

Vine City Redevelopment Plan



VOLUME I - FINAL REPORT

September 2004

Prepared For:
The Vine City Civic Association

Prepared By:
URBAN COLLAGE, INC. in collaboration with Robert Charles Lesser & Co.

VINE CITY REDEVELOPMENT PLAN



Credits and Acknowledgments

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

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1.0 Issues and Opportunities

The issues and opportunities focuses on the existing physical conditions and specifically documents the findings including the study area context and history, development history, demographics, existing land uses, existing building condition and occupancy, existing zoning, existing transportation and circulation, and development opportunities and community vision. A framework plan documenting development projects generated through community consensus is also provided.

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Preface

Over the past 30 years, Vine City - one of Atlanta's oldest inner-city neighborhoods - has experience a loss of population, property disinvestment and general economic decline. The Vine City Civic Association has joined together with community leaders, residents, business and property owners to create a comprehensive vision for Vine City with hope of returning this community to the level of prominence it once enjoyed.

The team of Urban Collage, Inc. in collaboration with Robert Charles Lesser & Co., LLC. was selected to work with the Vine City Civic Association's Redevelopment Committee to develop a strategic action plan for implementation which identifies opportunities, projects and partnerships consistent with the community's vision and focuses on community revitalization and citizen participation. As a result of the commitment and dedication of the Vine City residents, this plan was adopted by the Atlanta City Council in September 2004.

In order to adequately describe all the visions, projects and strategies proposed to revitalize the Vine City Neighborhood, the **Vine City Redevelopment Plan** is divided into three (3) main parts:

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1.0 Issues and Opportunities

Part 1.0 documents the existing conditions within the study area such as study area context, development history, demographics, existing land uses, existing building condition and occupancy, existing zoning, existing transportation and circulation, and development opportunities and community vision. A framework plan documenting development projects generated through community consensus is also provided.

2.0 Project Definition

Part 2.0 describes the future land use and circulation for the study area in addition to redevelopment projects in the areas of housing, economic development and public facilities as well as represents.

3.0 Acton Plan

The Action Plan describes implementation recommendations for phasing, property acquisition, partnerships, funding sources, and a 5-20 year implementation cost analysis for redevelopment projects in the study area.

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Appendix

The appendix includes supportive planning documents including meeting minutes, detailed redevelopment goals and policies, complete demographic study and maps generated during the planning process.

1.1 Study Area Context

The study area is located west of the Atlanta downtown business district. According to the boundaries defined by City of Atlanta Neighborhood Planning Unit program, the Vine City neighborhood is located in NPU-L. The Vine City neighborhood extents include Simpson Street to the north, Northside Drive to the east, Martin Luther King Jr. Drive to the south, and Lowery Boulevard to the west.

The Vine City neighborhood is surrounded by the following neighborhoods: English Avenue to the north, Washington Park to the west, Ashview Heights to the south-west, Atlanta University to the south, Castleberry Hills to the southeast, and Downtown to the east.

The public facilities and institutions in the Vine City neighborhood include two Atlanta Public School facilities: Bethune Elementary and Kennedy Middle School; two public parks: C.H. Park, and Kennedy Park; two MARTA stations: Ashby Street Station and Vine City Station, Fulton County Health Center; Morris Brown College campus including Herndon Stadium and the Herndon Home Museum.

Aerial Photograph of the Vine City Redevelopment Plan Study Area.



1.2 Development History¹

Vine City was apparently named for the Vine Street that runs through the neighborhood. The neighborhood was historically bounded by Sunset, Magnolia, Foundry and Walnut Street. Just to the west was the Ashby neighborhood. These two neighborhoods comprised what is called the Vine City/ Ashby neighborhood.

Sanborn Maps show evidence Vine City was a thriving community. The maps show many corner stores attached to residences. Long time residence report that Magnolia Street east of Vine Street once sported an array of stores, laundries, restaurants and other small businesses. Vine City played an important role in the African American community. Being located by the Atlanta University Center, Vine City was home to the Magnolia Ballroom (an African-American entertainment center from 1930's-50's) and Sunset Park (an amusement park with a roller coaster for African-Americans).

The Vine City neighborhood is historically single-family. In 1910, Alonzo F. Herndon, founder of Atlanta Life Insurance Company, purchased land and built his home at 587 University Place. The neighborhood changed rapidly as population moved to Atlanta's westside after a fire destroyed many homes on Auburn Avenue in 1917. The Eagan Homes public housing development was completed in 1941 in the Ashby neighborhood. With the growth of the African-American population, a commercial district emerged on Martin Luther King Jr. Drive replacing the once white owned businesses.

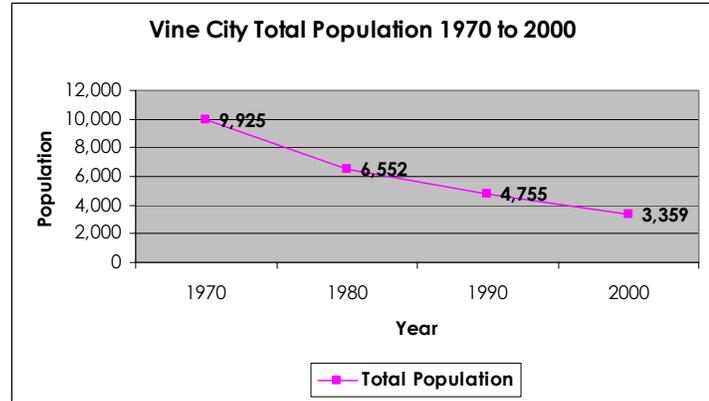
In 1947 the famous Paschal's Restaurant was opened. Atlanta's first African-American Mayor Maynard Jackson has family ties to Vine City. Julian Bond also lived in the neighborhood. Dr. Martin Luther King Jr. moved his family to Vine City in 1967, his widow Coretta Scott King lives in the neighborhood today.

With Urban Renewal in the 1960's and 70's, much of the characteristics of Vine City were lost. In 1976, the Georgia World Congress Center opened near the Vine City/Ashby neighborhood. In 1985, 1992 and 2002 the GWCC expanded. Also, in 1992, the 72,000 seat Georgia Dome stadium opened to the east of Vine City. Eagan Homes was redeveloped in the late 1990's by the Atlanta Housing Authority into the Magnolia Place mixed income multi-family community. The first phase of the Historic Westside Village was completed in 2002 featuring a Publix grocery store and other commercial uses along Martin Luther King Jr. Drive. Future phases will include additional commercial uses and townhomes.

¹ Excerpts from the Master Plan Update: Vine City Community; October 2001
Prepared for: Vine City Civic Association
Prepared by: Urban Collage, Inc. in collaboration with Robert Charles Lesser & Co.

1.3 Demographics Summary²

Vine City has experienced a steady decrease in population since 1970 with the loss of more than half its population within a thirty-year period. The number of vacant lots in the neighborhood bears witness to this. The greatest effect of this loss was felt west of Vine Street due to the redevelopment and consequent reduction in number of housing units in the Eagan Homes/Magnolia Place Redevelopment Site. Contrary to this however, the eastern half experienced a more than 50% increase in persons with the construction of a new apartment complex in the southeastern sector. Information presented represents



Source: Census 1990, 1980, 1970 and MASTER PLAN FOR VINE CITY/ASHBY A NEIGHBORHOOD IN THE CITY OF ATLANTA, April 1995.

Census data for periods spanning 1970 to 2000. The complete Demographics analysis is provided in the Appendix of the document.

1.3.1 Gender

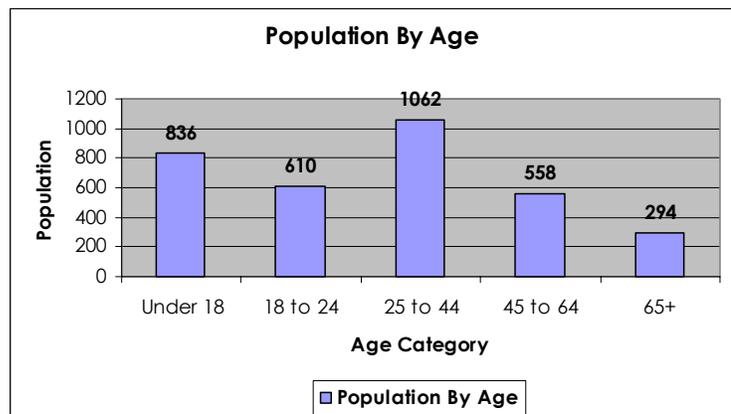
Until 2000, females outnumbered males by about 55% to 45%. After 2000 the trend shifted with males slightly in the majority. This was attributed to the conversion of public housing, with its typical high percentage of female-headed households, into mixed income property.

1.3.2 Race

The racial composition of Vine City has changed very little with blacks making up the largest majority, 95%, from 1980 to 2000. Less than 1% of the population was of 2 or more races.

1.3.3 Age Distribution

Age distribution has remained fairly stable from 1980 to 2000. One-quarter of the population fell under the age of 18. Persons between the ages of 18 and 24 fell from 25% in 1980 to 18% in 2000. The percentage of people between 25 and 44 experienced the most growth from 22% in 1980 to 32% in 2000. The category of persons above 65 fell significantly from 13% in 1980 to 9% in 2000.

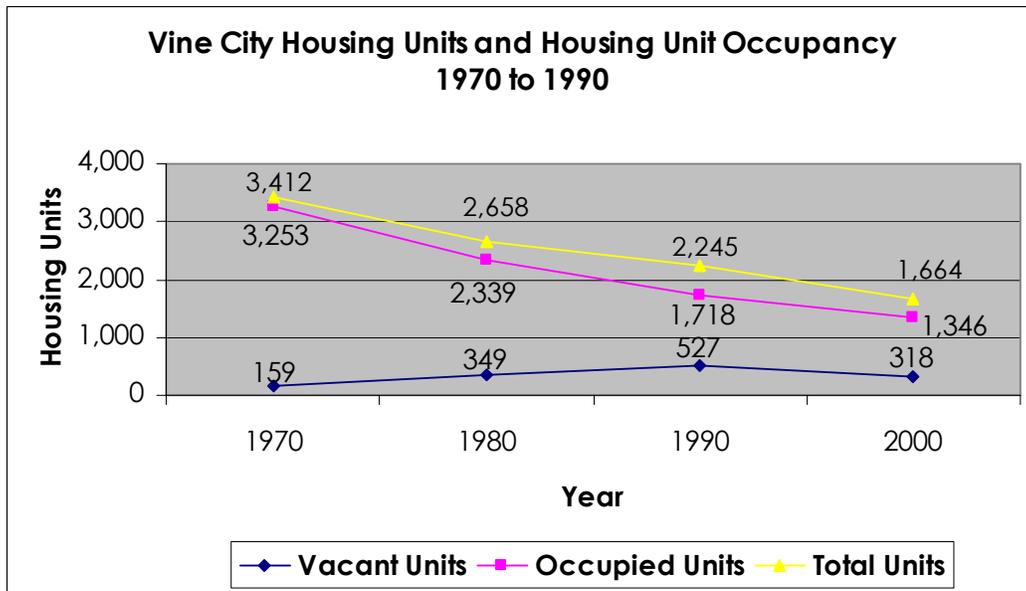


Source: Census 1990, 1980, 1970 and MASTER PLAN FOR VINE CITY/ASHBY A NEIGHBORHOOD IN THE CITY OF ATLANTA, April 1995.

² Excerpts from the Master Plan Update: Vine City Community; October 2001
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1.3.4 Housing

Between 1970 and 2000, Vine City lost 1,748 housing units. The number of vacant units also increased from 159 in 1970 to 318 units in 1990 with occupied units consequently falling from 3,253 in 1970 to 1,346 in 2000. As alluded to in the preceding paragraphs, the greatest loss in the number of housing units came as a result of Magnolia Park's redevelopment. There was a reduction in the number of vacant units for all block groups throughout the community between 1990 and 2000. Housing tenure continues to be majority renter-occupied with up to 85 percent of housing units falling with this category.



Source: Census 1990, 1980, 1970 and MASTER PLAN FOR VINE CITY/ASHBY A NEIGHBORHOOD IN THE CITY OF ATLANTA, April 1995.

1.4 Existing Physical Conditions

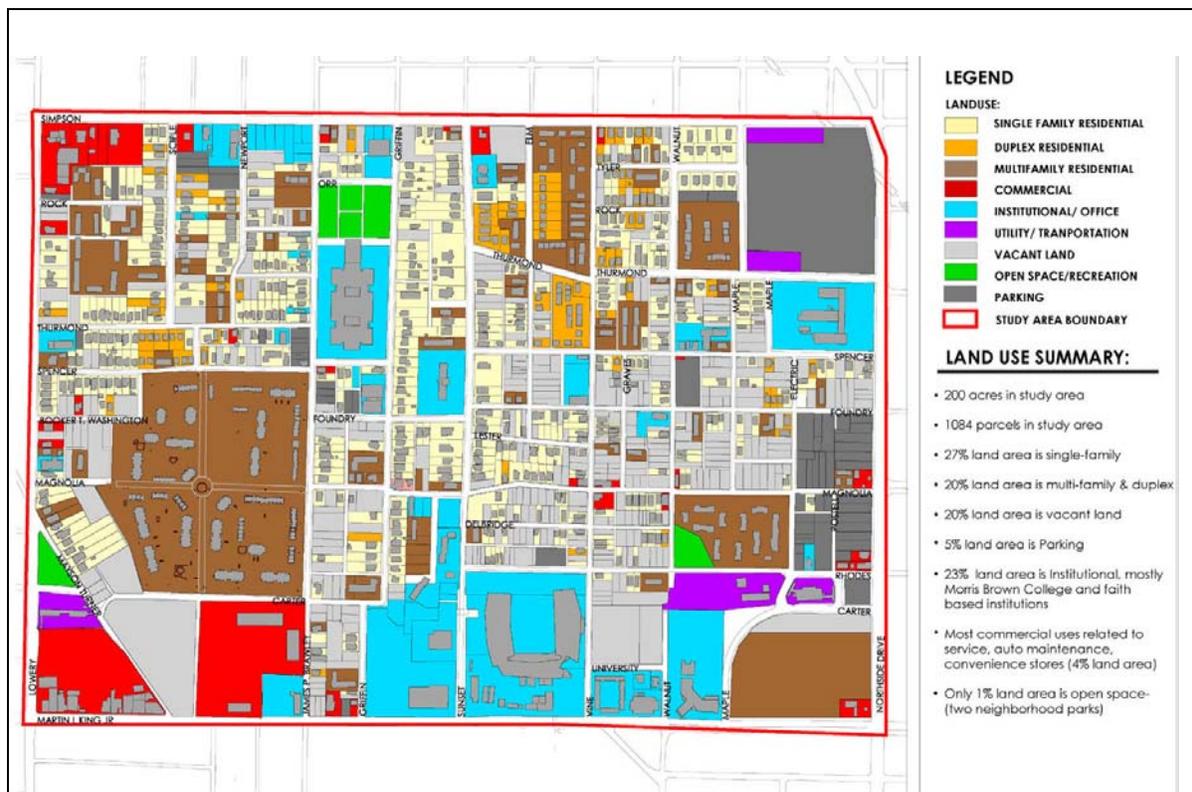
The inventory of existing conditions contains an assessment of the physical conditions for all properties within the Vine City neighborhood. The inventory documents an assessment of the following categories: Land Use, Building Condition, Building Occupancy, Transportation & Circulation, and Zoning.

The existing physical conditions data was gathered by multiple sources. The Vine City Master Plan Update (2001) supplied GIS data and provided a platform on which land uses and zoning could be verified. Several visual windshield surveys were conducted to determine the existing, building condition, building occupancy and street and sidewalk conditions.

1.4.1 Land Use

While the image and identity of the Vine City neighborhood is characterized as an inner-city residential community, the land use pattern in the study area is varied. This primarily includes residential uses within the interior of the neighborhood, commercial along the periphery, institutional uses interspersed throughout and a strong presence of vacant land.

Existing Land Use Map



The study area has a total land area of 200 acres (not including right-of-way) encompassing 1084 parcels. As seen on the following map, the single-family homes dominate the land area, 27% (55 acres) varying from craftsman style and bungalows to newly constructed in-town single-family dwellings. Multi-family residential is scattered throughout the area comprises 15% (30 acres) of the total land area. For the purposes of this plan, multi-family is defined as containing more than 2 housing units. Duplexes on the other hand encompass 5% (9 acres) and make up the remainder of residential uses in the area.

In addition to the strong presence of residential uses in Vine City, there is a strong presence of institutional uses including Morris Brown College, Bethune Elementary School, Kennedy Middle School, Fulton County Health Center and a number of faith-based institutions. Combined, these institutions comprise 23%(45 acres) of land area.

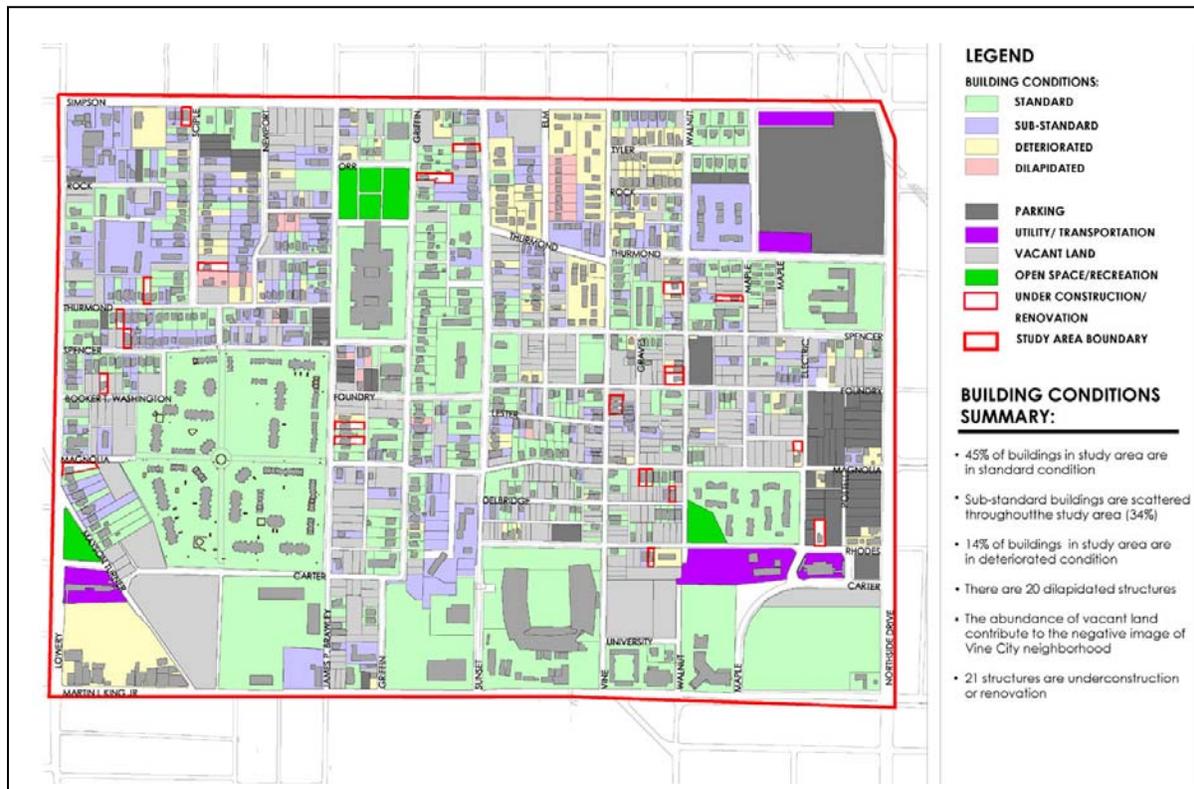
Existing Land Use Table

Land Use	Number of Parcels	Acreage	% of Land Area
Single-Family	441	55	27%
Duplex	67	9	5%
Multi-Family	82	30	15%
Commercial	32	7	4%
Institutional/Office	52	45	23%
Open Space	3	3	1%
Utilities/Transportation	5	1	0%
Surface Parking	62	10	5%
Vacant Land	339	40	20%
Total	1083	200	100%

1.4.2 Building Conditions

This assessment is an overall observation of only the exterior conditions of the structures without taking into account any interior renovations or unseen problems. The structural components that were assessed include roof, exterior walls, doors and windows, foundation, porch/ balcony, and exterior upkeep (paint, yard, and fencing).

Existing Building Conditions Map



The Building Condition Categories used in this analysis includes:

- **Standard:** Building in sound condition or requires only minor repairs such as: painting and landscaping.
- **Substandard:** Building requires some level of general repair.
- **Deteriorated:** Building requires major repairs such as new roof, foundation, siding or windows (More than 3 identified problems).
- **Dilapidated:** Building needs extensive rehabilitation and may require demolition.

According to the assessment, 45% of the structures within the study area appear in standard condition; therefore the overall structural condition of the neighborhood is generally stable. As the following map indicates, structures identified as substandard (34%) are dispersed throughout thus requiring some level of general repair. There structures include commercial buildings along Simpson Road, the majority of the duplex and multi-family housing units in the neighborhood, and single-family housing throughout. Deteriorated structures (14%) require major repairs are concentrated on Martin Luther King Blvd., but also include some residential structures. Only 20 structures were identified as dilapidated. In general the negative appearance of portions of the study area is mainly due to the influence of vacant parcels in concert with adjoining less than standard properties.

Existing Building Conditions Table

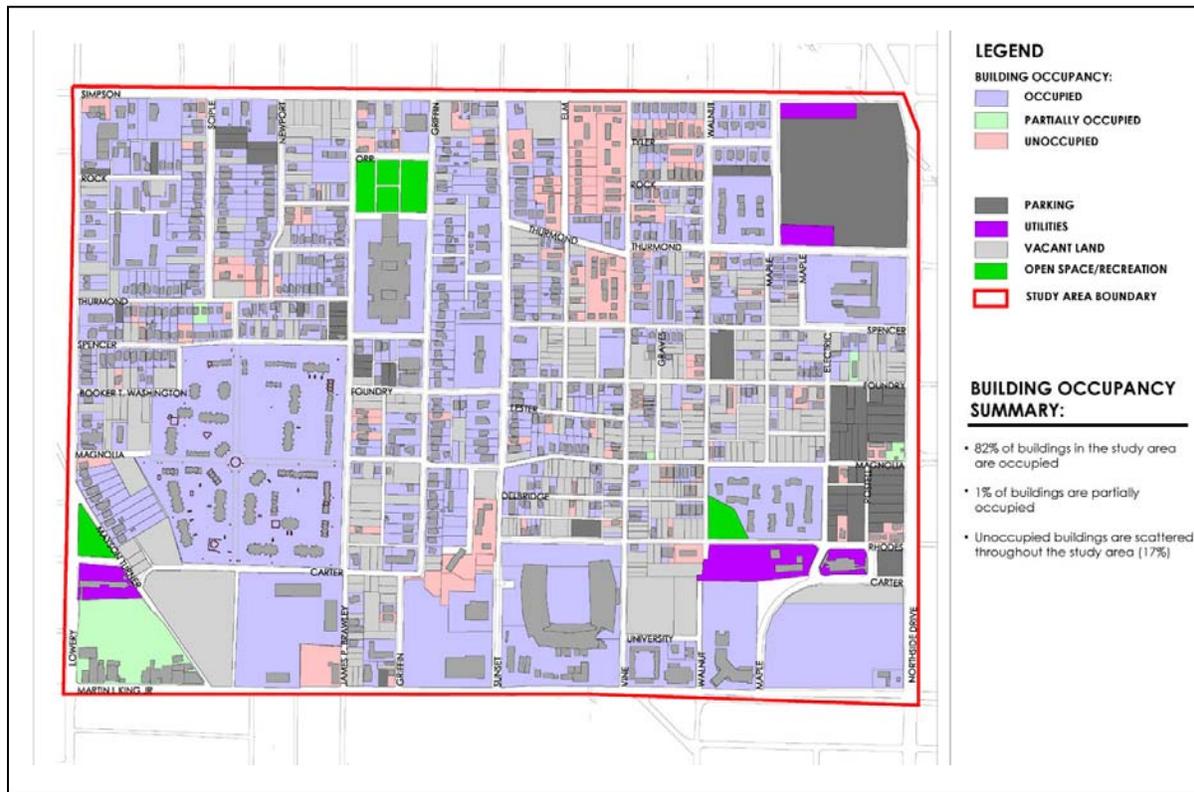
Land Use	Number of Parcels (Units)					Total
	Dilapidated	Deteriorated	Substandard	Standard	Under Construction/Renovation	
Single-Family	9(9)	49(49)	137(137)	227(227)	19(19)	441(441)
Duplex	14(7)	38(19)	32(50)	16(32)	0	67(134)
Multi-Family	3(14)	18(156)	42(290)	19(546)	0	82(1006)
Commercial	1	9	11	10	1	32
Institutional/Office	0	1	12	28	1	24
Total	20(37)	96(243)	227(477)	262(805)	21(19)	664(1581)
% OF TOTAL	3%	14%	34%	45%	3%	100%

1.4.3 Building Occupancy

Along with the survey of building condition, each property was checked for signs of occupancy. The following designations have been used to evaluate building occupancy:

- **Occupied:** This designation is based on clear evidence of habitation by legitimate occupants, such as a well-maintained yard, cars parked the driveway, curtains in the windows, the presence of children's play equipment, the presence of deliveries such as mail, newspapers, etc.
- **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 abandonment, being boarded up, etc.
- **Partially Occupied:** This designation was applicable only to buildings designed to house two or more tenants such as duplexes and commercial structures. As above, it is based on evidence of habitation by legitimate occupants and uses the same criteria.

Existing Building Occupancy Map



Occupancy was determined solely on the visual appearance of the exterior of the structure. Only 111 structures surveyed (out of approximately 664, or 17%) were perceived as unoccupied, with the majority of them existing within the area designated as the Flood Recovery area by the City of Atlanta (bounded by Simpson, Walnut, Thurmond, and Sunset Streets).

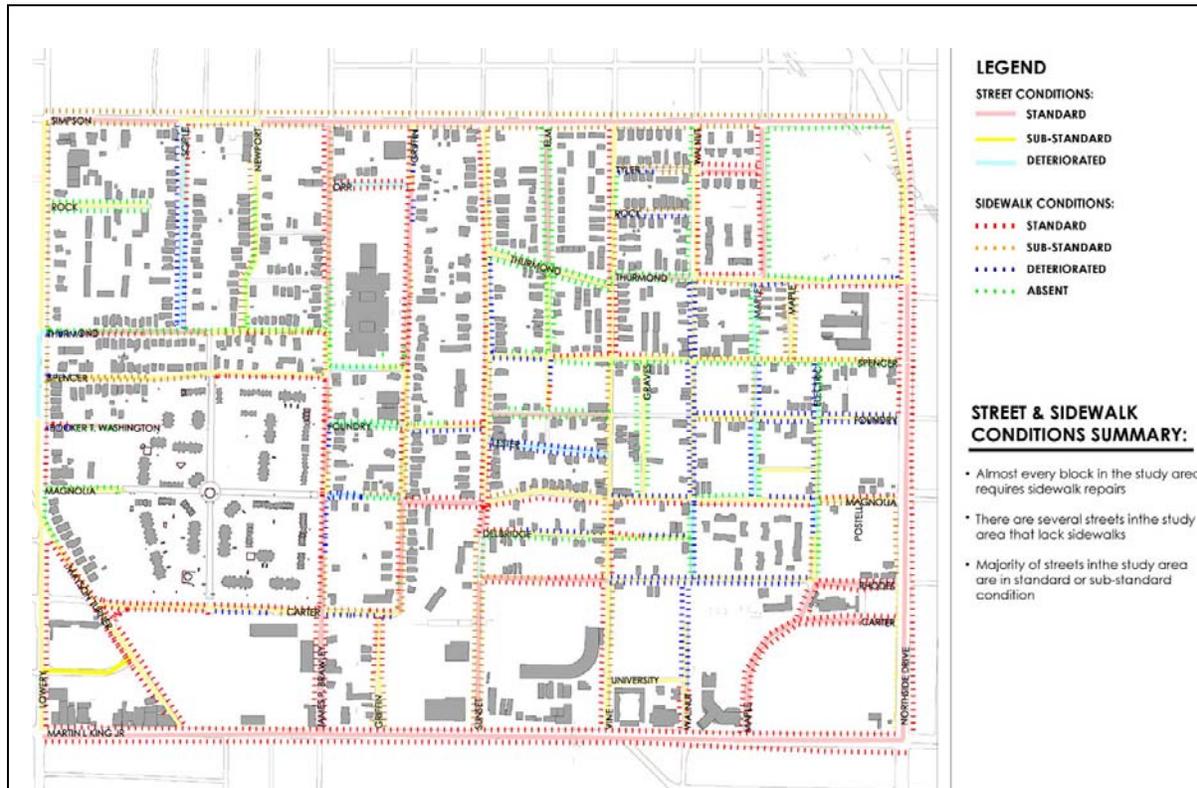
Existing Building Occupancy Table

Landuse	Number of Parcels (Units)			Total
	Occupied	Unoccupied	Partially Occupied	
Single-Family	338(338)	53(53)	0	441(441)
Duplex	44(88)	22(44)	1(2)	67(134)
Multi -Family	61(808)	20(180)	1(18)	82(1006)
Commercial	20	9	3	32
Institutional/Office	35	7	0	42
Total	548	111	5	664
%OF TOTAL	82%	17%	1%	100%

1.4.4 Transportation & Circulation

The major thoroughfares into the Vine City neighborhood include the following arterials: Northside Drive, Simpson Street, Martin Luther King, Jr. Drive and Lowery Boulevard. There are no internal collector (two-lane) streets that provide a continuous east-west connection in the study area. The internal north-south collector streets include James P. Brawley, Griffin, Sunset and Vine Streets.

Existing Street and Sidewalk Map



Street and Sidewalk Conditions

Like the survey conducted for building condition and occupancy, a windshield survey was conducted to assess the physical conditions of the public infrastructure within the study area focusing mainly on the public sidewalks and streets.

The following descriptions have been used to evaluate street and sidewalk conditions:

Street Conditions Categories:

- **Standard:** Streets requiring no repair.
- **Sub-standard:** Streets requiring minor repair with emphasis on continued maintenance.
- **Deteriorated:** Streets requiring major repair targeting repaving and drainage improvements

Sidewalk Conditions Categories:

- **Standard:** Sidewalks that require no repair.
- **Sub-standard:** Sidewalks that require minor repair with a focus on continued maintenance.
- **Deteriorated:** Identified sidewalks that require general to major repair such as removal and replacement, and repair or replacement of sidewalks that are deemed unusable or unsafe.
- **Absent:** New construction will be required where no sidewalks are present.

The Existing Street & Sidewalk Conditions Map identifies the location of existing sidewalks and the condition of the streets and sidewalks on a block by block basis. Within the study area sidewalks are missing in numerous locations. This is surprising considering the high number of pedestrians present. Again the lack of sidewalks present a challenge to school age children walking to Bethune Elementary and Kennedy Middle schools. In addition, there are numerous streets in the neighborhood in need of infrastructure improvements due to pot holes, poor drainage and lack of overall maintenance.

Bike Facilities

There is a non-vehicular trail and bike route which is part of the Atlanta/ DeKalb Greenway Trail System that connects west Atlanta to Downtown. The Westside Trail while following along Lena Street at Washington Park has a designated bike route, wide sidewalks and adequate lighting. As the route continues through Vine City by way of Carter Street and Magnolia Street it becomes an on-street bike route with limited lighting, narrow and sometime no sidewalks and in adequate lighting.

Parking Facilities

With major venues located in and around the Vine City neighborhood, parking is of concern. The Georgia World Congress Center has a surface parking lot on the eastern edge of the neighborhood at Northside Drive and Simpson Street. There are a series of gravel parking lots along Northside Drive that are utilized during events at the Georgia Dome. Events are also held at Morris Brown College's Herndon Stadium, but there is very limited surface parking designated for this venue. All of these venues result in overflow parking in the neighborhood. Although the City of Atlanta often assist in regulating the amount of through traffic and parking in this residential neighborhood by ticketing and towing vehicles, the Vine City community is heavily impacted.

Transit Facilities

The Vine City neighborhood has two active MARTA Stations servicing the area. The Ashby Street MARTA Station is located on the western edge of the neighborhood with access from Lowery Blvd. The Vine City MARTA Station is adjacent to Northside Drive with access to The Georgia Dome and the Georgia World Congress Center.

There are MARTA Bus routes that service the neighborhood as well:

Bus #3 – Services Martin Luther King Drive, stops at the Ashby Street MARTA Station and proceeds west to the Westlake MARTA Station.

Bus #51 – Services the Vine City MARTA Station, Northside Drive and Simpson Street.

Bus # 63 –Services the Vine City Station, proceeds west along Magnolia Street, north on James P. Brawley, east on Orr Street and south on Griffin Street.

1.4.5 Zoning

Existing Zoning Map



The City of Atlanta regulates the development of all real property through the use of zoning districts which legally control the use, height, density, setbacks, parking, etc. The Existing Zoning Map outlines the current districts that are in place for the neighborhood. In general, there are four types of zoning districts currently categorized for the Vine City neighborhood and they include Residential (R), Commercial (C), industrial (I) and Office/ Institutional (O). The number following each zoning category corresponds to allowable building density. In addition, any zoning category that includes a “-C” refers to a particular condition that pertains to a specific zoning category.

Existing Zoning Table

Zoning Category	Number of Parcels	Acreage	% of Land Area
(C-1) Commercial Business (Single Family houses, duplexes, multi-family, eating/drinking establishments, professional services, retail)	66	11	5
(C-1-C) Commercial Business Conditional	25	3	1
(C-2) Commercial Service	6	3	1
(C-3-C) Commercial Residential Conditional	2	1	0.5
(I-2) Medium Industrial	3	1	0.5
(RG-2) Residential General(mf low density)	17	14	7
(RG-3) Residential General (Min. lot size 5,000 for houses)	12	4	2
(RG-3-C) Residential General Conditional	11	3	1
(RG-5) Residential General	1	1	0.5
(R-5) Single- Family Residential (Min. lot size 7,500 sf)	925	137	69
(R-4-B-C) Single-Family Residential Conditional (Min. lot size 2,800 sf)	1	1	
(OI) Office / Institutional	13	25	12
(OI-C) Office / Institutional Conditional	1	1	0.5
Total	1083	205	100%

Structural Deficiencies Indicator:

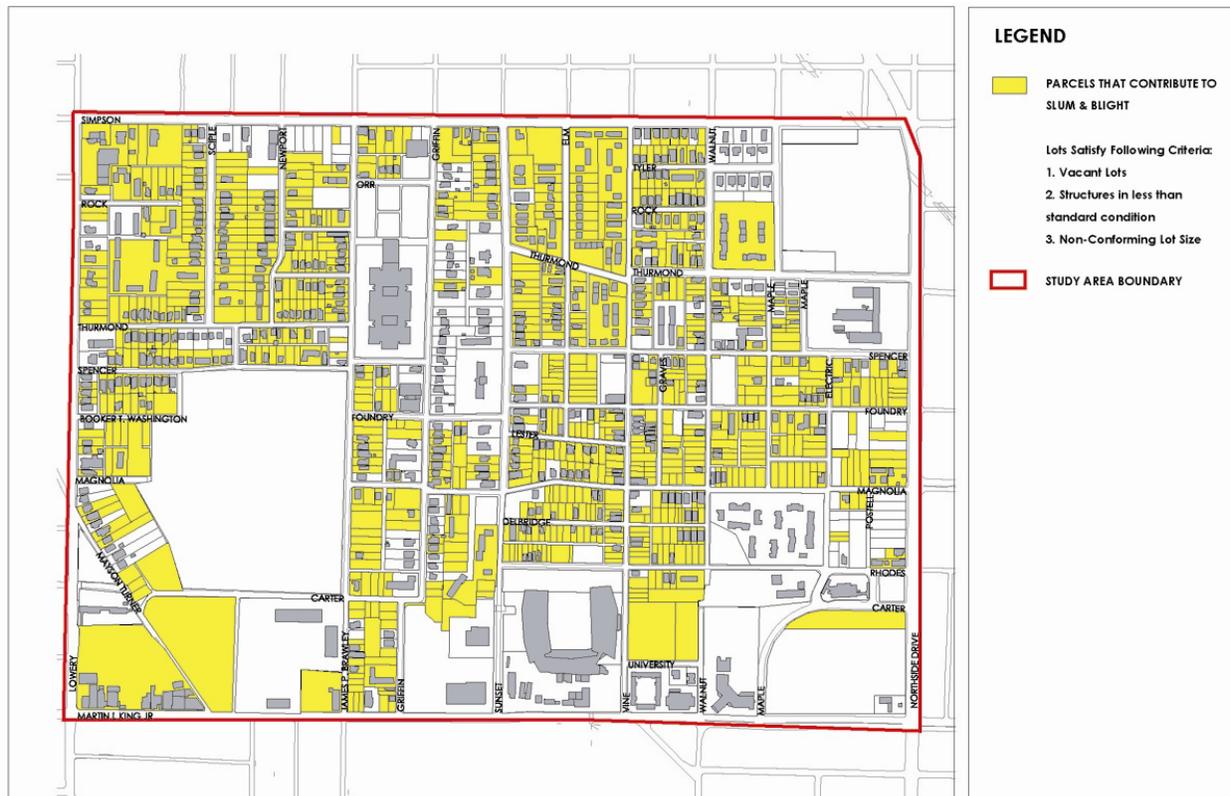
Any area shall be considered qualified for redevelopment powers: "...which [has] a predominance of substandard, slum, deteriorated, or dilapidated structures..."(O.C.G.A. 36-44-3). The existing building conditions analysis indicated 343 (51%) of the parcels with structures that are in less than standard condition.

Lot Size & Layouts Indicator:

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). Over 546 (50%) of the parcels in Vine City have an illegal lot size as described in the zoning section of the report.

Using the above indicators, 80% of the parcels in Vine City suffer from at least one and in many cases more than one indicator of "slum and blight".

Slum and Blight Analysis Map



1.5 Development Opportunities

The Development Opportunities Map represents an assimilation of the land use, building conditions, and building occupancy analysis. Using the existing land use map, all vacant parcels present opportunities for infill development. These properties are scattered throughout the neighborhood and are shown as grey on the Development Opportunities Map. The unoccupied structures and structures in deteriorated or dilapidate condition, have been identified as a development opportunity as well for it may be cost effective to demolish a structure that is beyond repair and build a new structure on the lot.

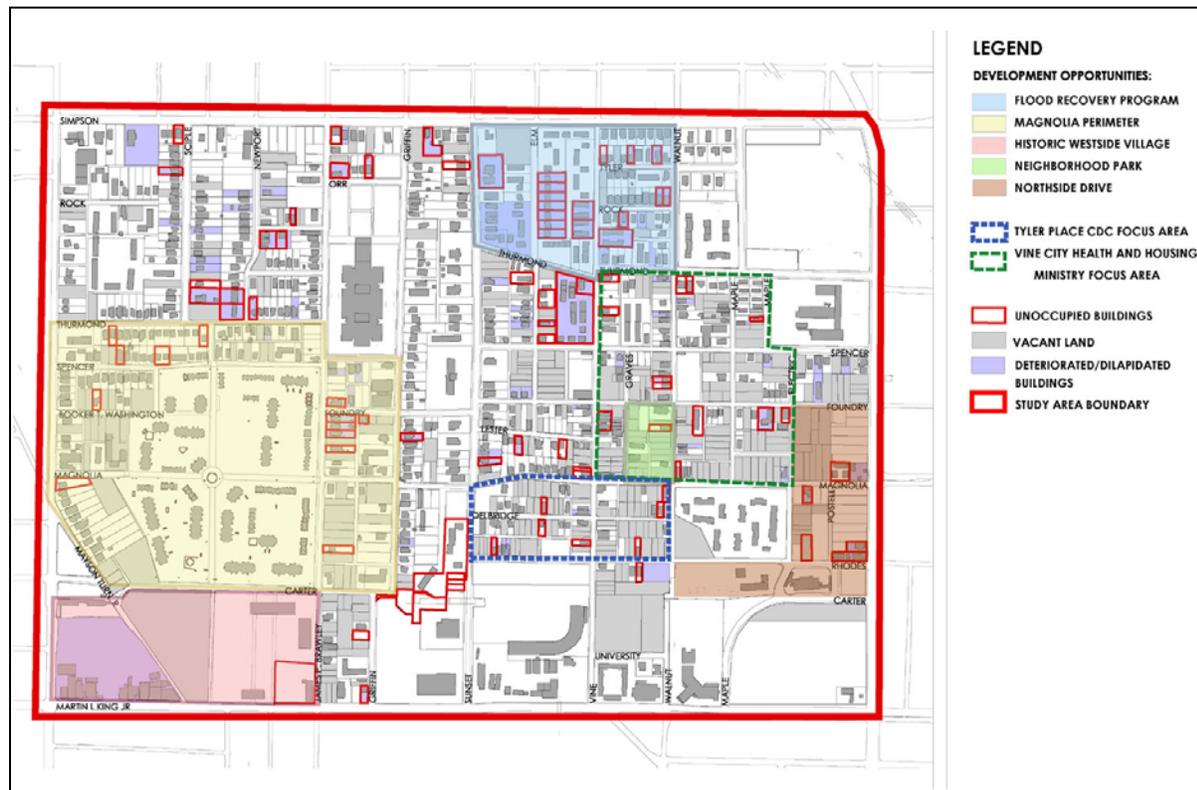
Additional areas are recognized for their susceptibility to change and redevelop due to planning efforts currently underway. Both the Vine City Health and Housing Ministry CDC and the Tyler Place CDC have identified residential areas to target for single-family development.

The Development Opportunities Map attempts to identify properties that are likely to change over the next five to ten years or be open to development or redevelopment in light of market pressures.

The City of Atlanta has identified the blocks boarded by Simpson, Elm, Walnut and Thurmond Streets for openspace and residential development due to this area being prone to flooding.

The residential properties surrounding the Magnolia Place Apartments (an Atlanta Housing Authority property) has undergone an assessment for rehabilitation and residential infill opportunities to be pursued by AHA.

Development Opportunities Map



In addition, the City of Atlanta and the Atlanta Development Authority have developed a master plan for a major mixed-use development (the Historic Westside Village). The first phase of development has been completed and additional phases to include housing office and retail development are to follow.

The existing large gravel parking lots along Northside Drive are potential sites for new development due to underutilization and the proximity to the Vine City MARTA Station, Georgia Dome, Georgia World Congress Center and Northside Drive.

Finally, a neighborhood park has been identified for the neighborhood as a result of the Vine City Master Plan Update 2001 offering an openspace amenity and feature that is centrally located in the community.

1.6 Goals & Policies

The Goals and Policies were established for the Vine City community through the previous work and community input from the 1995 Master Plan and the Vine City Master Plan Update (2001). The Goals and Policies were developed for the following planning elements:

- Housing
- Economic Development
- Community Facilities
- Transportation
- Human & Social Development
- Natural & Historic Resources
- Land Use

A summary of the Goals & Policies are listed with the corresponding policies on the following chart. These Goals & Policies and will be used to define development opportunities and projects within Vine City as the planning process continues. The complete Goals & Policies is provided in the Appendix of the document.

1.7 Relevant Issues

A series of stakeholder interviews were conducted during the first phase of the planning process with representatives from the business community, local community development corporations, developers, institution and residents to identify the relevant issues that frame the revitalization of the Vine City neighborhood.

The stakeholder issues breakdown in seven categories: housing, economic development, community facilities/ social services, traffic & transportation, historic & natural resources, land use & development, and urban design. Several other issues included on the chart that follows.

Stakeholders were very concerned about current and future development that is incompatible to the existing single-family character and wanted to see new housing stock that would not displace existing residents and had some degree of affordability.

Housing	Economic Development	Community Facilities	Transportation	Human & Social Development	Natural & Historic Resources	Land Use
<p>GOAL: Increase owner occupied dwellings, preserve historic character of community, and rehab existing housing to provide a high quality of housing for all residents.</p> <p>OBJECTIVES:</p> <ul style="list-style-type: none"> Develop mixed income housing of various sizes, types, and designs consistent with fabric of n'hood. Increase # of single-family, resident-owned homes. Decrease high-density rental housing uses (apartments). Develop a housing redevelopment program that provides affordable home ownership for residents. Renovate existing homes and rental units where economically feasible and prescribed for maintenance of these bldgs. Prepare a process to evaluate best reuse of abandoned/vacant property. Develop desing guidelines for appearance of new and renovated development. Develop traditional mixed-use structures throughout n'hood. Preserve historic housing and create new housing that "blends". 	<p>GOAL: Promote and maintain a stable and controlled economic growth with diverse and long-term business and employment opportunities.</p> <p>OBJECTIVES:</p> <ul style="list-style-type: none"> Develop organized & unified development coalition for n'hood. Create revenue stream to sustain CDC/civic developments in and/or butting n'hood. Promote partnerships w/ businesses/institutions that foster econ. growth/employment/n'hood jobs. Attract employment opps. that encourage low & high tech skills; hold job recruitment workshops. Choose approp. locations for comm. uses that are compatible w/ adjacent uses. Promote dev. of community comm./retail micro-businesses. Encourage dev. of comm./retail/recreational businesses, that take advantage of adjacent large-scale developments. Develop "market & tourism strategy" that promotes identity & cultural heritage, attracting consumers to n'hood. 	<p>GOAL: Provide community facilities that will serve the needs of current and future residents of Vine City/Ashby.</p> <p>OBJECTIVES:</p> <ul style="list-style-type: none"> Create a facility that serves as multi-purpose community center for n'hood. Expand role of existing mini police precinct to a 24-hour operation, providing increased bike & horse patrols and surveillance for total community. Develop athletic facilities & rec. areas within walking distance and with various activities for children and adults. Develop a Welcome Center, possibly at a "gateway", to support and announce community activities. Improve healthcare services for residents and maintain health-care within the community. 	<p>GOAL: Create safe & efficient transportation & infrastructure system, incl. community "gateways" that support exist. & anticipated growth patterns in Vine City/Ashby.</p> <p>OBJECTIVES:</p> <ul style="list-style-type: none"> Identify exist. crucial transportation probs & make recommendations for immediate long-term relief. Identify major thoroughfares that will be cross connectors through n'hood. Develop "gateways" to identify primary entries to the n'hood. Develop streetscape improvement program to improve character of n'hood. Est. & maint. approp., efficient MARTA routes & clean MARTA stations. Monitor design of surrounding arterials to prevent neg. impacts to community. Est. & maint. well lighted, aesthetically pleasing bike & jogging trails. Define parking zones for GWCC, Dome, & Morris Brown. Place approp. lighting thru-out n'hood. Add/improve handicap accessible sidewalks throughout. Eval. alleys for ingress/egress capabilities. 	<p>GOAL: Provide all present and future residents of Vine City/Ashby with inter-generational programs and facilities that foster human and social development.</p> <p>OBJECTIVES:</p> <ul style="list-style-type: none"> Improve exist. programs by ways of funding, facilitation, cooperation, and implementation. Create and communicate identity - Vine City/Ashby, its residents, resources, and heritage. Create activities and facilities for children, including childcare, enriching activities, including stage performances, art galleries, international festivals, and cultural exchanges. Erect heritage banners. Improve and expand community involvement & relations with area schools, PTA, Morris Brown, AUC, GWCC, GA Dome, and local churches. Resource with programs & projects of non-profit orgs. in community. Develop a program for in-home senior support. Strengthen senior citizen services. 	<p>GOAL: Conserve & protect natural & historical resources through proper utilization & mgmt. of land, water, soil, plant & building resources, incl. the maint. & protection of air quality.</p> <p>OBJECTIVES:</p> <ul style="list-style-type: none"> Preserve the natural environ contributing to character of community; preserve areas w/ rec., scenic, historic, edu., & aesthetic value. Identify area w/in the community's original boundaries as "Historic Vine City". Protect "view vistas," esp. d'town skyline. Encourage historic markers at n'hood MARTA stations. Improve storm water drainage & sewers. Explore funding strategies for parks and recreational svcs. Create n'hood park and block parks. Prohibit incompatible comm., industrial, & institutional dev. in est. residential areas. Implement noise abatement programs, air/noise pollution reduct & speed reduct. procedures. Preserv. plan for historic sites/bldgs. Create beautified open space on easement land. Enforce City's Tree Ordinance. 	<p>GOAL: Create diverse, spatial & compatible distribution of land uses, creating an aesthetically sound, culturally enhanced, & economically productive residential & business community.</p> <p>OBJECTIVES:</p> <ul style="list-style-type: none"> Officially adopt the Vine City/Ashby community. Create planned unit land use plan w/ balanced r'ship b/n comm. & res. growth. Ensure zoning supports residential land uses that contribute to balanced dev. No incompatible land uses in resid. areas. Improve bus. districts along Ashby, Simpson, & Northside Dr. Control LU for parking; eliminate "gypsy" lots; use alleys. Req. buffers to adj. but dissimilar LUs. Adaptive reuse of exist. bldgs., esp. those w/ mixed use potent. Develop & adhere to design guidelines. Promote centralized n'hood commercial, service, & entertainment nodes. Ped. oriented dev. near MARTA station. Historic designation of vintage properties. Est. land trust fund for economic dev. Create hierarchy of civic spaces & central n'hood square. Community review of all dev. activity prior to implementation.



Prepared by: URBAN COLLAGE, Inc., Robert Charles Lesser & Co.
 Prepared for: Vine City Civic Association

GOALS AND POLICIES
 Developed by the Vine City Community Master Plan Update - 2001

Land Use and Development	Economic Development	Housing	Historic and Natural Resources	Traffic and Transportation	Community Facilities / Social Services	Urban Design
<ul style="list-style-type: none"> ● Maintain the single-family character of the neighborhood ● Mix-Use development is encouraged along Northside Drive, Martin Luther King, Lowery and Simpson ● The abundance of vacant land is ideal for redevelopment ● Shops and restaurants within walking distance of housing is desired ● The flood recovery area along Elm Street is a strong candidate for open space and residential development ● Current 'R5' zoning is not adequate for future residential development ● Development partnerships with local stockholders encouraged ● Improve code enforcement of absentee landlords 	<ul style="list-style-type: none"> ● The Historic Westside Village will help market new development ● Retail along Northside Drive will attract regional and local patrons ● Limited local serving retail encouraged in the interior of Vine City; high density commercial services desired along the major arterial ● Employment opportunities needed for existing residents 	<ul style="list-style-type: none"> ● Majority of housing is renter occupied ● Home ownership is a priority for Vine City ● Diversity of housing options are welcomed ● Moderately priced new housing to attract higher income residents is encouraged ● Gentrification is a concern ● There are mixed feelings in the area about student housing ● Absentee landlords are not being held accountable 	<ul style="list-style-type: none"> ● Preservation of historic homes in Vine City ● Future of Herndon Home Museum is undetermined ● Lack of developed open space ● Lack of recreational fields and amenities for youth 	<ul style="list-style-type: none"> ● Magnolia St. bus route not highly utilized ● Limited parking at Vine City MARTA Station ● Parking in neighborhood during Dome events is a problem ● Many streets without sidewalks ● Pedestrian connections to Historic Westside Village from the interior of the neighborhood should be improved ● PATH bike route extends east/west within Vine City; signage and trails are limited ● High levels of cut through traffic experienced during events at the Dome 	<ul style="list-style-type: none"> ● Neighborhood children have no place to play ● Loitering is a problem throughout the neighborhood ● A police substation is not consistently manned ● Maintenance of existing parks is an issue ● A community center is desired ● Limited community outreach from Atlanta University Center ● More police presence to ward off criminal activity 	<ul style="list-style-type: none"> ● Streetscaping improvements needed along Martin Luther King ● Property cleanup and maintenance is an issue ● Compatibility of styles with the existing housing is a priority for Vine City ● Eliminate the negative perception of the neighborhood ● Vacant overgrown lots are used for illegal dumping ● Improvements should accentuate the existing character and architecture of the Vine City neighborhood



Prepared by: URBAN COLLAGE, Inc., Robert Charles Lesser & Co.
 Prepared for: The Vine City Civic Association

RELEVANT ISSUES
 JUNE, 2003

1.8 Community Vision

In addition to obtaining existing conditions data, the planning team engaged the community in a series of public forums. The first public workshop, held on Saturday, June 7, 2003, attempted to obtain an accurate picture of existing conditions, feedback regarding issues and opportunities facing the Vine City community and prevailing attitudes for development.

The second workshop was convened on Saturday, July 19th at Mt. Gilead Church. The purpose of this workshop was to present the redevelopment projects generated during the first workshop.

The third community workshop was held at Bethune Elementary School on Saturday, September 20, 2003. The participants at this forum participated in an interactive exercise where they were charged to prioritize the redevelopment projects.

1.8.1 Vine City Visual Character Survey Results

During the first public workshop a Visual Character Survey was conducted and intended to measure the aesthetic vision of the community. Participants were given 6 green dots and 2 red dots representing approval (green) or disapproval (red). They were encouraged to apply as many dots as they wished next to any image or images that best described their vision for the Vine City community.

Images that received favorable ratings tended to illustrate single- family craftsman style homes with front porches. This is not surprising given the existing single-family residential neighborhoods that comprise the study area and the strong commitment to preserve the single-family character of the community. Higher density multi-family housing rated much lower.

Given the demand for additional recreational options in the study area, it is not surprising that open space images received high ratings. Images that illustrate recreational amenities such as tot lots and outdoor gathering places were also well received. In addition, higher rating retail images included low density mixed use with on street parking and outdoor dining. The images used in the visual preference survey and their ranking are as follows:

HIGHEST RANKING IMAGES





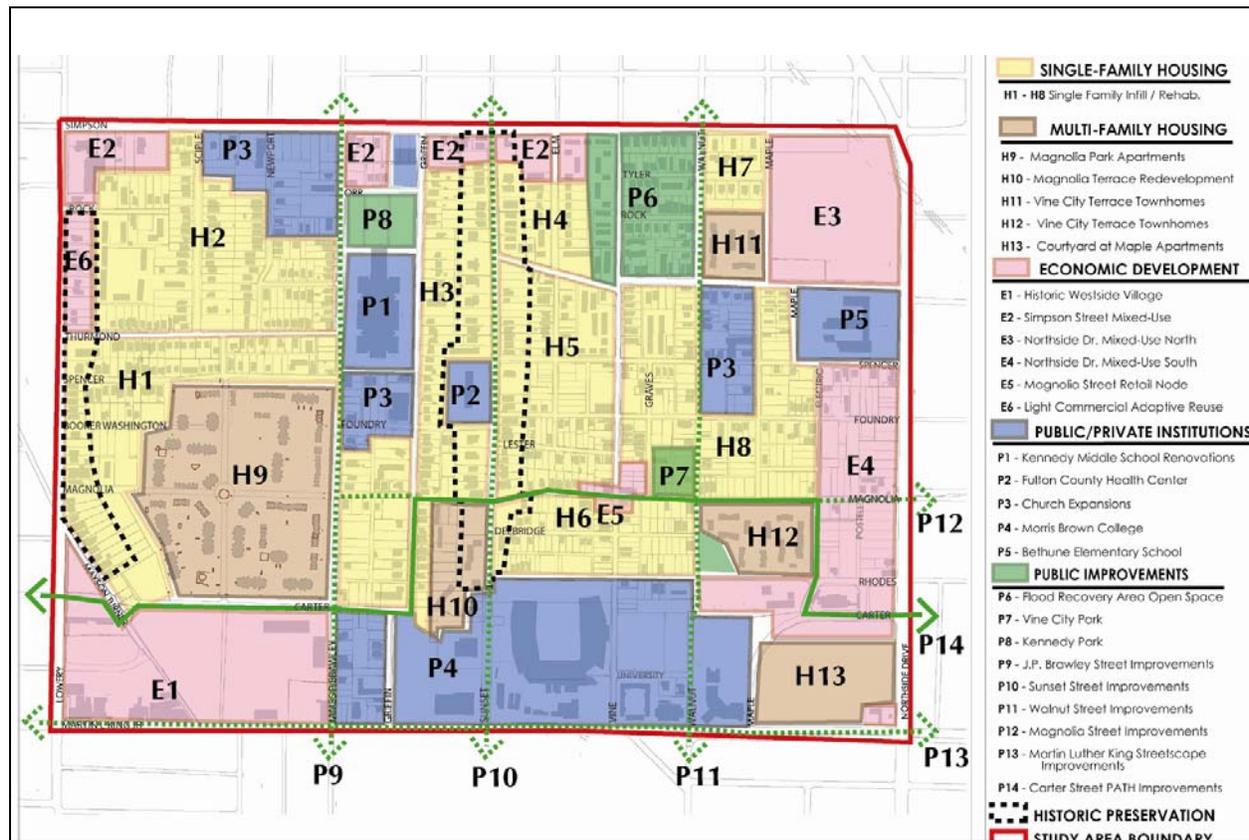
LOWEST RANKING IMAGES



1.9 Redevelopment Framework

During the first community workshop on June 7, 2003 at Beulah Baptist Church, participants were engaged in a planning effort with a goal to obtain a framework by which to establish and target desired redevelopment initiatives. The planning team presented the existing physical conditions of the neighborhood that were gathered in the first phase of this project. The workshop yielded four working groups, each of which generated a map of their vision and projects for the future of Vine City. Each group validated the future land use plan as developed in the Vine City Master Plan Update (2001) as well as debated issues in the areas of housing, connectivity, retail, open space, and community facilities. At the end of working sessions, each group had the opportunity to present their projects. The following is a summary of the consensus findings on future development projects generated during the workshop. The letter/ numbers refer to the development areas shown in the following map. Each of these projects were further defined and validated to develop the **Future Land Use Plan** and **Redevelopment Projects** described in Part 2.0.

Redevelopment Framework Map



Single-Family Housing Projects

H1. Magnolia Perimeter Infill/ Rehab.

In an attempt to improve the quality of life of Magnolia Park residents, the Atlanta Housing Authority in concert with both local Vine City CDC's has been actively and

aggressively pursuing properties within an eight-block area of the historic Vine City neighborhood bounded by Thurmond, Griffin, Carter, and Lowery Streets. This project area should preserve single-family residences, creating new opportunities for infill development and provide a mix of residential housing types.

H2. - H8. Infill/ Rehab.

- Preserve the single-family character of the Vine City neighborhood.
- Rehabilitate structures that are in less than standard condition.
- Build new single-family dwelling on vacant lots scattered throughout the neighborhood.
- The infill and rehabilitation strategies developed for these target areas should be phased block by block approached that are affordable and protect existing residents.

Multi-Family Housing Projects

H9. Magnolia Park Apartments

- The former Eagan Homes Atlanta housing Authority Property was recently redeveloped into a mixed-income community that provides housing alternatives for the community.

H10. Magnolia Terrace Redevelopment

- Magnolia Terrace Apartments are owned by Morris Brown College. The property is currently unoccupied and in a state of disrepair.
- Redevelop this property into a viable multi-family community that could be an owner or rental project.

H11 – H13 Multi-Family Housing

The Vine City Townhomes, The Vine City Terrace Townhomes and the Courtyard at Maple are significant multi-family housing properties that have recently been renovated or developed and are in good condition. These properties provide affordable housing options for the Vine City neighborhood and should be maintained and upgraded over the years in order to continue to provide housing alternatives.

Economic Development Projects

E1. Historic Westside Village

- This mixed-use development along Martin Luther King Jr. Boulevard proposes additional retail, townhomes, and office space.
- The first phase of development is completed which includes a Publix grocery and Blockbuster Video.

E2. Simpson Street Mixed-Use

- The Simpson Street corridor is acknowledged as an opportunity for redevelopment of this retail core for mixed-use development.
- In addition, this corridor attracts both local and regional retail consumers.

E3. Northside Drive Mixed-Use North

- The Georgia World Congress Center plans to build a new 2000 space parking deck on its existing surface parking lot adjacent to Bethune Elementary School on Northside Drive.
- This deck is designed to have approximately 25,000 s.f. of retail space on the ground floor fronting Northside Drive.
- The community has indicated a need for a community facility within the neighborhood. In an effort to accommodate a new community facility, there may be an opportunity for the GWCC to partner with the neighborhood, and a Boys & Girls Club or other youth related

organization in developing a community facility in conjunction with their parking deck located adjacent to Bethune Elementary.

E4. Northside Drive Mixed-Use South

- Develop this area for mixed -use housing/ office and retail development serving as a buffer to the single-family core and Northside Drive.

E5. Magnolia Street Retail Node

- There is a need for a small scale neighborhood retail core that should occur at the intersection of Magnolia and Vine Streets.
- This retail core will complement the existing VCHHM building that currently houses the mini police precinct.

Public / Private institutions Projects

P1. Kennedy Middle School Renovation

- Kennedy Middle School is currently undergoing renovations as a part of Atlanta Public School's Facility Master Plan. The school will be on line the spring of 2004.

P2. Fulton County Health Center

- The Fulton County Health Center was identified as requiring an update of its existing facility and services.
- Currently there is not an immediate care facility offering services to the residents of the Vine City community.
- Since this facility is located in the heart of the community it should expand its services to include self sufficiency programs including job training, drug rehab, etc.
- Also, it was suggest that a memorial honoring residents of Vine City that were instrumental in the Civil Rights Movement be located at this site.

P3. Church Expansions

- Three of the major faith-based institutions (Beulah Baptist, Mt. Gilead, Simpson Street Church of Christ) in the Vine City community have enunciated their desire to expand their existing facilities to meet the needs of the growing Vine City community.

P4. Morris Brown College Expansion

- Morris Brown College is a major anchor in the community and its campus extend along the southern boundary of the Vine City neighborhood. Designate areas adjacent to the existing campus for future expansion and identify partnerships for development within these blocks for housing and a parking deck for the Herndon Stadium and student use.

P5. Bethune Elementary School

- Bethune Elementary is one of two Atlanta Public Schools facilities located in the Vine City community. Under the Atlanta Public School's facility master plan, Bethune Elementary received a major renovation and an addition in 1999.

Public Improvement Projects

P6. Flood Recovery Open Space

- As a part of the City of Atlanta comprehensive plan to combine waste and storm water treatment, the flood impact area bordered by Simpson, Elm, Thurmond and Sunset Streets has been identified for open space.

- The community was somewhat divided how this open space should be programmed (either for active or passive recreational use) to control future flooding.

P7. Vine City Park

- The vacant lots within the block of Foundry, Graves, Magnolia and Walnut Streets have been identified as the new Vine City neighborhood park. The community was somewhat divided on the programming of this park and the feasibility of location of the park due to the flooding concerns.
- The Blank Foundation has allocated \$125,000 for the development of a park to be centrally located in the neighborhood for its residents.

P8. Kennedy Park Improvements

- Kennedy Park is need of improvements on its playing fields and general overall maintenance.

P9. - P13. Streetscape Improvements

- Major streetscape improvements should be focused on the following streets: J.P. Brawley, Sunset, Walnut, Magnolia, and Martin Luther King Jr. Boulevard.
- These improvements should include sidewalk improvements and installations where needed, pedestrian lights, painting of pedestrian lighting where needed, street trees, crosswalks.
- Banners and major identity markers along major arterials are suggested as neighborhood gateways.

P14. Carter Street PATH Improvements

- There is an Atlanta Greenway Trail and On-Street Bike Route (PATH) that runs along Carter Street.
- This system connects Washington Park and runs along Lena Street to Carter Street, Griffin Street, Magnolia, and Electric and back to Carter Street. The path has limited signage, on street bike routes, sidewalks and lighting for pedestrians.

2.0 Project Definition

The project definition describes the future land use and circulation for the study area in addition to redevelopment projects in the areas of housing, economic development and public facilities as well as represents.

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Prepared For:
The Vine City Civic Association

Prepared By:
URBAN COLLAGE, INC. in collaboration with Robert Charles Lesser & Co.



2.0 Project Definition

However, if in the future these developments are sold or in a state of disrepair, these parcels can transition into single-family.

Medium Density Residential

The plan does not propose a significant increase in the number multi-family dwellings in order to maintain the single-family character of the area. Some stable and newly developed/renovated multi-family products have been preserved to provide diverse housing options and an opportunity for increased density in the community. The plan does propose a higher density residential such as attached town homes or triplexes. This use is recommended along Rhodes between Vine and Sunset; Magnolia between Northside Drive and Spencer Street and James P. Brawley between Carter and Magnolia Street, to provide both market and affordable housing options that can be rental or for-sale.

Low Density Mixed-Use

Low density commercial uses have been added to the existing commercial node at Magnolia and Vine Streets in order to enhance this intersection as a small neighborhood oriented retail node for the interior of the neighborhood. It is also recommended along Lowery in order to promote adaptive reuse of existing homes along Lowery. This designation allows for small-scale service/ office uses that would create opportunities for live work units for professionals and artisans. These homes have a historical and architectural significance and should be preserved.

Mixed Use

The purpose of the mixed-use designation is to promote a greater mix of land uses and options for types of development in the Vine City neighborhood. The plan identifies three sections in the study area for mixed-use development along Northside Drive, Simpson Road and Martin Luther King Boulevard. Both of these areas are in the periphery of the neighborhood along heavily traveled corridors with great visibility for housing and non-housing development.

Institutional/ Office

The Institutional/ office uses in the future land use plan represent the existing faith based, public and private institutions within the study area. As stated previously, the plan promotes single-family development in the long-term. For this reason, not all individual faith-based institutions and services are identified in the Future Land Use Plan. It is recommended that these uses remain in the community and continue to provide a service to the residents. If in the future these services relocate, are sold, or are in a state of disrepair, they can transition to single-family.

Open Space

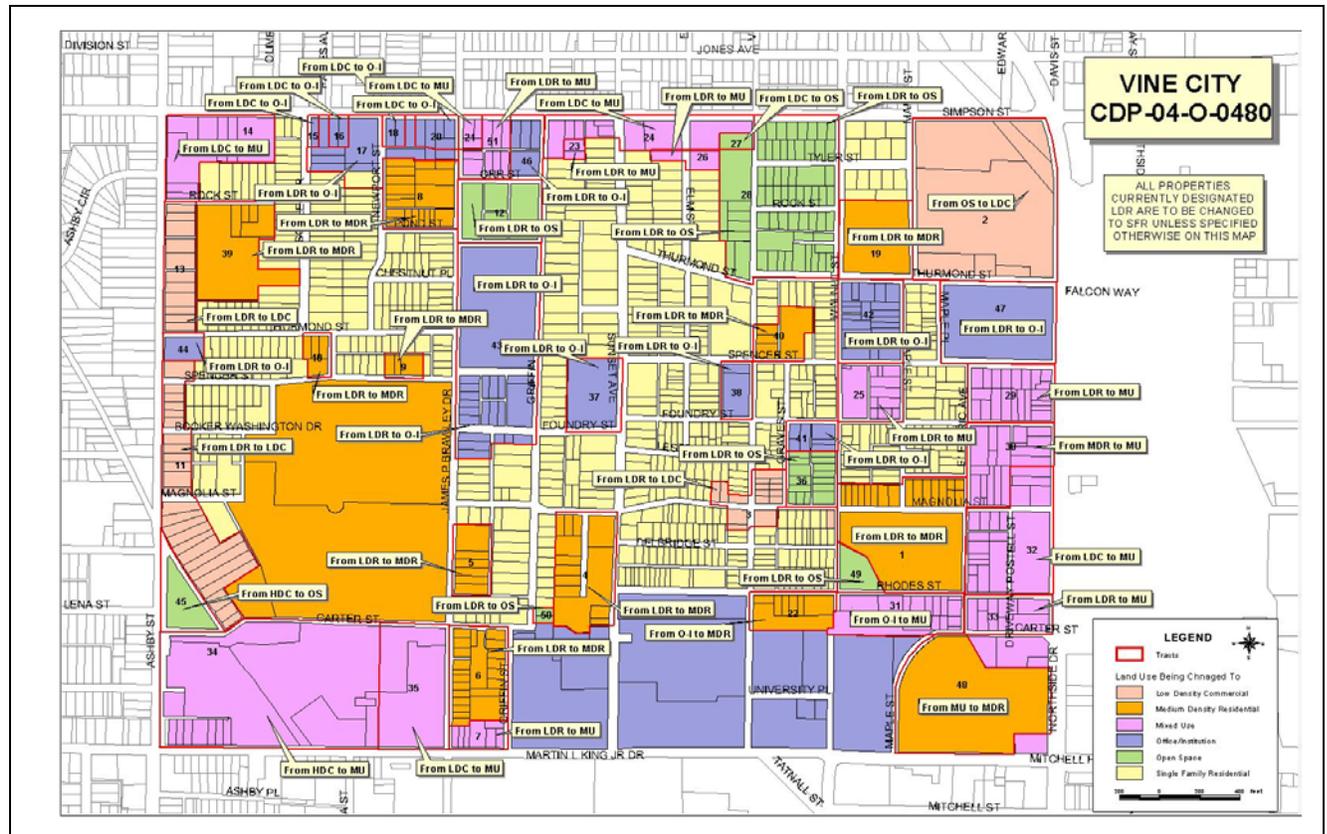
The plan proposes two new locations for recreational parks. An interior neighborhood park is identified on Magnolia Street. The programming of such a park in this vicinity is still to be determined. In addition, the City of Atlanta has designated an open space opportunity in the area bordered by Simpson, Walnut, Thurmond and Vine due to this area being susceptible to flooding. This area also has not under gone significant programming, but the plan suggests a continued community participation component to ensure that the design is reflective of the community vision.

2.0 Project Definition

2.1.2 Conformance with Existing City of Atlanta Land Use Plan

The City of Atlanta's Comprehensive Development Plan (CDP) is the overall policy and land use document for the City that is used to guide the City in its zoning, land use, public improvement, and strategic planning decisions for each neighborhood.

The Future Land Use Plan developed for the Vine City Redevelopment Plan details land use recommendations thus proposes changes to the current CDP 15-Year Land Use Plan. The changes proposed to the CDP 15-Year Land Use Plan (refer to CDP 15-Year Land Use Conformance Map) will be approved by the City Council with its adoption of the Vine City Redevelopment Plan.



CDP 15 Year Land Use Conformance Map

2.1.3 Zoning Plan

The Vine City zoning plan is a tool to take the Vine City Redevelopment Plan and to turn it into a reality. The recently completed Vine City Redevelopment Plan was a community initiated vision for the future of Vine City. That plan called for clear steps towards pedestrian friendly development, the preservation of the single-family core of the neighborhood, strategic infill and redevelopment in key areas and quality urban design standards for all new development in the area.

Vine City Zoning Plan

This Zoning Plan is the implementation tool for the Redevelopment Plan. The zoning mandates elements relating to uses, special permits, sidewalks, yards, parking, urban design treatment and landscaping elements. The Zoning Plan is the document that all decisions for what gets built will be based off of. All development will follow the regulations for development as specified in the Zoning Plan. This Zoning Plan expands the existing Special Public Interest District 11 into the Vine

2.0 Project Definition

City neighborhood all the way to Northside Drive. The newly expanded Special Public Interest Zoning District includes single-family residential subareas, multi-family residential subareas, university-related subareas, neighborhood commercial subareas and mixed use commercial subareas. In addition to these subareas of uses and densities, the SPI 11 regulations provides a framework of urban design regulations such as building heights and façade treatments, historic setbacks, parks and open spaces, sidewalks and street trees and parking and driveway treatments.

What does this mean for existing properties?

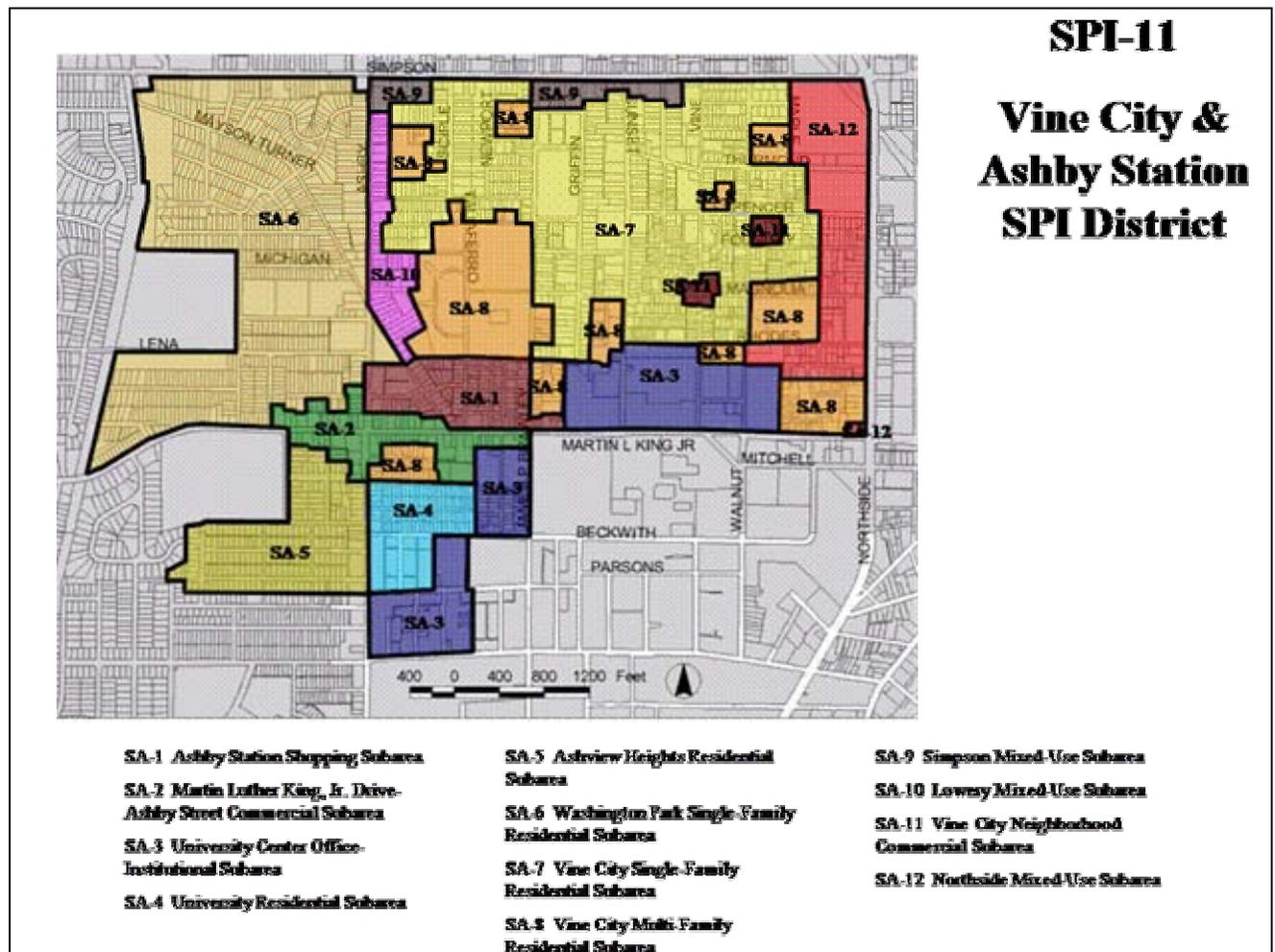
All existing parcels, buildings and households are officially grandfathered-in as part of this zoning effort. What that means is that whatever exists today is allowed to continue to exist exactly the way it is today. The new zoning would only effect new development and would have no effect on existing unchanged parcels or buildings.

How does the Zoning Plan relate to the Land Use Plan?

The Land Use Plan is the broad overall document that dictates what types of land uses are permitted within an area. Once the Land Use Plan is in place, the Zoning Plan is used to narrow down and specify exact types of uses and design elements for the area. The Land Use Plan and the Zoning Plan are separate and different but are equally necessary for implementing the clear vision as outlined in the Vine City Redevelopment Plan.

Vine City & Ashby Station SPI-11

Source: Market + Main

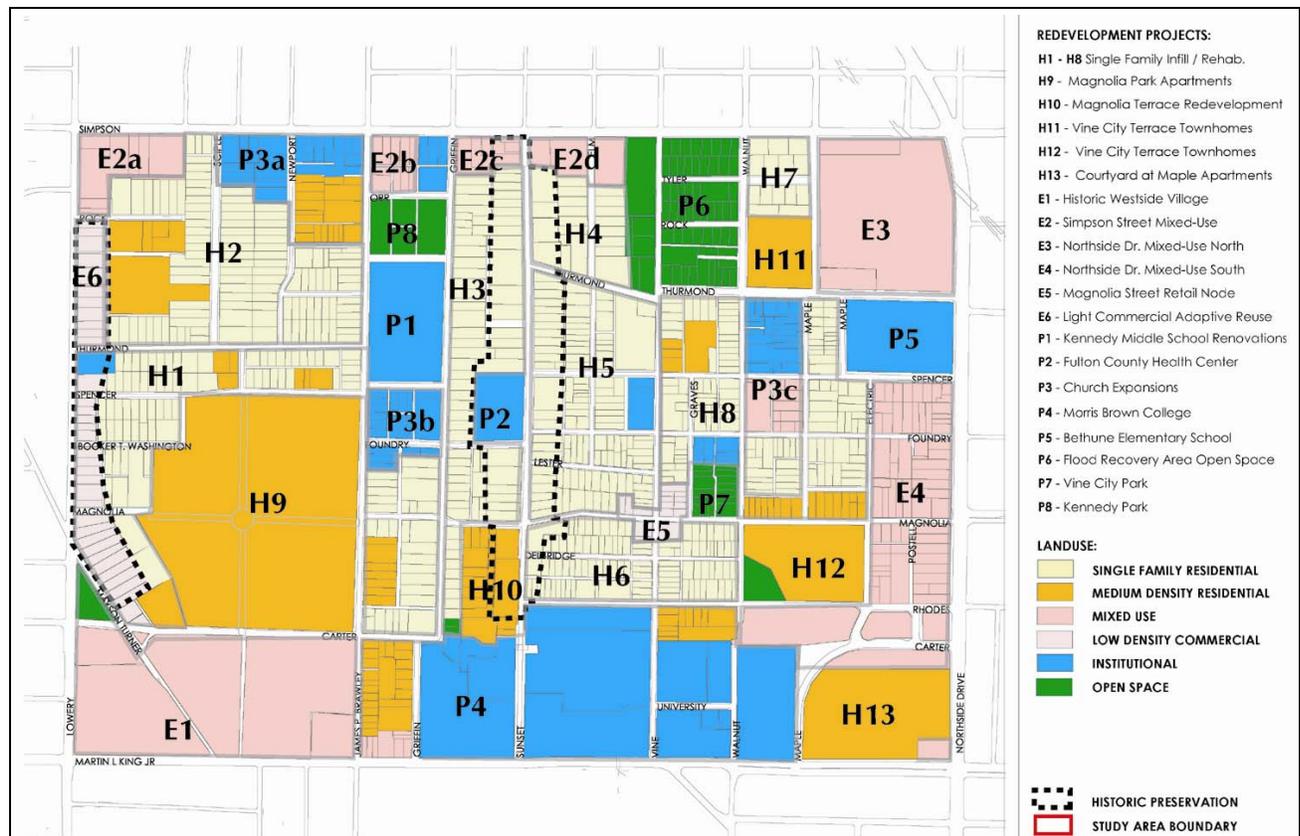


2.2 Redevelopment Projects

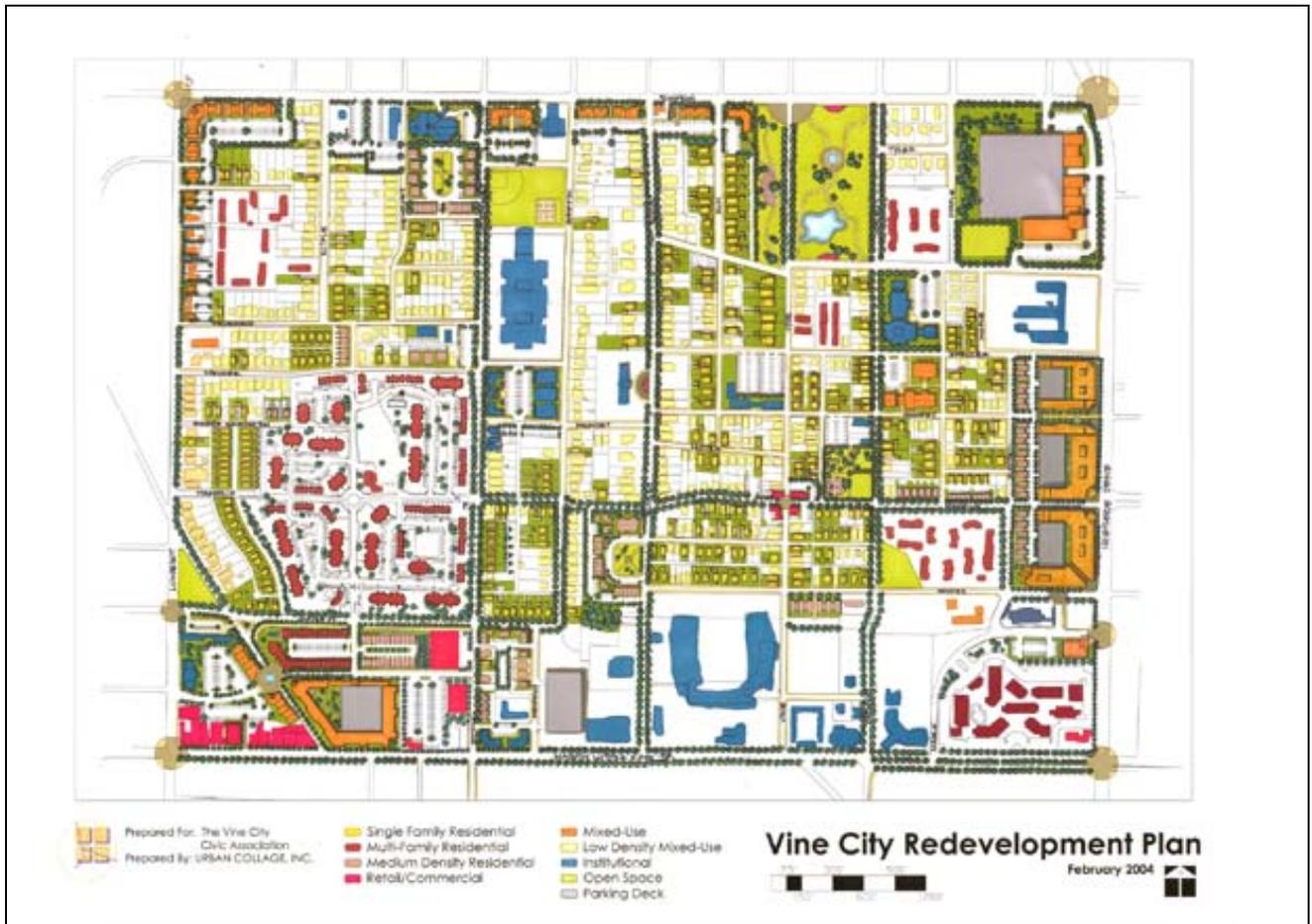
Throughout the Vine City Redevelopment Plan process, the Vine City community participated in numerous forums to enunciate their vision for revitalizing the community. The Framework plan was generated through the community workshop convened on June 7, 2003 at Beulah Baptist Church. It highlighted key development projects for new/ rehabilitated and preserved housing, mixed-use and institutional development and infrastructure improvements. These project areas were further defined through this planning process thus generating “29” distinct **Redevelopment Projects** that build on the strengths and opportunities of the community. The **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.)

This section describes the types, quantities and implementation needs for each project in the area in detail. (Refer to the Redevelopment Projects Map for the physical location of each project.) In addition, a project description sheet, including a graphic illustrating the build out of specific projects and marketability, is provided. It is important to note that not all redevelopment projects have a description sheet because they may not have a proposed 20-year redevelopment strategy due to recent development. Each of the **Redevelopment Projects** represent an informed approach to revitalization and will be subject to all official Urban Redevelopment process as described in Part 3.0 of this report. However, as individual projects are implemented and as unforeseen conditions arise, it may be necessary to refine the specifics of the redevelopment projects 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 Map



Vine City Illustrative Plan



2.2.1 Single Family Housing Projects

As described in the existing conditions analysis, the majority of Vine City is comprised of single-family dwellings with historic building elements and styles that are the foundation to the residential character of the neighborhood. There is a significant need for rehabilitation of the existing housing stock as well as opportunities to construct new housing on vacant lots scattered throughout the study area. The plan subdivides single-family infill and rehabilitation efforts into eight focus areas. The intent is to encourage a critical mass of revitalization in each area.

Recommendations:

- Preserve and rehabilitate existing single-family homes;
- Promote new single-family residential development with compatible architectural character;
- Acquire vacant lots to construct infill single-family homes;
- In some cases, acquire unoccupied houses for rehabilitation.

H1. – H8. Single-Family Housing

(Refer to the following project sheets for details on projects H1-H8. *H7 has no proposed action)



Project Description & Recommendation

In an attempt to improve the quality of life of Magnolia Place residents, the Atlanta Housing Authority in concert with both local Vine City CDC's has been actively and aggressively pursuing properties within an eight-block area of the historic Vine City neighborhood bounded by Thurmond, Griffin, Carter, and Lowery Streets. This project area recommends preservation of existing single-family structures, creating new opportunities for infill development and provide a mix of residential housing types.

Market Perspective

Given adjacency to Magnolia Place and proximity to Historic Westside Village effort, this project area is one of the most viable housing initiatives in the short-term. This area already features a mix of newly constructed housing products that further enhance the interested and marketability of this residential area. Where opportunities exist, develop a larger residential product including for sale and rental townhomes that can sell for between \$110 and \$117 per square foot, equating to a sales price of \$140,000 - \$160,000. New single family construction can sell for \$121 - \$122 a square foot, equating to sales prices from \$170,000 to \$220,000.

Development Program

Existing:

Acres:	25
SF Units:	70
MF Units:	56
Duplex Units:	18
Non-residential Space:	18,000
Vacant:	44
Parking:	12

Proposed:

SF Infill:	74 units
Townhouse Infill:	14 units
MF Infill:	27 units
SF Rehab:	25 units
New Institutional:	20,000





Project Description & Recommendation

This project area is bounded by Simpson, J.P. Brawley and Thurmond Streets. The single-family neighborhood character is the most valuable asset of the Vine City neighborhood. In the area of housing, the community expressed the importance of preserving the single-family character, rehabilitating structures that are in less than standard condition and building new single-family dwelling on vacant lots scattered throughout the neighborhood. The infill and rehabilitation strategies developed for these target areas should be phased block by block approached that are affordable and protect existing residents.

Market Perspective

Throughout the Vine City neighborhood, opportunities exist for infilling homes on scattered vacant lots and rehabbing existing homes in need of repair. This project area is likely to result in more modest home prices with homes selling for \$100 and \$104 per square foot, equating to sales prices of between \$125,000 and \$155,000.

Development Program

Existing:

Acres:	19
SF Units:	80
MF Units:	136
Duplex Units:	18
Institutional	
Space:	6,500 SF
Vacant Parcels:	21
Parking:	1

Proposed:

New SF Infill:	25 units
Total SF Rehab:	46 Units
Total MF Rehab:	54 Units



Project Description & Recommendation

This project area is located between Griffin, Carter and Sunset Streets. The single-family neighborhood character is the most valuable asset of the Vine City neighborhood. In the area of housing, the community expressed the importance of preserving the single-family character, rehabilitating structures that are in less than standard condition and building new single-family dwelling on vacant lots scattered throughout the neighborhood.

Market Perspective

Throughout the Vine City neighborhood, opportunities exist for infilling homes on scattered vacant lots and rehabbing existing homes in need of repair. This project area is likely to result in more modest home prices with homes selling for \$100 and \$104 per square foot, equating to sales prices of between \$125,000 and \$155,000.

Development Program

Existing:	
Acres:	13
SF Units:	60
MF Units:	8
Vacant Parcels:	7
Proposed:	
New SF Infill:	7 units
Total SF Rehab:	10 parcels





Project Description & Recommendation

As a part of the City of Atlanta comprehensive plan to combine waste and storm water treatment, the flood impact area bordered by Simpson, Elm, Thurmond and Sunset Streets has been identified for new residential development. A mix of residential housing types that are affordable and blend into the existing character of the neighborhood are preferred. The neighborhood has expressed a strong desire to create as many housing opportunities as possible as a part of this project.

Market Perspective

Parcel assembly is a major issue and understood to be an effort of the City of Atlanta. This is a less stable portion of neighborhood likely to result in more modest home prices. Houses could sell for between \$103 and \$108 per square foot, equating to a sales price of \$130,000-\$160,000.

Development Program

Existing:

SF Units:	3
MF Units:	22
Duplex Units:	24
Institutional Space:	6,500 SF

Proposed:

New SF Infill:	17 units
Total SF Rehab:	2 units
Non-residential Space Rehab:	6,500 SF



VINE CITY REDEVELOPMENT PLAN



Prepared By: URBAN COLLAGE, INC.
Robert Charles Lesser & Co.,
Prepared For: The Vine City Civic Association

Before & After
Elm Street Single-Family Infill



Project Description & Recommendation

This housing redevelopment area bounded by Sunset, Magnolia, Vine and Thurmond Streets, introduce infill and rehabilitation strategies preserve the single-family character, rehabilitate structures that are in less than standard condition and building new single-family dwelling on vacant lots scattered throughout the neighborhood.

Market Perspective

Throughout the Vine City neighborhood, parcel assembly is a major issue. This area is a less stable portion of neighborhood and is likely to result in more modest home prices. Houses could sell for between \$103 and \$108 per square foot, equating to a sales price of \$130,000-\$160,000.

Development Program

Existing:	
Acres:	13.3
SF Units:	59
MF Units:	20
Duplex Units:	10
Institutional Space:	5,600 SF
Vacant Parcels:	40
Proposed:	
New SF Infill:	32 units
Total SF Rehab:	26 units





Project Description & Recommendation

This residential area is bounded by Sunset, Magnolia, Rhodes and Walnut Streets. Like the other single family infill and rehab projects, this project introduces infill and rehabilitation strategies and building new single-family dwelling on vacant lots scattered throughout the neighborhood.

Market Perspective

Throughout the Vine City neighborhood, this project area presents the most opportunity to build on the momentum of Tyler Place and Magnolia Perimeter projects. It is recommended to keep product relatively affordable and scaled to surrounding housing. Houses can sell for \$111-\$112 per square foot, equaling a sales price of between \$145,000 and \$175,000.

Development Program

Existing:	
Acres:	7.9
SF Units:	31
MF Units:	8
Duplex Units:	4
Non-residential Space:	4,000 SF
Vacant Parcels:	62
Parking:	1
Proposed:	
New SF Infill:	51 units
Total SF Rehab:	3 units



Project Description & Recommendation

Like previous rehab and infill housing projects, this project area introduce infill and rehabilitation strategies preserve the single-family character, rehabilitate structures that are in less than standard condition and building new single-family dwelling on vacant lots scattered throughout the neighborhood. Bounded by Vine, Thurmond, Electric and Magnolia Streets this area suggests opportunities for an added amenity of a new neighborhood park that attracts new and existing residents.

Market Perspective

Opportunities exist for infill homes and rehabilitation of existing properties. This project area is in close proximity to Northside Drive and current redevelopment efforts. Townhomes can sell for between \$107 and \$108 a square foot, equalling a sales price of \$130,000 - \$150,000; single family homes can sell for between \$112 and \$114 a square foot, equalling sales prices of \$160,000 - \$190,000.

Development Program

Existing:

Acres:	13
SF Units:	49
MF Units:	58
Duplex Units:	18
Vacant Parcels:	59
Institutional:	1

Proposed:

New SF Infill:	57 units
New Townhomes:	15 units
Total SF Rehab:	20 units

2.2.2 Multi-Family Housing Projects

In addition to single-family housing, there are several existing multi-family developments that provide options to the rental community. These properties vary from the newly developed with modern conveniences to dilapidated and unoccupied properties that are an eyesore in the community.

Recommendations:

- Focus multi-family development on existing stable multi-family products;
- Limit the restoration of some less than standard multi-family properties in order to encourage a single-family community in the long-term.

H9. Magnolia Perimeter Infill/ Rehab. (No proposed action)

H10. Magnolia Terrace Redevelopment

H11. – H13. Multi-Family Housing (No proposed action)



Project Description & Recommendation

Magnolia Terrace apartments is a secluded, unoccupied multi-family development currently owned by Morris Brown College. To create additional opportunities for varied housing types in the community, the plan proposes redeveloping this site as new multi-family housing that is close to the street and viewed as a part of the neighborhood.

Market Perspective

This project area is a strong location to tap into college faculty with good proximity to ML King Drive and Historic Westside Village. Being that this is a more stable area of single-family housing efforts, townhomes could sell for between \$140,000 and \$165,000, while single family homes could sell for between \$160,000 and \$210,000.

Development Program

Existing:	
Acres:	3
MF Units:	36
Institutional Space:	2,300 SF
Proposed:	
New MF Infill:	26 Units

2.2.3 Economic Development Projects

To create an environment where existing and future residents can live, work, play and shop, it is important to identify opportunities to increase the economic condition of the Vine City community. This plan identifies six projects that have the potential of providing future jobs as well as contributing to the economic base and viability of the area. Refer to project description sheets for details on these projects. The economic development projects include:

Recommendations

- In some cases, demolish and/ or reconstruct underutilized structures
- Provide opportunities for a mix of uses within the same property
- Develop new projects that contain both housing and non-housing uses
- In some cases adaptive reuse of existing structures to create new live-work studios and/ or service facilities
- Conduct collaborative marketing efforts to ensure healthy tenant mixes

E1. Historic Westside Village

E2. Simpson Street Church of Christ

E3. Northside Drive Mixed-Use North

E4. Northside Drive Mixed-Use South

E5. Magnolia Street Retail

E6. Light Commercial Adaptive Reuse



Project Description & Recommendation

Located on the north side of Martin Luther King Dr. between Lowery Blvd. and James P. Brawly, this site will be a major mixed-use corridor for the Vine City neighborhood and surrounding communities. Initiated by the Atlanta Development Authority in 2000, the build out scenario for the corridor includes preservation of a limited amount of existing commercial space, new ground floor retail with office space and a combination of loft apartments and townhomes.

Market Perspective

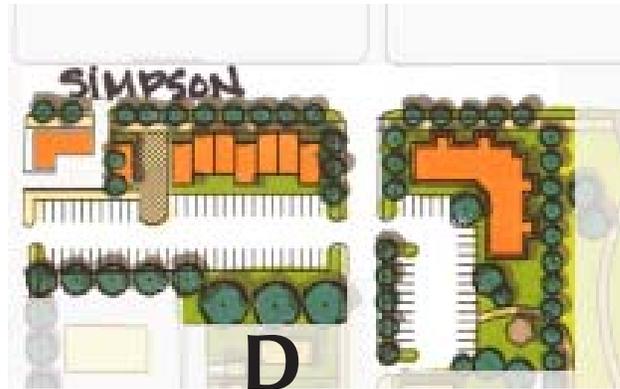
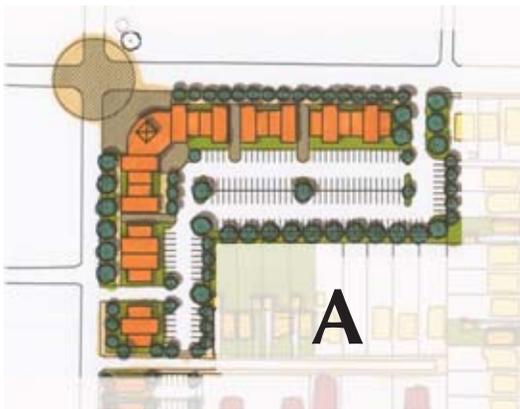
Due to higher construction and parking costs, this less aggressive concept is ideal. This development presents opportunity for two to four story buildings with 40,000 SF to 90,000 SF of office space above with second floor office space above in addition to loft-style apartments and/or condo flats focusing on smaller units to keep total rents and sales prices down. Loft rentals could rent for between \$800 and \$1,200 a month and sell for \$154 and \$167 a square foot, equating to a sales price of between \$100,000 and \$200,000. Retail could lease for \$16 - \$20 a square foot, while office could lease for \$13 - \$16 a square foot.

Development Program

Existing:	
Acres:	22
Non-residential Space:	50,000 SF
Proposed:	
Townhomes:	16 units
Loft Apts:	210 units
Office Space:	36,000 SF
Retail Space:	56,000 SF
Institutional Space:	15,000 SF



Prepared By: URBAN COLLAGE, INC.
 Robert Charles Lesser & Co.,
 Prepared For: The Vine City Civic Association



Project Description & Recommendation

The southeast corner of Simpson Street between Lowery Blvd. and Sunset blvd. is acknowledged as an opportunity to incorporate ground floor retail development with residential units above. Its potential for mixed-use development is significant in attracting both local and regional retail consumers while creating economic development opportunities in an area that currently experiences loitering and lacks services desired by the community.

Market Perspective

Modest retail demand exists in the Vine City neighborhood, with demand being strongest along Simpson Road due to its relatively high visibility ability and access. Loft apartments should be priced affordable. Increase landscaping or create small courtyards to alleviate potential loitering in parking lots. Lofts apartments could sell for between \$90 and \$100 per square foot, equating to a sales price of between \$90,000 and \$120,000. Office and retail would be between \$10 and \$12 a square foot.

Development Program

Existing:

Acres:	8.2
SF Units:	8
MF Units:	33
Duplex Units:	2
Non-Residential Space:	40,000 SF
Vacant Parcels:	5
Parking:	1

Proposed:

Lofts:	51 units
Retail Space:	90,500 SF



VINE CITY REDEVELOPMENT PLAN



Prepared By: URBAN COLLAGE, INC.
Robert Charles Lesser & Co.,
Prepared For: The Vine City Civic Association

Before & After Perspective
Simpson Road & Joseph E. Lowery Blvd.



Source: Georgia World Congress Center

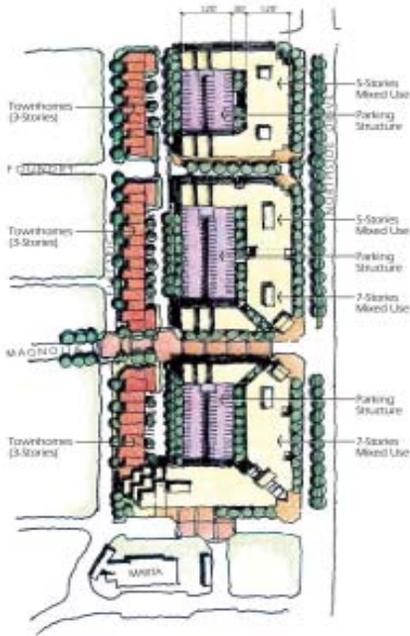


Program Description & Recommendation

The Georgia World Congress Center plans to build a new 2000 space parking deck on its existing surface parking lot adjacent to Bethune Elementary School on Northside Drive. In partnership with the Vine City Health and Housing Ministry, this deck is designed to have approximately 25,000 SF of retail space on the ground floor fronting Northside Drive with limited surface parking spaces for patrons. This economic development project has relatively high visibility and access due to its proximity to Northside Drive, the Georgia World Congress Center, the Georgia Dome and Bethune Elementary School.

Development Program

Existing:	
Parking Spaces:	700
Proposed:	
Retail:	25,000 SF
Parking Spaces:	2000



Conceptual Master Plan
Northside Drive
Atlanta, Georgia



Conceptual Sketch
Northside Drive
Atlanta, Georgia



Project Description & Recommendation

Due to the location and access to Downtown Atlanta, MARTA, the Georgia Dome, Georgia World Congress Center and the Atlanta University Center, general consensus agreed that this area should be developed as a mixed-use environment incorporating retail, residential, office, cultural facility, historic welcome center and possible lodging facility. Developing the existing vacant lots into a viable mixed-use corridor would also protect and buffer the single-family core from the activity along Northside Drive and serve as a major gateway into the Vine City community.

Market Perspective

A significant housing opportunity for development exists along Northside Drive. Affordable condo flats, townhomes and lofts with an urban style is in demand. Provide ground floor retail on Northside Drive with higher commercial lease rates justified by proximity to Georgia Dome and the Georgia World Congress Center. There may be an opportunity for a hotel and conference facilities, but must be validated via in-depth market analysis. Lofts could sell for between \$107 and \$154 per SF, with sales price of between \$100,000 and \$200,000. Ground floor retail could lease for between \$15 and \$18 per SF.

Development Program

Existing:	
Acres:	9.5
SF Units:	8
MF Units:	16
Duplex Units:	2
Non-residential	
Space:	9,000 SF
Institutional	
Space:	3,500 SF
Vacant Parcels:	13
Parking:	37





Project Description & Recommendation

The plan proposes the development of a neighborhood scale retail node at the intersection of Magnolia and Vine Streets. Given the overall emphasis of local and regional retail development located along the periphery of the Vine city neighborhood, the proposal for this intersection orients neighborhood servicing retail in the interior of the neighborhood. The development of this retail core will complement the existing Vine City Health and Housing Ministry building that currently houses the City of Atlanta Police Department Mini-Precinct.

Development Program

Existing:	
Acres:	1.3
Non-residential Space:	8,200 SF
Vacant Parcels:	11
Proposed:	
Retail Space:	6,000 SF
Total Retail Rehab:	3,000 SF

Market Perspective

The Magnolia and Vine Street intersection represents the strongest location for infill retail in the Vine City neighborhood. It is recommended that the most likely serves in this project area contain small personal service-type tenants and possibly local office users or not for profit agencies active in the neighborhood. Retail space could lease for between \$7 and \$10 per square foot.



Project Description & Recommendation

Properties identified in this project area front Lowery Boulevard which is a major north-south arterial. The intent is to preserve the single family character of this area but allow for a conversion of more retail-oriented within the existing single-family structures. In the long-term the uses could be office or service oriented to further strengthen the existing conversions along this corridor.

Development Program

Existing:

Acres	1.9
SF Units:	5
Duplex Units:	2
Non-residential Space:	1,900 SF
Vacant Parcels:	4

Proposed:

Office Space:	~ 10,000 SF
Adaptive Re-use:	2 units
Retail Rehab:	4 units



2.2.4 Public/ Private Institutions Projects

There are several projects that include the use of real property in the form of parks, open space and community services. These projects are an important part of creating a sustainable and livable community that provides places to recreate educate and receive spiritual guidance. Project description sheets are provided for those projects containing a revitalization 20 year strategy. The institution revitalization opportunities include:

Recommendations:

- Rehabilitate and expand existing faith-based institutions
- Expand Morris Brown College
- In some cases, adaptively reuse existing facilities for use as new community services
- Rehabilitate existing schools

P1. Kennedy Middle School Renovation (No proposed action)

P2. Fulton County Health Center

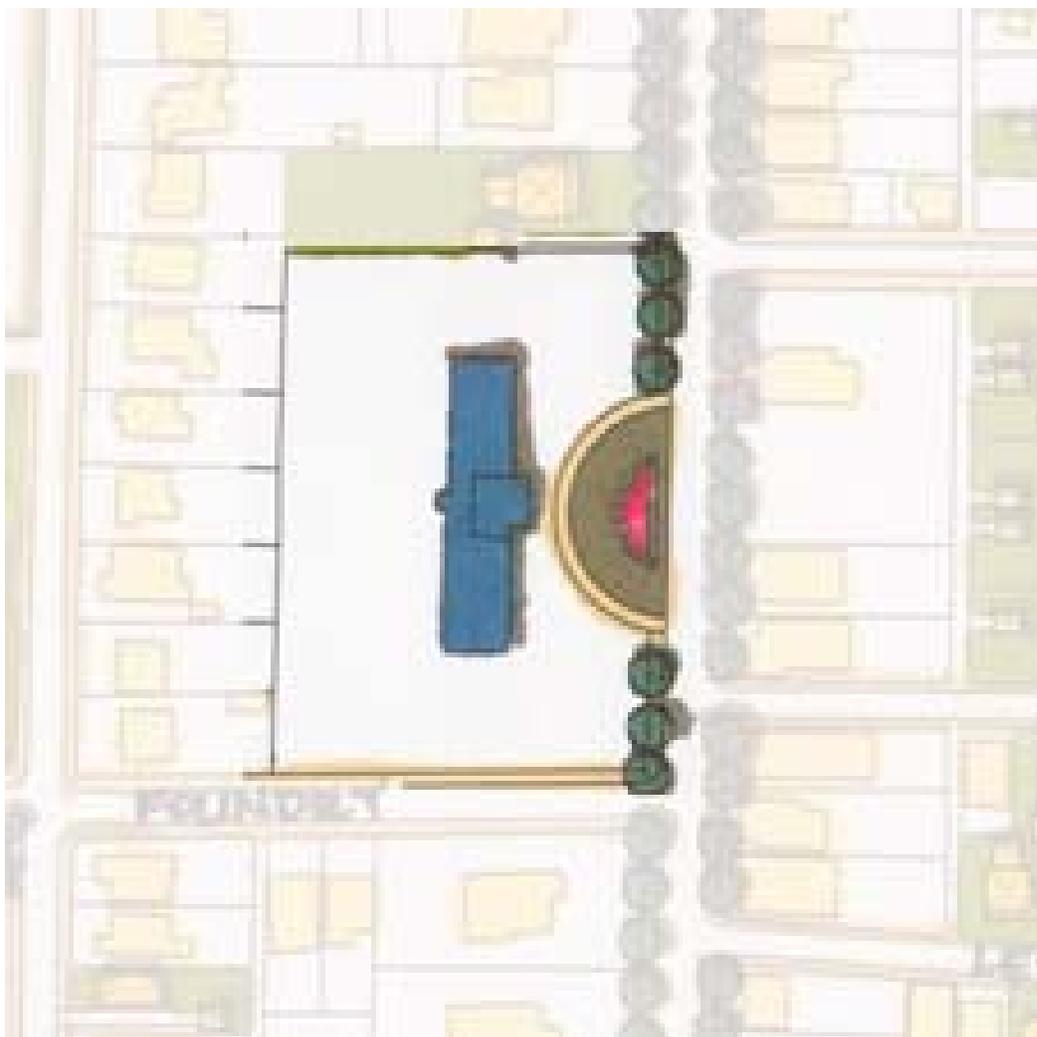
P3a. Simpson Street Church of Christ Expansion

P3b. Beulah Baptist Church Expansion

P3c. Mt. Gilead Church Expansion

P4. Morris Brown College

P5. Bethune Elementary School (No proposed action)



Project Description & Recommendation

The Fulton County Health Center was identified as requiring an update of its existing facility and services. Currently there is not an immediate care facility offering services to the residents of the Vine City community. Since this facility is located in the heart of the community it should expand its services to include self sufficiency programs including job training, drug rehab, etc. Also, it was suggest that a memorial honoring residents of Vine City that were instrumental in the Civil Rights Movement be located at this site.

Development Program

Existing:

Acres: 2
 Institutional Space: 8,500 SF

Proposed:

Institutional: 8,500 SF
 New Commemorative Garden





Project Description & Recommendation

Simpson Street Church of Christ, located on Simpson Road, is a major faith-based institution serving the Vine City Community. Currently, the church is undergoing an expansion that is scheduled to break ground in the fall of 2004. The expansion will include a new sanctuary, gymnasium, and meeting rooms. The existing sanctuary will remain and the existing surface parking lot will expand and receive landscaping. In addition, Simpson Street Church of Christ is interested in developing townhomes adjacent to the new sanctuary to provide housing options for the community.

Development Program

Existing:	
Acres:	6.4
SF Units:	8
MF Units:	20
Institutional Space:	12,000 SF
Non-residential Space:	1,220 SF
Vacant Parcels:	8
Parking:	5
Proposed:	
Church Expansion:	35,000 SF
- Sanctuary	
- Gym	
- Meeting Rooms	
New Townhomes:	27
New SF Infill	5
Total SF Rehab.	26



Project Description & Recommendation

To meet the needs of a growing Vine City community and congregation, Beulah Baptist Church has plans to embark on a major expansion. This project would include expanding the existing sanctuary and developing additional buildings to serve existing and future outreach ministries on adjacent properties including existing vacant lots.

Development Program

Existing:	
Acres:	2.8
SF Units:	5
Vacant:	8
Parking:	5
Non-residential	
Space:	1,400 SF
Institutional:	14,000 SF
Proposed:	
New Institutional	
Space:	~ 20,000 SF



Project Description & Recommendation

As one of the major faith -based institutions in the Vine City neighborhood, Mount Gilead is pursuing an expansion project that will help the needs of the growing Vine City community. The expansion project includes constructing new single family housing, a new sanctuary, and a family life center that will provide recreational facilities, meeting rooms for outreach programs and services for the congregation and community.

Development Program

Existing:

Acres:	6.2
SF Units:	12
MF Units:	26
Duplex Units:	2
Institutional Space:	14,000 SF
Vacant Parcels:	27
Parking:	1

Proposed:

New Church:	17,500 SF
New Family Life Center	17,500 SF
	(with 20 MF)
SF Units:	8





Project Description & Recommendation

The Morris Brown College project area encompassed the college’s campus and several surrounding properties surrounding the campus that is located within the study area. The plan proposes a new parking deck to serve the Herndon Stadium and new housing opportunities for faculty and /or students.

Development Program

Existing:

Acres:	31.2
SF Units:	8
MF Units:	20
Duplex Units:	2
Non-residential Space:	5,000 SF
Institutional Space:	130,000 SF
Vacant Parcels:	30
Parking:	1
Ground Floor Retail:	5000 SF

Proposed:

SF Infill:	4 units
MF Infill:	21 units
Institutional:	15,900 SF
Parking Deck:	1000

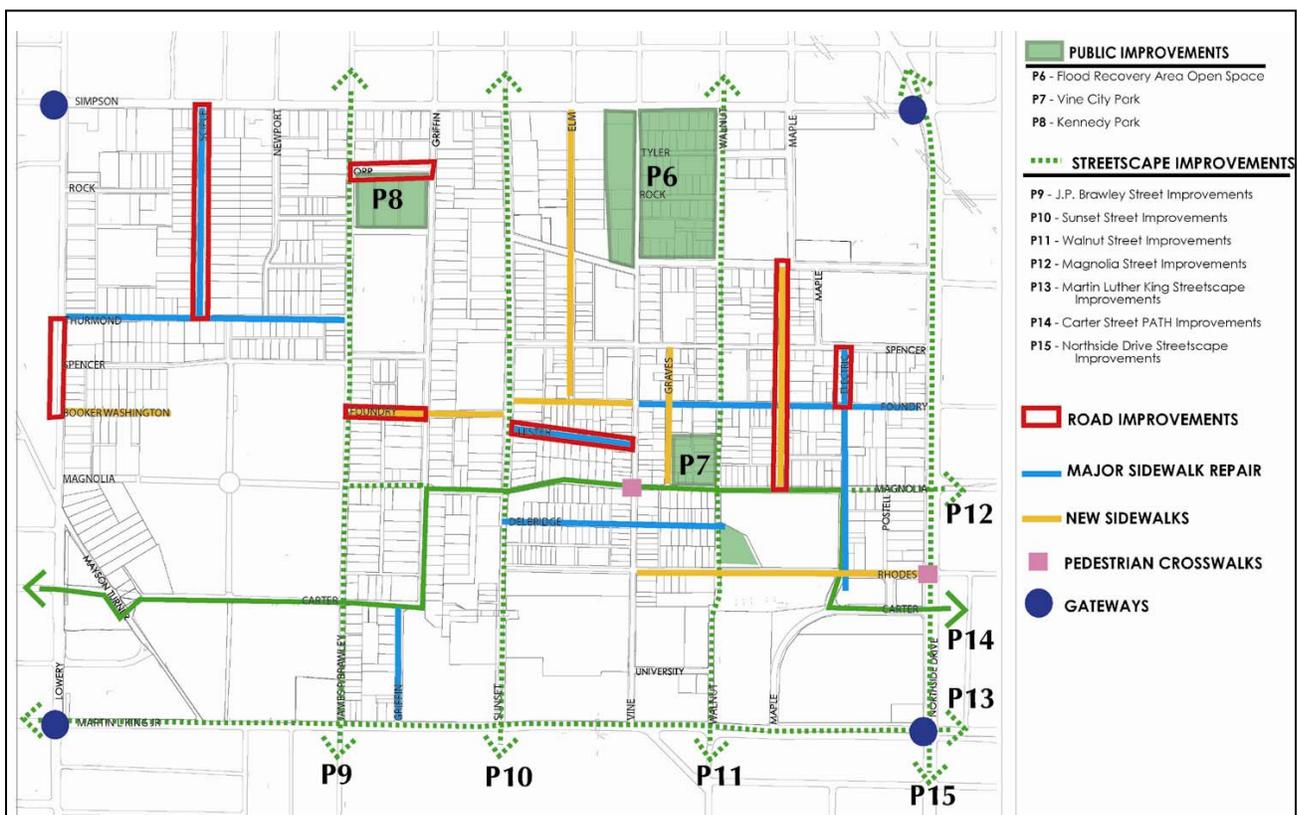


2.3 Transportation and Circulation Plan

Transportation and Circulation improvements are an important part of creating a sustainable and livable community. The Transportation and circulation Plan represents the development of a circulation and openspace pattern including: parks and openspace, streetscape beautification, road improvements, gateways, intersection improvements and connections to public spaces and facilities. This plan is designed to promote a pedestrian friendly environment while still providing opportunities for bicyclists, motorists and transit riders.

The Transportation and circulation Plan provides (14) projects that are a foundation to create diverse civic uses and a transportation system that will promote a functional environment for circulating and recreating in the Vine City neighborhood.

Transportation and Circulation Plan



2.3.1 Parks and Openspace

The Vine City neighborhood currently has one active community park/ recreational facility within its boundaries. This facility, Kennedy Park, is not readily accessible to all of the neighborhood because it is not centrally located. The plan proposes enhancements to the existing facility while providing additional opportunities for passive and active recreation in additional locations. Included in the plan is a new City park that encompasses an existing residential area that has recently undergone flooding. The installation of a neighborhood pocket park is also included.

Recommendations:

- Conduct community design workshops to program new openspace and park facilities.
- Create facilities that are multi-generational.

2.0 Project Definition

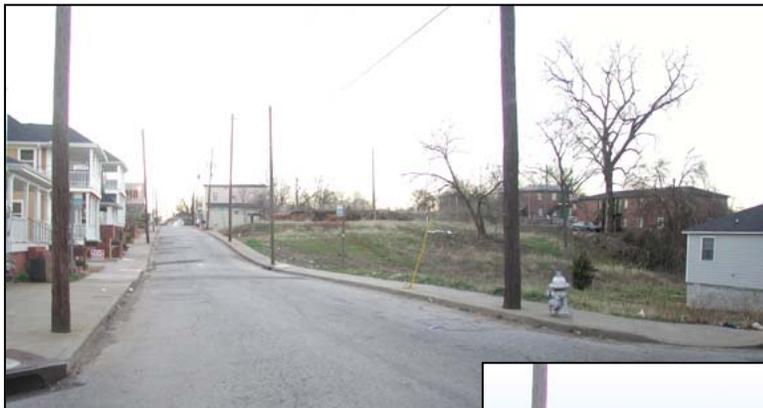
P6. Flood Recovery Area Open Space

As a part of the City of Atlanta comprehensive plan to combine waste and storm water treatment, the 12 acre flood impact area bordered by Simpson, Elm, Thurmond and Sunset Streets has been identified for open space. Through this planning process, the community was somewhat divided as to how this open space should be programmed (either for active or passive recreational use) to control future flooding. It is recommended that additional design workshops be conducted to ensure that the future development of this new facility is representative of the vision of the community.



P7. Vine City Park

The vacant lots within the block of Foundry, Graves, Magnolia and Walnut Streets have been identified as the new Vine City Neighborhood Park. The Arthur Blank Foundations has designated \$125,000 for property acquisition for development of a park to be centrally located in the neighborhood. The plan recommends a community design workshop to program the new facility.



Vine City Park Before & After

2.0 Project Definition

P8. Kennedy Park

Kennedy Park which is adjacent the Kennedy Middle School, is currently the only active outdoor recreational facility for the Vine City neighborhood. The existing play fields (basketball and softball) are in need of overall maintenance.

2.3.2 Streetscapes

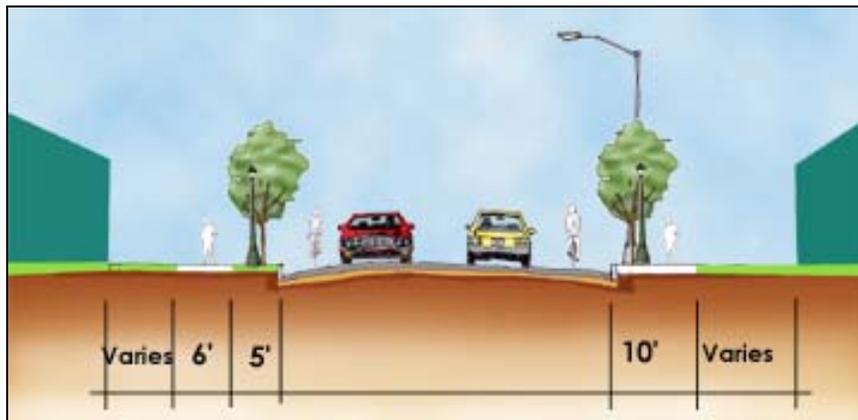
Streetscape improvements are proposed for several arterials in the community to enhance the overall appearance and public environment. It is envisioned that these improvements and safety enhancements will ultimately encourage and increase pedestrian mobility throughout Vine City. These improvements will include a combination of new sidewalks, curbs street trees and landscaping, lighting, and street furniture. On street parking and pedestrian crosswalks are included in select locations.

Recommendation:

- Create a pedestrian friendly environment that promotes walking, cycling and overall safety.

P9. James P. Brawley Street

James P. Brawley is a major arterial that provides continuous north-south access through the neighborhood. With its wide streets, stable housing stock and recent new development of new infill single family housing, and linkage to Kennedy Middle School and Kennedy Park, it is prime candidate for streetscape improvements. This street is intended to have sidewalk improvements, designated bike lanes, streetlights, street trees and landscaping.



P10. Sunset Street

Sunset Street contains some of the oldest and most stable housing stock in the Vine City community. Considering that it is also a major north-south connector through the community, it desires improvements that will enhance its existing historic character. Sunset Street provides access to The Fulton County Health Center, Morris Brown's Herndon Stadium and the proposed Magnolia Terrace redevelopment. The plan propose enhancing the pedestrian friendliness of this street by providing additional streetlights, a landscape strip and sidewalk improvements were needed.

P11. Walnut Street

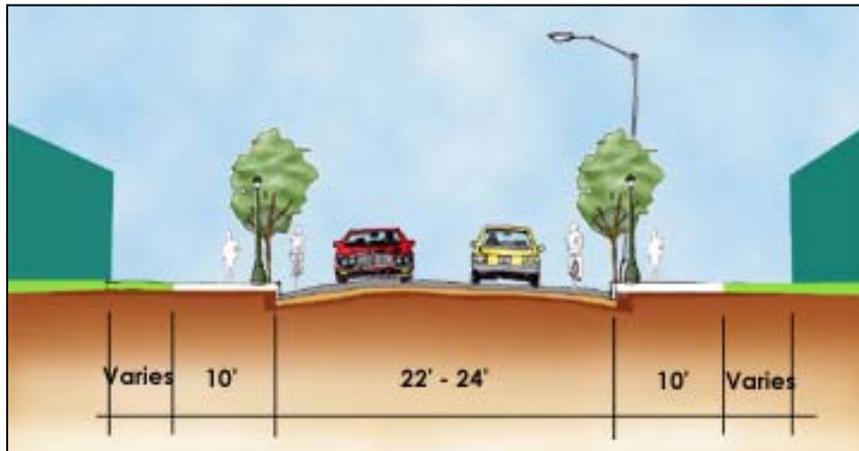
Walnut is not a continuous North-south arterial; it is one-way from Martin Luther King to University where it terminates at the Historic Herndon Home. There is pedestrian access over the MARTA rail via a stairs, but this route is overgrown and lacks lighting. Walnut is two-way from Rhodes Street to Simpson and provides connection to the proposed Vine City Park and the Flood Recovery

2.0 Project Definition

Open Space. The recommended improvements include new sidewalks, improved pedestrian access over the MARTA rail, street lights, and street trees.

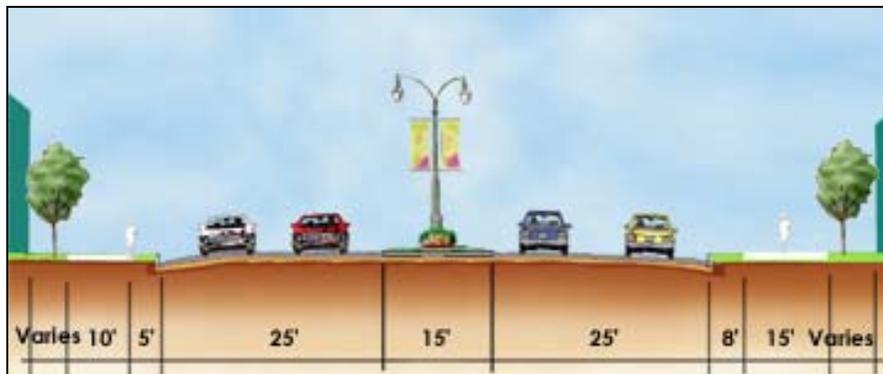
P12. Magnolia Street

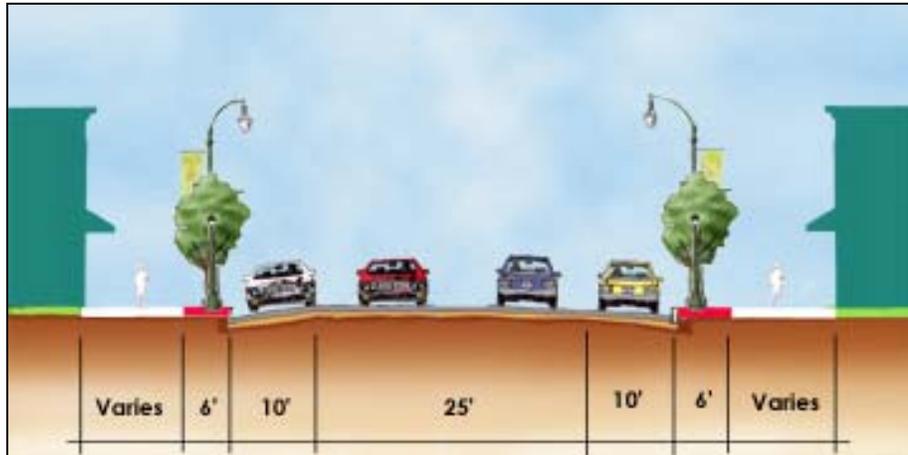
Vine City currently lacks continuous east-west connection that is internal to the neighborhood. Magnolia Street provides access from Northside Drive and terminates at James P. Brawley. With its varied street widths, and absence of sidewalks in certain locations, it is envisioned that Magnolia will serve as a major pedestrian connection to the Vine City Park and to activities at the Georgia World Congress Center and Georgia Dome. Proposed improvements include sidewalks, street lights, street trees, landscaping and both shared and designated bike lanes where permitted as part of the PATH Foundation Bike Trail.



P13. Martin Luther King Jr. Drive

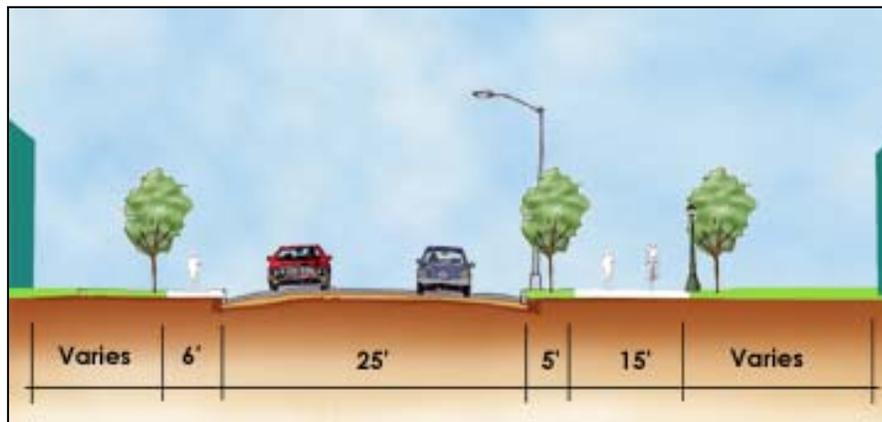
In preparation for the 1996 Olympics, the City of Atlanta invested dollars towards infrastructure improvements and streetscapes along Martin Luther King Jr. Drive. Although these enhancements improved the workability and appearance of this corridor, there is a need for additional improvements to this major east-west arterial due to its access to Northside Drive and the Georgia Dome/ Georgia World Congress Center as well as Morris Brown College and the Historic Westside Village. The recommended improvements include enhancing the existing median on the eastern end of the corridor, maintenance to the existing streetlights and street furniture, sidewalk repairs, banners, on-street parking and street trees.





P14. Carter Street

Carter Street is designated as a bike route as part of the PATH Foundation Bike Trail System. Connecting to Washington Park; west of Lowery Boulevard and Downtown Atlanta, the Carter Street bike trail currently lacks visibility. There are also no designated bike lanes and there is limited signage to direct pedestrians along the trail. On the western end of the neighborhood, Carter Street is 25' wide with 15' sidewalks. It dead-ends just east of Griffin Street but the PATH trail continues along Griffin Street to Magnolia, to Electric and resumes again at Carter Street south at the Vine City MARTA Station. The plan recommends a 15' shared pedestrian and bike trail on Carter from Lowery Blvd. to Griffin and from Electric to Northside Drive. Street lights, landscaping, street trees and signage are also recommended. In addition, this project proposes a partnership with the PATH Foundation for the proposed improvements to increase and encourage usage of the new and improved bike trail.



P15. Northside Drive

Northside Drive is the eastern boundary for the Vine City neighborhood and a major north-south arterial serving the Georgia Dome and Georgia World Congress Center. The City of Atlanta will embark on a transportation study for the Northside Drive corridor in the Spring of 2004. Due to high vehicular traffic along this corridor and the competing pedestrian traffic, this plan recommends streetscape improvements along the western side of Northside Drive to enhance pedestrian safety and mobility. These improvements should include a wider sidewalks (minimum 15'), street trees, furniture, lighting, crosswalks and possibly a median.

2.0 Project Definition

2.3.3 Road Improvements

As part of the existing conditions analysis, the conditions of streets and sidewalks were assessed and categorized as Standard, Substandard, Deteriorated. Several members of the Vine City community also toured the neighborhood to identify streets that should be targeted for immediate repair. The streets that were identified in need of repair due to significant pot holes, lack of maintenance and poor drainage include:

- Sciple
- Foundry
- Maple
- Lowery
- Lester
- Orr
- Electric

4,450 Lineal feet of road improvements have been identified.

2.3.4 New Sidewalks/ Major Sidewalk Repair

In conjunction with the street assessment, members of the community identified streets currently lacking sidewalks or are in need of repairs. The streets identified on the Transportation and Circulation Plan are heavily traveled by pedestrians and they provide access to major civic uses in the community including Kennedy Middle School, Kennedy Park, Bethune Elementary School, the Fulton County Health Center as well as the proposed Vine City Park and Flood Recovery Park.

- Thurmond
- Foundry
- Maple
- Electric
- Sciple
- Lester
- Delbridge
- Griffin
- Booker T. Washington
- Graves
- Rhodes
- Elm

14,100 Lineal feet of new sidewalks and sidewalk improvements have been identified.

2.3.5 Pedestrian Crosswalks

In an effort to encourage and increase safe pedestrian mobility in the community, the plan proposes the installation of pedestrian crosswalks. The locations that are identified for these improvements are located at high traffic areas and near pedestrian activity areas including the Vine City MARTA Station @ Northside Drive, the proposed neighborhood retail node at the intersection of Magnolia and Vine Streets, the Lowery @ Simpson, Simpson @ Martin Luther King Jr., Northside Drive @ Martin Luther King Jr., Martin Luther King Jr. @ Simpson. It is recommended that these intersection improvements include brick pavers, striping and pedestrian signalization. It is important to note that the scale of these community improvements will vary.

2.3.6 Community Gateways

The Vine City community identified four strategic locations to enhance visibility and define the main entrances into the Vine City neighborhood. Currently the area lacks neighborhood markers that could welcome visitors into the community that is representative of the history, legacy and identity of Vine City. The identified locations include:

- Lowery Boulevard @ Simpson Street
- Lowery @ Martin Luther King Jr. Drive
- Northside Drive @ Martin Luther King Jr. Drive
- Northside Drive @ Simpson Street

Vine City Redevelopment Plan
2.0 Project Definition

While there are many different forms of gateways, several possible designs for the look of the identity markers are included below:



3.0 Action Plan

The Action Plan describes implementation recommendations for phasing, property acquisition, partnerships, funding sources, and a 5-20 year implementation cost analysis for redevelopment projects in the study area.

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Prepared For:
The Vine City Civic Association

Prepared By:
URBAN COLLAGE, INC. in collaboration with Robert Charles Lesser & Co.



3.1 Implementation Overview

The implementation or Action Plan identifies the scope of Redevelopment Powers, a series of tasks, variable mechanisms and associated costs to help ensure that the planned revitalization projects become a physical reality in a timely and feasible manner. The redevelopment projects outlined in Section 2.0 describes a variety of short term and long term neighborhood and City-wide initiatives that are intended to create a twenty year window of opportunity.

This Action Plan provides a comprehensive approach that allows the City of Atlanta and the Vine City community the opportunity to take full advantage of new development consistent with the community's vision for the future. In particular, the implementation activities and recommendations are in keeping with several fundamental principals that have risen from the planning effort:

- *Implementation efforts should seek to create a balance between encouraging new development and maintaining the character and charm of the area.*
- *Implementation efforts should strike a balance between raising the standard of living in the community and maintaining a level of affordability and opportunity for existing residents, owners, businesses and institutions.*
- *Implementation efforts should keep within the goals and objectives of the community. Its residents, businesses and community organizations must be empowered to guide the redevelopment process.*
- *Implementation efforts should be targeted to specific areas in order to maximize the impact of revitalization efforts, actions taken by community organizations, implementation agencies and the private sector.*

3.1.1 Authority and Scope of Redevelopment Powers

The Vine City Redevelopment 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 Vine City 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 the City of Atlanta, this plan will serve as confirmation that the Vine City 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 Vine City area in accordance with the Redevelopment Powers Law and other related legislation and administrative regulations of the State of Georgia.

3.2 Strategic Recommendations

The Vine City Redevelopment Plan participants have clearly stated the desire and will to further define the revitalization of Vine City through a series of implementation-oriented, neighborhood-wide and city-wide recommendations. The recommendations that follow were established by the planning team and evaluated from various perspectives including: site planning, urban design, transportation and parking, political, economic and market feasibility.

The following 4 implementation mechanisms are critical tools in achieving the overall vision of this plan:

3.2.1 Identify and Develop Realistic and Prioritized Implementation Programs

Twenty-Year Phasing Plan

It is important to recognize that while all of these projects will have a significant impact on the Vine City 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. 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.

Phase I (1 - 5 Years)
Housing Projects
Single Family Infill/ Rehab (H1)
Single Family Infill/ Rehab (H4)
Single Family Infill/ Rehab (H6)
Single Family Infill/ Rehab (H8)
Economic Development Projects
Historic Westside Village (E1)
Magnolia Street Retail (E5)
Public/ Private Institution Projects
Fulton County Health Center (P2)
Transportation/ Circulation Projects
Sidewalks/ New & Major Rehab
Road Improvements
Pedestrian Crosswalks
Gateways
Vine City Park
Kennedy Park

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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.

<p>Phase II (5 - 15 Years)</p> <p>Housing Projects Single Family Infill/ Rehab (H2) Single Family Infill/ Rehab (H3) Single Family Infill/ Rehab (H5) Magnolia Terrace Apartments (H10)</p> <p>Economic Development Projects Northside Drive Mixed-Use South (E4) Simpson Street Mixed Use (E2a-E2d)</p> <p>Public/ Private Institution Projects Simpson Street Church of Christ (P3a) Beulah Baptist (P3b) Mt. Gilead (P3c)</p> <p>Transportation/ Circulation Projects J.P. Brawley Street Improvements (P9) Sunset Street Improvements (P10) Walnut Street Improvements (P11) Magnolia Street Improvements (P12) Martin Lther King Jr.Streetscape Improvements (P13) Nrthside Drive Streetscape Improvements (P15) Carter Street PATH Improvements (P14)</p>
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Phase III will continue to build upon the previous phases and will include major investment projects. This phase will also serve as an opportunity to conclude any outstanding redevelopment projects and will allow the Vine City Civic Association to prioritize additional neighborhood needs.

<p>Phase III (15 - 20 Years)</p> <p>Economic Development Projects Northside Drive Mixed-Use North (E3) Light Commercial Adaptive Reuse (E6)</p> <p>Public/ Private Institution Projects Morris Brown College (P4)</p>
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3.2.2 Target Property Acquisition and Disposition

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.

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It is extremely important to understand that public property acquisition within the Vine City neighborhood 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 redevelopment project 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.
- "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, the private sector and others. As a matter of policy, the Vine City 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.

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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 Vine City Civic Association and the NPU-L will be instrumental in this regard.

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. 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.

▪ **Community Based Acquisition**

This can be done through establishing a Community Land Trust (CLT) as a mechanism for providing benefits to the local community. A CLT has a distinctive approach for ownership of real estate that can be accomplished by establishing nonprofit community based governance that acquires land for the purpose of developing housing or other structures. The CLT can be used in the event that a public or private entity conveys land to the Vine City Civic Association to use as a long term lease for development. This strategy would allow the Vine City Civic Association the opportunity to have a long-term income stream for use of community services and projects. If it is determined that a CLT is a feasible and appropriate approach for Vine City to develop affordable housing options for its residents, it is important to develop a land acquisition strategy for future development.

Guidelines for Property Disposition

There are several technical tools contained within this Redevelopment Plan to be used during public acquisition and disposition proceedings. The Redevelopment Projects map (defined in detail in Section 2.0) identifies project-specific sites for Acquisition/Disposition.

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 Vine City 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 NPU-L (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.

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 Vine City Community interests.

The following property disposition policies and private redevelopment incentives are intended to balance the respective interests of local taxpayers, Vine City 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

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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 Vine City 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.

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- **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.
- **Community Participation:** All development occurring in proposed redevelopment project areas should partake in a community participation process to ensure community support and buy-in.

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 VCCA along with NPU-L 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.

3.2.3 Identify and Pursue Partnerships to carry out Recommendations

It is not feasible for the City of Atlanta to implement all of the recommendations outlined in the Master plan alone. Redevelopment efforts 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 Vine City area. Chief among these will be the City of Atlanta and/or 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 likely 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; development assistance and incentives; financing mechanisms and support; technical support and capacity-building support for community based development 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 approval from the VCCA and NPU-L 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.

- **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 Tyler Place Community Development Corporation, The Vine City Health and Housing Ministry, The Atlanta Board of Education (school renovations), Fulton County Health System, PATH Foundation (Greenway System) the Georgia World Congress Center.

Community Partners

This Vine City Redevelopment Plan is intended to build on and reinforce the City Atlanta's commitments toward community-based leadership. Community leaders must continue to lead the way in moving the redevelopment of Vine City 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 Vine City 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 ongoing redevelopment activities including The Neighborhood Civic Association, NPU-L, Community Development Corporations, local non-profit service providers and others.

- **Vine City Civic Association**

As the leadership of the Vine City Community, the Vine City Civic Association shall be the steward of the Vine City Redevelopment Plan. In practice the civic association shall serve in the following capacities: garnering community consensus for desired projects; approving redevelopment plan amendments (should they be required in the future); initiating a formal community review mechanism for redevelopment projects; reviewing and approving all rezoning requests with certification by NPU-L; taking the lead in Vine City Community governance and advocacy; setting community policy at the neighborhood level; initiating grass-roots participation in volunteer revitalization efforts (e.g., neighborhood clean-ups, etc.) disseminating information to neighborhood residents, businesses and institutions; identifying participants for community enterprises (e.g. cooperative businesses); and making formal recommendations to NPU-L with regards to other neighborhood specific issues.

- **Neighborhood Planning Unit –L (NPU-L)**

As a City of Atlanta recognized advisory system, NPU-L will be responsible for: coordinating communication on those appropriate neighborhood issues under their responsibility as outlined in the City Charter; make formal recommendations to the City on rezoning requests; identifying representatives to attend ADA meetings; and general coordination and communication affecting its constituent neighborhoods.

- **Community Development Corporations (CDC's)**

Tyler Place CDC and the Vine City Health and Housing Ministry CDC are currently the local conduits for developing affordable housing and small-business opportunities in the Vine City community. As the local CDC these organizations are responsible for 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. It is important that they build upon the goals and policies developed by the community through this redevelopment process.

In addition to the NPU, the Vine City Civic Association and the local CDC's there may 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. It is important that the CDC's continue to build on their capacity to implement large scaled projects independently and in partnership with private sector organizations.

▪ **Private Sector Implementation Entities**

As previously mentioned, the private sector will be heavily relied upon as the economic engine driving the redevelopment of the Vine City 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. 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.

Specific partners include the Georgia world Congress Center to provide retail space in the ground floor of the proposed 2000 space parking deck on Northside drive. This established outreach effort and partnership with the Vine City Health and Housing Ministry will provide an economic base for the Vine City community. In addition, the PATH Foundation is a potential partner for the proposed improvements to the bike trail extending along Carter Street.

3.2.4 Establish Implementation Mechanisms

A fundamental aspect of successfully implementing this comprehensive Vine City Redevelopment Plan will be the use of a variety of regulatory enhancements including: Comprehensive Development Plan modifications and the Zoning District modifications (which were approved by Atlanta City Council in September 2004), 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.

▪ **Design Guidelines**

The Vine City Redevelopment Plan is intended to provide a blueprint for revitalization efforts within the community. The following pages provide a concise set of urban design guidelines in support of the vision, goals and projects contained within the plan. The importance of these guidelines is two-fold. First, the long-term success and sustainability of the area will rely upon new investment that capitalizes on the single-family character, history and legacy of Vine City. Encouraging a consistent character of development will provide sustained marketability and, ultimately, economic health. Second, and perhaps more importantly, these guidelines will help improve the visual character and “livability” for existing residents of Vine City.

It should be noted, however, that these guidelines are not intended to create inflexible restrictions or economic hardships. Rather, they are meant to provide a useful tool for developers, homeowners and decision-makers in the effort to encourage development that is compatible with the existing character of the Vine City community. In particular, it should be recognized that many existing homeowners may not have the economic means to renovate their houses in full accordance with these guidelines. Furthermore, in some instances, certain guidelines may not be practical or feasible due to existing conditions or extenuating circumstances. Ultimately, these guidelines may be expanded and/or refined as warranted and as approved by community stakeholders and decision makers.



All new residential buildings should be of historically compatible design in terms of architectural style, details and materials.



Roofs of new infill housing units should be of simple form and consistent with existing historic housing. Roofs should have a pitch of at least 8/12 and an overhang of at least 12" wide.



Front doors should be visible from the street and linked to the sidewalk with a paved entryway where possible.



Windows should be of vertical proportions (double-hung windows) with appropriate architectural detail.



The use of decorative features such as bay windows is encouraged.



Front porches should be included as a design feature as frequently as possible.



The use of brackets, exposed rafter tails, gable vents or other architectural details is strongly encouraged.



Townhomes & multi-family should be architecturally compatible with the neighborhood with sidewalk access and parking in the rear wherever possible.

1 DESIGN GUIDELINES

RESIDENTIAL DESIGN ELEMENTS

Prepared By: URBAN COLLAGE, INC.

Prepared For: The Vine City Civic Association





- Utility meters should be screened from the public right of way.
- Main entries should be directly linked to the public sidewalk via a paved walkway (where possible).
- To the extent possible, new developments should seek to preserve large, old-growth trees.
- Garages or shared driveways should be located to the rear of the house, utilizing rear alleyways where possible. Parking pads and bump-outs in front yards are discouraged.
- The use of large front porches facing the street and corner porches on corner lots are encouraged.
- Multiple adjacent vacant lots targeted for infill housing should be reconfigured to be consistent with existing lots in terms of size and proportion whenever possible. Lot widths should be at least 40' but no more than 55'.
- Front setbacks of infill housing units should be aligned with adjacent units.
- Where alleys or rear access is not possible, driveways should be limited to one-car wide.



Uniform setback line



Use of wide front porches, vertically proportioned windows, and main entries linked to front sidewalks

2 DESIGN GUIDELINES

SINGLE FAMILY RESIDENTIAL LAYOUT

Prepared By: URBAN COLLAGE, INC.
 Prepared For: The Vine City Civic Association





Source: Jane Lidz

Basic community support facilities (such as play areas) should be incorporated into the development.

Utility areas (e.g. garbage dumpster) should be screened from the front side and internal to the development (i.e. away from public view).

Gates can be provided to secure common parking areas but fencing around the entire housing development is strongly discouraged.

Parking areas should be internal to the development or located in the rear (i.e. away from public view).

Access to internal streets and parking areas should be off of side streets (rather than primary streets).

On-street parallel parking is encouraged.

New development should seek to clearly define the block edge (i.e. building along the block perimeter)

Semi-private open spaces / recreational uses should be provided within the development.

To the extent possible, multi-family homes in single family areas should have context-sensitive scale, massing and design (i.e. buildings designed to look like large homes).

New multi-family buildings should address the street. Units / buildings facing the streets should have front porches and sidewalks.



Source: Michael Pyato



Source: James Kline

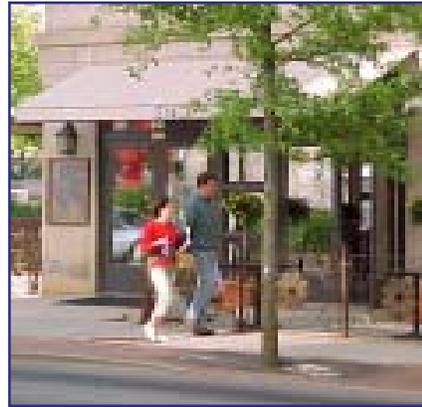
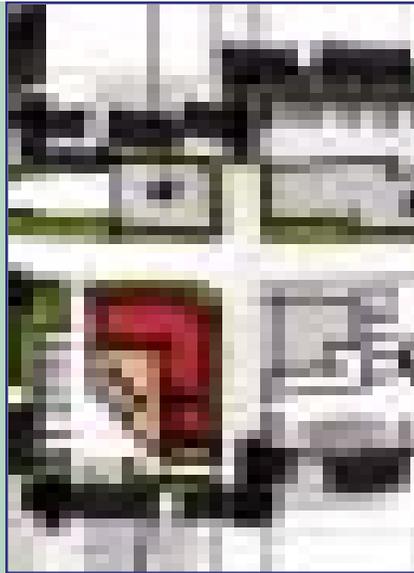
3 DESIGN GUIDELINES

MULTI-FAMILY RESIDENTIAL LAYOUT

Prepared By: URBAN COLLAGE, INC.
 Prepared For: The Vine City Civic Association



Smaller scale neighborhood retail, occurring within the boundaries of Vine City, is intended to serve the residents of the community and create a sense of place and identity. Architectural type should be historically compatible with the neighborhood and pedestrian friendly. A mix of uses and services is encouraged in keeping with traditional small-town "Main Street" development.



All new non-residential buildings should address the street. Main entries should be oriented toward major streets.



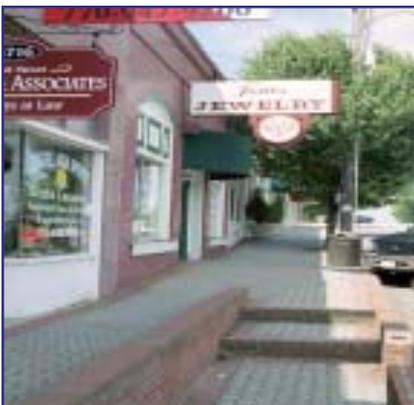
The architectural design, details and materials of new non-residential buildings should be compatible with existing adjacent structures (eg. using brick near residential areas).



Building facades should be articulated with canopies, porches, cornices, roof lines and window details to avoid monotonous blank facades.



Commercial buildings offering a mix of compatible uses (i.e office or residential above ground floor retail) are strongly encouraged.



Business signs incorporated on building facades are recommended (rather than monument signs). Wall signs perpendicular to building face that are more visible for pedestrians are strongly recommended.



Commercial buildings should include large storefront windows and awnings or canopies to encourage active pedestrian use.



Active public uses such as retail shops and outdoor cafes are encouraged on the ground floor of buildings.

VINE CITY REDEVELOPMENT PLAN

4

DESIGN GUIDELINES NEIGHBORHOOD RETAIL DESIGN ELEMENTS

Prepared By: URBAN COLLAGE, INC.
Prepared For: The Vine City Civic Association



Commercial and mixed-use development occurring along the periphery of the neighborhood (on Northside Drive, MLK, Simpson, and Lowery) is of a larger scale and more urban type. This development delineates the neighborhood from surrounding areas and serves not only residents of Vine City, but the general public as well. A mix of uses is encouraged, where neighborhood services and larger scale retail can co-exist.



Larger scale retail with compatible uses (i.e. multi-family, office, etc.) on the upper floors is strongly encouraged.



The architectural design, details and materials on Simpson and Lowery should be compatible with existing adjacent structures.



A more urban-type architecture with a variety of materials (eg. brick, stucco, glass, metal) is appropriate and encouraged on Northside Drive and MLK.



Every effort should be made to convert existing historic houses into retail/office space where appropriate (i.e. along Lowery St.)



Mixed-use development with a pedestrian friendly ground floor is strongly encouraged.



Any parking structures (i.e. on Northside Drive) must have ground floor retail and be pedestrian friendly and aesthetically pleasing.

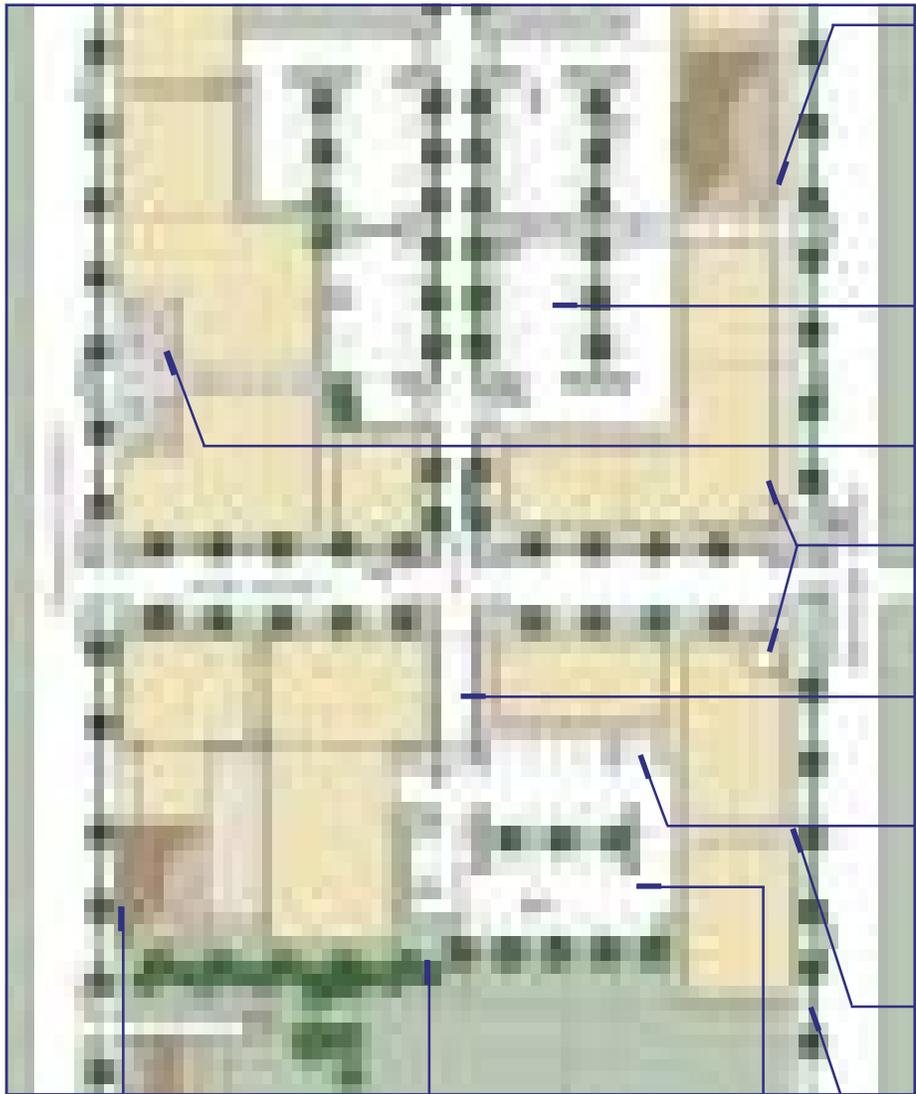


Minimum setbacks and active public uses such as retail shops and outdoor cafes are encouraged to promote pedestrian activity.

5 DESIGN GUIDELINES
PERIPHERY RETAIL & MIXED-USE DESIGN ELEMENTS

Prepared By: **URBAN COLLAGE, INC.**
 Prepared For: **The Vine City Civic Association**





Front setbacks of new commercial buildings should be aligned with existing buildings to create a clearly defined edge. In the absence of an existing setback line, front setbacks along non-arterial roads should be no more than 25 ft. away from the curb (i.e. build-to line).

Shared parking for different tenants and uses is strongly encouraged to minimize the overall supply of parking.

Setback variations to accommodate outdoor cafes / dining are allowed but should be kept to a minimum.

Distinctive architectural treatments / massing on corner lot buildings (on major retail or gateway nodes) is strongly encouraged.

Driveways to adjoining businesses should be combined whenever possible to minimize curb cuts on public streets.

Parking lots, decks and building service areas should be located away from the view of primary streets and accessed via alleys or side streets, whenever possible.

All surface parking lots and decks should be clearly marked and accessible from primary streets.

On-street parallel parking is encouraged whenever possible and appropriate.

Articulated roofs lines and differing building heights are encouraged to create architectural interest.

Single-family areas should be screened from non-residential areas with an 8' wide (min.) landscaped buffer.

All parking lots should be well landscaped and of an appropriate, pedestrian friendly scale.



Parallel parking on urban "main streets"



Landscaped Parking Lots

6 DESIGN GUIDELINES

RETAIL/MIXED-USE LAYOUT

Prepared By: URBAN COLLAGE, INC.
 Prepared For: The Vine City Civic Association

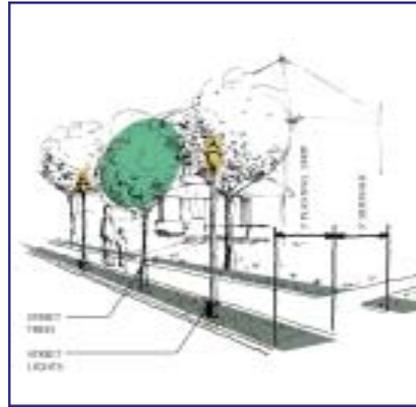




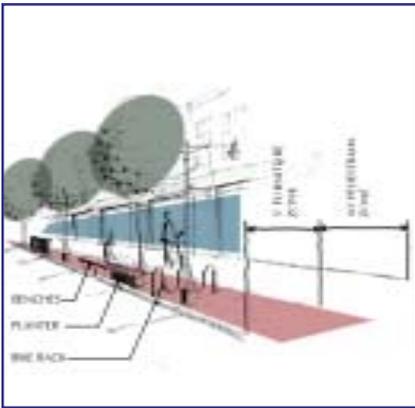
The streetscape should frame and offer a variety of experiences. In general, denser developments should be provided with wider sidewalks and more pedestrian amenities (such as benches, landscaping, etc.)



The nature and intensity of streetscape improvements may vary by street. However a consistently designed set of materials should be utilized (street lights, benches, bike racks, trash receptacles, etc.)



For residential streets, sidewalks (5' min.) should be separated from the roadway with a planting strip (3' min.) which shall include street trees and street lights (where feasible).



For storefront streets, sidewalks should be provided with a clear zone (10' min.) adjacent to the building face and a furniture zone (5' min.) along the edge of the sidewalk (where feasible).



In more urban commercial areas (such as Northside Drive), an additional transitional area (15' max) can be provided for outdoor dining/terraces or public gathering.



Bus stops should be well maintained and clearly delineated, providing a safe and comfortable waiting spot for transit riders.



Gateways should delineate entrances to the neighborhood with additional signage in the form of banners high-lighting ongoing community events.



Public spaces should be well-lit, secure and provided with proper directional signage. Landscape design should consist of flora local to the Atlanta area.

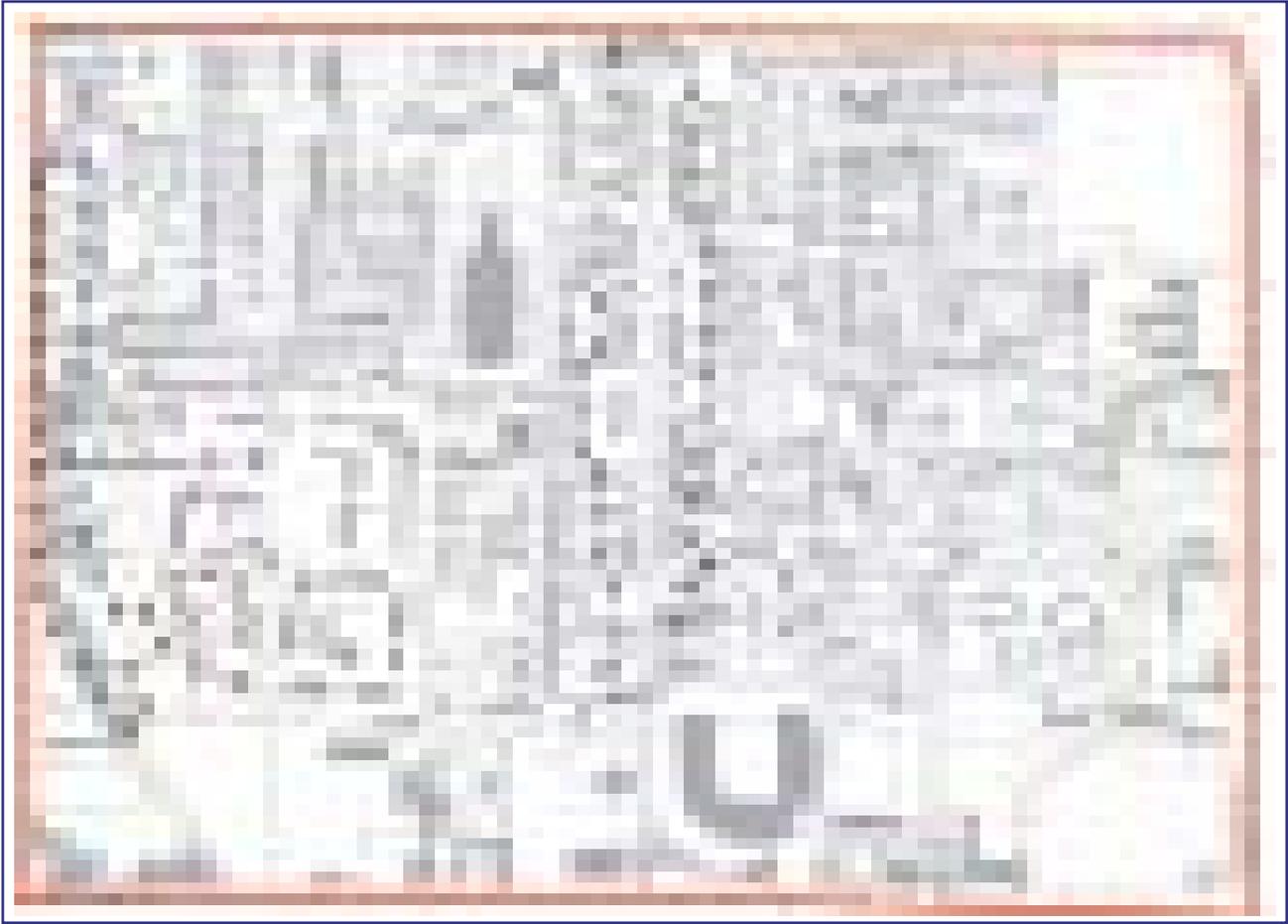


Appropriate pedestrian amenities should be provided in public parks and open spaces. Amenities include gazebos, benches, grills, drinking fountains, play equipment, etc.

Source: <http://www.ci.manhattan.ks.us/Parks/Northview.asp>

VINE CITY REDEVELOPMENT PLAN





Vine City's historic residential architecture and character should be preserved and enhanced as much as possible. Lowery Boulevard and Sunset Street have been identified as corridors possessing particular historical significance worthy of heightened effort. In lieu of demolishing structures of historical significance, every effort should be made to preserve existing homes, adaptive reuse is strongly encouraged along Lowery to allow for continued utilization as restaurants, shops and offices. In addition, there may be some consideration to proceed with a historic designation for these areas in order to ensure design quality for new development and building rehabilitation that is sensitive to existing historic styles.



8 DESIGN GUIDELINES
HISTORIC PRESERVATION

Prepared By: URBAN COLLAGE, INC.
Prepared For: The Vine City Civic Association



3.3 Funding Strategy

An important element in any comprehensive redevelopment plan is the estimation of project costs and the identification of potential funding sources that are described as follows:

3.3.1 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. There are several funding sources currently identified to participate in the 20-year build-out of Vine City 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 (Eastside Tax Allocation District, Section 108 Loans, Quality of Life Bonds, capital funds, CDBG, Weed and Seed, 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).

- **Atlanta Empowerment Zone Corporation (AEZC)/ Renewal Communities:**
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. Types of support grants includes:
 - Community Development Corporation operating support (multi-year for producing/mature CDCs)
 - Land-banking (working through the Land Bank Authority)
 - Housing improvement (new construction for sale and rent, emergency home repair, moderate rehab loans)
 - Neighborhood Commercial Acquisition/ Revitalization
- **The Atlanta Development Authority (ADA):** ADA 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:** The 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 will be a key partner for the redevelopment of the single family areas in Vine City.

3.0 Action Plan

- **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 redevelopment plan. As part of this plan, there is an intent to monitor Bethune Elementary School and the progress of renovation efforts for Kennedy Middle School.

Nonprofits: There are several non-profit agencies in the Atlanta area that support neighborhood revitalization by providing financial and social services to communities. These can serve a community such as Vine City 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 the local CDC's (Vine City Health and Housing Ministry and Tyler Place CDC.)
- 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 Vine City. 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.

Grants:

The Arthur M. Blank Family Foundation Environmental Initiative 2004: a three-year project with a goal of investing at least \$20 million to improve the quality of life in metropolitan Atlanta's urban core by preserving and enhancing open spaces for public use within I-285. In 2002 Vine City was awarded \$125,000 to acquire land for the future Vine City neighborhood park. In 2004, it is recommended that Vine City apply for dollars for programming of the said park.

Community Development Block Grant (CDBG) provides direct grants that can be used to revitalize neighborhoods and expand affordable housing opportunities. CDBG funds may be used for **acquisition of real property, relocation and demolition, rehabilitation of residential and non-residential structures.** According to HUD regulations, CDBG-funded activities must benefit residents living at or below 80% of AMI. However, participating jurisdictions may set their own

3.0 Action Plan

income targeting policies. The City of Atlanta is currently debating this policy internally, and may require some portion of CDBG be used to benefit households at 60, 50 or 30% of AMI.

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.

3.4 20-Year Strategic Action Plan

As the available funding mechanisms and partnerships were described in section 3.3, it is even more critical to ensure implementation of the Vine City Redevelopment Projects by developing the cost analysis. The following tables describe the build-out of the redevelopment projects and an associated 2004 cost for construction/ development.

Vine City Redevelopment Plan
3.0 Action Plan

Vine City Redevelopment Plan	Housing Revitalization							Non-Housing Revitalization			Project Costs		
	New Single Family Housing Units	New Townhome Units	New Multi-Family Units	Single Family Major Renovation	Single Family Minor Renovation	Renovated Multi-Family Units	TOTAL New/Renovated/Converted Housing Units	New/Renovated Commercial Retail Space (Square Feet)	New/Renovated Institutional Space (Square Feet)	New Parking	Community Improvements	Community Improvements Cost	TOTAL Project Cost

Phase I (1 - 5 Years)

Housing Projects

Single Family Infill & Rehab (H1)	74	14	27		25		140		20,000				\$14,995,000
Single Family Infill & Rehab (H4)	17				2		19		6,500				\$2,727,500
Single Family Infill & Rehab (H6)	51	0	0	1	2	0	54	4,000	0				\$6,820,000
Single Family Infill & Rehab (H8)	54	15		1	13		83						\$8,480,000

Economic Development Projects

Historic Westside Village (E1)	0	16	210	0	0	0	226	142,000	15,000				\$31,585,000
Magnolia Street Retail Node(E5)							0	12,600					\$1,071,000

Public/ Private Institution Projects

Fulton County Heath Center (P2)							0		8,500		1	\$5,000	\$727,500
Sub-Total	196	45	237	2	42	0	522	158,600	50,000	0	1	5,000	\$66,406,000

Phase II (5 - 15 Years)

Housing Projects

Single Family Infill & Rehab (H2)	25			38	8	54	125						\$8,115,000
Single Family Infill & Rehab (H3)	7			1	9		17						\$1,155,000
Single Family Infill & Rehab (H5)	34			6	10		50						\$4,830,000
Magnolia Terrace Apartments (H10)			26				26						\$2,080,000

Economic Development Projects

Northside Drive South Mixed Use (E4)		24	340				364	395,000	5,000	427			\$67,630,000
Simpson Street Mixed-Use (E2a)			17				17	45,000					\$5,185,000
Simpson Street Mixed-Use (E2b)			8				8	14,250					\$1,851,250
Simpson Street Mixed-Use (E2c)			9				9	14,250					\$1,931,250
Simpson Street Mixed-Use (E2d)			16				16	17,000					\$2,725,000

Public/ Private Institution Projects

Simpson Street Church of Christ Expansion(P3a)		27					27		35,000				\$5,405,000
Beulah Baptist Church Expansion(P3b)							0		20,000				\$1,700,000
Mt. Gilead Church Expansion (P3c)	8		20	45	27	54	28		35,000				\$5,575,000
Sub-Total	74	51	436	45	27	54	687	485,500	95,000	427	-	-	\$108,182,500

Phase III (15 - 20 Years)

Economic Development Projects

Northside Drive North Mixed-Use (E3)							4	25,000		2,000			\$22,125,000
Light Commercial Adaptive Reuse (E6)				4			4	10,000					\$1,070,000

Public/ Private Institution Projects

Morris Brown College (P4)		6	21	4	0	0	27	5,000	15,000	1,000			\$13,920,000
Sub-Total	0	6	21	4	0	0	31	40,000	15,000	3,000	-	-	\$37,115,000

**** Projects without development recommendations**

Housing Projects

Single Family Infill & Rehab (H7)							0						\$0
Magnolia Park Apartments (H9)							0						\$0
Vine City Terrace Townhomes (H11)							0						\$0
Vine City Terrace Townhomes (H12)							0						\$0
Courtyard at Maple Apartments (H13)							0						\$0

Public/ Private Institution Projects

Kennedy Middle School Renovations (P1)							0						\$0
Bethune Elementary P5)							0						\$0

Totals	270	102	694	51	69	54	2,480	684,100	160,000	3,427	2		
Construction Cost	\$ 125,000	\$ 90,000	\$ 80,000	\$ 55,000	\$ 25,000	\$ 50,000	0	\$ 85	\$ 85	\$ 10,000		\$ 5,000	
Total Costs	\$ 33,750,000	\$ 9,180,000	\$ 55,520,000	\$ 2,805,000	\$ 1,725,000	\$ 2,700,000	0	\$ 58,148,500	\$ 13,600,000	\$ 34,270,000	0	\$ 5,000	

Total Development Costs	\$ 211,703,500
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Vine City Redevelopment Plan	Renovated Open Space (Acres)	Infrastructure Improvements (Lineal Feet)	Community Improvements (Quantities)	Unit Cost	TOTAL Project Cost
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Phase I (1 - 5 Years)

Transportation/ Circulation Projects

Sidewalks/ New & Major Rehab		14,100		\$125	\$1,762,500
Road Improvements		4,450		\$200	\$890,000
Pedestrian Crosswalks			7	\$50,000	\$350,000
Gateways			4	TBD	TBD
Vine City Park (P7)	1				\$200,000
Kennedy Park (P8)	2				\$200,000

Phase II (5 - 15 Years)

J.P. Brawley Street Improvements (P9)		6,200		\$200	\$1,240,000
Sunset Street Improvements (P10)		6,200		\$200	\$1,240,000
Walnut Street Improvements (P11)		6,200		\$200	\$1,240,000
Magnolia Street Improvements (P12)		5,600		\$200	\$1,120,000
MLK Streetscape Improvements (P13)		5,800		\$200	\$1,160,000
Carter Street PATH Improvements (P14)		5,600		\$200	\$1,120,000
Northside Drive Street Improvements (P15)		6,200		\$200	\$1,240,000

Phase III (15 - 20 Years)

Flood Recovery Area Open Space (P6)	12				\$2,400,000
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Totals 16 60,350 11 \$ 14,162,500

Total Infrastructure Costs					\$ 14,162,500
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