



00-R-0668

(Do Not Write Above This Line)

A RESOLUTION

A RESOLUTION TO APPROVE THE AMENDED REDEVELOPMENT PLAN FOR THE COMMUNITIES OF BETMAR LAVILLA, CARVER HOMES, SOUTH ATLANTA, CHOSEWOOD PARK, JOYLAND, AMAL HEIGHTS AND LAKEWOOD HEIGHTS IN ACCORDNACE WITH THE STATE REDEVELOPMENT POWERS LAW, O.C.G.A., SECTION 36-44-1 ET. SEQ., AND FOR OTHER PURPOSES.

BY: COUNCILMEMBERS DERRICK BOAZMAN AND VERN MCCARTY

5/15/00 - 6 weeks
Motion to Refer to
going CARRIED without
Council member
Maddox Abstained

ADOPTED BY
JUN 05 2000
COUNCIL

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER

Date Referred 5/11/00

Referred To: D/H/R

5/15/00 Referred to going

Committee _____
Date _____
Chair _____

Committee
Date 5/10/00
Chair

Action:
Fav, Adv, Held (see rev. side)
Other:
Refer to going

Members
D & V
Refer To

Sherry Brown
Marty Brown
Refer To

Committee _____
Date _____
Chair _____

Committee
Date 5-30-00
Chair

Action:
Fav, Adv, Held (see rev. side)
Other:

Members
Refer To

Refer To
Chair Muller

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

- 2nd
- 1st & 2nd Readings
- Consent
- V Vote

CERTIFIED

CERTIFIED
JUN - 5 2000

ATLANTA CITY COUNCIL

CERTIFIED
JUN 05 2000

DEPUTY MUNICIPAL CLERK

MAYOR'S AC

APPROVED
JUN 13 2000

Signature of Mayor



A RESOLUTION

BY: COUNCILMEMBERS DERRICK BOAZMAN AND VERN McCARTY

A RESOLUTION TO APPROVE THE AMENDED SOUTHSIDE REDEVELOPMENT PLAN FOR THE COMMUNITIES OF BETMAR LAVILLA, CARVER HOMES, SOUTH ATLANTA, CHOSEWOOD PARK, JOYLAND, AMAL HEIGHTS AND LAKEWOOD HEIGHTS IN ACCORDANCE WITH THE STATE REDEVELOPMENT POWERS LAW, O.C.G.A., SECTION 36-44-1 ET. SEQ., AND FOR OTHER PURPOSES.

WHEREAS, the Atlanta Empowerment Zone has provided funds for preparation of master plans for certain neighborhoods in the zone; and

WHEREAS, Phase I of the Southside Redevelopment Plan was approved by the City Council on July 06, 1999 and signed by the Mayor on July 12, 1999; and

WHEREAS, the Department of Planning, Development and Neighborhood Conservation has completed an amended plan for all the communities that are part of the Southside redevelopment plan area in accordance with the State Redevelopment Powers Act; and

WHEREAS, the City Council wishes to approve said Plan:

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY RESOLVES AS FOLLOWS:

Section 1: That the amended Southside Redevelopment Plan for the communities of Betmar LaVilla, Carver Homes, South Atlanta, Chosewood Park, Joyland, Amal Heights and Lakewood Heights (attached as Exhibit A) is hereby approved in accordance with the State Redevelopment Powers Law, O.C.G.A. Section 36-44-1 et. Seq.

Section 2: All resolutions and parts of resolutions in conflict herewith are hereby rescinded.

A true copy,

Rhonda Dauphin Johnson
Municipal Clerk, CMC

**ADOPTED by the Council
APPROVED by the Mayor**

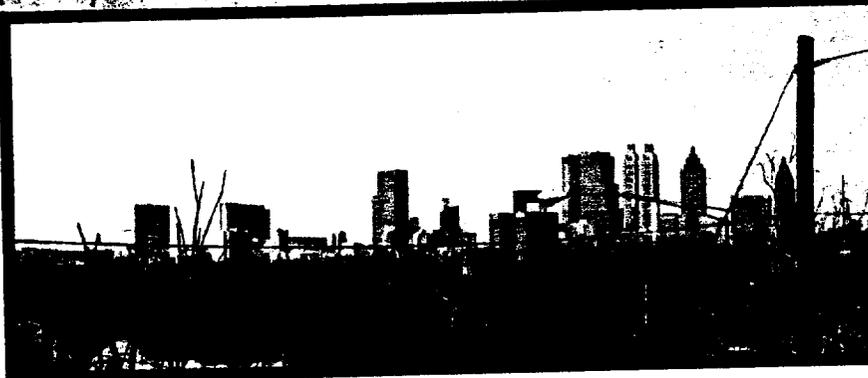
JUNE 05, 2000
JUNE 13, 2000



EXHIBIT A

Amended Southside Atlanta Redevelopment Plan: "A Vision for the 21st Century"

CITY OF ATLANTA and The Atlanta Empowerment Zone
Prepared by: Urban Collage Inc., in Assoc. w/Bishop Planning Consultants





Amended Southside Atlanta Redevelopment Plan: "A Vision for the 21st Century"

CITY OF ATLANTA and The Atlanta Empowerment Zone
Prepared by: Urban Collage Inc., in Assoc. w/Bishop Planning Consultants

Honorable Bill Campbell, Mayor of the City of Atlanta
Honorable Robb Pitts, President of the Atlanta City Council

CITY COUNCIL MEMBERS

District 1 Vern McCarthy
District 2 Debi Stames
District 3 Michael Julian Bond
District 4 Cleta Winslow
District 5 Sherry Dorsey
District 6 Cathy Woolard
District 7 Lee Morris
District Claire Muller
District 9 Felicia Moore
District 10 Clarence T. Martin
District 11 Jim Maddox
District 12 Derrick Boazman
Post 1 "Able" Mable Thomas
Post 2 Julia Emmons
Post 3 Doug Alexander

NEIGHBORHOOD CHAIRPERSONS

NPU-Y Chair: Dr. Nana Nyarko

Joyland

Mr. E.D. Hill

Betmar-La Villa

Mr. William Wade

Chosewood

Mr. Paul McMurray

Lakewood Heights

Dr. Nana Nyarko

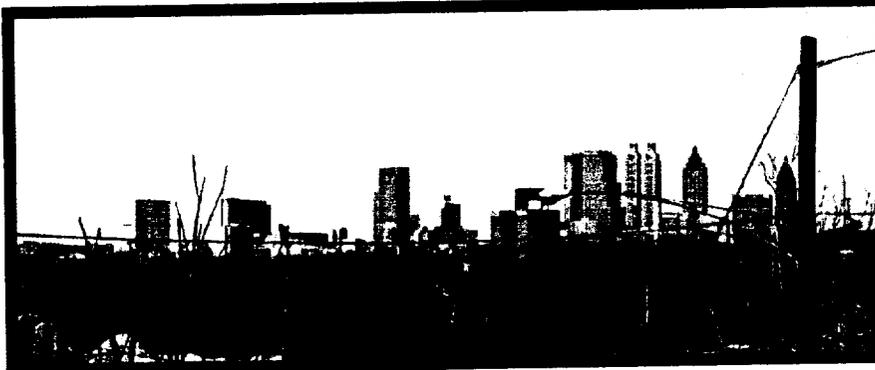
South Atlanta

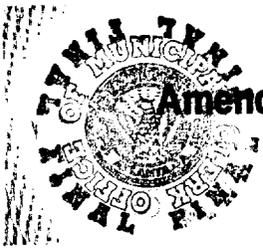
Ms. Ella Trammel
Ms. Lisa Haygood

Carver Homes

Ms. Louise Watley

**DRAFT FOR
REVIEW
5-2-00**





Amended Southside Atlanta Redevelopment Plan: "A Vision for the 21st Century"

CITY OF ATLANTA and The Atlanta Empowerment Zone
Prepared by: Urban Collage Inc., in Assoc. w/Bishop Planning Consultants

CITY OF ATLANTA PLANNING STAFF

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Garrett W. Brown

NPU-Y Planner
Enrique Bascuñana

PLANNING CONSULTANT TEAM

Bishop Planning Consultants:
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Project Identification*
David Bishop

Spatial Insights:
Demographic Analysis
Maggie Visser

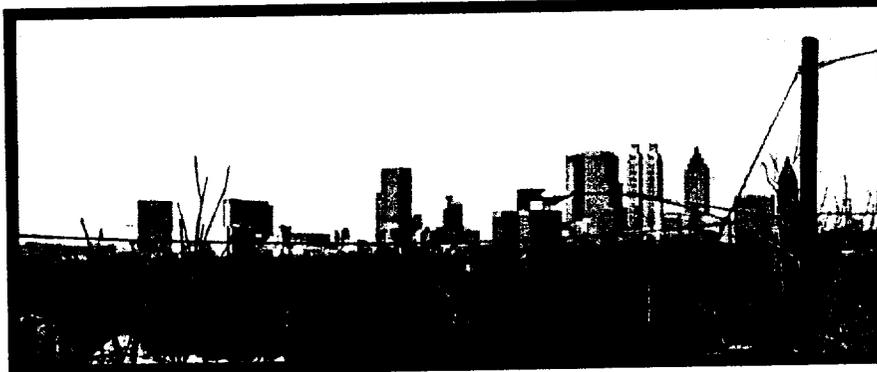
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Collaborative Technologies, LLC:
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Database Construction*
Brian Thomas McHugh
Rama Siva Kumar

Street Smarts:
Transportation Engineering
Gene Baumgaertner

Mary Soley:
Community Participation



**PREFACE: THE SOUTHSIDE ATLANTA
REDEVELOPMENT PLAN
"A VISION FOR THE 21ST CENTURY"**



This document, "The Southside Atlanta Redevelopment Plan", presents the collective vision and plan for the redevelopment of the Communities of Southside Atlanta. This important area of Atlanta is comprised of neighborhoods with historic and cultural significance. However, the last 30 years has seen a slow but steady deterioration of property, decrease in population, and a decline in the area's economic viability. To correct these problems the residents of Southside Atlanta (also known as Neighborhood Planning Unit-Y) have joined with various community and City leaders to develop a common plan that is proactive and looks to the future. Through a series of public workshops and community meetings, residents, businesses, property owners and institutions have achieved a broad consensus. This consensus is embodied in this Redevelopment Plan. As a whole, this plan seeks to provide a comprehensive vision for revitalization in tandem with a wide variety of mechanisms to enact such change with the ultimate hope of returning Southside Atlanta to the level of prominence it once enjoyed.

SOUTHSIDE ATLANTA SUBAREAS & NEIGHBORHOODS	
Subarea A: Pryor Road	Carver Homes Neighborhood Highpoint Estates Nbd. Joyland Neighborhood Amal Heights Neighborhood Betmar LaVilla Neighborhood
Subarea B: Lakewood Hgts. Nbd.	
Subarea C: South Atlanta Nbd.	
Subarea D: Chosewood Park Nbd.	
Subarea E: Industrial Corridor	(No affiliated neighborhood)

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

Part 1.0 Issues and Opportunities

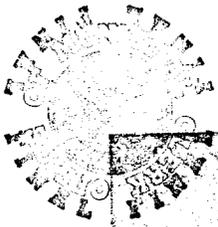
Part 1 lays out the background and framework for the plan, documents all existing conditions within Southside, outlines the framework for using Urban Redevelopment Powers, and describes general goals and objectives of the entire Southside Atlanta Area.

Part 2.0 Neighborhood Master Plans

Part 2 builds upon the broad area-wide vision from Part 1 by providing an overall Southside revitalization concept (Part 2.0) and by detailing more specific revitalization plans and projects for individual neighborhoods (e.g., Part 2A, 2B, 2C, and 2D). Each Master Plan contains a concept, specific objectives and outlines individual revitalization projects.

Part 3.0 Southside Atlanta Implementation Plan

Part 3 describes various implementation programs and policies to be applied across the entire Southside area including: implementation principles, basic design guidelines, land use, zoning, and property acquisition/disposition. Part 3.0 also provides an overall summary of all redevelopment projects, costs, timing and responsibilities.



Amended Southside Atlanta Redevelopment Plan
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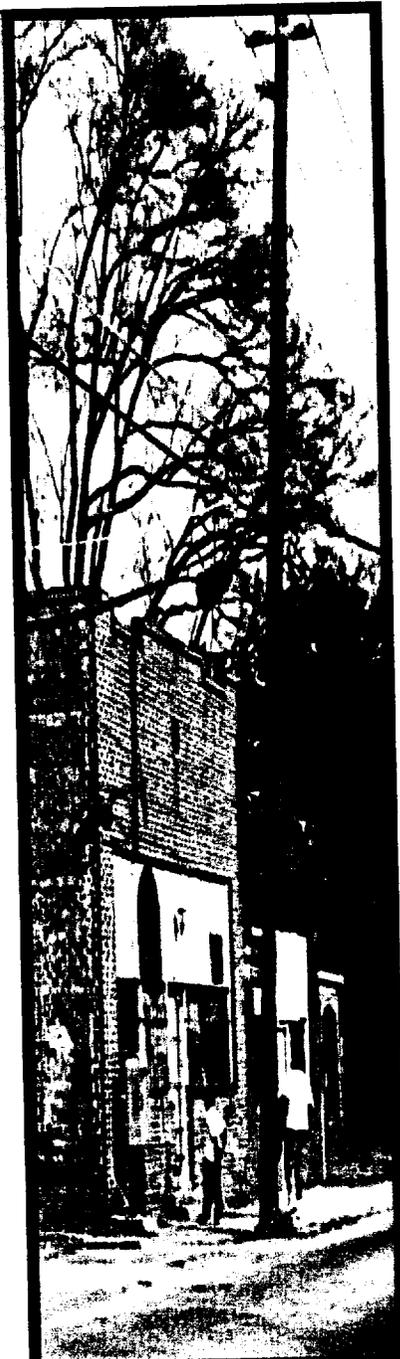
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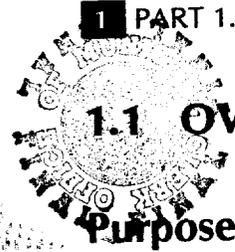
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1.1 OVERVIEW & BACKGROUND

Purpose of the Plan

The Purpose of the Southside Atlanta Master Plan; “A Vision for the 21st Century,” is to revitalize the once vibrant community commonly referred to as Southside Atlanta. Despite several decades of disinvestment and decline, the people of Southside have continued to work hard in creating a vision of a revitalized community. Over the last several years, the Southside area has begun to take advantage of its in-town location through several strategic initiatives supported by the community, the City of Atlanta, the Atlanta Empowerment Zone and the Atlanta Housing Authority. In an effort to put these disparate initiatives into a comprehensive framework, this Southside Master Plan entails a plan of action for coordinated redevelopment across the entire area while respecting the individual goals of each constituent neighborhood. This first section of the plan, Part 1.0, documents the background (Part 1.1) and existing conditions of the area (Part 1.2) in the effort to create a framework for targeted action. Of primary concern is the assessment of physical indicators of “slum and blight” (as defined by State law) to determine which areas of Southside can be targeted for official Urban Redevelopment Powers. (See Part 1.3 for a summary). If applied carefully and sensitively, these powers can be the most effective tools to achieve the community’s goals and objectives. (See Part 1.4 for NPU-wide goals and objectives).

Study Area Context

The Southside Master Plan encompasses an area defined by the City of Atlanta as Neighborhood Planning Unit Y (or NPU-Y). NPU Y is located approximately 2 miles south of Downtown Atlanta to the east of Interstate 75/85. NPU-Y is roughly bounded by University Avenue and the Southern Rail line on the north; Boulevard and the Federal Penitentiary on the east; the Lakewood Freeway on the south; and Interstate 75/85 on the west.

**SOUTHSIDE ATLANTA
SUBAREAS &
NEIGHBORHOODS:**

- Subarea A: Pryor Road**
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 - Joyland Neighborhood
 - Arnal Heights Neighborhood
 - Betmar LaVilla Neighborhood
- Subarea B: Lakewood Hgts. Nbd.**
- Subarea C: South Atlanta Nbd.**
- Subarea D: Chosewood Park Nbd.**
- Subarea E: Industrial Corridor**
(No affiliated neighborhood)

LARGE ATTACHMENT:

DOCUMENT(S),

MANUAL(S)

OR

MAP(S)

NOT COPIED,

PULL ORIGINAL

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