in the Pittsburgh neighborhood.

Objectives:

1. Implement a Census of buildings in the Pittsburgh neighborhood to determine the historic significance of the built environment;
2. Establish a history project; to include the oral, visual, and physical history of the Pittsburgh neighborhood;
3. Develop a partnership with the Atlanta University Center and the appropriate historic preservation offices to identify opportunities for community development and tourism initiatives based on historic resources in the Pittsburgh neighborhood;

COMMUNITY FACILITIES

Pittsburgh has been comparatively well served with schools, although because of the community's population losses over past decades, several are closed and in disrepair. Other types of services and facilities need upgrading.

Goal: Make Pittsburgh's public schools and other publicly provided facilities adequate and responsive to community needs;

Objectives:

1. Support excellence, efficiency, and high student achievement within Pittsburgh's public schools;
2. Encourage expanded community enrichment programming, through better coordination and cooperation with and among neighborhood social, cultural, and community improvement groups;
3. Support construction of a new community center to house expanded services, recreation programs, and community-oriented activities;
4. Encourage demolition, and adaptive reuse of obsolete facilities to support community housing and redevelopment objectives;
5. Support regular communication between the community and local public works agencies and utilities on their programs and projects affecting Pittsburgh;
6. Help assure free and convenient access to ideas and information by encouraging expanded use of existing school libraries and technology centers by the broader community;

LAND USE

Creating a "city-within-a-city" suited for both living and working will require design standards, zoning, and public review processes that are modern, efficient and supportive of redevelopment and preservation.

Goal: Develop a comprehensive mixed land use plan to improve the physical and visual appearance of the Pittsburgh community, which will enhance the quality of life.

Objectives:

1. Support enforcement of regulations limiting signs, billboards, and other outdoor advertising that contributes to visual clutter;
2. Promote cleanup, redevelopment, and maintenance of public streets, sidewalks, and utility easements;
3. Create clear gateways into the community; Encourage public policies that facilitate land assembly and financing for new housing and other redevelopment;
4. Support zoning and development regulations that provide for a variety of housing options, giving highest priority to single family detached housing;
5. Use urban design standards to promote architectural consistency, pedestrian access and mobility, and landscaped and planted buffers between residential and non-residential land uses;
6. Encourage redevelopment of vacant or under-utilized properties to introduce office, commercial, and mixed land uses that are compatible with housing;

7. Develop a strategy and community education process to facilitate redevelopment of vacant, abandoned, or tax delinquent properties.

OPEN SPACE

The Pittman community would like to beautify its neighborhood one way of achieving this interest is by developing small pocket parks as well as protecting and maintaining the community's current resources.

Goal: To create accessible open space throughout the Pittsburgh neighborhood.

Objectives:

1. Create Pocket Parks;
2. Explore open space opportunities within existing public facilities;
3. Upgrade existing recreation sites;
4. Develop open space walking tracks;
5. Provide pedestrian linkages throughout the neighborhood;
6. Create Tot Lots;
7. Interface with other institutions for recreation opportunities;
8. Explore state initiatives for Green Space programs;
9. Use the train track right of way for open space and potential parking;
10. Explore open space opportunities on vacant land

PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

THE PITTSBURGH COMMUNITY IMPROVEMENT ASSOCIATION



2 PART 2: Pittsburgh Redevelopment Plan Elements



Issued: September, 2001

Prepared by:
Urban Collage Inc., in association with
Huntley & Associates, Altamira Design and Common Sense, CHJP and Assoc.



PART 2

II. PITTSBURGH REDEVELOPMENT PLAN ELEMENTS

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SECTION 2.1 FRAMEWORK SUMMARY

OVERVIEW

Part one of this plan, *the Issues and Opportunities Report*, documents the existing conditions in the Pittsburgh neighborhood as they relate to the physical, social and regulatory circumstances. A series of tables and narratives summarize the existing conditions based on elements of current land use, building condition, socio economics, demographics and zoning. Part 2.0 builds on this existing conditions data and the results of the public workshop to create the structure for the revitalization of the Pittsburgh Community and describes the proposed land use and the specifics of each of the proposed redevelopment projects. Part three illustrates the implementation and phasing strategies to make this plan a reality.

REDEVELOPMENT PLAN DESIGN APPROACH

The vision for the redevelopment plan as developed by the Pittsburgh Community during the first phase of this project states:

“Pittsburgh will be a unique, historical, and diverse community that promotes homeownership, economic and community development, public safety, education, recreation and community pride...a “city within a city”

The design approach to the redevelopment of the community is based on this vision. As such, the plan strives to develop Pittsburgh into a sustainable community in which residents can live, work and play. To accomplish this task the plan first builds upon the community’s existing resources such as its long time residents, single-family housing stock, Pittman Park, neighborhood schools and community and religious institutions. It focuses on these assets to launch the process by for example, providing economic development incentives for the redevelopment of the existing housing stock and improving the recreational amenities of the park. Secondly, it incorporates opportunities to attract new residents and business owners by establishing areas for new single-family infill and new neighborhood commercial and office space.

As fully described later in Part 2.0 the plan proposes twenty seven redevelopment projects. Ultimately, they will provide residents with job-producing industrial properties, live work housing opportunities, a neighborhood commercial core, new single family infill dwellings, passive and active recreational areas as well as several public infrastructure improvement projects. These projects have been strategically located throughout the community to afford adequate pedestrian and vehicular access to commercial areas and to buffer industrial uses from single-family homes. The intent is to develop a sensible long-range land use plan that can guide future community development and preserve the single-family character of the neighborhood.

In addition, the plan incorporates economic development projects currently in progress in the area to ensure quality development and compliance with the plan objectives. As of summer of 2001, six major economic development projects will be underway within the Pittsburgh Community proper. These projects include new multi-family, industrial property redevelopment, infrastructure improvements, and a community facility.

SECTION 2.2 FUTURE LAND USE PLAN

PROPOSED LAND USE PLAN

The following section describes the overall planning approach for the Pittsburgh Community Redevelopment Plan with respect to Future Land Use, Civic Improvements and Transportation. Only the general concepts are described herein. Detailed information on specific projects is provided in sections 2.3 and 2.4, which describe the proposed redevelopment and the civic improvements projects. The overall approach to plan implementation and partnerships can be found in Part 3.0 of the redevelopment plan.

The Pittsburgh Community Redevelopment Plan seeks to provide a long-term land use concept based on existing land use patterns but one that enhances the opportunities for living, working, shopping, worshiping and playing. To that end, the plan proposes a land use vision that is comprised of seven conceptual categories as shown on the map. The Land Use Plan is designed as a generalized blueprint for the future and in most cases implies a plan of action to achieve the vision. Please refer to the Proposed Land Use Plan on page 2.7.

Civic:

A major component of the Pittsburgh Community is the abundance of religious and community institutions. These institutions provide social and community services for the existing residents and can become active partners in the revitalization of the neighborhood. The proposed land use plan shows a reduction of institutional acreage. The reason for this reduction is the intent to show a long-range plan that concentrates land uses by area and promotes single-family development. This is not to say that any such institutions will be required to be relocated. However, if in the future an institution wishes to relocate, the future land use plan creates a framework whereby these parcels can return to a single-family land use. The proposed actions for these areas include:

- Rehabilitate existing faith-based institutions
- Enhance Pittman Park
- In some cases, expand existing institutions and community programs
- In some cases, develop new community facilities
- Rehabilitate existing schools
- Seek out creative partnerships between the public and private sector to further community objectives

Mixed-Use:

In addition to the commercial uses mentioned above, the plan provides the allocation of two areas to be developed as mixed-use projects. These projects seek to offer live-work opportunities for both existing and future residents. The proposed actions for these areas include:

- Adaptive reuse of existing structures to create new “live-work” studios for professionals and artisans
- Develop new projects that contain both housing and non-housing uses
- Convert existing underutilized industrial spaces into commercial and residential lofts

Industrial:

The Pittsburgh community includes several industrial properties around the McDaniel and Stephens Street intersection, near the railroad line. Although a number of these properties are active a large portion of these buildings are underutilized. Once revitalized these areas will become a positive economic base for the community and can provide numerous job opportunities for neighborhood residents. In addition to this industrial area in the north, the southern portion of University Avenue is a high priority for redevelopment as an industrial corridor. The proposed actions for these areas are:

- Rehabilitate many existing industrial uses including improved landscape buffering and property maintenance
- Develop partnerships with existing industries for job training programs
- Provide the necessary infrastructure upgrades to attract industrial businesses to the area
- Provide shared parking areas for a variety of industrial uses

Commercial:

A fundamental concept of this redevelopment plan is the provision of a neighborhood commercial core for existing residents, new residents and visitors to the area. The centerpiece of this concept is the creation (or enhancement) of a “Neighborhood Center” that is pedestrian-friendly and small-scale. This neighborhood center is intended to re-establish the original small neighborhood character of the area. The plan also provides a zone of larger commercial retail at the intersection of Metropolitan and University of Avenues. This larger scale retail is intended to provide job opportunities and additional shopping convenience for the existing residents and surrounding neighborhoods. The proposed actions for these areas include:

- Rehabilitate existing buildings for retail and office uses
- In some cases, demolish and/or reconstruct underutilized structures
- In many cases, provide opportunities for a mix of uses within the same property (e.g., retail, services, offices, loft housing, etc.)
- Improve the pedestrian environment through streetscapes, street furniture, utility burials, signage, and new plazas
- Provide small business assistance to existing and new entrepreneurs
- Conduct collaborative marketing efforts to ensure healthy tenant mixes

Multifamily Residential:

A sustainable community must offer a variety of living accommodations to provide housing for people who may not desire or be able to afford homeownership such as students, young couples and the elderly. The proposed land use plan focuses multifamily residential land uses to the north part of the neighborhood. This is an effort to both allow for this type of land use and to provide a land use buffer between the industrial uses to the north of the study area and the surrounding single family sections. In addition, the plan encourages the renovation of the vacant Crogman ES building into an affordable senior citizen apartment facility on the southeast section of the neighborhood. In total, land use designated for multifamily use is being reduced significantly. This is due primarily to the predominance of small-scale apartments that area currently scattered throughout single-family areas but which will not be allowed in the future. The proposed actions for these areas include:

- Focus multi-family development in the north area of the community as a buffer from industrial land uses
- Rehabilitate existing apartment units
- Rehabilitate Crogman ES as a senior citizens affordable apartment facility
- In some cases, demolish and reconstruct new multi-family units such as town homes and garden apartments

Single-Family/ Multi Family

The plan proposes a transitional area for the parcels east of Metropolitan Avenue of short-term single-family, long term town home development. The plan wishes to preserve the existing single-family character of these parcels but offer the long term opportunity to provide additional densities on this otherwise major City Corridor. The proposed actions for these parcels include:

- Rehabilitate existing single-family houses
- Acquire vacant lots to construct infill single/ multi family homes
- In some cases, acquire unoccupied houses for rehabilitation
- Provide opportunities for long-term town home development

Single-Family Residential:

The existing single-family residential character of this neighborhood is perhaps the area's greatest asset. It must be preserved and aggressively rehabilitated to provide opportunities for increased homeownership. The plan subdivides single-family infill and redevelopment into five focus areas. The intent is to encourage a critical mass of revitalization in each area. The proposed actions for these areas include:

- Rehabilitate existing single-family houses
- Acquire vacant lots to construct infill single-family homes
- In some cases, acquire unoccupied houses for rehabilitation

- In limited instances, demolish houses that are a severe public safety hazard
- In a few instances, convert multifamily and non-residential properties to homeownership over time
- Educate homeowners as to availability and applicability of existing rehabilitation programs

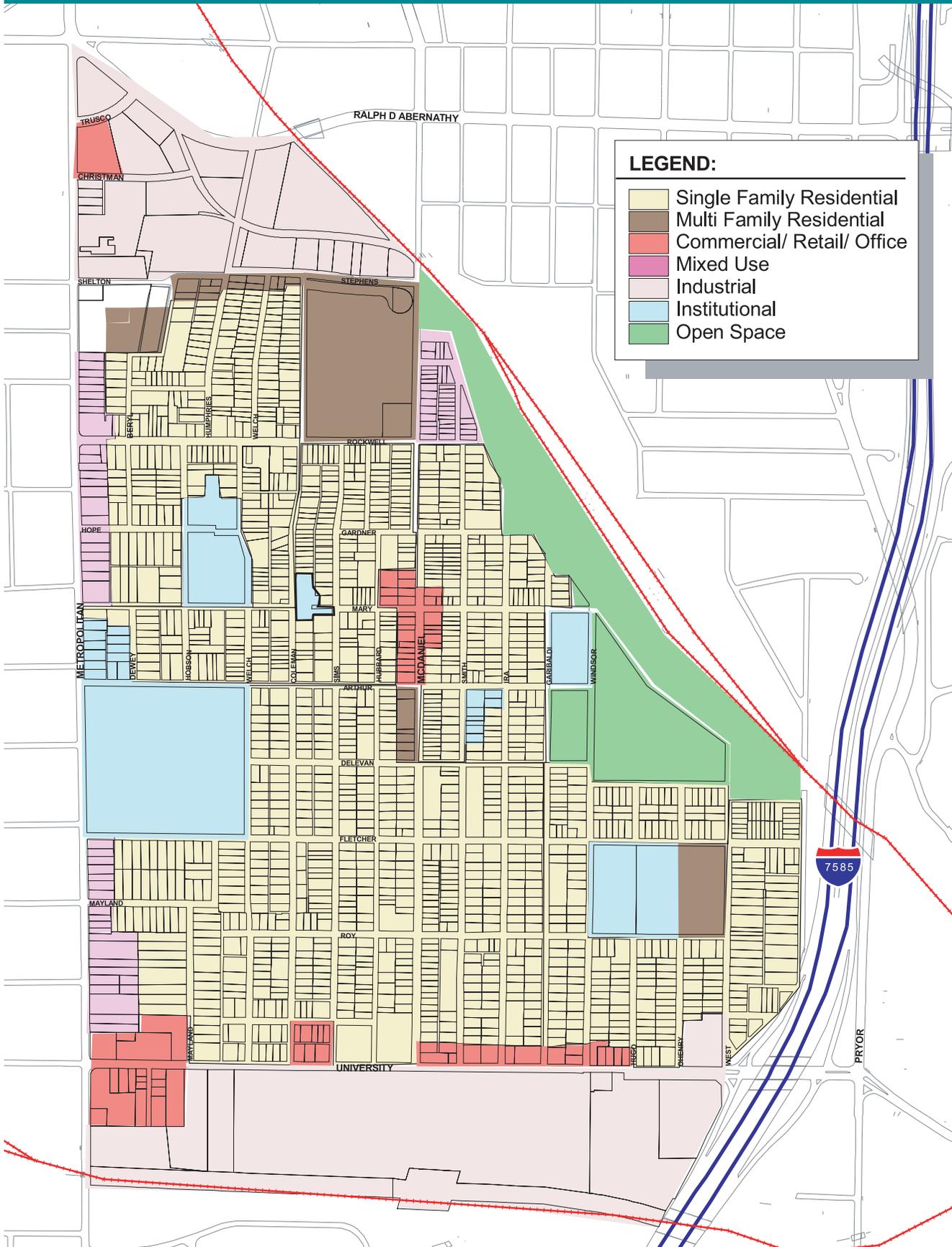
Open Space & Recreation:

The Pittsburgh Community enjoys the fortune of having an active recreational park as part of their neighborhood boundaries. However, this facility is not readily accessible to all areas of the neighborhood because of its eastward location. The Future Land Use plan proposes to enhance the park while providing a few additional opportunities for passive recreation parks in more accessible areas. Included in the plan is a green buffer between the existing Southern Railroad tracks and Pittman Park. However, this area is not accounted for in the open space acreage because it is not intended for physical use but as a visual buffer and sound barrier. Actions include:

- Rehabilitate the community center at Pittman Park
- Enhance the existing athletic facilities
- Improve amenities and access to the existing park
- Develop community groups to protect open space
- Develop partnerships to provide additional recreational services in the community
- Develop streetscapes that link and provide access to recreational areas of the neighborhood.

PROPOSED LAND USE PLAN

N



PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

Pittsburgh Community Improvement Association

Prepared by: Urban Collage, Inc.

Huntley & Associates, Altamira Design and Common Sense, CHJP

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Printed: December 2, 2000



SECTION 2.3 REDEVELOPMENT PROJECTS

REDEVELOPMENT PROJECTS

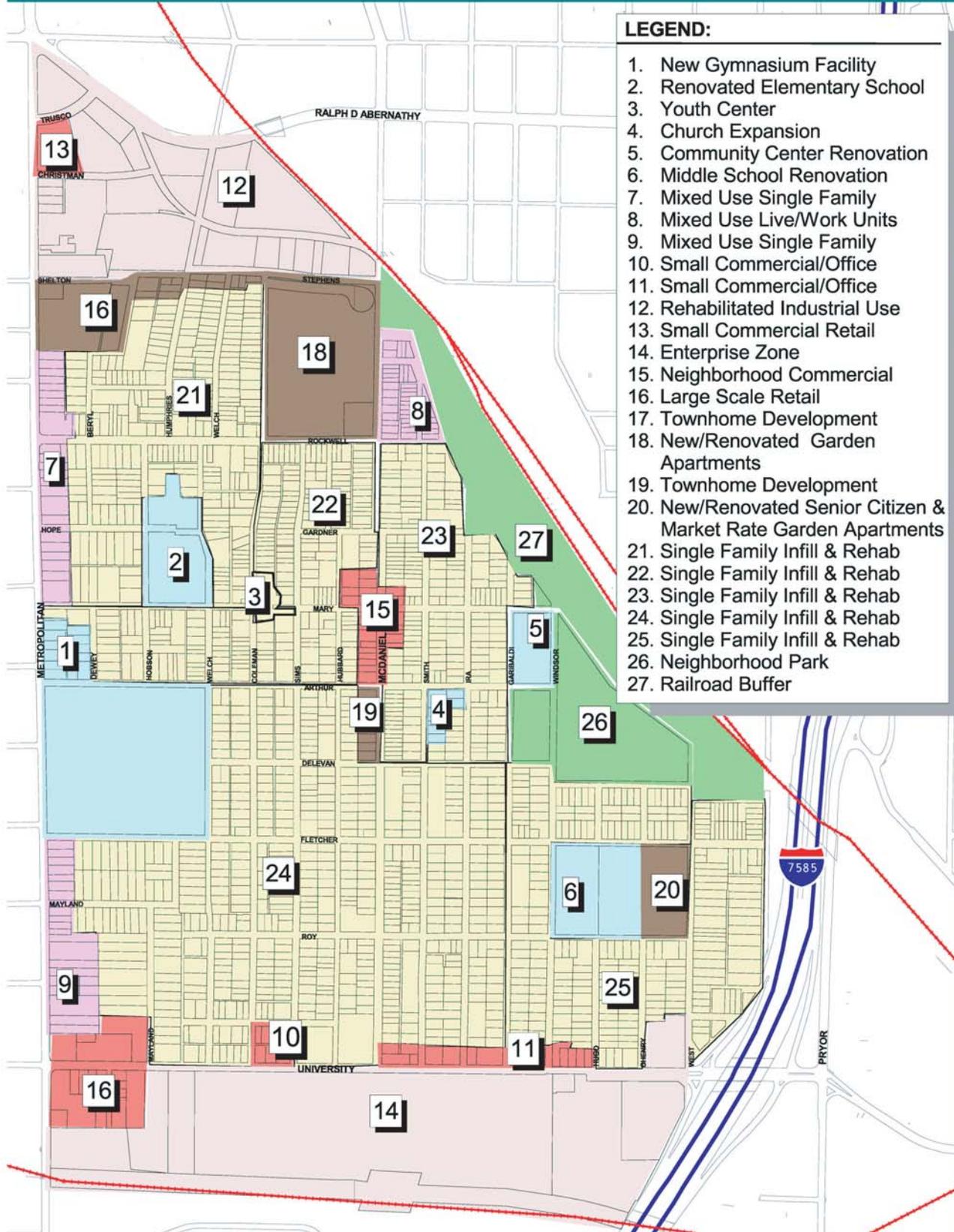
As mentioned in the preceding sections the main purpose of this redevelopment plan is to provide a long-range comprehensive land use plan that will guide future development in the area to keep within the neighborhood’s vision. To this end the redevelopment plan process generated 27 distinct **Redevelopment Projects** that build on the neighborhood’s strengths and opportunities as shown in Part I of this plan. **Redevelopment Projects** are defined as projects that require the use or redevelopment of “real property” (as opposed to projects within the public right-of-way; as described in Section 2.4). The breakdown by land use of these projects is as follows:

▪ Civic:	6
▪ Mixed Use:	3
▪ Industrial:	2
▪ Commercial:	5
▪ Multi-Family:	4
▪ Single Family Areas:	5
▪ Parks and Opens Space:	2
	<hr/>
	27*

This following narrative describes the types, quantities and implementation needs for each project area in detail. Please refer to the Redevelopment Project Map for the physical location of each individual project. It is important to note that the physical conditions analysis used to develop these projects was made based on numerous windshield surveys, stakeholder interviews and community input. As projects requiring the use of “real property,” each of the **Redevelopment Projects** represents an informed approach to revitalization and will be subject to all official Urban Redevelopment processes as described in Part 3.0 of this report and as enabled by State law. However, as individual projects are implemented and as unforeseen conditions arise, it may be necessary to refine the specifics on a case-by-case basis. In such cases, it may be necessary to amend this plan through procedures as promulgated by the Atlanta City Council and the Mayor.

REDEVELOPMENT PROJECTS

N



LEGEND:

1. New Gymnasium Facility
2. Renovated Elementary School
3. Youth Center
4. Church Expansion
5. Community Center Renovation
6. Middle School Renovation
7. Mixed Use Single Family
8. Mixed Use Live/Work Units
9. Mixed Use Single Family
10. Small Commercial/Office
11. Small Commercial/Office
12. Rehabilitated Industrial Use
13. Small Commercial Retail
14. Enterprise Zone
15. Neighborhood Commercial
16. Large Scale Retail
17. Townhome Development
18. New/Renovated Garden Apartments
19. Townhome Development
20. New/Renovated Senior Citizen & Market Rate Garden Apartments
21. Single Family Infill & Rehab
22. Single Family Infill & Rehab
23. Single Family Infill & Rehab
24. Single Family Infill & Rehab
25. Single Family Infill & Rehab
26. Neighborhood Park
27. Railroad Buffer

PITTSBURGH COMMUNITY REDEVELOPMENT PLAN



Civic Projects

Civic Redevelopment Projects include religious, social and community service facilities. The Pittsburgh neighborhood encompasses several social and religious institutions. Some of these institutions have expressed a need for physical expansion. The list below describes the extent of these expansions and their project use.

1. New Multi-Purpose Facility

The Salvation Army is in the process of developing a new multipurpose facility at the corner of Metropolitan Avenue and Arthur Street. This building is intended to serve the Salvation Army population as well as provide out-reach services for the Pittsburgh Community. The Salvation Army is currently raising capital funds for the construction of this facility and developing construction documents. The building program, for this approximate 22,000 square foot facility, includes:

- Chapel
- Fellowship Hall
- Gymnasium
- (8) Classrooms
- Kitchen
- Fitness Center
- Office Space
- (37) Parking Spaces

1. Multi Purpose Fac.
Proposed Use:
Recreation
Square Feet: 22,000

2. Renovated Elementary School

The Atlanta Public School through the SPLOST (Special Purpose Local Option Sales Tax) performed a complete renovation of Gideons Elementary School. The renovation of this 75,000 square feet facility included among other things all classroom areas, kitchen and cafeteria, administrative areas, ADA compliance for restrooms, mechanical and electrical systems update. The student population moved into the renovated facility in January of 2000. Minor maintenance and warranty construction issues are currently on-going.

2. Elementary School
Proposed Use: School
Square Feet: 75,000

3. Youth Services

The Pittsburgh Community Improvement Associations (PCIA) is working with local youth services organizations to redevelop the Church facility located between Coleman and Sims Streets at the Mary Street Intersection. PCIA is interested in developing this facility as a Youth Service Center to serve the surrounding community. This building is made up of two structures connected by a breezeway. The main building, a 7,426 square facility, the building may house the following:

- Sanctuary
- Men's and Women's Restrooms
- Classrooms
- Office Area
- Storage

3. Youth Services
Proposed Use: Out Reach Program
Square Feet: 9,300

The smaller 1,874 square foot building can accommodate:

- Kitchen

- Eating Area
- Small Classrooms
- Restrooms

4. Church Expansion

The Ariel Bowen Church, located at the corner of Arthur and Ira streets, is looking at opportunities for church expansion within its existing block. This community anchor has been an active member of the redevelopment plan process. Partnerships for additional development in the church block have been considered including housing rehabilitation and new single-family construction.

4. Church Expansion

Proposed Use:
Religious services

Square Feet: TBD

5. Community Center Renovation

The Pittman Park Community Center is a two-story 20,000 square foot facility housing a large multi-purpose room, several classrooms, a small kitchen and some office space on the upper level with restrooms, access to the pool and smaller meeting rooms on the lower level. Currently the building is in need of some minor renovation as well as the addition of an elevator to access the lower floor. This facility offers services for the community as a whole. Nonetheless, a scheduling separation between senior and youth services is necessary. Currently these two populations cannot be served within this facility. The City of Atlanta Parks and Recreation Department has committed to look at the maintenance issues within this building including the need to provide an access elevator.

5. Community Center

Scope Of Work:
Full Renovation

Square Feet: 20,000

6. Middle School Renovation

Parks Middle School is an Atlanta Public Schools facility located at the corner of Hugo and Fletcher Streets. This 69,600 square foot facility is in need of renovation. The Atlanta Public School System through the Build Smart¹ program is in the process of accessing the needs at this facility as well as analyzing its current and projected enrollment needs. At its current student population the building will require an additional ten classrooms. An addition of approximately 13,650 square feet would accommodate the ten-classroom need. The school is also in need of improved athletic facilities. The Atlanta Development Authority in conjunction with the redevelopment of Crogman ES (see Project #20) as a multi-family facility will help improve the playing field that lies between the two facilities.

6. Middle School

Scope Of Work:
New Classroom
Addition & Open
Space Improvements

Square Feet
13,650 New

Mixed Use

The term “mixed use” describes a building configuration that allows for multiple uses to coexist within the same project. Typically, it describes a live/work unit where an owner can have a small professional office on the first floor and his/her dwelling unit on the second floor. Although the Pittsburgh community currently does not have this type of land use, it does have several properties that would be ideal for mixed-use development. The most valued characteristic of this type of development is that it offers an opportunity for new and existing residents to both work and live within the community.

¹ A comprehensive facilities master plan of the Atlanta Public School System.

7. Mixed Use/ Single Family Preservation/ Town Homes

The redevelopment plan calls for the rehabilitation of the parcels east of Metropolitan Avenue within the Pittsburgh Neighborhood between Middle and Arthur Streets. The intent here is to preserve the single-family character of this area but allow for a variety of long-term uses including office or multi-family uses within existing the single-family structures. This will necessitate a landscape buffer between adjacent single-family homes east of the project area. In addition, parking accessed from a common alley in the rear will have to be developed.

7. Mixed Use
Proposed Use:
Single/Multi Family
Of Units: 4

8. Mixed Use Live Work Units

The area located at the corner of Stephens and McDaniel streets across from the Civic League Apartments offers a great opportunity to develop live/ work units within the neighborhood. These units would be developed as fee-simple two-story buildings with small commercial uses on the first floor and living units above. The intent is that owners of these units can reside above their office or gallery spaces. The plan proposes 22 of these for-sale units. This will provide approximately 26,400 SF of retail 22,000 SF of living space and 71 parking spaces. The shared parking area shown in the back of the units will serve as a buffer from the Norfolk Southern Rail Line.

8. Mixed Use
Proposed Use:
Live/ Work
Square Feet: 26,400
Of Units: 22

9. Mixed-Use Increased Residential Density

Similarly to project area #7, the redevelopment plan calls for the rehabilitation of the parcels east of Metropolitan Avenue within the Pittsburgh neighborhood between Fletcher Street and Mayland Avenue. The intent for this area is to preserve the existing single-family structures while allowing them to convert to more retail-oriented uses over time. This will necessitate a landscape buffer between adjacent single-family homes east of the project area. In addition, off-street parking will have to be developed.

9. Mixed-Use
Proposed Use:
Single/Multi Family
Of Units:
5 New Units
5 Renovated Units

10-11. Mixed-Use Commercial Retail

The Southern portion of University Avenue is a City of Atlanta Industrial Enterprise Zone. Currently the City is planning on widening and landscaping University Avenue to encourage additional industrial development on the south side. Taking advantage of this capital improvement, the redevelopment plan proposed that some of the areas along the north side of University be developed as small-scale commercial uses. This includes the development of (2) two story commercial buildings of a total square footage of approximately 6,400 SF. As well as four additional office/ retail buildings on the eastern section of University of approximately 18,700 square feet. Parking will be provided to the rear as will a landscape buffer to minimize the impact to adjacent single-family homes.

10-11. Mixed-Use
Proposed Use:
Commercial/ Retail
Square Feet: 6,400
18,700

Light Industrial

There are several active light industrial land uses in the northern portion of the neighborhood. However, some of the parcels remain underutilized. The revitalization of these properties can attract job-producing companies to relocate to this area. In addition to the parcels in the northern section of the neighborhood the area south of University Avenue is included in the City of Atlanta Industrial Enterprise Zone.

12-13. Rehabilitated Industrial Zone

The northern most portion of the neighborhood has historically been dominated by industrial uses. Although there are several viable companies located in this area a majority of the properties remain underutilized. The redevelopment plan proposes the development of a more integrated and ecologically sound industrial village park. Parking facilities will be shared among the various enterprises to avoid the development of unsightly surface parking lots and maximize on property build out. It will be of critical importance to rehabilitate and redevelop these properties in an attractive manner due to their highly visible location.

12-13. Industrial Zone

Proposed Use:
Industrial Office Park

Square Feet: TBD

14. Enterprise Zone

The southern portion of University Avenue is currently designated as a City of Atlanta Industrial Enterprise Zone² (1999). Designation as an enterprise zone affords a variety of tax incentives to induce large companies to relocate their facilities. The companies in turn provide economic development opportunities for their surrounding neighborhoods. In addition to the job creation benefit for the community, these companies create a further need for retail services to meet the demands of an increased employment base. The plan shows a potential build out for this area of nine two story buildings at 30,000 SF each with its associated parking spaces. Currently, United Parcel Service (UPS) is in the process of locating a major service center on this parcel.

14. Enterprise Zone

Proposed Use:
Industrial/Office

Square Feet: TBD

Commercial

There are several individual commercial properties located around the Pittsburgh Community. The community expressed a desire to create a physical mass of commercial property in a centralized area of the community as well develop some job-generating large scale retail services for the community at large along the periphery of the neighborhood.

15. Neighborhood Commercial

The plan proposes to develop a neighborhood-scale commercial node at the intersection of McDaniel and Mary Streets; considered by many the heart of the community. This location affords good access not only from within the neighborhood but also from other bordering neighborhoods. The intent is to develop a core of commercial properties with shared parking to the rear with the street frontage devoted to outdoor seating and other pedestrian amenities. The plan shows the development of 5 commercial buildings including one major retail building of approximately 4,000 sq feet and four smaller 1,500 SF facilities. In addition, existing commercial properties in the area will be rehabilitated.

15. Nbd. Commercial

Proposed Use:
Commercial/ Retail

Square Feet: 10,000

² An Enterprise Zone is a designated boundary within a depressed area where to encourage private investment the City and County may abate ad valorem taxes on new development, rehabilitation and certain inventories.

16. Large-Scale Commercial

The community expressed a desire to develop some job-generating commercial retail services. The plan proposes that the parcels at the intersection of University and Metropolitan Avenues be developed as an attractive mid- or big-box retail center. This intersection offers great visibility for such a commercial building. The plan calls for the rehabilitation of an existing facility with an additional adjacent facility for a total of 73,085 square feet of retail. 138 parking spaces are shown off Metropolitan Avenue.

16. Large-Scale Commercial

Proposed Use:
Big-Box Retail

Square Feet: 73,085

Multi-Family

The Pittsburgh neighborhood currently has one large multi family property and several smaller rental properties scattered throughout the neighborhood. The redevelopment plan primarily concentrates multi-family development along the northern boundary of the neighborhood. These projects offer town home and garden apartment style housing. The redevelopment of Croghan Elementary as a multi-family facility is seen as an economic development incentive for new residents to move into the area to this historic neighborhood landmark.

17. Town Home Development

The plan proposes the development of 50 two-story town home units along Stephens Street. These town homes units offer a natural buffer between the light industrial uses on the Northern part of Stephens and the single-family neighborhood behind them. These two-story town homes are approximately 1,100 square feet in size with parking in the back of the units.

17. Town Homes

Proposed Use:
Townhomes

Of Units: 50

18. Renovated Garden Style Apartments

The Civic League Apartments are in need of renovation. This multi-family apartment facility needs to be updated to serve the current needs of renters. The redevelopment would include several amenities such as a private park as well as an outdoor pool and recreation area. The park associated with the development could also serve as an active recreational park for the community at large. The total number of renovated apartments will vary according to the desired apartment mix. *(For planning purposes 300 units were used)*

18. Apartments

Proposed Use:
Garden Apts

Of Units: TBD

19. Town Home Development

The area south of the proposed neighborhood commercial node is characterized by small single-family homes on the east side of McDaniel Street with vacant land and some deteriorated commercial properties on the west side of McDaniel Street. The plan proposes to develop (14) 1,100 square feet attached townhomes on the western side of McDaniel Street in a manner that is compatible in character with surrounding single-family homes. This higher density development will help support the neighborhood commercial node proposed in the blocks to the north..

19. Town Homes

Proposed Use:
Single Family Attached

Of Units: 14

20. Senior and Market Rate Multi-Family

The Atlanta Development Authority is currently in the process of redeveloping the Croghan Elementary School building into an apartment community for senior's and market-rate tenants. The intent of the renovation is to restore the building envelope to its original architectural character and completely renovate the inside

of the building to provide 40 individual apartment units. These units would be designed to serve a senior citizen population with wider door openings and wheel chair accessible bathrooms. This will not be an assisted living, per se. Rather, it will serve local senior citizen residents that can no longer care for their single-family home.

In addition to the rehabilitation of the Crogman facility, ADA is proposing to develop a market rate apartment building as shown on the map for approximately 60 units of 2-3 bedroom apartments. Parking for these units will be provided behind the Crogman building. Additional visitor parking will be developed in front of the building. As part of this development, ADA will rehabilitate Crogman ES cafeteria as a multi-purpose facility for local community use.

20. Senior/Mkt. Apts.

Proposed Use:
Multi-Family

Of Units:
40 Affordable
60 Market Rate

Single Family Housing

The most valuable asset of the Pittsburgh community is its single-family neighborhood character. As part of the redevelopment plan, several new infill single-family dwellings are proposed for vacant parcels or properties that are abandoned or dilapidated. In addition, the plan calls for the full rehabilitation of existing single-family homes. The plan has divided these single-family infill and rehabilitation projects into five subareas. The reason for identifying subareas is to allow parallel efforts to move forward in all parts of the neighborhood while still achieving a critical mass of investment in each area.

21-25 Single-Family Infill & Rehab Housing

The single-family areas in the neighborhood are currently zoned R-5 meaning that the minimum single-family lot cannot be less than 7,500 square feet. The plan proposes the rezoning of the single-family areas to R4B, which requires a minimum lot size of 2,800 square feet. This zoning category is more in keeping with the existing urban character of the neighborhood. The lower area and frontage requirements of the R4B category will facilitate the redevelopment of existing vacant lots. New homes will vary in size and provide for a healthy diversity of housing choices in the community. In total, the plan shows opportunities for 399 new single-family infill housing units. The following table shows the breakdown by area of new single-family dwellings:

21-25. Single-Family Infill & Rehab

Proposed Use:
Single-Family

Of New Units: 393
Of Rehab Units: 349

Project Area New Single Family Units

▪ 21	77
▪ 22	49
▪ 23	44
▪ 24	158
▪ 25	65
	<hr/>
	393

Clearly, the development of 399 homes will take many years, if not decades to complete. While it will be important to focus on early efforts to build homes, an equally important challenge is the rehabilitation of existing single-family homes. Based on existing conditions, it is estimated that approximately 349 single-family

housing units are in need of repair. Similar to new construction, rehab efforts may take many years to achieve but it will be critical to geographically coordinate rehab and new construction efforts in order to maximize marketability to new homeowners.

Parks & Open Space

Parks and open space are an important part of creating a sustainable and livable community. In that regard, Pittsburgh is blessed with a very large community park. Furthermore, there is a great opportunity to take advantage of unused land adjacent to the railroad tracks.

26. Neighborhood Park

Pittman Park offers 11 acres of active recreation for the Pittsburgh Neighborhood. This park located at the eastern end of the neighborhood and houses a community center along with several athletic amenities such as a pool, softball field and tennis courts. Nonetheless, the park is in need of repair and enhancement. There is a need to renovate the tennis courts and softball fields in addition to providing pedestrian paths with additional lighting for security. The plan proposes the renovation of these facilities in addition to providing several outdoor picnic areas and a community pavilion for social gatherings. The project includes additional parking areas to serve the influx of visitors to this area as well as an area dedicated for buses.

26. Neighborhood Park
Area: 11 Acres

27. Railroad Buffer

The Norfolk Southern Rail Line runs along the eastern boundary of the neighborhood creating an unappealing view from Pittman Park. The plan proposes to develop a green buffer along the entire length of the railroad. This green buffer is intended to beautify the neighborhood as well as provide additional noise pollution reduction from the trains. Due to safety and setback requirements this area is not intended for physical recreational use. While technically not a project involving “real property,” this project is included in this section due to its relative size and the potential for future conversion by others (i.e., from Railroad right-of-way to “real property”). In the event of such an occurrence, the Future Land Use Plan and the controls described herein will govern the development of this property.

27. Railroad Buffer
Area: 43 Acres

SECTION 2.4 CIVIC IMPROVEMENTS AND TRANSPORTATION PLAN

OVERVIEW

The Civic and Transportation Improvements Plan describes all of the projects that have a direct physical impact within the public or civic life of the Pittsburgh community. In general, this includes improvements to civic buildings, public spaces, sidewalks, and roads. These projects can generally be divided into two categories:

- **Civic Improvement Projects:** These projects are primarily oriented to the pedestrian and include community facilities, schools, parks, open space, streetscapes and gateways.
- **Transportation Improvement Projects:** These projects are aimed at improving transportation systems including street repairs, basic sidewalk construction/repairs, road widenings, MARTA bus stop improvements, crosswalk safety improvements and infrastructure drainage improvements.

CIVIC IMPROVEMENT PROJECTS

Civic Redevelopment Projects

There are several Civic Redevelopment Projects that involve the use of “real property” and as such, they are governed by all official Urban Redevelopment controls as enabled by State legislations. These projects have already been described in the previous section of this report (Section 2.3). They include:

1. New Multi-Purpose Facility
2. Renovated Elementary School
3. Youth Services
4. Church Expansion
5. Community Center Renovation
6. Middle School Renovation
26. Neighborhood Park
27. Railroad Buffer

These projects are shown on the Redevelopment Projects Map (page 2.7) and they are also illustrated on the Civic Improvements Map (page 2.20).

Streetscapes

New streetscapes are envisioned for several streets to enhance the overall appearance of the public environment and make the neighborhood more pedestrian friendly. These improvements will include various combinations of new street trees, lights, banners, sidewalks, curbs, landscaping and street furniture. In a few places it might also include enhanced pedestrian crosswalks and on-street

parking. Some of the major streets will include neighborhood gateways into the community that will welcome visitors and residents to the area. These gateways will contain new landscaping, lighting, and opportunities for public art.

Rockwell Street:

Rockwell provides good access to the proposed multifamily areas of the community. It also links some of the major proposed mixed-use properties in the area as well as the Civic League Apartment's renovated park area. This street is intended to have new sidewalks, streetlights and curb and gutter.

Arthur Street:

Arthur serves as the major east west connection in the neighborhood. This street links some of the major existing and proposed land uses in the area including the Salvation Army and its proposed Multi-Purpose facility, the proposed Gideons Park, the neighborhood commercial node at the McDaniel intersection and the Pittman Park Community Center. Two major crosswalks are proposed for this street to serve pedestrian access to the commercial node and to Pittman Park. This street is intended to have new sidewalks, curb and gutter, a landscaped strip, banners and streetlights.

Fletcher Street:

Fletcher serves as a secondary east west connection throughout the neighborhood. It links the Salvation Army campus to Parks Middle School. This street is intended for minor repairs such as sidewalks, pedestrian lights and a landscape strip.

Welch Street:

Welch serves as an internal linkage of major neighborhood facilities including the Salvation Army, the proposed Gideon's Park and Gideon's Elementary School. The plan proposes to make this street pedestrian friendly by providing additional sidewalks, streetlights and a landscape strip.

McDaniel Street:

McDaniel is one of the most recognizable streets in the Pittsburgh Community. It serves as the major North -South access within the neighborhood. Nonetheless access is somewhat impaired by the Norfolk Southern grade crossing at the northern end of the neighborhood. This project proposes a partnership with Norfolk Southern to develop a train scheduling board that allows residents and visitors to know when this key access to the community is available for crossing. Streetscape improvements include new pedestrian streetlights, banners, curbs and widening of the sidewalks particularly around the neighborhood commercial node (*Project area #13*). Sidewalks at this location should be at least 10 feet wide a landscape buffer. Three major pedestrian crossings are proposed for this streetscape one at the Stephens intersection, at the commercial node and at Rockwell Street. On-street parking will be considered for the neighborhood commercial node

Garibaldi Street:

Garibaldi serves as the major connection to Pittman Park from the Southern portion of the neighborhood. This street is in need of major sidewalk repair in

particular through the southern portion of the street. The plan proposes to provide sidewalk repair, new streetlights and a landscape strip.

Metropolitan and University Avenues:

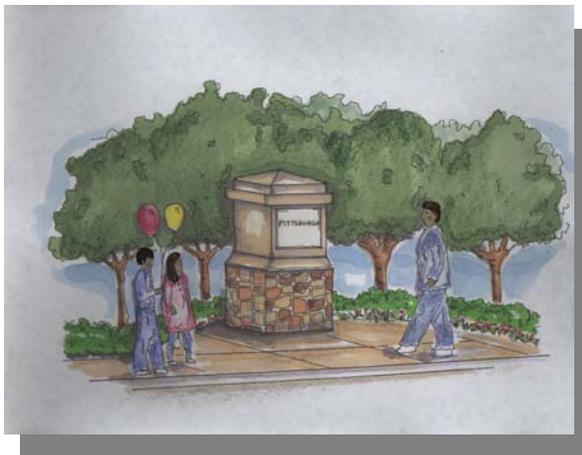
These major avenues bind the neighborhood on both the West and the Southern end of the project area. The City of Atlanta has awarded a contract to Thacker for implementation of a new streetscape along Metropolitan Boulevard inclusive of wider sidewalks, pedestrian crosswalks, a landscape strip and pedestrian lights. The project encompasses a three-mile stretch of Metropolitan Avenue from Langford Parkway to Ralph David Abernathy. The project is intended to be developed in two phases. The first phase covers Langford Parkway to University Avenue and the second phase is University Avenue to Ralph David Abernathy Avenue. This project is currently in the schematic design phase. The City of Atlanta is currently considering including a new streetscape project for University Avenue in conjunction with the Metropolitan Boulevard Project.

Community Gateways

In addition to the streetscape improvements mentioned above, the Pittsburgh neighborhood defined four community gateways that define the main entryways into the neighborhood. The area currently lacks neighborhood markers that could welcome visitors into the community. For this reason the plan proposes the development of the following gateways. These gateways are to be designed as public art characterizing the neighborhood history and identity. They are to be located at the intersection of the following roads:

- McDaniel and Stephens
- McDaniel and University
- Metropolitan and Arthur
- Metropolitan and University

While there are many different forms a gateway can take, one possible design for the look of these gateway markers is included below.



CIVIC IMPROVEMENTS PLAN

N



PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

Pittsburgh Community Improvement Association

Prepared by: Urban Collage, Inc.

Huntley & Associates, Altamira Design and Common Sense, CHJP

900 0 900 Feet

Printed: September, 2001



TRANSPORTATION IMPROVEMENT PROJECTS:

In addition to the Civic Improvements identified above, several improvements are required to improve existing transportation systems within the community. These improvements are shown on the Transportation Improvements Map (page 2.22).

Road Improvements: 15,400 Lineal Feet

There are three areas in the northern portion of the neighborhood in need of pothole repair. These are at the following intersections:

1. Ralph David Abernathy and Bronner Brothers Way
2. Ralph David Abernathy and Humphries
3. McDaniel and Stephens

New Sidewalks and or Major Repair: 29,700 Lineal Feet

As part of the existing conditions analysis portions of several streets were identified as in need of basic sidewalk repair. Some of these streets are Christman; Humphries; Ira; Stephens; Bender; Beryl; Middle; Hubbard; Dunbar; Mayland; Rockwell; Delevan; Roy; Mary among others.

New Roads/ Widening:

Two areas in the neighborhood are in need of new roads. These are Hubbard (between Arthur and Delevan) and Mary (between Welch and Coleman.) In addition, the City of Atlanta is currently working on the widening of University Avenue to provide better access into the area.

Bus Shelters:

The plan proposes the location of three additional bus shelters at the most populated zones in the area. These are proposed for the intersections of McDaniel and Rockwell (Mixed Use Development), McDaniel and Mary (Neighborhood Commercial) and University and Metropolitan (Big Box Retail).

Pedestrian Crosswalks:

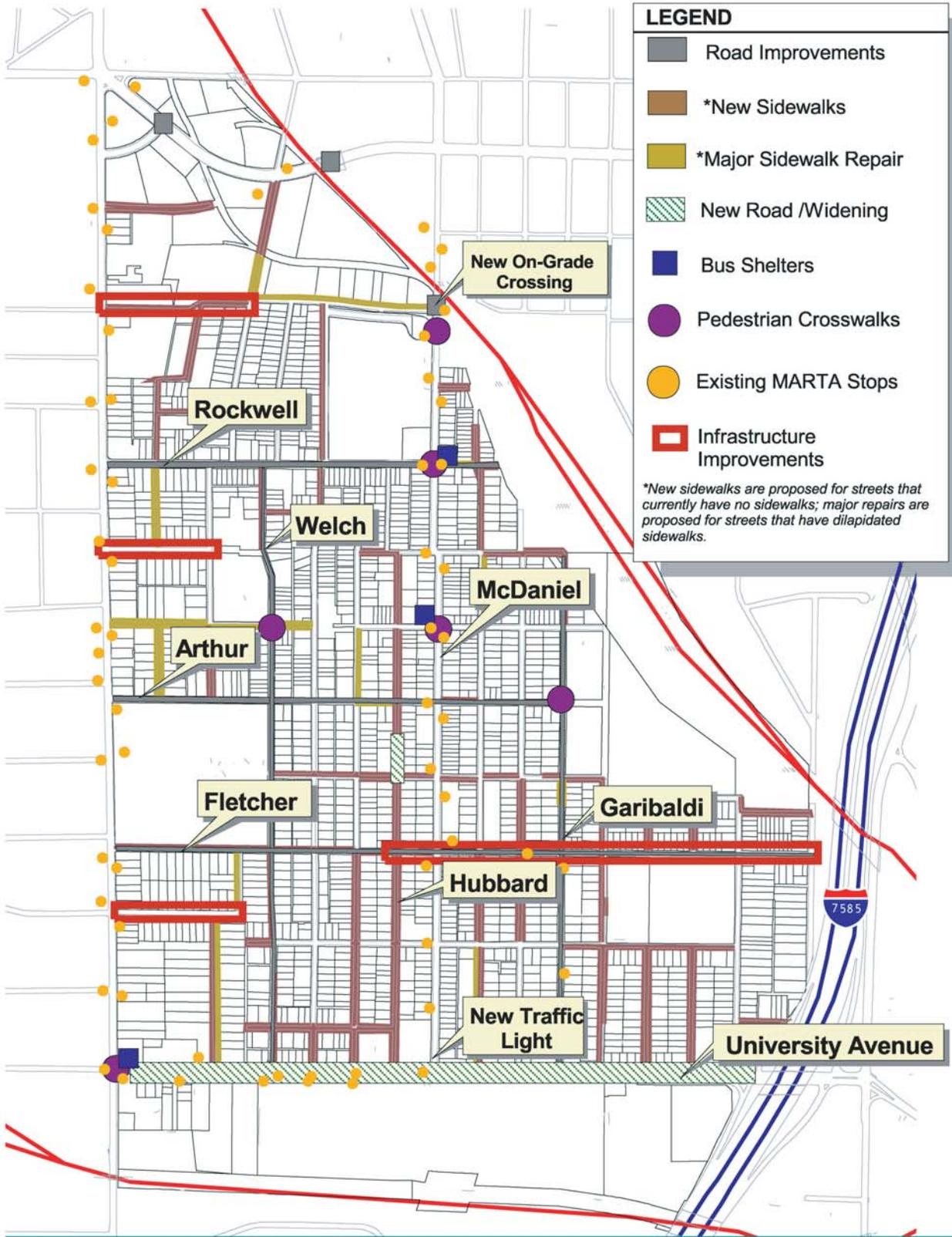
As part of the streetscape enhancement of the area the plan proposes the development of six pedestrian crosswalks to improve safety for pedestrians. These are located to access the main civic institutions and high pedestrian activity areas such as Pittman Park, Gideons ES, Civic League Apartments, and Neighborhood Commercial Node.

Infrastructure Improvements:

There are four major roads that have poor drainage, which causes them to flood during large storms. Major improvements are proposed for Stephens, Welch, Fletcher and Mayland (independent engineering studies will be required to verify the level of need). There is also a need for a traffic light at the intersection of McDaniel and University.

TRANSPORTATION PLAN

N



LEGEND

- Road Improvements
- *New Sidewalks
- *Major Sidewalk Repair
- New Road /Widening
- Bus Shelters
- Pedestrian Crosswalks
- Existing MARTA Stops
- Infrastructure Improvements

**New sidewalks are proposed for streets that currently have no sidewalks; major repairs are proposed for streets that have dilapidated sidewalks.*

PITTSBURGH COMMUNITY REDEVELOPMENT PLAN



PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

THE PITTSBURGH COMMUNITY IMPROVEMENT ASSOCIATION



3 PART 3: Implementation Plan



Issued: September, 2001

Prepared by:
Urban Collage Inc., in association with
Huntley & Associates, Altamira Design and Common Sense, CHJP and Assoc.



PART 3

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SECTION 3.1 IMPLEMENTATION OVERVIEW

OVERVIEW

In order to achieve the objectives and projects outlined in the first two parts of the Pittsburgh Community Redevelopment Plan, it is necessary to define the applicable implementation mechanisms and impacts that will be brought to bear in this neighborhood. Therefore, this part of the plan (Part 3.0 Implementation Plan) describes a comprehensive process for implementation and includes: the authority and scope of using official redevelopment powers; several guiding principles of implementation; redevelopment partnerships; redevelopment tools such as acquisition, disposition and relocation assistance; regulatory tools such as zoning and land use; design guidelines; and funding issues.

AUTHORITY AND SCOPE OF REDEVELOPMENT POWERS

This **Pittsburgh Community Redevelopment Plan** (“The Plan”) is a comprehensive technical document defining the official public policy guidelines of the City of Atlanta for conduct of public and private redevelopment actions in the Pittsburgh Community Redevelopment Area in compliance with the Redevelopment Powers Law (O.C.G.A. Section 36-44) of the State of Georgia. This plan fulfills the requirement of providing a “written plan of redevelopment.” Furthermore, the existing condition analyses contained in Part 1 provides full documentation as to the area’s qualification for designation as a redevelopment area (i.e., specific findings of slum and blight).

Upon its adoption by resolution of the City Council and approval by the Mayor of Atlanta, this plan will serve as confirmation that the Pittsburgh area is appropriate for urban redevelopment initiatives because of blight, distress and impaired development. Further, this plan, as required by law, establishes that the “rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of public health, safety, morals, or welfare of the residents of the municipality or county.”

This plan becomes the basis on which the City of Atlanta will exercise its urban redevelopment powers within the Pittsburgh area in accordance with the Redevelopment Powers Law and other related legislation and administrative regulations of the State of Georgia.

GUIDING PRINCIPLES OF IMPLEMENTATION

In order to fully realize Pittsburgh’s stated vision of a community that is “**a city within a city**”, several underlying principles of revitalization must be followed during all phases of revitalization. The following implementation principles are shaped by a philosophy that protects and respects the community’s goals, encourages sensitive use of redevelopment powers, and maintains a business-like approach to public and private partnerships.

IMPLEMENTATION PRINCIPLES

1. Preservation-Oriented Approach: Focus on preserving existing buildings and historic resources
2. Community-Based Implementation: Community organizations to play a major role in implementation
3. Targeted Approach: Focus resources to maximize the impact of revitalization

Principle #1: Preservation-Oriented Approach

The overall physical emphasis of the Pittsburgh Redevelopment Plan is placed on preserving and enhancing the unique character of the area. This will be accomplished in several ways:

- Wherever possible and practical, existing buildings should be preserved and rehabilitated. This will be particularly important for older, single-family houses.
- Existing single-family fabric should be preserved and rehabilitated as a whole to protect the area's feel as a traditional single-family neighborhood. New non-residential development should not encroach into residential areas except in scenarios where existing structures are adaptively re-used.
- New construction and rehabilitation projects should be designed in a way that is compatible with the existing character of the area.

Principle #2: Community-Based Implementation

To ensure that the revitalization of Pittsburgh is in keeping with the goals and objectives of the community, its residents, businesses and community organizations must be empowered to guide the redevelopment process. This can be achieved in several ways:

- A process for community-based review of projects will be established involving local organizations and Neighborhood Planning Unit – V (NPU-V).
- The aggressive use of municipal redevelopment powers must be initiated and/or approved by the community.
- There must be a process for selectively amending the Pittsburgh Community Redevelopment Plan over time to continually reflect the changing desires of the community and/or market conditions affecting redevelopment.
- The Pittsburgh Community Improvement Association should play a significant advisory role in most redevelopment efforts.
- Existing property owners should be given opportunities to participate in redevelopment projects that conform to plan objectives. This can be accomplished through equity partnerships with new developers or through assistance from various implementing agencies.

Principle #3: Targeted and Phased Approach

In order to maximize the impact of revitalization efforts, actions taken by community organizations, implementation agencies (e.g, City of Atlanta, Atlanta Development Authority, etc,) and the private sector must support one another and be targeted to specific areas. This will best be achieved by adhering to the following principles:

- All parties should target their efforts in strategic locations to achieve a “critical-mass” of results. Key projects should be identified which will

quickly attack perceived and actual blighting conditions, thereby setting the stage for attracting new private investment.

- Implementation agencies, community-based organizations and private developers should work collaboratively, rather than at cross-purposes. Where possible, available resources should be combined in projects and creative partnerships should be encouraged to maximize the leveraging of public resources.
- Redevelopment of the Pittsburgh Neighborhood as a whole should be carefully phased over a period of 20 years. Over the long term, this will minimize the fiscal exposure of non-profit organizations and public sector subsidies. Later phases of redevelopment should be primarily supported by private-sector markets.

SECTION 3.2 PHASING PLAN

TWENTY-YEAR PHASING PLAN

It is important to recognize that while all of these projects will have a significant impact on the Pittsburgh Neighborhood, it will take many years to complete the full revitalization of the area. Therefore, projects have been divided into three distinct phases based on a variety of factors such as: current or likely funding available, implementation activities already underway, importance to the community, available market, proximity to other projects, etc. In general, however, the overriding goal of project phasing is to eliminate the worst conditions of “blight” that are currently affecting private market redevelopment. Due to the complexity and scope of many projects, activities may begin in one phase and not be completed until the subsequent phase. Furthermore, the timing of individual projects may ultimately vary from what is programmed as market realities and community objectives are refined in the upcoming years.

In general, Phase I is an immediate five-year plan focusing its resources in the areas of greatest potential. Projects where funds and or designs are already in place such as the rehabilitation of Rice Memorial Church and Croghan Elementary are included in this phase. These projects are intended to increase the number and variety of housing opportunities in the area for new and existing residents as well as provide additional needed neighborhood social services. Phase II will incorporate a five to fifteen year implementation period focused primarily on the development of new single-family homes with the redevelopment of the highest public safety issues areas in the first five years. Phase II will foster new private sector investment in the Pittsburgh Neighborhood particularly as new residents generate and additional need for goods and services. One of the most important projects in this phase will be the development of a neighborhood commercial node at the intersection of McDaniel and Mary Streets. Phase III will continue to build upon the previous phases and will include major investment projects such as the widening of University Avenue. This phase will also serve as an opportunity to conclude any outstanding redevelopment projects and will allow the Pittsburgh Improvement Association to prioritize additional neighborhood needs.

- PHASE I PROJECTS**
 - Priority Projects
 - Public Safety Issues
 - New Single Family
- PHASE II PROJECTS**
 - New Single Family Housing Focus
 - Major Private Sector Investment
- PHASE III PROJECTS**
 - Major Infrastructure Investments
 - Close out of outstanding redevelopment projects

PHASE I PROJECTS (1-5 YEARS)

Phase I of the redevelopment plan focuses on all the projects that are currently underway within the neighborhood. The successful implementation of these projects will be dependent on an active and open communication between the Pittsburgh Community Improvement Association and the development entities. As of the adoption of this plan all development entities involved with phase one projects have had an opportunity to participate in the redevelopment plan process. The following summarizes the strategic actions associated with Phase I projects.

- PHASE I PROJECTS**
- Salvation Army Gymnasium
 - Rice Memorial Church
 - Enterprise Zone
 - Large Scale Retail
 - Town home Development
 - Crogman Elementary Rehabilitation
 - Single Family Infill and Rehabilitation

Pittsburgh Community Redevelopment Plan Phasing Strategy	Exist. Site Characteristics				Housing Revitalization					Non-Housing Revitalization					Project Costs			
	Site Area (Acres)	Existing Single-Family Units	Existing Multifamily Units	Exist. Non-Residential Space (square feet)	Demolition Units	New Single Family Housing Units	Renovated/Converted	New Multi-Family	Renovated Multi-Family	TOTAL New/Renovated/Converted Housing Units	New/Renovated Commercial Retail Space (Square Feet)	New/Renovated Institutional Space (Square Feet)	Renovated Open Space (Acres)	Infrastructure Improvements (Linear Feet)	Community Improvements (Quantities)	Demolition and Relocation	Development Improvements	TOTAL Project Cost
<i>Numbers in () refer to the redevelopment projects map</i>																		
PHASE I: 1-5 YEAR PROJECTS																		
Redevelopment Projects																		
1 Renovated Elementary School (2) *Project Finished by APS in 1998	4.2	0	0	46,000	0	0	0	0	0	0	0	75,000	0	0	0	\$0	\$0	\$0
2 Youth Services (3)	0.8	0	0	9,300	0	0	0	0	0	0	0	9,300	0	0	0	\$0	\$279,000	\$279,000
3 New Gymnasium Facility (1)	1.9	0	0	10,400	7	0	0	0	0	0	0	22,000	0	0	0	\$385,000	\$1,320,000	\$1,705,000
4 New/ Renovated Senior Citizen & Market Rate Garden Apartments (20)	2.9	0	0	68,000	0	0	0	100	0	100	0	3,000	0	0	0	\$0	\$9,000,000	\$9,000,000
5 Single Family Infill and Rehabilitation (25)	30.4	146	67	17,300	8	65	68	0	0	133	0	0	0	0	0	\$280,000	\$9,790,000	\$10,070,000
6 Large Scale Retail (16)	6.4	1	12	16,200	13	0	0	0	0	0	0	0	0	0	0	\$65,000	\$4,385,100	\$4,450,100
7 Enterprise Zone (14)	55.8	0	0	291,000	1	0	0	0	0	0	0	270,000	0	0	0	\$65,000	\$27,000,000	\$27,065,000
Sub Total	102	147	79	458,200	29	65	68	100	0	233	343,085	109,300	0	0	0	\$795,000	\$51,774,100	\$52,569,100
Civic Improvements																		
1 Metropolitan Avenue Streetscape	0	0	0	0	0	0	0	0	0	0	0	0	5,800	0	0	\$0	\$200	\$1,160,000
2 University Avenue Streetscape	0	0	0	0	0	0	0	0	0	0	0	0	4,000	0	0	\$0	\$200	\$800,000
3 McDaniel Street	0	0	0	0	0	0	0	0	0	0	0	0	4,500	0	0	\$0	\$200	\$900,000
4 Community Gateway (Two located on McDaniel Street)	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	\$0	\$5,000	\$10,000
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	14,300	2	0	\$0	N/A	\$2,870,000
Transportation Projects																		
1 Road Improvements	0	0	0	0	0	0	0	0	0	0	0	0	15,400	0	0	\$0	\$0	\$0
2 New Sidewalks and or Major Sidewalk Repair	0	0	0	0	0	0	0	0	0	0	0	0	29,700	0	0	\$0	\$125	\$3,712,500
3 New Roads / Widening	0	0	0	0	0	0	0	0	0	0	0	0	4,000	0	0	\$0	\$200	\$800,000
4 Bus Shelters	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	\$0	\$2,500	\$15,000
5 Pedestrian Crosswalks	0	0	0	0	0	0	0	0	0	0	0	0	2,400	0	0	\$0	\$30	\$72,000
6 Infrastructure Improvements	0	0	0	0	0	0	0	0	0	0	0	0	4,900	0	0	\$0	\$100	\$490,000
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	56,400	6	0	\$0	N/A	\$5,089,500
PHASE I TOTAL	102	147	79	458,200	29	65	68	100	0	233	0	0	0	70,700	8	0	N/A	\$60,528,600

TABLE 1: PHASE I PROJECTS

PHASE II PROJECTS (5-15 YEARS)

Phase II of the redevelopment plan focus is to provide a variety of ownership housing opportunities for new and existing residents. The main objective of the Pittsburgh Community Redevelopment Plan is to develop the area as “a city within a city”. One of the major components of a sustainable city center is the provision of a variety of housing opportunities for its residents. This phase strives to generate live-work options for residents who wish to have a home business as well as provides affordable housing options as an incentive for young professionals to move into the area. In addition to the housing opportunity focus, this phase begins to develop the complementary neighborhood retail opportunities that are to be sustained by the influx of new homeowners. The following table summarizes some of the major aspects of the Phase II projects.

- PHASE II PROJECTS**
- Small Commercial Retail
 - Rehabilitated Industrial Zone
 - Townhome Development
 - Mixed Use Live/ work Units
 - Mixed Use Single Family
 - Neighborhood Commercial
 - Community Center Renovation
 - Neighborhood Park
 - Church Expansion
 - Middle School Renovation
 - Single Family Infill and Rehabilitation

TABLE 2: PHASE II PROJECTS

Pittsburgh Community Redevelopment Plan Phasing Strategy	Exist. Site Characteristics				Housing Revitalization					Non-Housing Revitalization					Project Costs				
	Site Area (Acres)	Existing Single-Family Units	Existing Multifamily Units	Exist. Non-Residential Space (square feet)	Demolition Units	New Single Family Housing Units	Renovated/Converted	New Multi-Family	Renovated Multi-Family	TOTAL New/Renovated/Converted Housing Units	New/ Renovated Commercial Retail Space (Square Feet)	New/ Renovated Institutional Space (Square Feet)	Renovated Open Space (Acres)	Infrastructure Improvements (Linear Feet)	Community Improvements (Quantities)	Demolition and Relocation	Development Improvements	TOTAL Project Cost	
<i>Numbers in () refer to the redevelopment projects map</i>																			
PHASE II: 5-15 YEAR PROJECTS																			
1 Small Commercial Retail (13)	2.6	3	2	47,400	0	0	1	0	0	1	12,800	0	0	0	0	\$20,000	\$768,000	\$788,000	
2 Rehabilitated Industrial Zone (12)	26.0	0	0	367,000	0	0	0	0	0	0	336,000	0	0	0	0	\$31,000	\$10,080,000	\$10,111,000	
3 Town home Development (17)	5.2	4	4	26,400	8	0	0	50	0	50	0	0	0	0	0	\$280,000	\$4,500,000	\$4,780,000	
4 Mixed Use Live/ Work Units (8)	2.5	18	0	2,070	18	0	0	22	0	22	26,400	0	0	0	0	\$630,000	\$2,640,000	\$3,270,000	
5 Mixed Use/ Single Family (7)	4.8	13	0	26,400	0	4	2	0	0	6	0	0	0	0	0	\$0	\$520,000	\$520,000	
6 Neighborhood Commercial (15)	2.6	4	0	51,400	4	0	4	0	0	4	10,000	0	0	0	0	\$140,000	\$600,000	\$740,000	
7 Town home Development (19)	0.9	2	0	17,500	2	0	0	14	0	14	0	0	0	0	0	\$70,000	\$1,280,000	\$1,350,000	
8 Community Center Renovation (5)	1.9	0	0	19,741	0	0	0	0	0	0	0	0	0	0	0	\$0	\$592,230	\$592,230	
9 Neighborhood Park (26)	10.8	0	0	0	0	0	0	0	0	0	0	0	10.8	0	0	\$0	\$540,000	\$540,000	
10 Church Expansion (4)	0.9	3	0	4,560	0	0	0	0	0	0	0	10,000	0	0	0	\$0	\$600,000	\$600,000	
11 Middle School Renovation (6)	2.8	0	0	69,600	0	0	0	0	0	0	0	83,250	0	0	0	\$0	\$6,858,000	\$6,858,000	
12 Mixed Use Single Family (9)	5.3	11	8	5,100	0	5	5	0	0	10	3	0	0	0	0	\$0	\$850,000	\$850,000	
13 Single Family Infill and Rehabilitation (21)	33.5	121	108	0	7	77	42	0	0	119	0	0	0	0	0	\$245,000	\$10,410,000	\$10,655,000	
14 Single Family Infill and Rehabilitation (22)	22.1	137	32	15,000	3	49	67	0	0	116	0	0	0	0	0	\$105,000	\$7,910,000	\$8,015,000	
15 Single Family Infill and Rehabilitation (23)	20.0	134	44	9,400	3	44	57	0	0	101	0	0	0	0	0	\$105,000	\$6,660,000	\$6,765,000	
16 Single Family Infill and Rehabilitation (24)	70.0	331	164	33,440	3	158	103	0	0	261	0	0	0	0	0	\$105,000	\$21,770,000	\$21,875,000	
Sub Total	212	781	362	695,011	48	337	281	86	0	704	385,203	93,250	10.8	0.0	0.0	\$1,731,000	\$76,558,230	\$78,289,230	
Civic Improvements																			
1 Arthur Streetscape	0	0	0	0	0	0	0	0	0	0	0	0	2,600	0	0	\$0	\$200	\$520,000	
2 Fletcher Streetscape	0	0	0	0	0	0	0	0	0	0	0	0	4,000	0	0	\$0	\$200	\$800,000	
3 Garibaldi Streetscape	0	0	0	0	0	0	0	0	0	0	0	0	2,900	0	0	\$0	\$200	\$580,000	
4 Community Gateways (3 located on University and Metropolitan Avenues)	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	\$0	\$5,000	\$15,000	
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	9,500	3	0	\$0	N/A	\$1,915,000	
PHASE II TOTAL	0	0	0	0	0	0	0	0	0	0	0	0	9,500	3	0	\$0	N/A	\$80,204,230	

PHASE III PROJECTS (15-20 YEARS)

Phase III of the plan builds upon the previous two phases and provides additional local social services for new and existing community residents. Included in this phase are all the major new infrastructure projects that will benefit from all the new private sector investment strategies shown in phase II of the plan. Such projects include the railroad buffer, six major streetscapes and additional mixed use and commercial retail projects. The following table is a summary of the major Phase III projects.

- | PHASE III PROJECTS | |
|---------------------------------------|--|
| ▪ Garden Apt. Renovation | |
| ▪ Railroad Buffer | |
| ▪ Small Commercial/Office Development | |

TABLE 3: PHASE III PROJECTS

Pittsburgh Community Redevelopment Plan Phasing Strategy	Exist. Site Characteristics				Housing Revitalization					Non-Housing Revitalization					Project Costs			
	Site Area (Acres)	Existing Single-Family Units	Existing Multifamily Units	Exist. Non-Residential Space (square feet)	Demolition Units	New Single Family Housing Units	Renovated/Converted	New Multi-Family	Renovated Multi-Family	TOTAL New/Renovated/Converted Housing Units	New/ Renovated Commercial Retail Space (Square Feet)	New/ Renovated Institutional Space (Square Feet)	Renovated Open Space (Acres)	Infrastructure Improvements (Linear Feet)	Community Improvements (Quantities)	Demolition and Relocation	Development Improvements	TOTAL Project Cost
<i>Numbers in () refer to the redevelopment projects map</i>																		
PHASE III: 15-20 YEAR PROJECTS																		
1 Renovated Garden Apartments (18)	11.4	0	350	7,550	0	0	0	0	300	0	0	0	0	0	0	\$750,000	\$16,500,000	\$17,250,000
2 Railroad Buffer (27)	43.0	0	0	0	0	0	0	0	0	0	0	43	0	0	0	\$0	\$936,540	\$936,540
3 Small Commercial Office (10)	0.9	2	4	0	0	0	0	0	0	0	6,400	0	0	0	0	\$0	\$384,000	\$384,000
4 Small Commercial Office (11)	1.4	0	0	20,300	0	0	0	0	0	0	18,700	0	0	0	0	\$0	\$1,122,000	\$1,122,000
Sub Total	57	2	354	27,850	0	0	0	0	300	0	25,100	0	43	0	0	\$750,000	\$18,942,540	\$19,692,540
Civic Improvements																		
1 Welch Street	0	0	0	0	0	0	0	0	0	0	0	0	3,500	0	0	\$0	\$200	\$700,000
2 Rockwell Street	0	0	0	0	0	0	0	0	0	0	0	0	2,200	0	0	\$0	\$200	\$440,000
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	5,700	0	0	\$0	N/A	\$1,140,000
PHASE III TOTAL	0	0	0	0	0	0	0	0	0	0	0	0	0	5,700	0	0	N/A	\$20,832,540
GRAND TOTAL	371	930	795	1,181,061	77	402	349	186	300	937	753,388	202,550	54	85,900	11	\$3,276,000	\$147,274,870	\$161,565,370

SECTION 3.3 IMPLEMENTATION PARTNERS

The preservation-oriented model of community redevelopment defined in this plan cannot be implemented in the same manner as the heavily subsidized public redevelopment initiatives used in Atlanta during the 1950s and 1960s. Instead, the missions defined by this model will require a full and effective partnership among three sectors: public-sector development assistance agencies (e.g., City of Atlanta, ADA, etc.), community organizations, and private-sector lenders, investors and developers. It will be critical for this three-way partnership to act in accordance with each other and in a mutually beneficial manner.

KEY PUBLIC SECTOR IMPLEMENTATION AGENCIES

Throughout the life of this redevelopment plan (anticipated to be 20 years), there will be several public sector or quasi-public development assistance agencies playing a part in the revitalization of the Pittsburgh area. Chief among these will be the City of Atlanta and its designated Community Redevelopment Agency – The Atlanta Development Authority (or ADA).

CITY OF ATLANTA IMPLEMENTATION ROLES

As a publicly sponsored redevelopment program, the implementation of this plan will be subject to all formal decision-making powers of the Mayor and City Council of the City of Atlanta. On-going powers will include review and approvals for: property acquisitions requiring the use of the City’s eminent domain power; condemnation procedures; redevelopment plan amendments or variations; and capital funding requests. Furthermore, the City of Atlanta will provide on-going staff resources for: in house planning activities; technical assistance to community groups; support for various regulatory enhancements (rezoning, enterprise zones, etc.); grants and fundraising; code-enforcement; and public improvements.

As a matter of policy, the City of Atlanta will pursue redevelopment actions which are predicated upon creating a favorable climate for private reinvestment. It is critical to understand that public resources to support redevelopment are very limited and will be used selectively.

ATLANTA DEVELOPMENT AUTHORITY (ADA) IMPLEMENTATION ROLES

ADA will continue to serve as the City’s designated administrative and professional Community Redevelopment Agency. It will play a catalytic, proactive role in public and private reinvestment initiatives. ADA’s most important functions will include, among others: public property acquisition and private land assembly assistance; provision of relocation assistance where required; pre-qualification and designation of redevelopers; execution of property disposition and land development agreements; review and enforcement of redevelopment project controls; coordination of public improvements;

KEY PUBLIC SECTOR IMPLEMENTATION AGENCIES

- **City of Atlanta:** Formal Urban Redevelopment authority; public improvements; funding programs; regulatory enhancements
- **Atlanta Development Authority:** Day-to-day administration of public sector initiatives; development assistance; publicly-assisted property acquisition
- **Atlanta Empowerment Zone Corporation:** Key economic development programs; specific project funding

development assistance and incentives; financing mechanisms and support; technical support and capacity-building exercises for community organizations; and general proactive leadership for implementation.

Of critical importance will be ADA's commitment to operate in concert with City initiatives and in accordance with community-based objectives. In that regard, it will be incumbent upon ADA to seek formal NPU-V approval in administering detailed public sector funding initiatives. This includes, but is not limited to, the distribution of Empowerment Zone funds to specific projects and/or community organizations.

ATLANTA EMPOWERMENT ZONE CORPORATION (AEZC)

The AEZC represents a significant opportunity to fund programs and projects identified within this plan. It will be critically important for ADA, the NPU and the neighborhood organization to work in concert to implement AEZC funded programs, particularly as projects become more specific with respect to activity and location.

OTHER PUBLIC OR QUASI-PUBLIC AGENCIES

In addition to the entities listed above, there are several other agencies that will play critical roles throughout implementation including: The Atlanta Neighborhood Development Partnership (technical and development assistance), The Fulton County Land Bank Authority (tax delinquent property), The Urban Residential Development Corporation (non-profit development), The Atlanta Board of Education (school renovations), Fulton County Action Authority and the Salvation Army (social services).

COMMUNITY PARTNERS

This Pittsburgh Community Redevelopment Plan is intended to build on and reinforce the City Atlanta's commitments toward community-based leadership as exemplified in the Neighborhood Planning Unit (NPU) system and the City's support for the Atlanta Empowerment Zone. It will be incumbent upon community leaders to continue to lead the way in moving the redevelopment of Pittsburgh Community forward. As long as redevelopment initiatives have the support of the community at large, public sector agencies will be committed to supporting these efforts with material resources. In this regard, it will be critical for the Pittsburgh community to provide clear and decisive leadership and direction to the support agencies described above. There will be several types of community organizations participating in on-going redevelopment activities including NPU-V, The Neighborhood Civic Association, Community Development Corporations, local non-profit service providers and others.

KEY COMMUNITY IMPLEMENTATION PARTNERS

- **Neighborhood Planning Unit - V:** Official community steward of the Redevelopment Plan; redevelopment project reviews; plan amendments; referral to appropriate community groups
- **Neighborhood Civic Associations:** community representation at the neighborhood level; initiation of community volunteer programs
- **Community Development Corporations (CDCs):** Community based project developers; funding recipients

NEIGHBORHOOD PLANNING UNIT – V (NPU-V)

As an officially recognized system of community governance and advocacy, the NPU will serve as the community steward of this redevelopment plan. NPU-V will be responsible for: reviewing rezoning requests; referring issues to appropriate neighborhood groups; identifying representatives to attend ADA meetings; garnering community consensus for desired projects; approving redevelopment plan amendments (should they be required in the future); and initiating a formal community review mechanism for redevelopment projects.

To avoid unnecessary delays in the normal workings of the NPU, it is recommended that the NPU form a subcommittee (or “Community Redevelopment Board”) to perform detailed project reviews on behalf of the NPU and to interact with various resource agencies on an as needed basis. At all times, board members should avoid conflicts of interest with respect to individual projects. This project review mechanism will be critically important to ensure that community development objectives are being met at all times and will provide public/quasi-public sector implementation agencies with assurance that initiatives have the full consensus of the community at large.

With respect to all redevelopment matters, the NPU shall be considered an advocacy and review body and will not have developmental or fiscal responsibilities. Maintaining this type of objectivity will be critical in that both community-based and private development projects will be under review by the NPU.

NEIGHBORHOOD CIVIC ASSOCIATIONS

As mentioned above, NPU-V will serve as the officially recognized steward of overall community consensus. However, The Pittsburgh Community Improvement Association (PCIA) will continue to be the steward of the Pittsburgh area. In practice, the NPU will rely heavily upon the community to provide insight into neighborhood issues. The PCIA will serve in the following capacities: providing representation to the NPU’s redevelopment review mechanism (as described above); setting community policy at the neighborhood level; initiating grass-roots participation in volunteer revitalization efforts (e.g., neighborhood clean-ups); disseminating information to neighborhood residents, businesses and institutions; identifying participants for community enterprises (e.g., cooperative businesses); and making formal recommendations to NPU-V with regard to neighborhood-specific issues. In matters of dispute, the City/ADA will look to the NPU for guidance.

COMMUNITY DEVELOPMENT CORPORATIONS (CDC’S)

In many cases, local CDCs are the conduit for developing key community projects, particularly in the provision of affordable housing and small-business opportunities. As the local CDC the Pittsburgh Community Improvement Association (PCIA) responsibilities will include: co-sponsoring local, state and federal grant applications; property acquisition; new housing development;

housing rehabilitation; economic development projects; property management services; project management and creating development partnerships with the private sector. A primary goal for PCIA throughout implementation will be to improve organizational capacity as well as increase community capacity through the creation of jobs.

Although PCIA may be targeted as “sole-source” developer for certain project types (see Acquisition and Disposition Procedures outlined below), it will still be critical that PCIA operate under the same provisions of the NPU project review process.

In addition to the NPU, PCIA and local social service entities, there will be many other community-based interests that will play a part in the revitalization of the community including faith-based service providers, community non-profits, Parent Teacher Associations, and others.

PRIVATE SECTOR IMPLEMENTATION ENTITIES

As previously mentioned, the private sector will be heavily relied upon as the economic engine driving the redevelopment of the Pittsburgh area. Public sector resources will be scarce and will strongly leveraged against private sector investment. Ultimately, the success of this plan is contingent upon establishing a private market for community reinvestment. Therefore, the public sector and community organizations described above will be actively seeking private sector partners for redevelopment. This will include: traditional lenders; residential and non-residential developers; charitable foundations; corporate sponsors; and non-profit financiers. Several successful models of public-private partnerships have been very successful in other Atlanta redevelopment neighborhoods including most notably: single-family housing development in the Old Fourth Ward (Nations Bank CDC and the Historic District Development Corporation-HDDC); and townhouse development in Summerhill (Weiland Homes and Summerhill Neighborhood Development Corporation-SNDC). In advance of a strong private market, initial public-private partnerships will continue to require creative approaches to project financing including: tax-exempt bonds; tiered down payment/mortgage assistance; and tax-increment financing.

3.4 ACQUISITION PLAN

Official designation as an “Urban Redevelopment Area” as enabled by this plan, allows the City of Atlanta (or its designee) to publicly acquire property through eminent domain at Fair Market Value. This important tool significantly aids in the effort to aggressively address physical and economic blight, impaired private market and development activity, and environmental, economic, and social distress. All properties within a “Redevelopment Project” boundary may be subject to this tool. Each of these projects is also described and quantified in part two of the plan.

ACQUISITION CRITERIA

It is extremely important to understand that public property acquisition within the Pittsburgh area will be undertaken on a very limited and contingent basis only, depending upon specific circumstances of ownership, use, and ability of property owners to conform to redevelopment controls. It is not the intent of the City or the Atlanta Development Authority to acquire property unless absolutely necessary to do so. Property acquisition will be selectively conducted within the areas shown in the Acquisition/Disposition map and will only be based on the following criteria.

- Sites occupied by abandoned, “Dilapidated” structures often tax delinquent, which are unsafe and detrimental to the surrounding environment.
- Vacant and/or under-used sites that reflect patterns of impaired development, economic disinvestment and/or detrimental site uses. Sites classified as vacant and/or under-used include those with vacant structures or without any permanent building improvements, sites used for open storage or other non-intensive development.
- Properties required to effectuate critically needed public buildings, parks, and traffic/pedestrian circulation and/ or infrastructure improvements.
- Non-intensively developed, obsolescent, or underutilized commercial/industrial sites which contribute to traffic, land use, and environmental impacts on residential areas and which offer logical opportunities for conversion to more appropriate uses.
- Sites exhibiting severe and persistent tax delinquencies, overdue utility bills or excessive property liens.
- Sites and structures of significant historical, cultural, or architectural distinction which reflect conditions of physical deterioration, vacancy or under-utilization, and/or inappropriate uses, i.e., conditions which can be remedied through high-priority preservation and adaptive re-use action programs.

CRITERIA
QUALIFYING A
PROPERTY FOR
POSSIBLE PUBLIC
ACQUISITION

- Dilapidation
- Vacant/Under used Land
- Needed for Public Improvements
- Underutilized Commercial or Industrial Property
- Significant Historic/Cultural Properties in Disrepair
- Severe Back Taxes and Liens
- Absentee-Owned Residential Properties in Disrepair

- “Substandard” or “Deteriorated” residential structures that are capable of cost-effective rehabilitation through acquisition and reinvestment by alternative owners. The objective will be to remedy associated problems of vacant or crime-infested rental units and/or property tax delinquency while providing expanded home ownership opportunities or better managed rental housing.

GUIDELINES FOR ACQUISITION

In many cases, redevelopment within the identified project areas will be completed through private sector initiatives and in some cases with public assistance. In limited instances, redevelopment will require property acquisition requiring proactive strategies involving the public sector. These will require complementary roles and initiatives on the part of the community, ADA, the City of Atlanta, ANDP, URDC the private sector and others. As a matter of policy, the Pittsburgh Community Redevelopment Plan calls for a business-like containment of local government costs and risks associated with front-end property acquisition and initiation of project development. A key strategy will involve the sharing of front-end land assembly and project initiation responsibilities with pre-qualified private redevelopment teams approved by the City/ADA. Increased participation by current property owners, community-based organizations, private investors, and business operators during the initial stages of redevelopment, can provide a greater economic stake for the community and improve social responsibility for redevelopment outcomes. At the same time, the front-end costs of redevelopment, to be financed by government will be reduced along with fewer short-term losses of tax revenues during acquisition, relocation, and site preparation phases.

The policy of shared acquisition and project initiation responsibilities grants the City/ADA the authority to control future site re-uses and design qualities within targeted redevelopment sites as outlined in this Redevelopment Plan. The City/ADA retains the power to coordinate the provision of appropriate economic incentives for redevelopers and tenants, regardless of how the property is assembled. This policy also calls for the City/ADA to act as the land acquisition and disposition agency of last resort, where needed property redevelopment cannot be achieved through other parties. All property acquisition activities conducted by the City/ADA should directly correspond to community-based priorities and be reviewed by appropriate community-based organizations at all times. The Neighborhood Planning Unit will be instrumental in this regard.

TYPES OF PUBLICLY-ASSISTED ACQUISITION

In cases where public assistance is needed, there are several types of acquisition that may be utilized by the City/ADA—all based on the City’s eminent domain power. They will be determined on a site-by-site basis.

DIRECT PUBLIC ACQUISITION

These sites represent the most direct and highest priority public acquisition and redevelopment initiatives including: properties required to effectuate public improvements, properties with severe structural deficiencies (i.e., unsafe), or properties impinging upon high-priority, larger-scale development. In general, this strategy will involve either a) direct City/ADA acquisition initiatives through negotiated purchases from private owners; b) the City's condemnation and acquisition procedures in the case of recalcitrant owners; and c) property transfer and/or redevelopment agreements with existing public owners. At all times, the City/ADA shall endeavor to obtain amicable purchase agreements with private owners based on professional "fair market value" (FMV) appraisals, and shall resort to the City's eminent domain proceedings only as a last resort and with NPU approval.

PRIVATE ACQUISITION WITH PUBLIC ASSISTANCE

This type of acquisition may be used where private acquisition and private improvements can be assisted by the City/ADA under specified procedures and guidelines. Private redevelopment teams in these areas may include current property owners, community-based institutions, and both existing and new business operators. This strategy seeks to maximize participation for community-based organizations and existing property owners, as well as to attract project commitments from highly capable investors, redevelopers, or businesses not currently present within the area. This mechanism is an excellent way to respond to challenges involving multiple property owners and subdivision and development constraints. As a matter of practice, this type of property acquisition will be implemented through designation of pre-qualified private development teams and investment partnerships. Collaborative joint venture participants may include the following: community-based nonprofit CDCs; community-based institutional sponsors; directly affected property owners and businesses; and external private investors and developers with demonstrated financial strengths and experience. All project teams will be required to demonstrate credible professional expertise in such fields as Architectural/Engineering design, development, marketing and project management.

Depending on the nature and scope of the project, the City/ADA may follow alternative procedures for pre-qualification and designation of a preferred redevelopment team. The options include: (1) competitive advertisement and selection based on specified qualifications; or (2) review and approval of a voluntary application from a group for "sole source" selection on the merits of community service track record, properties already controlled, financial and professional experience strengths, intended development program, and specific investment commitment. The City/ADA may also reserve the authority to designate individual participants in project teams on a "sole source" basis, as required to guarantee attention to housing, economic opportunity, and/or community service benefits for neighborhood residents, or to fulfill conditions of public financing commitments. However, designations of "sole source"

participants shall not interfere with the use of competitive procedures to obtain the highest quality private investment, design, and development. All redevelopment teams will be required to enter into a Land Acquisition and Development Agreement that spells out time limits and performance criteria.

Types of public assistance that may be brought to bear include financial support, condemnation/eminent domain, the provision of relocation assistance, public improvements, legislative support (rezoning, CDP changes, street abandonments, etc.), grants and loan support, third-party mediation, permit expediting, and others.

LAST RESORT CONDEMNATION

This type of acquisition involves the use of - or the threat of using - the City's power of eminent domain as a tool of last resort. In general, this aggressive strategy will be used for enforcing corrective actions pertaining to code violations, tax delinquency, or nonconforming/conflicting land uses. Examples of this type of acquisition include abandoned/unsafe buildings and other properties with substantial and persistent violations of the building code, housing occupancy code, health regulations, or other applicable codes and ordinances. After all other methods have been exhausted, malfeasant property owners will be provided with reasonable time limits for corrective actions, as well as information on sources of assistance for property reinvestment.

This type of acquisition may also be applied to properties with repeated and continuing property tax delinquency, based on review of property tax records and due notice to the owners to remit back taxes. Failure of owners to make property improvements and/or tax payments after adequate notice will be sufficient cause for condemnation. In the event of such takings, the amounts of overdue taxes and any expenses for demolition of abandoned or otherwise unsafe buildings shall be deducted from the purchase price of subject properties.

This type of public acquisition may also be applied as a back-up tool for bringing obsolescent or conflicting uses into compliance with current zoning provisions. Where appropriate and feasible, the CITY/ADA may enter into proactive written agreements with such owners for cooperative private and public measures to bring facilities or uses into conformance and to meet any evident needs for relocation assistance to tenants; appropriate and reasonable time limits (e.g., one to ten years) shall be established for amortization of non-conforming facilities and realization of desired changes. In the event an owner is unable or unwilling to fulfill an executed written agreement for scheduled conformance of facilities and uses, acquisition may be undertaken; negotiated purchase or condemnation methods may be used as justified by the specific circumstances.

All acquisitions, regardless of type will be subject to the provision of a uniform standard of relocation benefits and services and will be subject to disposition procedures and covenants as described later in this report.

This Acquisition Plan is intended to provide the community, the City of Atlanta and ADA ample latitude for defining the operative policies and procedural guidelines under which public acquisitions will occur. During implementation, the City/ADA must promulgate clear procedural guidelines for public acquisition activities and related procedures for redeveloper designation and disposition of publicly acquired property. Before acquiring any parcel, the City/ADA will obtain two separate appraisals of the parcel's market value, as determined by qualified appraisers. The City/ADA will seek to acquire the parcel through negotiation, but, if necessary, the parcel can be acquired through the City's power of eminent domain. At all times, individual property rights will be protected to the full extent of the law. Current property owners will be provided considerable latitude to develop or conform properties consistent with CRP goals, objectives and redevelopment controls.

3.5 PROPERTY DISPOSITION AND REUSE

There are several technical tools contained within this Redevelopment Plan to be used during public acquisition and disposition proceedings. The following Redevelopment Projects map (defined in detail in Part 2) identifies project-specific sites for Acquisition/Disposition. The specific controls governing re-use are contained within the Pittsburgh Redevelopment Plan Redevelopment Controls table on page 3.19. This table lays out the desired re-use program to be followed and will serve as the basis for all property dispositions. It is important to note that re-use quantities are approximate and may be varied by up to 10% without being considered a substantial change. It is also important to note that individual circumstances may necessitate variances from the specified controls due to unforeseen conditions or changes in the property subsequent to the approval of this plan.

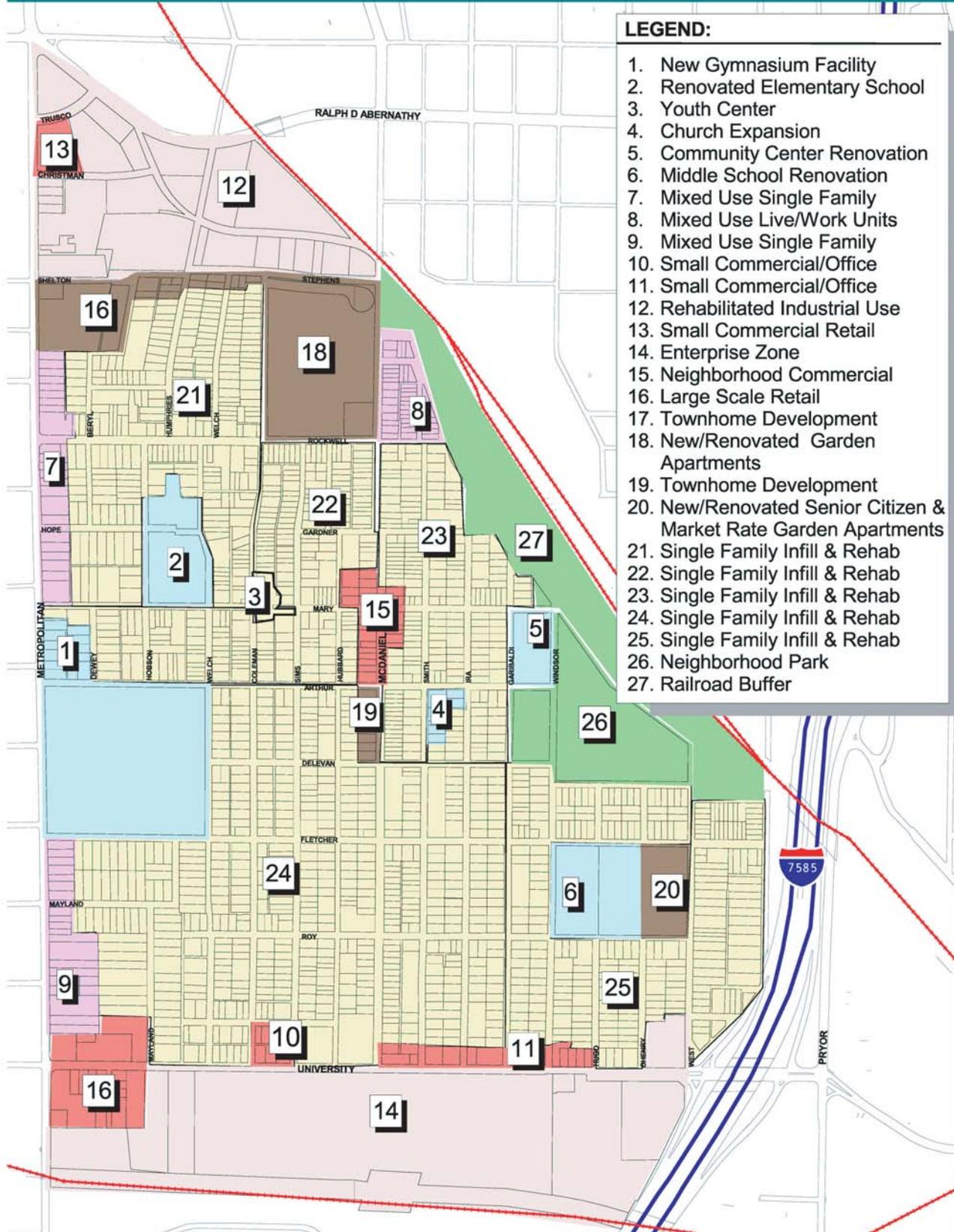
The disposition of publicly acquired property and the allocation of redevelopment rights is subject to provisions of Georgia's redevelopment statutes under which this plan is enabled; the policy and procedural guidelines defined in this section are consistent with these statutory requirements. Policy and procedural guidelines for the conduct of property disposition and controls will be administered by the City and/or The Atlanta Development Authority. These policies and procedures are intended to protect the interests of the general public and the Pittsburgh community as well as to encourage and promote high quality private development through a variety of coordinated incentives. The property disposition/re-use process is the key mechanism in the overall redevelopment plan for effecting desirable land use changes, preserving and adaptively re-using historic structures, providing open space and other public amenities, delivering economic opportunity and housing benefits for the community, capturing fiscal benefits for taxpayers, and assuring design excellence in all rehabilitation and construction activity.

The scope of land assemblages and magnitudes of new and rehabilitated construction to be undertaken in these projects vary widely. These factors as well as current economic conditions and market demands will be taken into consideration in scheduling announcements of different project opportunities/priorities, as well as specific designations of project development rights and performance requirements for private redevelopment teams. All proposed re-uses must be regarded as preferred re-uses, though specific programmatic variations may be approved by the City/ADA during property disposition and project design review. Where an alternate use is chosen, the City/ADA may approve such use after review and comment by Neighborhood Planning Unit-V (or subcommittee thereof).

In addition to these site-specific re-use objectives, all projects will be subject to relevant City zoning provisions. The property disposition and project review procedures described in this section will ensure compliance of all projects with other regulations.

REDEVELOPMENT PROJECTS

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PITTSBURGH COMMUNITY REDEVELOPMENT PLAN



Pittsburgh Community Redevelopment Plan Phasing Strategy	Exist. Site Characteristics				Housing Revitalization					Non-Housing Revitalization					Project Costs		
	Site Area (Acres)	Existing Single-Family Units	Existing Multifamily Units	Exist. Non-Residential Space (square feet)	Demolition Units	New Single Family Housing Units	Renovated/Converted	New Multi-Family	Renovated Multi-Family	TOTAL New/Renovated/Converted Housing Units	New/ Renovated Commercial Retail Space (Square Feet)	New/ Renovated Institutional Space (Square Feet)	Renovated Open Space (Acres)	Infrastructure Improvements (Linear Feet)	Community Improvements (Quantities)	Demolition and Relocation	Development Improvements

Numbers in () refer to the redevelopment projects map

PHASE I: 1-5 YEAR PROJECTS																		
Redevelopment Projects																		
1 Renovated Elementary School (2) *Project Finished by APS in 1998	4.2	0	0	46,000	0	0	0	0	0	0	0	75,000	0	0	0	\$0	\$0	\$0
2 Youth Services (3)	0.8	0	0	9,300	0	0	0	0	0	0	0	9,300	0	0	0	\$0	\$279,000	\$279,000
3 New Gymnasium Facility (1)	1.9	0	0	10,400	7	0	0	0	0	0	0	22,000	0	0	0	\$385,000	\$1,320,000	\$1,705,000
4 New/ Renovated Senior Citizen & Market Rate Garden Apartments (20)	2.9	0	0	68,000	0	0	0	100	0	100	0	3,000	0	0	0	\$0	\$9,000,000	\$9,000,000
5 Single Family Infill and Rehabilitation (25)	30.4	146	67	17,300	8	65	68	0	0	133	0	0	0	0	0	\$280,000	\$9,790,000	\$10,070,000
6 Large Scale Retail (16)	6.4	1	12	16,200	13	0	0	0	0	0	73,085	0	0	0	0	\$65,000	\$4,385,100	\$4,450,100
7 Enterprise Zone (14)	55.8	0	0	291,000	1	0	0	0	0	0	270,000	0	0	0	0	\$65,000	\$27,000,000	\$27,065,000
Sub Total	102	147	79	458,200	29	65	68	100	0	233	343,085	109,300	0	0	0	\$795,000	\$51,774,100	\$52,569,100

Civic Improvements																		
1 Metropolitan Avenue Streetscape	0	0	0	0	0	0	0	0	0	0	0	0	0	5,800	0	\$0	\$200	\$1,160,000
2 University Avenue Streetscape	0	0	0	0	0	0	0	0	0	0	0	0	0	4,000	0	\$0	\$200	\$800,000
3 McDaniel Street	0	0	0	0	0	0	0	0	0	0	0	0	0	4,500	0	\$0	\$200	\$900,000
4 Community Gateway (Two located on McDaniel Street)	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	\$0	\$5,000	\$10,000
Sub Total	0	14,300	2	\$0	N/A	\$2,870,000												

Transportation Projects																		
1 Road Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	15,400	0	\$0	\$0	\$0
2 New Sidewalks and/or Major Sidewalk Repair	0	0	0	0	0	0	0	0	0	0	0	0	0	29,700	0	\$0	\$125	\$3,712,500
3 New Roads / Widening	0	0	0	0	0	0	0	0	0	0	0	0	0	4,000	0	\$0	\$200	\$800,000
4 Bus Shelters	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	\$0	\$2,500	\$15,000
5 Pedestrian Crosswalks	0	0	0	0	0	0	0	0	0	0	0	0	0	2,400	0	\$0	\$30	\$72,000
6 Infrastructure Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	4,900	0	\$0	\$100	\$490,000
Sub Total	0	56,400	6	\$0	N/A	\$5,089,500												

PHASE I TOTAL	102	147	79	458,200	29	65	68	100	0	233	0	0	0	70,700	8	0	N/A	\$60,528,600
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PHASE II: 5-15 YEAR PROJECTS																		
1 Small Commercial Retail (13)	2.6	3	2	47,400	0	0	1	0	0	1	12,800	0	0	0	0	\$20,000	\$768,000	\$788,000
2 Rehabilitated Industrial Zone (12)	26.0	0	0	367,000	0	0	0	0	0	0	336,000	0	0	0	0	\$31,000	\$10,080,000	\$10,111,000
3 Town home Development (17)	5.2	4	4	26,400	8	0	0	50	0	50	0	0	0	0	0	\$280,000	\$4,500,000	\$4,780,000
4 Mixed Use Live/ Work Units (8)	2.5	18	0	2,070	18	0	0	22	0	22	26,400	0	0	0	0	\$630,000	\$2,640,000	\$3,270,000
5 Mixed Use/ Single Family (7)	4.8	13	0	26,400	0	4	2	0	0	6	0	0	0	0	0	\$0	\$520,000	\$520,000
6 Neighborhood Commercial (15)	2.6	4	0	51,400	4	0	4	0	0	4	10,000	0	0	0	0	\$140,000	\$600,000	\$740,000
7 Town home Development (19)	0.9	2	0	17,500	2	0	0	14	0	14	0	0	0	0	0	\$70,000	\$1,260,000	\$1,330,000
8 Community Center Renovation (5)	1.9	0	0	19,741	0	0	0	0	0	0	0	0	0	0	0	\$0	\$592,230	\$592,230
9 Neighborhood Park (26)	10.8	0	0	0	0	0	0	0	0	0	0	0	10.8	0	0	\$0	\$540,000	\$540,000
10 Church Expansion (4)	0.9	3	0	4,560	0	0	0	0	0	0	0	10,000	0	0	0	\$0	\$600,000	\$600,000
11 Middle School Renovation (6)	2.8	0	0	69,600	0	0	0	0	0	0	0	83,250	0	0	0	\$0	\$6,858,000	\$6,858,000
12 Mixed Use Single Family (9)	5.3	11	8	5,100	0	5	5	0	0	10	3	0	0	0	0	\$0	\$850,000	\$850,000
13 Single Family Infill and Rehabilitation (21)	33.5	121	108	0	7	77	42	0	0	119	0	0	0	0	0	\$245,000	\$10,410,000	\$10,655,000
14 Single Family Infill and Rehabilitation (22)	22.1	137	32	15,000	3	49	67	0	0	116	0	0	0	0	0	\$105,000	\$7,910,000	\$8,015,000
15 Single Family Infill and Rehabilitation (23)	20.0	134	44	9,400	3	44	57	0	0	101	0	0	0	0	0	\$105,000	\$6,660,000	\$6,765,000
16 Single Family Infill and Rehabilitation (24)	70.0	331	164	33,440	3	158	103	0	0	261	0	0	0	0	0	\$105,000	\$21,770,000	\$21,875,000
Sub Total	212	781	362	695,011	48	337	281	86	0	704	385,203	93,250	10.8	0.0	0.0	\$1,731,000	\$76,558,230	\$78,289,230

Civic Improvements																		
1 Arthur Streetscape	0	0	0	0	0	0	0	0	0	0	0	0	0	2,600	0	\$0	\$200	\$520,000
2 Fletcher Streetscape	0	0	0	0	0	0	0	0	0	0	0	0	0	4,000	0	\$0	\$200	\$800,000
3 Garibaldi Streetscape	0	0	0	0	0	0	0	0	0	0	0	0	0	2,900	0	\$0	\$200	\$580,000
4 Community Gateways (3 located on University and Metropolitan Avenues)	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	\$0	\$5,000	\$15,000
Sub Total	0	9,500	3	\$0	N/A	\$1,915,000												

PHASE II TOTAL	0	9,500	3	0	N/A	\$80,204,230												
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PHASE III: 15-20 YEAR PROJECTS																		
1 Renovated Garden Apartments (18)	11.4	0	350	7,550	0	0	0	0	300	0	0	0	0	0	0	\$750,000	\$16,500,000	\$17,250,000
2 Railroad Buffer (27)	43.0	0	0	0	0	0	0	0	0	0	0	0	43	0	0	\$0	\$936,540	\$936,540
3 Small Commercial Office (10)	0.9	2	4	0	0	0	0	0	0	0	6,400	0	0	0	0	\$0	\$384,000	\$384,000
4 Small Commercial Office (11)	1.4	0	0	20,300	0	0	0	0	0	0	18,700	0	0	0	0	\$0	\$1,122,000	\$1,122,000
Sub Total	57	2	354	27,850	0	0	0	0	300	0	25,100	0	43	0	0	\$750,000	\$18,942,540	\$19,692,540

Civic Improvements																		
1 Welch Street	0	0	0	0	0	0	0	0	0	0	0	0	0	3,500	0	\$0	\$200	\$700,000
2 Rockwell Street	0	0	0	0	0	0	0	0	0	0	0	0	0	2,200	0	\$0	\$200	\$440,000
Sub Total	0	5,700	0	\$0	N/A	\$1,140,000												

PHASE III TOTAL	0	5,700	0	0	N/A	\$20,832,540												
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GRAND TOTAL	371	930	795	1,181,061	77	402	349	186	300	937	753,388	202,550	54	85,900	11	\$3,276,000	\$147,274,870	\$161,565,370
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NOTES:

- 1) Building Costs include up-front property acquisition costs expended by the public sector these can be fully recovered in disposition agreements with redevelopers.
- 2) Typical admin. costs such as engineering, design and acquisition pro-rated within each redevelopment cost element.
- 3) Redevelopment Costs are estimates only and are in year 2001 dollars. Actual costs will be refined throughout implementation.
- 4) Construction costs are based on estimated as follows: New Single Family \$120,000/Unit; Substantial Rehabilitation of Single Family \$50,000/ Unit; Moderate Rehabilitation of Single Family \$20,000/ Unit; New Multi Family \$90,000/ Unit; Renovated Multi Family

DISPOSITION POLICIES AND INCENTIVES

The property disposition policy endorses community redevelopment practices, which are based on public and private co-investment and risk-sharing transactions, offering high probability of equitable returns for all parties. Two fundamental principles will guide public resource commitments: **leveraging** of private investment and **recoverability** of invested public resources. In return for commitments of public resources—such as exclusive land development rights, project financing assistance, zoning concessions, or supportive public improvements—projects must generally show ratios of public-private investment dollar leveraging in the range of 1:2 to 1:5, along with contributions toward tangible fiscal, economic, and social benefits for the general public and Pittsburgh Community interests.

The following property disposition policies and private redevelopment incentives are intended to balance the respective interests of local taxpayers, Pittsburgh Community citizens, private investors, developers, and current property owners.

- **Emphasis on property tax base gains/long-term revenue pay-backs:** Emphasis is placed on expanding the taxable private property base through conversion of non-taxable property, where appropriate, as well as through transfer of fee simple title (rather than use of long-term ground leases) to publicly acquired property. Wherever possible, common open spaces of limited size, off-street parking facilities, or other facilities for community use will be accomplished within privately owned and maintained properties. Review and approval of project plans must emphasize long-term fiscal returns.
- **Full property acquisition cost recovery and recycling of funds:** The City/ADA will seek to recover the full public acquisition cost of sites and/or buildings for private re-use, including costs of appraisals, title certificates, property surveys, and closing fees. Sale prices and cost reimbursements will be based on fair market value of the real property for private re-uses in accordance with provisions of this plan and all relevant project controls and covenants. The full property acquisition cost recovery policy is intended to provide public land sale revenues that can be recycled for other public investment initiatives within Pittsburgh Community. Recovered land sale revenues could be assigned to a property acquisition revolving fund or to loan funds supporting economic development or affordable housing purposes.
- **Uniform support of relocation activity for private and public redevelopment sites:** Given the important land assembly and redevelopment role likely to occur within the private sector, the cost reduction incentive of public relocation assistance will be equally available to all acquisition/disposition sites as needed. A uniform standard of residential and business relocation benefits and services within the

target area is an essential means of providing equitable treatment of impacted residents and businesses.

- **Coordinated timing and support of public improvements and common facilities:** The coordinated timing and funding support for streets/walks improvements, landscaped open space, off-street parking, and other common facility improvements, will enhance the marketability and financing of private projects. Projects offering significant economic development and affordable housing benefits will receive proactive consideration for public financing to support on-site open space, access and parking improvements.
- **Economic development financing incentives:** Many projects in the target area will be eligible for economic development financing assistance. Proactive efforts will be made to champion economic development financing resources including tax-exempt and redevelopment bond financing. Economic development assistance will emphasize recoverable second mortgage loans and loan guarantees, with payments of principal and interest into permanent revolving funds. Such financing will be highly leveraged against equity and first mortgage financing from private sources. Specific amounts and types of assistance will be tailored to site-specific occupancy and marketing objectives, as well as to project cost and risk conditions.
- **Impact fee waivers for affordable housing projects:** Where appropriate, waivers of governmental impact fees for economic development projects will be used to encourage quality development and maximize participation of community interests.
- **Private redevelopment obligations for replacement housing and business facilities:** All projects receiving substantial redevelopment assistance may be obligated to set aside facilities to meet residential or business replacement needs. Such obligations will be determined by negotiations and agreement with the City/ADA based on practical circumstances of project size, uses, locations, and construction phasing.
- **Community-based employment and business participation obligations:** Any publicly assisted redevelopment projects may be obligated to meet objectives relating to community-based residents employment and small business participation opportunities. These objectives will be determined on a project-specific basis through the City/ADA project review process and negotiations with the redeveloper for appropriate types of incentives and obligations.
- **Deed-restricted covenants to protect public and community benefits:** Restrictive covenants running with the land may be employed to guarantee the continuity of general public and community benefits of redevelopment projects, i.e., notwithstanding potential re-financing or ownership changes of assisted projects. The continued access of eligible

groups to business facilities, and employment opportunities for community residents will be assured against potential impacts of economic gentrification. Projects may be protected, where and as appropriate, with: permanent easements for public access, open space, and landscaping; future site and building space use control; historic preservation mechanisms; and other relevant major design controls such as building height, footprint, setbacks, and materials/colors affecting appearance. Future major changes of use or design will be subject to the City/ADA and NPU review and approval.

DISPOSITION PROCEDURES

The following procedures for the conduct of property disposition activities are defined as general guidelines for public and private participants in targeted redevelopment projects. It is assumed that the City/ADA will have ample authority to conduct these activities with a high degree of professional objectivity, as well as the discretionary flexibility required to offer reliable public commitments for timely and successful completion of projects.

The following general protocol for project review, negotiations and commitments will guide projects of significant scope. A community-based review committee (e.g., as assigned by the NPU) shall be provided timely opportunities for review and comment at all major phases of project review, consistent with the requirements for impartial public decision-making by the City/ADA and the confidentiality of certain information provided by private investors and competitors.

Redeveloper qualification and designation: Designation of a qualified redevelopment team will be accomplished without heavy expenditures for competitive proposals and will generally require pre-qualification and designation of a preferred redeveloper consortium prior to land assembly. The City/ADA will advertise and solicit competitive proposals from potential redevelopers and may also respond to unsolicited proposals from existing property owners, community-based organizations, and committed project investors. Depending upon the merits of such proposals and the qualifications of suggested teams, certain “sole source” participants in the project may be designated. Solicitation of proposals will clearly define property characteristics, project re-use objectives, essential team composition and qualifications, criteria and schedules for selection, and proposal submittal requirements. Simple submittal requirements will emphasize documentation of organizational experience and capabilities; available and committed professional personnel; financial assets and project management strengths; statements of redevelopment program objectives; and proposed project planning process and schedule. (Concept plans and illustrative design materials will be requested only for special major projects.) The City/ADA may also require bidding document fees and good faith/refundable deposits with submitted proposals. A non-profit community development corporation (CDC), operating as a principal in a private redevelopment team, may be exempted from certain financial assurances. However, CDC's will be subject to all other policies and

procedures (e. g. design review or jobs allocation, etc.) which support community and general public benefits.

Preliminary project review and principles of agreement: During the preliminary project review phase, the redeveloper, the City/ADA and the NPU will work to reach agreement in principle as to the following issues: building space uses, site and building design concepts; marketing objectives; special program needs (e.g., accommodation of relocates, community jobs, etc.); project compliance with zoning and other redevelopment plan controls; private equity and loan requirements and steps to achieve firm commitments; requirements for public financing and other supportive actions and justification for supplementary public acquisition of property; and general principles for the legal transfer of any publicly acquired property. Redeveloper submittal requirements and work schedules in this period will be governed by the first two steps of the typical phased Design Review Process, i.e., the Pre-Design Program and Site Use Concept and the Schematic Design Phase reviews and approvals. Other private-public development packaging, negotiations, and agreements in principle on the financial, marketing, and public/community benefit aspects of the project will proceed concurrent with review. Upon successful conclusion of negotiations, the City/ADA will provide a conditional approval of the project and encourage other public and private parties to facilitate project implementation. The redeveloper will then be able to proceed with applications for: zoning permits; firm private lender commitments; applications for affordable housing or economic development financing assistance from appropriate agencies; and other types of project support. The parties will prepare a Draft Land Disposition and Development Agreement and other legal instruments to serve as the basis for mutual project implementation responsibilities. Mutually agreeable timetables for all phases of project implementation will be a key element of the Draft Agreement.

Final project approval and commitments: Final project approval will be conditioned upon the redeveloper's delivery of satisfactory Design Development Phase drawings and any other professional studies which may be required to demonstrate the economic and technical feasibility of proposed construction and marketing plans. Any previous contingencies—concerning regulatory approvals, private financing commitments, public support and financing assistance, and other private and public obligations for the project's success—will be removed. Upon successful conclusion of this work, the City/ADA will issue formal approval of the redevelopment program and design, and the parties will execute a binding Land Disposition and Development Agreement and other restrictive covenants.

Pre-construction implementation: The City/ADA will monitor and provide coordination of all private and public commitments to enable a timely construction start. The redeveloper will deliver Final Construction Documents Phase products for City/ADA and NPU review and endorsement of the redeveloper's applications for building permits and other fees and licenses. The City/ADA will complete obligations for relocation and site preparation and will coordinate preparation of re-use property survey maps, transfer deeds, and other documents. Failure of the redeveloper to complete construction planning,

financing, and other obligations on a timely basis, may offer cause for the City/ADA to find the redeveloper in default, terminate development rights, and enforce Performance Bond provisions.

Property Transfer, Construction and Implementation Monitoring: Title to publicly assembled properties should be transferred to the redeveloper prior to construction, contingent upon satisfaction of all pre-construction commitments. Major portions of the purchase price payment may be deferred until construction has been completed and permanent mortgage financing has been closed. Depending upon the economic and social benefits of the project and other merits, the City/ADA may offer further extension of time.

A simpler disposition protocol may be established by the City/ADA for transfers of land for public/institutional re-uses or for small private redevelopments. Throughout the construction period and after permanent financing has been closed, the City/ADA will continue to monitor the performance of public and private obligations.

3.6 RELOCATION ASSISTANCE

As with any publicly supported redevelopment initiatives, this Pittsburgh Community Redevelopment Plan may result in the displacement of residents and businesses as a direct result of public action. However, it is important to note that this plan seeks to minimize these impacts through proactive development partnerships that empower existing businesses and property owners. In the rare instances where displacement is necessary in the best interest of the public's health, safety and welfare, full relocation benefits will be provided as required by law (and in many cases, in excess of the law).

All relocation benefit standards and procedures for determination of relocation needs and eligibility will comply with federal administrative guidelines for implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended including the most current administrative guidelines applicable to federally assisted programs as issued by the U.S. Department of Transportation and adopted by the U.S. Department of Housing and Urban Development (HUD) for all HUD-assisted community development and housing activities.

Although standards of relocation benefits prescribed in these guidelines are higher than most state and local government relocation policies, adoption of these standards will protect access to federal funding for plan implementation. To promote private reinvestment, the costs of providing relocation benefits and services may be supported with public funds to the extent of availability. However, the responsibilities for providing timely, consistent and equitable treatment to impacted households or businesses will be shared by any private property owners, redevelopers, and/or community-based developers that participate in redevelopment projects assisted by public actions.

ESTIMATE OF BUSINESS RELOCATION NEEDS

A preliminary estimate of the quantity of non-residential space that may eventually be displaced by proposed redevelopment actions, is 77 units. This estimate is based on the Redevelopment Projects described in part 2 of the redevelopment plan. In total, an estimated 623,726 square feet of commercial and institutional space may be demolished/rebuilt in the Pittsburgh Community area. However, it is important to recognize that in many cases, community businesses displaced by demolition will be relocated to new/improved buildings within the same area or on the same site. Demolition estimates are based on surveys of external building conditions and balanced against future development possibilities. More detailed interior code inspections of structures and surveys of business tenants, prior to implementation of physical improvement programs, will be required to refine this information as well as the estimated costs. Business relocation benefits and moving cost estimates are based on an assumed average of \$7.50 per square feet of occupied space; the eligible costs will be refined on the basis of further surveys.

This Relocation Assistance Plan is based on the practical recognition that replacement facility and moving expense benefits allowed under federal guidelines are insufficient to compensate marginal small businesses for the hardships of relocation. Administration of business relocation benefits and services must be closely coordinated with other publicly assisted economic development and small business financing assistance, i.e., to provide feasible conditions for retention and improvement of existing businesses. The following types of relocation and improvement options may be offered to displaced business enterprises.

- Owners of obsolescent or inappropriately located businesses may phase out existing activities and/or sites and initiate new enterprises which are consistent with current market needs of the neighborhood. This option will require access to decent/affordable alternative space within the target area, access to venture capital beyond the dollar amounts of the relocation benefit, and business management and technical assistance.
- Owners of more viable enterprises may relocate in the target area as prime tenants or as principals in publicly assisted private redevelopment projects. This option will require adequate lead-time for replacement facilities preparation as well as for varied forms of economic development assistance.
- Incompatible businesses may choose to move out of Pittsburgh Community if more suitable market, sites, and facility conditions for the particular enterprise can be identified.

Total non-residential demolition costs are estimated to be 560,000 square feet (phased over 20 years). In most cases, it is assumed that the cost of demolition will be borne privately through the cost of new development on the site, while relocation assistance costs will be supported completely by the public sector. These amounts of public and private expenditures are quite reasonable in terms of the projected net growth of new development.

RESIDENTIAL RELOCATION NEEDS

By policy, residential demolitions will be minimized to situations where existing properties represent a serious threat to the health and safety of the surrounding neighborhood. A preliminary estimate of the number and characteristics of households that may be displaced by selective demolition is shown. Of the 86 housing units estimated to be demolished in the Pittsburgh Community area, 77 are identified as single-family and 9 are multifamily.

According to the federal guidelines, displaced households are entitled to affordable replacement housing of standard condition in preferred locations, including available units outside the current living area if preferred by the displaced. Providing decent and affordable replacement housing choices within Pittsburgh will be a priority. Choices could include vacant private units in sound

condition, as well as planned replacement units to be provided through rehabilitation and new construction in advance of relocation action. As mentioned earlier, the City/ADA may establish replacement housing set-aside targets as a condition of publicly assisted residential rehabilitation and new construction programs. In partnership with community-based organizations, the City/ADA will work to create a limited inventory of temporary housing to meet the needs of displaced households waiting to occupy rehabilitated and new units designated for permanent replacement housing.

The process of delivering residential relocation benefits and services will be carefully coordinated with other social and economic improvement objectives for current residents. Family counseling services may be made available, providing special attention to the needs of children and the elderly. Such counseling could result in access to education and skills training, job opportunities, health care, and substance abuse treatment programs.

Total residential demolition costs are estimated at \$788,300 with an assumed relocation assistance impact totaling \$2,160,000. These amounts of public and/or private expenditures are relatively small in terms of the projected net growth of new development. Furthermore, several of the units estimated to be demolished may currently be unoccupied thus further reducing the apparent costs of relocation assistance anticipated.

DELIVERY OF RELOCATION ASSISTANCE

City/ADA staff and consultants will be principally responsible for the planning and delivery of relocation benefits and services within the framework of uniform standards for all public and private redevelopment projects. The active participation of the Pittsburgh Community Improvement Association, relevant social service agencies, economic development assistance organizations, real estate service firms, and community-based organizations will be sought for various tasks and areas of expertise. Detailed residential and business relocation surveys, followed by appropriate relocation assistance plans, budgets and schedules, will be carried out for specific project areas prior to the expenditure of public funds for relocation expenses. These surveys may be coordinated with housing and building code inspections, rehabilitation work orders, and/or demolition permit applications. Specific characteristics of impacted households and businesses, and determinations of replacement facility needs and preferences, will be defined in each project area. Implementation of relocation will follow only after the appropriate reviews of completed plans.

**Pittsburgh Community
 Redevelopment Plan
 Demolition and Relocation Costs**

Single Family Demolition	Multi Family Demolition/ Renovation	Demolition Other	Estimated Demolition Costs	Estimated Relocation Cost	TOTAL COSTS
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Numbers in () refer to the redevelopment project map

PHASE I: 1-5 YEAR PROJECTS	
1	Renovated Elementary School (2)
2	Youth Services (3)
3	New Gymnasium Facility (1)
4	New/ Renovated Senior Citizen & Market Rate Garden Apartments (20)
5	Single Family Infill and Rehabilitation (25)
6	Large Scale Retail (16)
7	Enterprise Zone (14)
TOTAL	

					0
					0
7			175,000	210,000	385,000
					0
8			40,000	240,000	280,000
13			65,000		65,000
		1	537,000		27,065,000
28			817,000	450,000	27,795,000

PHASE II: 5-15 YEAR PROJECTS	
8	Small Commercial Retail (13)
9	Rehabilitated Industrial Zone (12)
10	Townhome Development (17)
11	Mixed Use Live/ Work Units (8)
12	Mixed Use/ Single Family (7)
13	Neighborhood Commercial (15)
14	Townhome Development (19)
15	Community Center Renovation (5)
16	Neighborhood Park (26)
17	Church Expansion (4)
18	Middle School Renovation (6)
19	Mixed Use Single Family (9)
20	Single Family Infill and Rehabilitation (21)
21	Single Family Infill and Rehabilitation (22)
22	Single Family Infill and Rehabilitation (23)
23	Single Family Infill and Rehabilitation (24)
TOTAL	

	1		20,000		20,000
		31,000	31,000		31,000
8			40,000	240,000	280,000
18			90,000	540,000	630,000
					0
4			20,000	120,000	140,000
2			10,000	60,000	70,000
					0
					0
					0
7			35,000	210,000	245,000
3			15,000	90,000	105,000
3			15,000	90,000	105,000
3			15,000	90,000	105,000
48			291,000	1,440,000	1,731,000

PHASE III: 15-20 YEAR PROJECTS	
24	Renovated Garden Apartments (18)
25	Railroad Buffer (27)
26	Small Commercial Office (10)
27	Small Commercial Office (11)
TOTAL	

	300		750,000		750,000
0	300	0	750,000	0	750,000

GRAND TOTAL	
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76	300	0	1,578,000	1,890,000	30,276,000
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SECTION 3.7 REGULATORY ENHANCEMENTS

A fundamental aspect of successfully implementing this comprehensive Pittsburgh Community Redevelopment Plan will be the use of a variety of regulatory enhancements including: Comprehensive Development Plan modifications, Zoning District modifications, Urban Design Guidelines and others. These regulatory functions are extremely important in encouraging appropriate community reinvestment and in demonstrating full City support for plan initiatives.

COMPREHENSIVE DEVELOPMENT PLAN MODIFICATIONS

The primary long-range planning and policy tool used by the City of Atlanta is the Comprehensive Development Plan (CDP). It is used to guide the City in its land use, public improvement and strategic planning decisions. The Civic Improvement and Transportation projects will be incorporated into the appropriate CDP sections through the normal quarterly amendment process. Included in these will be amendments to the City's Greenway Trails Plan to reflect Redevelopment Plan projects. Furthermore, the land use recommendations contained within this plan will be incorporated into the CDP 15-Year Land Use Plan upon adoption by City Council. As contained within Ordinance CDP-00-3, distinct modifications (or "tracts") proposed to bring the City's plan into conformance with the Pittsburgh Redevelopment Plan. (See the Appendix for a full copy of the CDP Amendments including a map and summary table).

ZONING DISTRICT MODIFICATIONS

Upon full adoption of this Pittsburgh Redevelopment Plan, the City of Atlanta zoning ordinance, zoning districts (as amended), and development regulations will continue to apply to all parts of Pittsburgh. This plan does not supercede the authority of the City of Atlanta to regulate development nor does it negate the particulars of due process afforded to Pittsburgh residents, businesses and institutions. However, in the effort to encourage new development while protecting the unique qualities of Pittsburgh that are most desired by the community, certain zoning district amendments are proposed in this plan and will be adopted simultaneously. There are several basic concepts guiding proposed changes as follows:

- **Limitation of Undesirable Uses:** Several of the proposed zoning tracts include "conditions" which prohibit uses which are incompatible with adjacent residential areas such as adult businesses, liquor stores, automobile repair shops, and junk yards.
- **Impending Development Projects:** There are several development projects in the planning or pre-development phase which will require some community involvement to ensure they are in tandem with the plan objectives.

<p><i>REZONING CONCEPTS</i></p> <ul style="list-style-type: none">▪ Limitation of Undesirable Uses▪ Underutilization of Industrial Property▪ Conformance With Impending Development Projects▪ Historic Preservation
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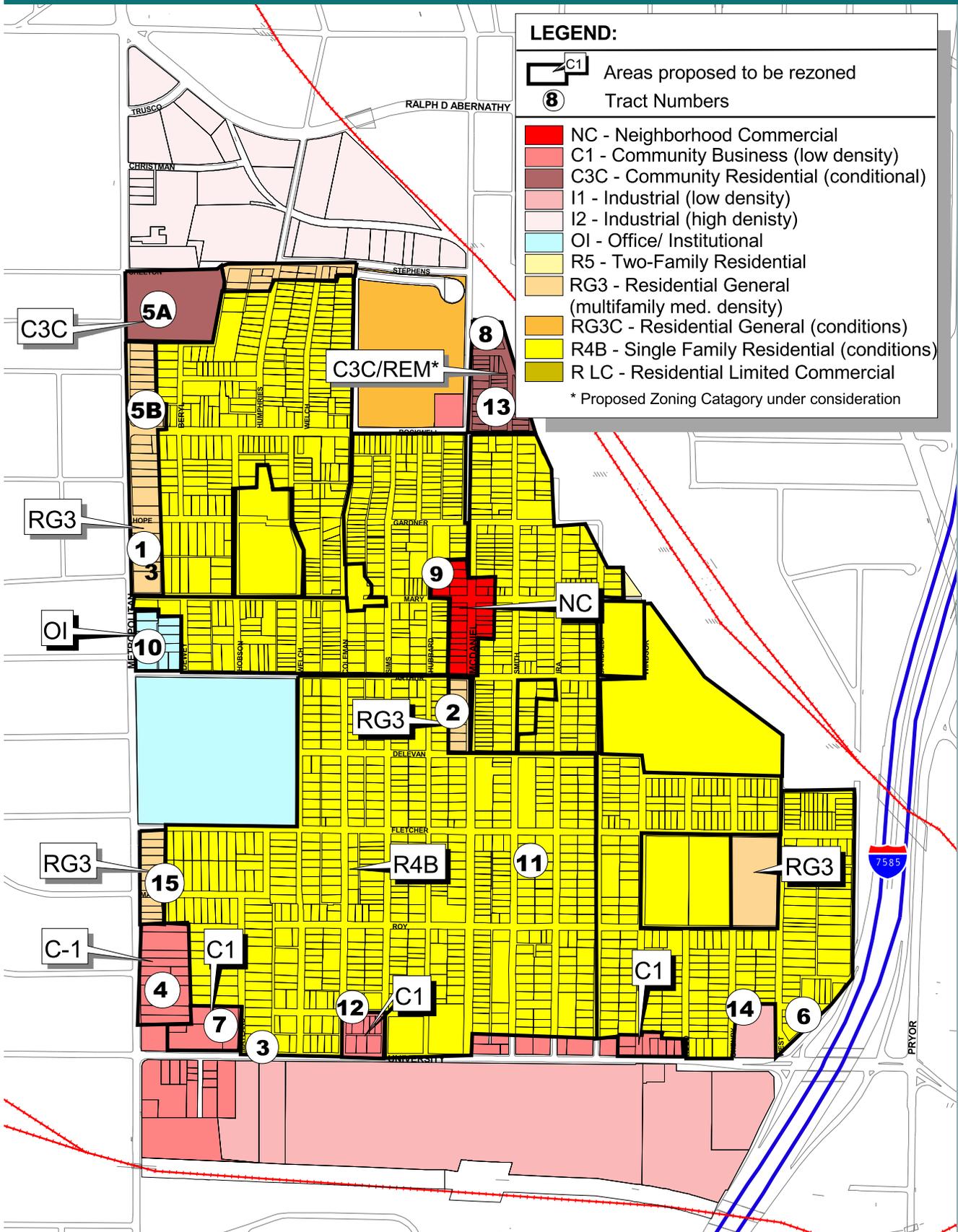
In the future, additional zoning modifications may be pursued as the details of development projects are refined and as the City continues to improve its ability to ensure quality development through new zoning categories. One such example is the City's "Neighborhood-Commercial" zoning district. This new zoning district is designed to preserve the pedestrian and small-scale character of neighborhood oriented commercial districts.

OTHER REGULATORY ENHANCEMENTS

Throughout the 20-year period of plan implementation, additional regulatory enhancements will be brought to bear as situations dictate.

PROPOSED ZONING

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PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

Pittsburgh Community Improvement Association

Prepared by: Urban Collage, Inc.

Huntley & Associates, Altamira Design and Common Sense, CHJP

900 0 900 Feet

Printed: June 28, 2001



SECTION 3.8 PITTSBURGH INVESTMENT STRATEGY

An important element in any comprehensive redevelopment plan is the estimation of project costs and the identification of potential funding sources. Implementation for this project has been programmed over a period of 20 years.

PUBLIC-PRIVATE FUNDING STRATEGY

Throughout this implementation period, the private sector is expected to carry the primary burden of funding the implementation of this plan. However, in the early phases of redevelopment, the public sector will provide clear and reliable prospects for public assistance with activities such as public improvements, development assistance (e.g., land acquisition, relocation assistance, etc.) and regulatory enhancements. These commitments of public resources will be predicated on sound economic and fiscal paybacks as well as assurances from private sector investors as to social and community benefits. Each component of public investment is expected to leverage private investment as well as gains in the taxable property base and employment levels.

Projected Redevelopment Costs and Sources

In the effort to understand the full cost of implementing this Pittsburgh Community Redevelopment Plan, every Redevelopment, Civic Improvement and Transportation project has been estimated in terms of year 2000 dollars.

The cumulative total costs for all of Pittsburgh Community have been summarized in the Phasing Strategy table in section 3.5. As shown in the Funding Sources Table, there are several funding sources currently identified to participate in the 20-year build-out of Pittsburgh Community (refer to page 3.36):

- **The Atlanta Empowerment Zone Corporation (AEZC):** The AEZC has already played a major role in funding much of the planning work that has been undertaken in the completion of this plan. In addition, the AEZC has committed millions dollars to ADA to implement a wide variety of projects throughout Pittsburgh Community.
- **The City of Atlanta:** The City of Atlanta is expected to carry perhaps the most varied burden of public improvement project funding including: sidewalk repairs, streetscapes, park and open space improvements and others. Throughout implementation, the City will attempt to secure necessary funds from inside sources (impact funds, capital funds, bond funds, CDBG, etc.) as well outside sources (HUD grants/loans, Path Foundation, Charitable Foundations, etc.).
- It is also anticipated that the City will proactively support various housing and economic development programs to assist existing residents and businesses. This will be accomplished through owner-occupied rehab programs, limited relocation assistance, small business loans, etc. While

much of these funds will be recovered through loan repayments (and are therefore carried in the budget as private sector funds), a portion of the housing and economic development needs will necessitate grant allocations (particularly for those on fixed-incomes).

- **The Atlanta Development Authority (ADA):** ADA is currently redeveloping the Corgman ES property into affordable seniors housing and market retail apartments. ADA combines the functions of three formerly independent agencies - the Urban Residential Finance Authority (URFA), the Downtown Development Authority, and the Atlanta Economic Renaissance Corporation. It offers a variety of loans to small and medium-sized businesses through its SBA, Business Improvement Loan Fund, and Phoenix Fund programs. Through URFA, ADA offers low interest, 30 year, fixed rate mortgages, and second mortgages for down payment and closing costs, as well as financing for multi-family housing.
- **The Fulton County/City of Atlanta Land Bank Authority:** works with local taxing authorities to acquire tax delinquent properties, assemble development sites, and convey them to developers. Promoting affordable housing is a major objective and the Authority works closely with community development corporations. It has been allocated \$2,000,000 in EZ funds for land acquisition of abandoned, dilapidated, and tax delinquent properties within Empowerment Zone neighborhoods. It will be a key partner for the redevelopment of the single family areas in the Pittsburgh Community.
- **The Georgia Department of Transportation (GDOT):** GDOT has several infrastructure projects allocated for the Pittsburgh Area. Of most importance is the widening of University Avenue into a four-lane road with a landscaped median.
- **The Atlanta Public Schools:** Through the Build Smart program and the Special Purpose Local Option Sales Tax, the Atlanta public School system has developed a system wide facilities master plan. As part of this plan, there is an intent to monitor the progress of Parks Middle School and study the potential expansion/ renovation of this facility in the near future.

Nonprofits: There are several non-profit agencies in the Atlanta area that support neighborhood revitalization by providing financial and social services to impoverished communities. These can serve a community such as Pittsburgh throughout the redevelopment process to garner programs to help community residents renovate their properties and or find social services. Some of the major local nonprofit organizations are outlined below:

- The **Atlanta Neighborhood Development Partnership (ANDP)** is a nonprofit financial intermediary that works principally through community development corporations to develop and rehabilitate low and moderate-income housing, and promote neighborhood services. ANDP offers loans,

grants, and training. Its operating grants have been particularly significant for several Atlanta CDCs.

- The **Fulton-Atlanta Community Action Authority (FACAA)** is Atlanta’s anti-poverty agency, providing direct or referral assistance to low income residents with housing, employment, job training, health care, and other human service concerns. The agency plans to rehabilitate the Rice Church as a satellite facility for youth and community services. It is designated a “1 Stop Partner” under the Workforce Investment Act and provides comprehensive services to eligible recipients of affordable housing including: rehabilitation of apartments and single family housing, building of new homes, training of youth (Youth Build program) and housing counseling services.
- **AHAND** is a network of nonprofit, neighborhood-based developers (primarily CDCs) involved in community development, affordable housing, and economic development. AHAND promotes sharing information and cooperation in advocacy efforts and projects. AHAND services include support for the Land Bank Authority, and Atlanta Community ToolBank; legal services and accountants for CDCs, access to builders/ developers, and apartment development and management.

Private Sector: As previously mentioned, the private sector will be responsible for most of the investment in the Pittsburgh Community area. In many cases, particularly in the short term, the private sector will be active partners with public sector or quasi-public sector agencies in redevelopment activities. However, the vast amount of early public sector commitments as described above are likely to result in a heightened private investment market. Correspondingly, in the long-term, the private sector will be the redevelopment workhorse with minimal back-end public investments.

While all of the above funding sources will be relied upon heavily, it stands to reason that other funding sources will be actively sought throughout implementation, with the emphasis always on the private sector. Furthermore, the programming of funds contained within this section are estimates only and are likely to vary as specific projects get refined.

Pittsburgh Community Redevelopment Plan Funding Strategy	TOTAL Estimated Project Cost	Cost Sharing		Possible Public/Quasi-Public Sector Funding Sources					
		Est. Public/Quasi-Public Sector Cost	Est. Private Sector Cost	City of Atlanta	MARTA	Atlanta Empowerment Zone Corporation (AEZC)	Atlanta Development Authority (ADA)	Atlanta Public Schools (APS)	
PHASE I PROJECTS (1-5 Yrs.)									
Redevelopment Projects	\$52,569,100	\$11,336,505	\$41,232,595	\$1,229,505	\$0	\$1,107,000	\$9,000,000	\$0	
Civic Improvements	\$2,870,000	\$2,870,000	\$0	\$2,860,000	\$0	\$10,000	\$0	\$0	
Transportation Projects	\$5,089,500	\$4,386,375	\$703,125	\$4,074,375	\$15,000	\$297,000	\$0	\$0	
SUBTOTAL:	\$60,528,600	\$18,592,880	\$41,935,720	\$8,163,880	\$15,000	\$1,414,000	\$9,000,000	\$0	
PHASE II PROJECTS (5-15 Yrs.)									
Redevelopment Projects	\$78,289,230	\$11,185,730	\$67,103,500	\$3,497,730	\$0	\$0	\$830,000	\$6,858,000	
Civic Improvements	\$1,915,000	\$957,500	\$957,500	\$957,500	\$0	\$0	\$0	\$0	
Transportation Projects	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
SUBTOTAL:	\$80,204,230	\$12,143,230	\$68,061,000	\$4,455,230	\$0	\$0	\$830,000	\$6,858,000	
PHASE III PROJECTS (15-20 Yrs.)									
Redevelopment Projects	\$19,692,540	\$2,661,540	\$17,031,000	\$2,661,540	\$0	\$0	\$0	\$0	
Civic Improvements	\$1,140,000	\$570,000	\$570,000	\$570,000	\$0	\$0	\$0	\$0	
Transportation Projects	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
SUBTOTAL:	\$20,832,540	\$3,231,540	\$17,601,000	\$3,231,540	\$0	\$0	\$0	\$0	
PITTSBURGH TOTALS									
Redevelopment Projects	\$150,550,870	\$25,183,775	\$125,367,095	\$7,388,775	\$0	\$1,107,000	\$9,830,000	\$6,858,000	
Civic Improvements	\$5,925,000	\$4,397,500	\$1,527,500	\$4,387,500	\$0	\$10,000	\$0	\$0	
Transportation Projects	\$5,089,500	\$4,386,375	\$703,125	\$4,074,375	\$15,000	\$297,000	\$0	\$0	
GRAND TOTAL:	\$161,565,370	\$33,967,650	\$127,597,720	\$15,850,650	\$15,000	\$1,414,000	\$9,830,000	\$6,858,000	

NOTES:

- 1) Cost and funding sources shown are estimates only (in year 2001 dollars) and are not intended to obligate funders. Costs and sources will be refined as projects come on-line during implementation.
- 2) City of Atlanta funds include public works, bond-funds, and housing improvement funds (CDBG & HOME). Housing improvement funds are targets only and have not been committed by the City to date.
- 3) Atlanta Empowerment Zone Corporation funds are targets only based on similar commitments to other AEZ neighborhoods. These funds have not yet been committed.
- 4) Atlanta Development Authority funds include approximately \$9 million for the redevelopment of Crogman School (already committed). In actuality, most of these public funds will be recovered through private revenue generation.
- 5) Atlanta Public Schools funds represent an estimate of the renovation need for the school as per APS' "Build-Smart" plan. To date, APS has not committed construction funding to this project.

Key Phase 1 Projects

Due to its unique attributes, significant early public commitments and strong community leadership, Pittsburgh Community is positioned to realize substantial immediate benefits in Phase 1 of plan implementation (i.e., within the first three years). There are approximately seven redevelopment projects, four civic improvements projects and six infrastructure improvement projects which are likely to be completed, or substantially underway within the next three years. In fact, there are several key projects that have already begun construction or pre-development activities which will have an immediate impact on the Pittsburgh area including: The Salvation Army Gymnasium Facility, The Croghan School ES Redevelopment by the Atlanta Housing Authority, The Redevelopment of Rice Memorial Church as a youth service center, The United Parcel Service (UPS) investment in the Enterprise Zone and the City of Atlanta's investment on new streetscape for Metropolitan Avenue.

ILLUSTRATIVE SITE PLAN

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LEGEND:

-  SINGLE FAMILY
-  MULTI-FAMILY
-  COMMERCIAL, RETAIL, OFFICE
-  MIXED-USE
-  INDUSTRIAL
-  INSTITUTIONAL
-  OPEN SPACE

PITTSBURGH COMMUNITY REDEVELOPMENT PLAN





**View of redeveloped Crogman Elementary School as Affordable Senior Apartments.
Persepective view from the intersection of West and Fletcher Streets.**

SECTION 3.9 DURATION AND MODIFICATION OF REDEVELOPMENT CONTROLS

All of the redevelopment plan controls as described in this plan shall expire, and no longer be in force or effect 20 years after the formal adoption date of this plan by City Council.

Until all of the saleable and buildable properties in the target area that are eventually acquired by the City have been disposed of, the controls may be amended or variances granted, provided that such changes do not impact the value of specific projects already completed without prior consent of owners or lessees of the impacted projects.

After all of the saleable and buildable property in the area owned by the City has been disposed of, the City shall file a certificate to that effect. Thereafter, upon the written request of the owner of any property, variances from the controls may be granted by the City with respect to such property in such manner as the Mayor and City Council may prescribe.

The Mayor and City Council shall promulgate the terms and procedures under which variances from the controls may be considered and permitted, as well as procedures for amendments to the Pittsburgh Redevelopment Plan. Neighborhood Planning Unit-V (NPU-V) shall be instrumental in recommending projects and modifications to the Atlanta Development Authority and the City of Atlanta. Major modifications shall require formal amendments to be approved by City Council. Minor amendments that do not cause any substantial alteration of the plan may be accomplished administratively through written action of the Mayor of the City of Atlanta with the acceptance of ADA and NPU-V.

PITTSBURGH COMMUNITY REDEVELOPMENT PLAN

THE PITTSBURGH COMMUNITY IMPROVEMENT ASSOCIATION



4 PART 4: Appendix



Issued: September, 2001

Prepared by:
Urban Collage Inc., in association with
Huntley & Associates, Altamira Design and Common Sense, CHJP and Assoc.



PART 4

IV. APPENDIX

- Glossary of Terms
- Meeting Minutes & Sign-In Sheets

GLOSSARY OF TERMS

1. **Abandoned Property:** Parcels that show no signs of being actively inhabited.
2. **Adaptive Reuse:** The rehabilitation of empty or underutilized structures for alternative uses; typically housing.
3. **Atlanta University Center:** Located in the West End neighborhood, the Atlanta University Center is a conglomeration of five historic black colleges and a university.
4. **Charrette:** Community workshop or public worksession.
5. **Community Gateways:** Designated areas that serve as neighborhood landmarks and entryways for the community. These are typically landscaped or commemorated with signage.
6. **Community-oriented retail:** Retail services that serve the needs of the immediate community.
7. **Design Standards:** Standards created to guide future development in the community as they relate to land use and architectural design
8. **Development Regulations:** Regulations enforced by the city on renovations or new development in the neighborhood
9. **Dilapidated Structures:** Structures with severe deficiencies that pose a public safety hazard.
10. **Infill development:** Development located within an established area that supports the surrounding land use; Typically on isolated or stand alone vacant lots.
11. **Future Land Use Plan:** Based on community input, the future land use plan shows the land use pattern intended for the community; Typically within a ten to twenty year period.
12. **Mixed-Use Development:** A building type that allows residential and commercial uses to coexist in one building. Typically these buildings house commercial uses in the first floor and multi-family above.
13. **Mixed-income development:** A site development strategy that allows for affordable and higher end housing to be developed within the same community or area.
14. **Multi-Family:** Developments including 3 or more households. Typically more than one story tall i.e. apartments.
15. **PCIA:** The Pittsburgh Community Improvement Association
16. **Pedestrian-Friendly:** Development that encourages and facilitates walking.
17. **Right-of-way:** Typically the term used to define the limits of a publicly owned street.
18. **Single-Family Detached:** One single-family household per parcel i.e. a house.
19. **Streetscape:** The physical enhancement of sidewalks and walking trails inclusive of amenities such as new sidewalk treatments, landscape, benches and pedestrian lights.
20. **Tax Delinquent:** Property whose owner has not paid the required City and County property taxes and is considered to be in default.
21. **Traditional neighborhood fabric:** An area of older streets and buildings that remains largely intact and similar to its original layout.
22. **Urban Design Commission:** A City of Atlanta Commission that offers guidance and recommendations and in some cases regulations on local Historic Preservation and Building Design Issues.
23. **Vacant Property:** Parcels that show no visible signs of a physical structure on site.

SYNOPSIS

PITTSBURGH REDEVELOPMENT PLAN

TEAM MEETING #1

Friday, September 22, 2000 – 11:00 am at Urban Collage Inc.

OVERVIEW AND ATTENDANCE:

- ATTENDANCE:
 - CLIENT GROUP**
 1. Doug Dean
 2. Veronica Young
 - URBAN COLLAGE INC.**
 1. Stan Harvey
 2. Rosa McHugh
 3. Contente Terry
 - HUNTLEY AND ASSOCIATES**
 1. Walt Huntley
 2. Leon Valentine
- The purpose of this meeting was to discuss the redevelopment plan strategy with the project team

DISCUSSION: PROJECT STRATEGY:

- Oversight Committee will consist of members of the existing Pittsburgh Improvement Association Members as well as other key parties such as representatives from MARTA, The City of Atlanta, Norfolk Southern and other major community stakeholders
- The client would like the team to have one on one interviews with key community stakeholders. The client will supply the team with a list of key community persons to interview. The team will prepare a standard instrument to be used for these interviews.
- One such interview was suggested to be held for the Pittsburgh Ministerial Alliance. This group is comprised of 20-30 key community stakeholders such as school principals, state and city officials as well as lawyers and pastors. This group meets the last Saturday of every month. **Contact person: Reverend Stovall**
- The Planning team has begun the GIS analysis of the neighborhood. The physical survey has been finished with the exception of the sidewalk condition survey. Database entry and analysis is in process. Maps showing existing land use, building conditions, building occupancy and major real estate owners will be included in the Issues and Opportunities report
- The Civic League Association will now only focus on the Civic League Apt. complex. **Contact Person: Herman Russell**
- The Pittsburgh Improvement Association will be the neighborhood non-profit status CDC. An Executive Director will be appointed in the near future. The CDC is looking for permanent headquarters. Their goal is to build 3 new homes by the end of the year
- There is a need for major anchors in the neighborhood to foster economic development in the area. Some key anchors would be the Salvation Army, Social Services Groups, UPS, Norfolk-Southern
- Key Neighborhood Contacts:
 1. NPU Planner
 2. Council Member Clela Winslow
- The Land Bank has a recent (6 month) Tax Delinquency Database; Leon Valentine has a hard copy of this database and agreed to transmit a copy to Urban Collage Inc.
- Current Efforts affecting the neighborhood:
 1. UPS New headquarters
 2. Metropolitan Streetscape Program
 3. The Crogman School site
 4. The proposed Maglev route
- Weed & Seed program coming to Pittsburgh: Law enforcement and social services program. **Zone Commander: Major Donovan**, Karen Rogers is at the office of Social Services

SYNOPSIS

PITTSBURGH REDEVELOPMENT PLAN

TEAM MEETING #1

Friday, September 22, 2000 – 11:00 am at Urban Collage Inc.

- Project Neighborhood Boundaries: Ralph David Abernathy Road to the North, The Norfolk Southern Railroad and Pryor Road to the East, University Avenue To the South, and Metropolitan Avenue to the West.
- The Client commented on the “Super block” concept and how a grass roots super block effort in the neighborhood has helped revitalize the neighborhood near Mayland Street

MEETING DATES

- First Oversight Committee Meeting: October 5, 2000 at 6:30-8:00PM; Pittman Park Community Center
- Second Oversight Committee Meeting: November 2, 2000 at 6:30- 8:00PM; Pittman Park Community Center
- First Community Workshop: November 18, 2000 Pittman Park Community Center 9:00-12:00 arrangement for Refreshments will be made
- Two additional meetings may be necessary to include the efforts by CHJP and Associates

ACTION ITEMS:

- The client will help create an oversight committee of 10- 15 members made up of representatives from the following groups
 1. Community members
 2. Norfolk Southern
 3. Civic League Association
 4. City of Atlanta
 5. Salvation Army
 6. Ministers
 7. MARTA
 8. Weed and Seed Program or Atlanta Police Dept.
 9. Business Owners
 10. Pittsburgh Community Improvement Association
 11. Parks and Recreation Dept.
 12. Any other social service provider in the area
 13. The Atlanta Development Authority
 14. The Atlanta Land Bank Authority
- The client will provide the team with a list of key neighborhood stakeholders to be interviewed by the planning team by September 28, 2000.
- The team will contact representatives from the following organizations UPS, Norfolk-Southern, Salvation Army-Larry Broom
- The client suggested contacting Mr. Arthur Cole regarding community participation
- Ms. Veronica Young (Client Group) and Ms. Rosa McHugh (Urban Collage, Inc.) will meet on a weekly basis to discuss project issues and benchmarks. The meetings will be every Wednesday at noon location will vary.
- Huntley and Associates agreed to meet with Contente Terry to detail some of the infrastructure conditions.

Meeting Minutes

PITTSBURGH REDEVELOPMENT PLAN

Oversight Committee Meeting #1

Thursday, October 5, 2000 – 6:30 PM at the Pittman Community Center

OVERVIEW AND ATTENDANCE:

The purpose of the Kick off meeting was to convene the Oversight Committee, discuss their role and responsibilities, introduce the consultant team members, the overall process and schedule and develop a vision statement for the Pittsburgh Redevelopment Plan. If at any time the client team has any concerns or comments of any aspect of the project please feel free to contact Ms. Rosa McHugh the Project Manager at Urban Collage, Inc. (404) 586.0277.

ATTENDANCE:

CLIENT GROUP

1. Doug Dean
2. Veronica Young

URBAN COLLAGE INC.

1. Stan Harvey
2. Rosa McHugh
3. Contente Terry

HUNTLEY AND ASSOCIATES

1. Leon Valentine

CHJP and Associates

1. Arthur Cole
2. Keith Hinch
3. Jonathan Jones
4. HJ Macklin

CC: Harry Housen

OVERSIGHT COMMITTEE

1. EM Lawrence: PCIA
2. Helen Jenkins: PCIA
3. Erma Jean Lockett: PCIA
4. Garnet Brown: City of Atlanta
5. Benita Smith: Resident
6. Thomas E Redding: Resident
7. Ricky Green: Community
8. Bobby Williams: PCIA
9. Aaron Smith: Pittsburgh Barber Shop
10. Roger Dathon: MARTA
11. Karen Rogers: Weed and Seed
12. Paul Sturdivant: Community
13. Major Otis Childs: Salvation Army
14. Phill Bailey: PCIA
15. Kermit William

INTRODUCTION

- As each member of the Oversight Committee signed in, they were presented with a project binder including a study boundary map, schedule and roles and responsibilities of the oversight committee.
- The meeting began with an introduction of the project team.
- Stan Harvey proceeded to explain the meaning of a redevelopment plan as a legally adopted document backed by the City of Atlanta to serve as an instrument of policy to guide agencies, local governments and the private sector on desired development.
- Rosa McHugh explained the process and schedule for the redevelopment plan as a 6 month process including four phases as follows:
 1. Issues and Opportunities: An analysis of all existing conditions in the neighborhood
 2. Community Workshop: A Public forum to involving community residents and stakeholders addressing the following issues Land Use, Linkages, Open Space, Transportation Access and Design Standards.
 3. Pittsburgh Redevelopment Plan: Development of the Draft Plan
 4. Implementation Program: Development of implementation strategies budgets and schedule.

Meeting Minutes

PITTSBURGH REDEVELOPMENT PLAN

Oversight Committee Meeting #1

Thursday, October 5, 2000 – 6:30 PM at the Pittman Community Center

VISION STATEMENT

- A vision statement work session followed led by CHJP and Associates
- Keith Hinch gave a presentation on the need of a vision statement including some sample statements. He defined vision statements as “A picture of a “desired future, intended to inspire, to foster commitment and loyalty, and to light the organizational journey ahead.” He also stressed the following concepts about vision statements: “We do not have to know how it will be achieved”; “Provides the basis for planning goals and objectives”; “Reflects shared or common viewpoints agreement or consensus; everyone is on the same page”; “Can be brief or long”.
- An explanation of the possible items to include in the Pittsburgh vision statement followed including housing needs, social services, beauty and the natural environment. The team stressed that the vision statement should not only focus on the physical aspects of the neighborhood but also the social, visual and cultural as well.
- A presentation of sample vision statements followed. The vision statement for ANDP (The Atlanta Neighborhood Development Partnership) was highlighted for its clear and comprehensive message. “To rebuild neighborhoods where people can sustain full safe and secure lives.”
- Doug Dean asked that the team include the preservation and revitalization of the neighborhood’s rich history into the vision statement
- A discussion of the timeframe followed. The team explained that the vision statement should not focus on a specific timeline but on a desired vision for the community to be fostered by the plan.
- Mr. Garnett Brown explained that the technical time frame for a redevelopment plan is 25 years, but the City’s Comprehensive Plan details a 15 year period. He suggested the team tackle the plan in 5 year increments
- The group was then given 5 minutes to write down some ideas on what should be included in the vision statement before breaking down into three groups to develop three draft vision statements.
- The three groups came together to present their vision statements as follows:
 1. “We envision a unique, comfortable and safe residential neighborhood with thriving neighborhood oriented business, recreation, community services, educational opportunities, that are within walking distance and accessible to all, linked by parks or other open/green areas.”
 2. “A community where Pittsburgh original values are preserved, where there are new opportunities for a sustainable livable community for all residents a place where families can be together to live, work and enjoy safety and beauty.”
 3. “ To preserve the historic character of the neighborhood by fostering a clean, safe and economically viable community that encourages home ownership.”
- The group then proceeded to find common threads between all three statements. The following concepts were discussed as most important and ones that should be incorporated in the final accepted vision statement for the plan:
 1. Safety
 2. Preservation of the existing character
 3. Economically Viable and Sustainable
 4. Foster Home ownership
 5. Pedestrian Friendly
 6. Beauty; Pleasing to the eye
 7. Open space
 8. Community Services
 9. Education
- In the interest of time, the group decided that they would like more time to continue to think about this exercise. The consultant team will present a draft vision statement based on the previous exercise at the next meeting for approval by the Oversight Committee.

Meeting Minutes

PITTSBURGH REDEVELOPMENT PLAN

Oversight Committee Meeting #1

Thursday, October 5, 2000 – 6:30 PM at the Pittman Community Center

MEETING DATES/ ACTION ITEMS

- Second Oversight Committee Meeting: November 2, 2000 at 6:30- 8:00PM; Location to be determined. Refreshments will be served. The Agenda for this meeting will include final definition of the Vision Statement and the presentation of the Existing Conditions analysis.
- Full schedule to be defined, including additional Oversight Committee meetings to detail Goals and Objectives and an open community workshop to be held in late fall.

MEETING ADJOURNED

Meeting Minutes

PITTSBURGH REDEVELOPMENT PLAN

Oversight Committee Meeting #2

Thursday, November 2, 2000 – 7:00 PM at the Salvation Army Main Dining Hall

OVERVIEW AND ATTENDANCE:

The purpose of this meeting was to present the survey and analysis of existing conditions of the Pittsburgh Neighborhood to the Oversight Committee. The project team presented the existing land use, occupancy, building conditions and open space physical conditions to the oversight committee as well as the projected socio-economic conditions based on 1990 census data.

If at any time the client team has any concerns or comments of any aspect of the project please feel free to contact Ms. Rosa McHugh the Project Manager at Urban Collage, Inc. (404) 586.0277.

ATTENDANCE:

CLIENT GROUP

1. Doug Dean
2. Veronica Young

URBAN COLLAGE INC.

1. Stan Harvey
2. Rosa McHugh
3. Contente Terry

HUNTLEY AND ASSOCIATES

1. Walt Huntley
2. Leon Valentine

CHJP and Associates

1. Arthur Cole
2. Keith Hinch
3. Jonathan Jones
4. HJ Macklin

ALTAMIRA DESIGN AND COMMON SENSE

1. Harry Housen
2. Marti Boulware

OVERSIGHT COMMITTEE

1. Paul Sturdivant Junior
2. Major Otis Childs
3. Major Larry Broome
4. Helen Jenkins
5. Erma Jean Lockett
6. Thomas Redding Sr.
7. Ricky Green
8. Aaron Smith
9. Piti S. Bailey

INTRODUCTION

- Veronica Young gave a brief introduction to the oversight committee members in attendance of the roles of the project team.
- Stan Harvey introduced the agenda for the evening. Urban Collage and Altamira would present existing physical conditions and CHJP and Associates would present the socio-economic conditions of the neighborhood.
- Contente Terry presented large-scale maps of the existing physical conditions for Land Use, Building Occupancy and Building Conditions. (The committee was informed that a complete narrative and analysis would be included in the Issues and Opportunities Report.) A brief description of the findings follows:
 - Land Use by type of total neighborhood acreage was summarized as follows:
Commercial 2%, Mix-Use 0%, Community Facilities 15%, Industrial 11%, Parks and Open Space 4%, Residential Single Family 37%, Residential Duplex 6%, Residential Multi-Family 5%, Vacant Land 20% and Parking 1%.
 - Building Occupancy was summarized as follows:
9% of the neighborhood buildings were found to be unoccupied, 1% were partially occupied and 90% were found to be occupied from the windshield survey conducted by the planning team. Most of the unoccupied structures were single-family. However, the planning team found most of these

Meeting Minutes

PITTSBURGH REDEVELOPMENT PLAN

Oversight Committee Meeting #2

Thursday, November 2, 2000 – 7:00 PM at the Salvation Army Main Dining Hall

unoccupied structures to be in standard (\$5,000 of repairs or less) or substandard condition (\$15,000 worth of repairs or less).

- Building Condition was categorized by the planning team as follows

Standard: Building in sound condition/requires none or minor repairs (\$0-\$5,000 of repair need)

Sub-Standard: Building requires some level of general repair (\$5,000- \$15,000 of repair need)

Deteriorated: Building requires major repairs such as: new roof, foundation, siding or windows (\$15,000-\$45,000 of repair need)

Dilapidated: Building represents major public safety hazard should be demolished or is boarded (\$45,000+ + of repair need)

The buildings in the neighborhood were found to be in the following states of condition 52% in standard condition, 31% in substandard, 12% was deteriorated and 5% was dilapidated.

- Stan Harvey suggested to the committee to communicate to the City and School Board Officials the neighborhood's desires for development opportunities at the Croghan Elementary School site.
- The Oversight Committee asked that all the streets around Croghan ES be studied for future housing development opportunities.
- The Oversight Committee mentioned the need to provide interim housing opportunities for families whose neighborhood homes would be rehabilitated.
- There was a concern about small lots and how to rehabilitate these parcels within existing zoning regulations. The planning team explained that this is part of the redevelopment plan and they will propose an implementation program that will take into considerations such issues.
- Marti Boulware presented the existing physical open space conditions of the neighborhood focusing on Pittman Park. The park showed a need for additional parking, outdoor community gathering areas, pedestrian connections, security lighting, baseball dugout improvements and other active recreation areas improvements. Goals and Objectives will be developed for open space needs at the next meeting.
- CHJP presented the existing socio-economic conditions based on the 1990 census data projections.
- The Oversight Committee found this data to be inconsistent with the apparent existing conditions of the neighborhood and asked that CHJP clearly footnote their analysis in the final report as projected data. The 2000 census data for Pittsburgh will not be available until fall 2001.
- The Oversight Committee asked that the project team provide data on the following: neighborhood age demographics, income levels and tax delinquent properties.
- The Oversight Committee would like the project team to ensure we focus on redevelopment of single-family housing and protection of the existing homeowners.
- CHJP proceeded to present the draft vision statement developed from the previous oversight committee meeting work session.

Vision Statement: " Pittsburgh will be a unique economically viable community that respects and preserves its history; a place that is prosperous, clean, safe, secure, and good for families, where children can be well educated and home ownership is encouraged; a pedestrian friendly environment with well maintained parks and natural beauty, where services, public facilities, employment opportunities and shopping are convenient, adequate, and appropriate; and where residents feel a strong sense of community."

- Some members of the Oversight Committee found this statement to be too wordy while others felt that it encompassed all the issues discussed at the vision statement works session. It was agreed that further discussion was necessary and that the vision statement should be more concise. The group decided to finalize the vision statement at the next Oversight Committee Meeting on November 9, 2000.

Meeting Minutes

PITTSBURGH REDEVELOPMENT PLAN

Oversight Committee Meeting #2

Thursday, November 2, 2000 – 7:00 PM at the Salvation Army Main Dining Hall

MEETING DATES/ ACTION ITEMS

- Third Oversight Committee Meeting: November 9, 2000 at 6:30- 8:00PM; Location to be determined. Refreshments will be served. The Agenda for this meeting will be the development of the Goals and Objectives for the redevelopment plan based on the existing condition analysis presented to the Oversight Committee on November 2, 2000. This meeting will also include final approval of the Vision Statement for the redevelopment plan.
- The Community Workshop was scheduled for Saturday December 2, 2000 at 9:00am location is to be determined.

MEETING ADJOURNED

Meeting Minutes

PITTSBURGH REDEVELOPMENT PLAN

Oversight Committee Meeting #3

Thursday, November 9, 2000 – 6:30 PM at the Salvation Army HOLTZ Building

OVERVIEW AND ATTENDANCE:

The purpose of this meeting was to develop the Goals and Objectives for the Pittsburgh Redevelopment Plan based on the existing conditions data presented by the project team at the previous oversight committee meeting.

If at any time the client team has any concerns or comments of any aspect of the project please feel free to contact Ms. Rosa McHugh the Project Manager at Urban Collage, Inc. (404) 586.0277.

ATTENDANCE:

CLIENT GROUP

Doug Dean
Veronica Young

URBAN COLLAGE INC.

Rosa McHugh

HUNTLEY AND ASSOCIATES

CHJP and Associates

Arthur Cole
Keith Hinch
Jonathan Jones
HJ Macklin

ALTAMIRA DESIGN AND COMMON SENSE

Harry Housen

OVERSIGHT COMMITTEE

Paul Sturdivant Junior
Major Otis Childs
Major Larry Broome
Helen Jenkins
Erma Jean Lockett
Thomas Redding Sr.
Ricky Green
Phill S. Bailey
Benita Smith
Kermit Williams
Gladys Whitfield

INTRODUCTION

- Veronica Young opened the meeting and welcomed all in attendance.
 - Rosa McHugh gave an overview explanation of the agenda for the evening. The group was to develop Goals and Objectives led by CHJP and Altamira for the following categories:
 1. Open Space
 2. Traffic and Transportation
 3. Social Services
 4. Public Safety
 5. Housing
 6. Economic Development
 7. Organizational Development
 8. Historic Resources
- Following the goals and objectives the group was to finalize the vision statement for the plan.
- Arthur Cole explained the process for the development of Goals and Objectives and gave a hand out of proposed goals and objectives for discussion.
 - Keith Hinch gave a brief overview of tax delinquency in the area based on Land Lot data. However the oversight committee requested this data be summarized to describe information particular to the Pittsburgh area.
 - Harry Housen led the discussion for the open space goals and objectives:
 - **Open Space Goal:** Create accessible open space throughout the neighborhood.
 - **Open Space Objectives:**
 1. Create Pocket Parks
 2. Explore open space opportunities within existing public facilities
 3. Upgrade existing recreation sites
 4. Develop open space walking tracks

Meeting Minutes

PITTSBURGH REDEVELOPMENT PLAN

Oversight Committee Meeting #3

Thursday, November 9, 2000 – 6:30 PM at the Salvation Army HOLTZ Building

5. Provide pedestrian linkages throughout the neighborhood
 6. Create tot lots
 7. Interface with other institutions for recreation opportunities
 8. Explore state initiatives for green space programs
 9. Use the train track right of way for open space and potential parking
 10. Explore open space opportunities on vacant land
- Arthur Cole led the discussion on the remaining goals and objectives the group agreed on the following goals and objectives by plan element as follows:
 - **Transportation Goal:** Improve the public street right of way and access to public transportation to create a pedestrian friendly environment
 - **Transportation Objectives:**
 1. Create a neighborhood gateway at University and McDaniel Street.
 2. Improve access to MARTA
 3. Encourage development that minimizes on street parking
 4. Create safe pedestrian crossings at intersections
 5. Install speed breakers to enhance safety by controlling speed in the community
 - **Social and Human Services Goal:** Provide a network of social services and cultural activities that are responsive to the needs of the residents
 - **Social and Human Services Objectives:**
 1. Expand, promote and develop youth development programs and services
 2. Promote and develop senior citizen program and services
 3. Strengthen community and faith-based relationships
 4. Identify and develop new sites for social services in the community and create new partnerships for community services
 5. Increase opportunities for Health Care organizations to service the community
 - **Public Safety Goal:** Make Pittsburgh a safe and livable community
 - **Public Safety Objectives:**
 1. Crack down on drug trafficking, prostitution and other common types of criminal activity
 2. Increase law enforcement presence and activity in high crime areas
 3. Require owners to clean and maintain vacant buildings and lots
 4. Factor safety into the design of new developments and the redesign of existing developments
 5. Build partnerships between the public safety organizations
 6. Strengthen police presence in the community
 7. Improve fire protection and emergency services
 8. Improve street lighting and sidewalks
 9. Identify opportunities for drug treatment and rehabilitation
 - **Housing Goal:** Increase and facilitate home ownership opportunities
 - **Housing Objectives:**
 1. Promote mixed housing type, mixed use, and mixed income development
 2. Promote mortgage lending in the area and home buyer education
 3. Develop design standards and zoning requirements that facilitate infill housing
 4. Preserve, enhance and improve the existing housing stock

Meeting Minutes

PITTSBURGH REDEVELOPMENT PLAN

Oversight Committee Meeting #3

Thursday, November 9, 2000 – 6:30 PM at the Salvation Army HOLTZ Building

- **Economic Development Goal:** Increase the number of viable commercial and retail businesses
- **Economic Development Objectives:**
 1. Provide incentives that encourage local, community and diverse business entrepreneurship opportunities while respecting the traditional neighborhood fabric
 2. Provide new or renovated commercial retail spaces that provide needed goods to the residents
 3. Consider sites for bus repair employment opportunities
 4. Locate major employers in the neighborhood
 5. Develop job training and placement programs and other incentives to encourage hiring of community residents
- The group did not have time to discuss the remaining two elements of the plan: organizational development and historic resources. They agreed to develop these goals and objectives at the subsequent meeting
- The group agreed on a final vision statement for the plan as follows:

“Pittsburgh will be a unique, historical, and diverse community that promotes homeownership, economic and community development, public safety, education, recreation, and community pride...a “city within a city”.

MEETING DATES/ ACTION ITEMS

- Fourth Oversight Committee Meeting: Monday, November 20, 2000 at 6:30- 8:00PM; Salvation Army-Room Location to be determined. Refreshments will be served. The Agenda for this meeting will be to finalize the goals and objectives for the plan and discuss the organization of the Public Workshop to be held on December 2, 2000.

MEETING ADJOURNED

Meeting Minutes

PITTSBURGH REDEVELOPMENT PLAN

Community Workshop #1

Saturday, December 2, 2000 – 9:00 AM-12:00PM Pittman Park Community Center

OVERVIEW AND ATTENDANCE:

The purpose of this public workshop was to present to the community the Team's analysis of existing conditions and the socioeconomic conditions of the neighborhood. As well as provide a venue for community residents and interested parties to discuss issues of housing, transportation, parks and open space, economic development, public services and urban design.

If at any time the client team has any concerns or comments of any aspect of the project please feel free to contact Ms. Rosa McHugh the Project Manager at Urban Collage, Inc. (404) 586.0277.

ATTENDANCE:

CLIENT GROUP

Doug Dean
Veronica Young

URBAN COLLAGE INC.

Stan Harvey
Robert Begle
Rosa McHugh
Contente Terry

ALTAMIRA DESIGN AND COMMON SENSE

Harry Housen
Marti Boulware

COMMUNITY RESIDENTS AND INTERESTED PARTIES

68 People attended the Workshop for a complete list by name please contact Rosa McHugh

INTRODUCTION

- Veronica Young opened the meeting and welcomed all in attendance.
- Stan Harvey gave a brief overview of the Planning Team and the Agenda for the Day
- Rosa McHugh gave a review and update of the redevelopment plan schedule
- Contente Terry presented the existing physical conditions profile with a series of large-scale maps. In general Land Use by type of total neighborhood acreage was summarized as follows:
Commercial 2%, Mix-Use 0%, Community Facilities 15%, Industrial 11%, Parks and Open Space 4%, Residential Single Family 36%, Residential Duplex 6%, Residential Multi-Family 5%, Vacant Land 20% and Parking 1%.
Building Occupancy was summarized as follows:
Nine% of the neighborhood buildings were found to be unoccupied, 1% was partially occupied and 90% were found to be occupied from the windshield survey conducted by the planning team. Most of the unoccupied structures were single-family. However, the planning team found most of these unoccupied structures to be in standard (\$5,000 of repairs or less) or substandard condition (\$15,000 worth of repairs or less).
Building Condition was categorized by the planning team as follows
Standard: Building in sound condition/requires none or minor repairs (\$0-\$5,000 of repair need)
Sub-Standard: Building requires some level of general repair (\$5,000- \$15,000 of repair need)
Deteriorated: Building requires major repairs such as: new roof, foundation, siding or windows (\$15,000-\$45,000 of repair need)
Dilapidated: Building represents major public safety hazard should be demolished or is boarded (\$45,000+ + of repair need)

Meeting Minutes

PITTSBURGH REDEVELOPMENT PLAN

Community Workshop #1

Saturday, December 2, 2000 – 9:00 AM-12:00PM Pittman Park Community Center

The buildings in the neighborhood were found to be in the following states of condition 53% in standard condition, 33% in substandard, 10% was deteriorated and 4% was dilapidated.

- Stan Harvey gave a brief overview of the socioeconomic conditions.
- There was a short recess and the group broke out into tables of 10 people each facilitated with a member of the planning Team.
- Each of the six tables presented their plan to the group. In general the consensus for the neighborhood was as follows:
 1. The plan should protect existing residents and provide affordable single-family residences throughout the neighborhood.
 2. Pittman Park should be renovated and made more accessible for community residents. The park is in need of parking. There is a need for one small passive recreation park west of McDaniel.
 3. The Northern industrial part of the neighborhood should become a mixed-use area providing jobs for the residents of Pittsburgh.
 4. A green buffer is needed between Pittman Park and the Railways.
 5. The Civic League Apartments need to be renovated or redeveloped as either a mixed use development or an attractive multi-family development
 6. Multi-family development should be limited to the Northwest part of the neighborhood. Potential of town home development in contingent vacant parcels may be accepted if developed in character with the area.
 7. There is a need for a neighborhood commercial core and this should occur at the intersection of McDaniel and Arthur Streets. Inclusive of a bank and doctors offices. Off- street parking must be provided for these commercial uses.
 8. Metropolitan and University Avenue should house the large-scale retail and social services. However, Metropolitan should preserve its existing housing stock possible as small-scale office.
 9. The group was divided on what should occur with the Croghan Facility some suggestions included:
 - Seniors Facility
 - High End Loft Development
 - Affordable Housing
 - Demolish Facility and give land to Parks Middle School
 - Demolish Building and develop single family residencesThis issues will need further investigation therefore the planning team will study the expansion needs of Parks Middle School to help guide the discussion.
 10. Small community gateways should be developed along Metropolitan, McDaniel and University.
 11. Major streetscape improvements should be focused on the following streets: McDaniel, Arthur, Fletcher, Welch, Garibaldi, Stephens and Rockwell.

MEETING DATES/ ACTION ITEMS

The planning team will analyze the results of the workshop and prepare an assimilation map of the findings of the workshop to be presented back to the community at the next meeting (TBD).

MEETING ADJOURNED

- Doug Dean made the closing remarks.
- The meeting was adjourned at 12:10PM

Meeting Minutes

PITTSBURGH REDEVELOPMENT PLAN

Oversight Committee Meeting #3

Thursday, March 1– 6:30 PM at the Salvation Army Training Facility

OVERVIEW AND ATTENDANCE:

The purpose of this meeting was to present and discuss the development opportunities map generated from the December 2, 2001 workshop. This was the third time this meeting was convened. Previously, the meeting had to be rescheduled due to weather conditions and scheduling conflicts.

If at any time the client team has any concerns or comments of any aspect of the project please feel free to contact Ms. Rosa McHugh the Project Manager at Urban Collage, Inc. (404) 586.0277.

ATTENDANCE:

CLIENT GROUP

Doug Dean
Veronica Young

URBAN COLLAGE INC.

Rosa McHugh

HUNTLEY AND ASSOCIATES

CHJP and Associates

Marcellus Pitts

OVERSIGHT COMMITTEE

Paul Sturdivant Junior
Major Otis Childs
Major Larry Broome
Erma Jean Lockett
Thomas Redding Sr.
Ricky Green
Phill S. Bailey
Benita Smith
Kermit Williams
Gladys Whitfield
Garnett Brown (City of Atlanta)
Armstead Salters (Principal Gideons ES)

INTRODUCTION

- Rosa McHugh opened the meeting and welcomed all in attendance.
- Rosa McHugh gave an overview explanation of the agenda for the evening. First the group was to hear the results from the December 2, 2000 Community Workshop as seen in the development opportunities map generated by the consultant team. Then the group was going to discuss the five open space tear sheets generated from the workshop.
- The map was divided by project land uses as follows: Institutional, Mixed Use, Industrial, Commercial, Parks and Open Space, Multi-Family, Single-Family and Streetscapes.
- The group decided to talk about the open space tear sheets first. Rosa McHugh presented five tear sheets as follows:
 1. **Gideons Park:** A proposed passive recreation park at the block of Mary, Welch, Arthur and Hobson Streets. The park was to link the Salvation Army campus with Gideons ES including a playground, gathering areas, a community garden and parking. The estimated cost for this scope of work was \$750,000
 - The group requested there be no parking in this park but that a multipurpose field be developed in this park. They suggested abandoning Mary Street and making it part of the park for safer access from the Gideon ES to the Park. They cautioned the use of a water feature. If a water feature is to be included, it must be adequately designed as not to encourage public bathing. The group would like this park to be developed as a safe haven for young children.

Meeting Minutes

PITTSBURGH REDEVELOPMENT PLAN

Oversight Committee Meeting

Thursday, March 1– 6:30 PM at the Salvation Army Training Facility

OVERVIEW AND ATTENDANCE:

The purpose of this meeting was to present the first draft of Part 2 of the redevelopment plan. The main objective of the meeting was to discuss the impact of rezoning the neighborhood from R-5 to R4b.

If at any time the client team has any concerns or comments of any aspect of the project please feel free to contact Ms. Rosa McHugh the Project Manager at Urban Collage, Inc. (404) 586.0277.

ATTENDANCE:

CLIENT GROUP

Doug Dean
Veronica Young

URBAN COLLAGE INC.

Stan Harvey
Rosa McHugh

HUNTLEY AND ASSOCIATES

CHJP and Associates

Arthur Cole
Marcellus Pitts
Keith Hinch
Jonathan Jones

OVERSIGHT COMMITTEE

Erma Jean Lockett
Benita Smith
Helen Jenkins
Shirley Raymond
Gian Garrett
Major Larry Broome
Kevin

COMMUNITY PARTNERS

Joyce Dorsey Fulton County Action Authority

INTRODUCTION

- Stan Harvey opened the meeting and welcomed all in attendance.
- Stan Harvey gave an overview of the remaining tasks and schedule. A draft of part three will be distributed to the oversight committee by the end of the May and the final overall draft of the plan will be available at the end of June for final review and modifications.
- Rosa McHugh presented the agenda for the evening: Discussions of the proposed Land Use Plan, Redevelopment Projects specifics and a presentation of potential Economic Investment Resources.
- Ms. McHugh presented the proposed land use plan. She described the importance and intent of the plan: as a long-range vision for the community that will guide future development once adopted the redevelopment plan is adopted by City Council. One major caveat is the number of Civic land uses. The proposed plan shows a significance drop in civic land uses. Ms McHugh made clear that the plan is not displacing any Civic institutions. The current zoning allows for Civic land uses by means of a special use permit thus the majority of these parcels are already zoned single-family residential. As such, if some of the existing Civic institutions relocate in the future the long-term plan would like to see these parcels return to single-family use. Other noticeable changes include the reduction of multi-family by discouraging the use of duplex properties and the large increase in single-family by developing infill housing on vacant parcels. She highlighted a comparison of existing land use to proposed land use as follows:

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Land Use	Existing	Proposed
1. Civic	12%	8%
2. Mixed Use	0%	5%
3. Industrial	22%	21%
4. Commercial	2%	3%
5. Multi-Family	10%	5%
6. Single Family	31%	48%

- The next item presented was the development projects specifics. The plan proposes 27 new redevelopment projects the breakdown is as follows:
 - Civic 6
 - Mixed Use 4
 - Industrial 2
 - Commercial 2
 - Multi-Family 3
 - Single-Family 5
 - Pars and Open Space 5

27*

** These numbers indicate project areas for development. Each area may include one of more projects depending on the economic development strategies associated with each particular land use.*

Please refer to Part 2 Draft May 10' 2001 for project specific details.

- There were three main discussion points based on this presentation as follows:
 1. What is the community's vision for the **University Avenue Corridor**?
University Avenue will be widened to a four-lane corridor. The widening will occur on the parcels south of University Avenue, however these will impact the land uses on the parcels north of University Avenue. The community would like to see either a wide landscaped median with large trees or a decorated sound wall between the industrial land uses to the South and the proposed mixed use uses to the north. The consultant agreed to look more into the impact of this expansion.
 2. How should **parking** be distributed for **Pittman Park**?
Some members of the oversight committee would like to see parking located on the Norfolk Southern property to the east of Pittman Park others agreed that parallel parking along Delevan Street would be sufficient. The Consultant Team agreed to look into this issue. However, a conversation with representatives from Norfolk Southern is imminent. The team has not been able to schedule such a meeting.
 3. Should the community **rezone** the **single-family** neighborhood areas from **R5 to R4B**?
The most important conversation of the evening was the issue of the impacts of rezoning the neighborhood from R5 to R4B. Currently the area is zoned R5 which requires lots of 7,500 square feet. This existing requirement would only permit the development of large single-family parcels on vacant lots. Only dilapidated homes on non-conforming lots would be able to be torn down and rebuilt on lots smaller than 7,500. A rezoning to R4B would allow single-family homes to be developed on lots that are 2,800 square feet. R4B would thus allow for the development of more single-family infill homes on the current vacant parcels than would the R5 requirement. R4B would allow infill housing to be in character with the surrounding neighborhood. R5 would require proposed new homes to be larger and more than likely more costly than R4B due to the size of the property. A rezoning at this time would entail contacting all property owners, community agreement and several public meetings.

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The following table shows the different lot area requirements between R-5 (The current zoning designation in the Pittsburgh Community) and R4-B, the zoning category currently under consideration.

Category	Max Height	Min Lot Size	Min front setback	Min rear setback	Min side setback	Min frontage	Max. Lot coverage	FAR Non.Res	FAR Residential	Residential Densities
R-4B	35ft	2,800	20ft	5ft	5ft	40ft	None	N.A.	1 house/lot	15-16 houses /acre
R-5	35ft	7,500	30ft	7ft	7ft	50ft	None	N.A.	1 house/lot	5-6 houses / acre

The Oversight Committee was torn as to what would be most beneficial to the community at this time. The Consultant Team thought that R4B would be more in character with the neighborhood and would allow more opportunities to develop new housing and bring in new residents into the neighborhood. However, some oversight committee members thought that maintaining the R-5 zoning category gave them more control over what would be built in the area. The Oversight Committee asked 3 weeks to make a decision over this issue.

- Arthur Cole from CHJP discussed a comprehensive list of potential Economic Investment Resources from the following sources:
 1. City of Atlanta
 2. Fulton County
 3. HUD
 4. State of GA
 5. Foundations
 6. Non-Profits
 7. Corporations

CRITICAL DATES/ OUTSTANDING ITEMS

- The Oversight Committee will make a decision over the neighborhood rezoning issue in three weeks.
- The Consultant Team will distribute a draft of Part 3 to the neighborhood by May 31, 2001.

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2. **Pittman Park:** Improvements to the existing park included renovation of the community center, out door pool and tennis and basketball courts. New amenities included multi-use baseball, softball, football and soccer complex to replace the existing athletic fields. New development of the open space was to include picnic areas, playgrounds and community gathering areas. In addition, it utilized the property adjacent to the railroad line to provide parking and a green buffer. The estimated cost of for this scope of work was \$5.25 Million
 - The group requested that the parking rations associated with proposed renovation be lowered. The group agreed that although they have a large parking problem associated with the swim meets they did not want to encourage more usage of the pool by providing more parking. They suggested the team look at bus drop offs and better pedestrian linkages to the park and reduce the proposed parking ratios to a neighborhood park ratio. They would like the community center to have areas dedicated for senior activities and located restrooms on the first level for ADA access and safety issues.
 3. **Typical Street Design:** Improvements to McDaniel, Rockwell, Arthur, Fletcher, Garibaldi and Welch Streets including pedestrian and street lighting, street trees, sidewalks and crosswalks, street signage and street resurfacing.
 - In general, the group agreed with the typical street design. They suggested that an emphasis be given to repairing the existing sidewalks and making the neighborhood safe to walk in.
 4. **Typical Pocket Park:** The concept was to locate small gathering places throughout the neighborhood for use by seniors and families. These would include small picnic areas; pedestrian lighting and child play areas. Estimated cost for these parks would be \$50,000 each.
 - The group asked that these parks not be included in the redevelopment plan due to future safety and long-term maintenance issues.
 5. **Illustrative Gateway Design:** Brick and metal signs to be located at the five key intersections highlighted at the workshop. The materials chosen reflect the industrial past of the area. The estimate cost is \$6,000 each.
 - Due to the high cost of developing permanent signs, the group asked the team to develop a welcoming signs that are more of a pedestrian scale billboard in nature.
- Rosa McHugh then proceeded to present the Developing Opportunities Map by describing each individual project. In general the group agreed with the projects shown on the development opportunities map. They highlighted the following items as additional services and or projects that need to be included in the Pittsburgh Community Redevelopment Plan.
 1. A centralized location for computer use and services. Currently there are several organizations interested in donating computer equipment to the community. The oversight committee would like to see this equipment located in a centralized facility.
 2. A library: Currently the community uses the Gideons ES library there is a need for a library for the adults in the community.
 3. A dedicated senior's services facility: Seniors currently use Pittman Park. However particularly during the summer months when the athletic facilities are in use the seniors need a passive recreation area. Pittman Park used to offer a seniors ceramic course. This class has been discontinued due to lack of manpower.
 4. There is a need for coordination between the Gideons ES summer camp and the Pittman Park summer camp
 5. The group would like to see the boarded Rice Memorial Building become the PCIA headquarters that could provide additional social services.
 6. The plan should address the high number of Section 8 housing in the community
 7. UPS has expressed interest in developing a facility in the on University Avenue. The group would like to see this development included in the redevelopment plan
 8. Have the redevelopment plan focus on the development of quality housing for the area residents.

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The following is a description of each project discussed at the meeting:

Institutional

A. Ariel Bowen Memorial United Methodist Church:

This community anchor is looking at opportunities for church expansion within its existing block along Arthur Street. Partnerships for additional development in the church block may be studied, including housing rehabilitation/construction.

B. The Salvation Army:

The Salvation Army may be able to collaborate with the neighborhood in developing additional community facilities that are accessible to the neighborhood residents. The Salvation Army may also be a partner in tackling housing rehabilitation and new infill construction in the blocks to the north and east of their existing facility.

C. Parks MS

The Atlanta Public Schools is in the process of developing a request for proposal for the redevelopment of the Croghan ES facility. Future development of this site will impact the expansion of Parks MS. The Atlanta Public Schools plan to maintain Parks MS open and will not accept any proposal that impact the instructional program at Parks MS.

Mixed Use

D. Croghan ES

The groups were somewhat divided on what should occur with the Croghan Facility some suggestions included:

- Seniors Facility
- High End Loft Development
- Affordable Housing
- Demolish Facility and give land to Parks Middle School
- Demolish Building and develop single-family residences

Consensus was reached that additional land should be provided for parking/athletics/expansion of Parks MS. Strategies for development of the remainder of the Croghan block will be further studied as to the opportunities for new development, particularly housing.

E. Civic League Apartments

The Civic League Apartments are in need of renovations and improvements. In conjunction with property across McDaniel Street, a mixed-use project of housing and small-scale retail could be developed as an attractive entry into the neighborhood.

F. University Avenue Mixed-Use

The southern side of University Avenue is acknowledged as an opportunity for additional employment opportunities with the redevelopment of the underutilized industrial properties. The northern side of the street poses, with its undulating topography, poses challenges to large-scale development. However, small-scale office, retail, institutional and housing can be pursued along the corridor. Metropolitan Avenue Corridor also poses an opportunity for mixed-use particularly small-scale office space.

G. Northern Industrial

The northern periphery of the neighborhood presents unique structures compatible with development of mixed-use housing/industrial/office development serving as a buffer to the single-family core of the neighborhood.

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Commercial

H. McDaniel Street

- There is a need for a neighborhood commercial core and this should occur at the intersection of McDaniel and Arthur Streets. Inclusive of a bank and doctors offices. Off- street parking must be provided for these commercial uses.

I. Metropolitan Boulevard at University Avenue

- This intersection can be the site of additional commercial/institutional development at this accessible location.

Parks and Open Space

Neighborhood Parks

Opportunities may exist in association with new housing development to provide new small-scale open spaces.

J. Pittman Park

- The park should be renovated including additional tennis courts, safety lighting and passive reaction amenities.
- The park should be made more accessible for community residents. Currently the park is not ADA (American with Disabilities Act) accessible.
- There is an immediate need for parking particularly during citywide swim meets.

K. Gideons Park

The area between the Salvation Army and Gideons ES may provide an opportunity to develop a neighborhood park joining the two major institutions and creating an attractive location for new housing.

M. Railroad Buffer

- A green buffer is needed between Pittman Park and the Rail lines. Currently this area is not maintained properly and may pose a potential safety hazard for community residents; primarily children.

Housing

Multi-Family

- Multi-family development should primarily be limited to the neighborhood's periphery, particularly the northwest part of the neighborhood. Some town homes may be developed compatible with the neighborhood.

M. Redevelopment of the Civic League Apartments as an attractive modern multi-family development inclusive of apartments, condominiums and town homes

N. North multi-family serving as a buffer between the Northern industrial area and the single-family area to the south these parcels could be developed as a multi-family project.

O. Single- Family

- The largest component of the plan will be strategies to protect existing residents and provide affordable single-family residences throughout the neighborhood.
- New infill construction should be accompanied by targeted rehabilitation on a block-by-block approach.
- The area east of Garibaldi Street and South of Pittman Park should be preserved as a single-family area. Larger-scale single-family development could be appropriate in this area with good interstate access and open space amenities.

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Streetscapes

P-U. Small community gateways should be developed along Metropolitan, McDaniel and University.

- Major streetscape improvements should be focused on the following streets: Arthur, Fletcher, Garibaldi, McDaniel, Rockwell and Welch. These should include pedestrian lighting, street trees, crosswalks and street signage.

Gateways

There was an interest to physically define the community with entry gateways. Five locations were outlined as possible gateway projects at the following intersections:

1. McDaniel at the Railway Crossing
2. Arthur and Metropolitan
3. University and Metropolitan
4. McDaniel and University
5. University and the Interstate

NEXT STEPS:

- The planning team will access the data gathered at this meeting as it relates to the development of the plan.
- The Planning team will develop tear sheets for the projects outlined in the development opportunities map as well as create an implementation plan inclusive of potential funding sources and implementation responsibilities and partners.