

A RESOLUTION BY:

00- R -1682

COMMUNITY DEVELOPMENT AND HUMAN RESOURCES
COMMITTEE

**A RESOLUTION ADOPTING THE CASTLEBERRY HILL
MASTERPLAN; AND FOR OTHER PURPOSES**

WHEREAS, the Atlanta Empowerment Zone Corporation has provided funds to develop a master plan for the Castleberry Hill Neighborhood Association; and

WHEREAS, the Castleberry Hill Neighborhood Association working with local residents hired a consultant to produce a revised master plan; and

WHEREAS, said master plan identifies long and short term strategies and recommendations for public and private investment; and

WHEREAS, NPU-M, residents and businesses in the Castleberry Hill community have adopted said plan as their blueprint for the future; and

WHEREAS, the City Council wishes to adopt said master plan.

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

SECTION 1. The City Council hereby accepts the documents entitled "Castleberry Hill Neighborhood Master Plan," prepared by David Butler & Associates, Inc. and dated June 2000, as a guide for the revitalization of Castleberry.

SECTION 2. The City Council hereby requests the Department of Planning and Development to review said document and to incorporate the recommendations set forth therein, as appropriate, into the annual update of the City's Comprehensive Development Plan.

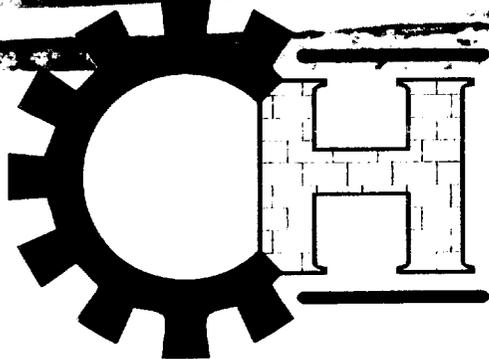
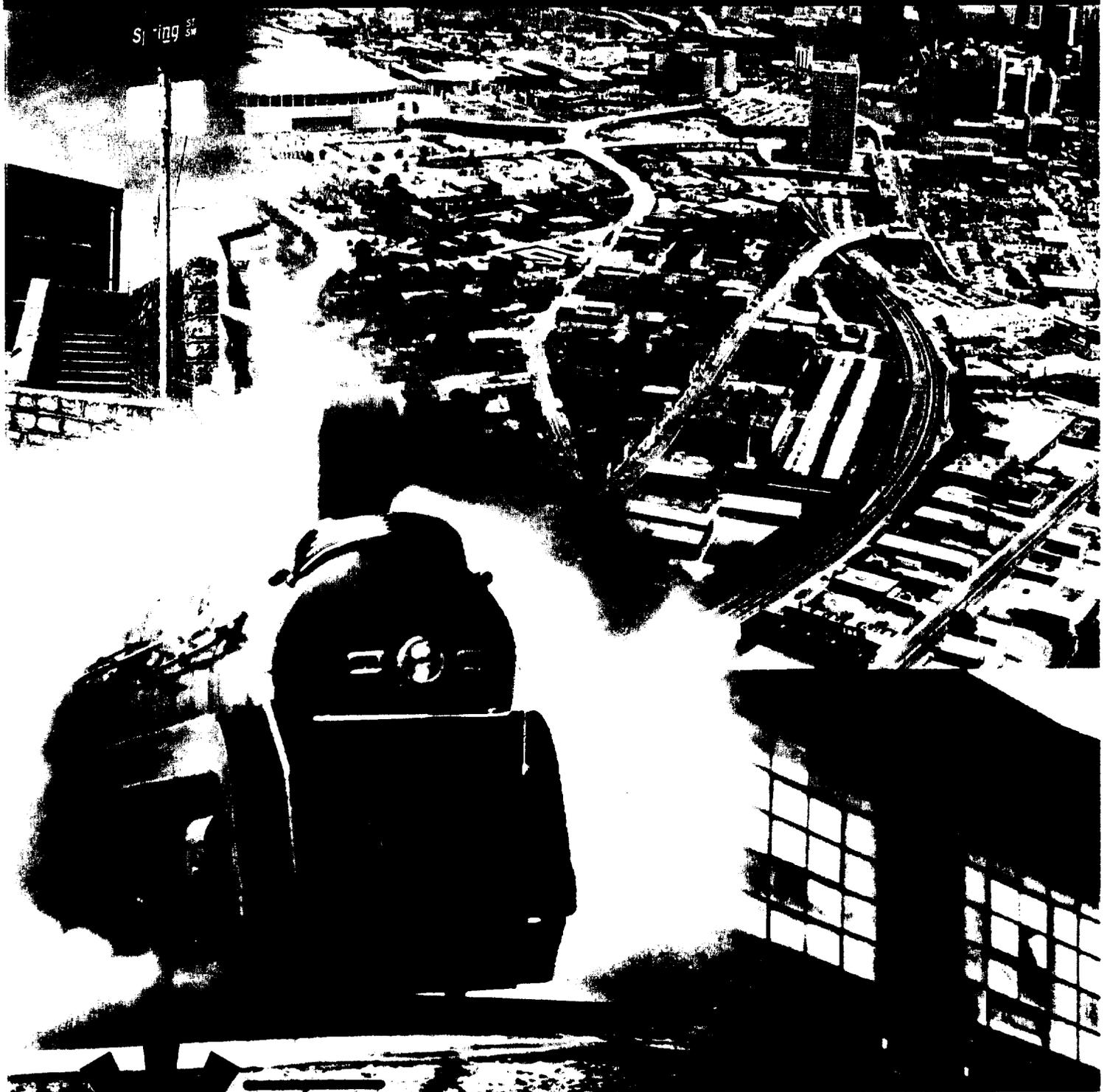
A true copy,

Rhonda Dauphin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
APPROVED by the Mayor

JAN 16, 2001
JAN 23, 2001

CASTLEBERRY HILL NEIGHBORHOOD

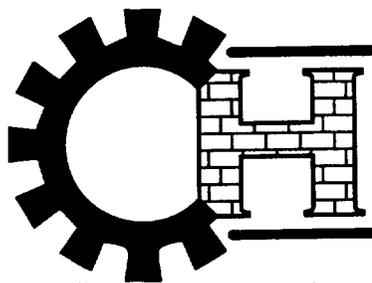


MASTER PLAN

FINAL DOCUMENT – JUNE 2000

CASTLEBERRY HILL NEIGHBORHOOD MASTER PLAN

FINAL DOCUMENT — JUNE 2000



PRESENTED BY

CASTLEBERRY HILL NEIGHBORHOOD ASSOCIATION

161 Mangum St. SW, Box 500

Atlanta, GA 30313

404 228-2078

www.neighborhoodlink.com/castleberry

WITH

DAVID BUTLER & ASSOCIATES, INC.

326 Nelson St., No. 313

Atlanta, GA 30313

The Castleberry Hill Master Plan is made possible by a grant from the Atlanta Empowerment Zone Corporation, the United States Department of Housing and Urban Development, and the City of Atlanta.

ACKNOWLEDGEMENTS

The Castleberry Hill Neighborhood Association would like to thank ...

KATE SIEGEL of Katherine Siegel Studio, Ltd.

for facilitating the editing, layout and publishing of this document

MAX CREIGHTON and the staff of the Community Design Center of Atlanta

for assistance with the analysis of Transportation and Other Plans and Programs

BERNITA SMITH and **MAGGIE VISSER** of Spatial Insites

for demographic and GIS consultation

JERRY HOY of Double Vision, Inc.

for providing many of the photographs which appear on these pages

JIM SCHNEIDER

for sharing his knowledge of the neighborhood's history and for his assistance compiling the property owner/resident database

CHRYS MARTIN

for her contributions to organizing public meetings and compiling the resident database

BRUCE GALLMAN and **HERMAN RUSSELL**

for their insight, vision and commitment to the neighborhood

H.J. RUSSELL & COMPANY

for use of the conference room at the headquarters building and the Community Center at the Village at Castleberry Hill

Field Survey team members:

Brandon Blankinship, Cathy Ferguson, Paul Grether, Eric Herson, Jerry Hoy, Rob & Katy Hutchins, Jody Kuehn, Sharon Marshall, Alice Nisbet

and the many residents and friends of the neighborhood who participated in the development of this Master Plan, including:

Michael Adams, Seko Ali, Susanne Ali, Manora Anderson, George Axam, Terri Axam, Mira Bergen, Walt Bilinski, Brandon Blankinship, Bill Bounds, Darwin Brown, Garnett Brown, David Butler, Marlon Campbell, Josh Cantrell, Lloyd Cantrell, Carolyn Carr, Bob Carson, Joy Carter, Doug Cernonok, Zoanne Clack, Bryant Cornett, Wanda Cox, Max Creighton, Robert Crummie, B. & R. Davis, Karen Davis, William Davis, Michael Dobbins, Dana Donnelly, Tami Donnelly, Robert Eassey, Gail Easterling, Winfield Ezell, Marty Faggioni, Geroge Faris, Michael Faust, Cathy Ferguson, Frank Floyd, David Fowler, Bill Gallman, Bruce Gallman, Lisa Gallman, Carl Garber, Michael Gibson, Rebecca Godbey, Paul Grether, Kris Gunderson, Antry Hairston, Trevor Hall, Braj Hart, Diane Hause, John Henson, Eric Herson, Jim Higginbotham, Scott Hite, Mike Hodge, Margo Hollingsworth, Allen Hoss, Jerry Hoy, Karen Huebner, Syed Hussain, Katy Hutchins, Rob Hutchins, A.C. Johnson, Allen Jones, Brandon Jones, Jody Kuehn, Patrick Kueller, Calvin Lockwood, Steve MacNeil, Laura Marshall, Sharon



Marshall, Chrys Martin, Jerry Maschinot, Kyle McCaughland, Bernard McCoy, Peyton McDonald, Dyrce McLeod, Julie McNeal, Jerry Miller, Deborah Moore, Pat Morgan, Jeff Mullen, Harry Neill, Peg Nelson, Alice Nisbet, Patrick O'Sullivan, Bernard Parker, Bob Ransom, Sheila Rey, Robby Rivers, Greg Rooks, Joel Roth, Herman Russell, Jerome Russell, Michael Russell, Wassin Salman, James Schneider, Ed Scott, Kate Siegel, Jay Silliman, Anthony Simmons, Amy Smith, Bernita Smith, Mark Smith, Barbara Squires, Queen Stallings, Robert Stallings, Debi Starnes, Jack Stone, Andrea Toto, Darrell Turrien, Gwen Ward, Page Ware, Donald Wilborn, Carl Williams, Carol Williams, Rudolph Williams, DeJuan Wilson, Dave Wimbiscus, Jennifer Wimbiscus, Cleta Winslow, Bruce Wise, Arrie Womack, Megan Womack, James Wright, David Young, and David Zawicki



TABLE OF CONTENTS

EXECUTIVE SUMMARY

INTRODUCTION	0.01	1
SYNOPSIS	0.02	
Vision Statement	0.02.01	5
Goals	0.02.02	5
Development Plan	0.02.03	5
Urban Design Plan	0.02.04	5
Prioritization of Projects	0.02.05	6
Funding, Implementation, Monitoring & Follow-up	0.02.06	6

INVENTORY

BACKGROUND	1.01	
Study Area	1.01.01	7
History	1.01.02	8
OTHER PLANS AND PROGRAMS	1.02	
Empowerment Zone	1.02.01	11
City of Atlanta 2000 CDP	1.02.02	11
Castleberry Hill Enterprise Zone	1.02.03	12
RITZ Ordinance	1.02.04	12
National Register of Historic Places	1.02.05	13
The National Historic Preservation Act of 1966 (NHPA)	1.02.06	13
City of Atlanta Historic Preservation Ordinance	1.02.07	14
H.J. Russell Infill Master Plan	1.02.08	14
Multi-Modal Passenger Terminal	1.02.09	15
1999 Central Atlanta Transportation Study (CATS) Draft	1.02.10	16
Westside Tax Allocation District	1.02.11	16
Corporation for Olympic Development in Atlanta (CODA) Project Area Report	1.02.12	17
Georgia Tech Castleberry Hill Historic Preservation Study	1.02.13	17
Georgia World Congress Center Expansion	1.02.14	17
Master Revitalization Plan for the Greater Atlanta University Center Community	1.02.15	18
The Village at Castleberry Hill	1.02.16	18
MLK West Side Village	1.02.17	18
Simpson Corridor Plan	1.02.18	18
English Avenue Plan	1.02.19	19
West Side Redevelopment Plan/ADA	1.02.20	19



Vine City Redevelopment Plan	1.02.21	19
Dome Stadium Feasibility Study	1.02.22	20
COPA Business Park/ADA Development Plan	1.02.23	20
Transportation Improvement Plan ICTEE	1.02.24	20
City of Atlanta Brownsfield Pilot Assessment Project	1.02.25	20
SOCIOECONOMIC & HOUSING CONDITIONS	1.03	
Population	1.03.01	21
Labor Force and Occupational Statistics	1.03.02	22
Income	1.03.03	23
Housing Stock	1.03.04	24
Housing Occupancy	1.03.05	24
Number & Location of Residential Units	1.03.06	24
Education	1.03.07	24
Tax Delinquency	1.03.08	25
ECONOMIC CONDITIONS	1.04	26
VACANT LAND AND STRUCTURAL CONDITIONS	1.05	
Vacant Land	1.05.01	32
Structural Conditions	1.05.02	32
PUBLIC FACILITIES	1.06	33
MAJOR ARTERIAL ROUTE CONDITIONS	1.07	
Street Conditions	1.07.01	34
Sidewalk Conditions	1.07.02	34
Curb Conditions	1.07.03	35
ARCHITECTURE & HISTORIC PLACES	1.08	
Architecturally Important Buildings	1.08.01	36
Historic Places	1.08.02	36
NATURAL AND VISUAL ENVIRONMENT	1.09	
Environmental Features	1.09.01	37
Visual Environment	1.09.02	37
Visual Unsightliness	1.09.03	38
ENVIRONMENTAL ISSUES	1.10	
Pollution	1.10.01	39
Potential Environmental Contamination	1.10.02	39
TRANSPORTATION SYSTEMS	1.11	
Arterial Routes and Traffic	1.11.01	41
Public Transportation - MARTA	1.11.02	42
Greenway Trails and Commuter Bikeway System	1.11.03	43



ZONING & LAND USE	1.12	
CDP Land Use	1.12.01	44
Existing Zoning	1.12.02	44
Existing Land Use	1.12.03	45
Undesirable Mixtures of Land Use	1.12.04	46
Zoning Inconsistent With the CDP	1.12.05	47
Zoning Which Does Not Reflect Land Use Patterns	1.12.06	47
Other Potential Zoning Conflicts	1.12.07	47
DEVELOPMENT		
<hr/>		
VISION STATEMENT	2.01	48
PRIORITY ISSUES, GOALS & OBJECTIVES	2.02	
Housing	2.02.01	49
Quality Services and Retail	2.02.02	49
Safety	2.02.03	49
Historic Preservation	2.02.04	50
Open Space	2.02.05	50
Parking	2.02.06	50
Transportation	2.02.07	51
DEVELOPMENT PLAN	2.03	
Community Development Corporation (CDC)	2.03.01	52
Historic Preservation	2.03.02	52
Streetscapes & Street Retail Areas	2.03.03	53
Transportation	2.03.04	54
Railroad Spur Paving	2.03.05	56
Parking	2.03.06	56
Visual Unsightliness	2.03.07	57
Crime and Safety	2.03.08	57
Castleberry Hill Park & Greenway Trail	2.03.09	58
Community Center	2.03.10	58
URBAN DESIGN GUIDELINES	2.04	
Working Draft	2.04.01	60
Mechanism	2.04.02	62
ADDITIONAL PROJECTS IMPACTING CASTLEBERRY HILL	2.05	
Georgia Department of Transportation Plans	2.05.01	64
Norfolk Southern Offering	2.05.02	69
Philips Arena and Turner Expansion	2.05.03	73
Harris Homes Redevelopment	2.05.04	76



IMPLEMENTATION

PRIORITIZATION OF PROJECTS	3.01	
Criteria for Setting Priorities	3.01.01	78
Immediate Future projects (2000-2001)	3.01.02	78
Short Term projects (2002-2006)	3.01.03	79
Long Term Projects (2007-2011)	3.01.04	80
FUNDING SOURCES	3.02	
Atlanta Empowerment Zone (AEZ)	3.02.01	81
Community Development Block Grant (CDBG)	3.02.02	81
Westside Tax Allocation District (TAD)	3.02.03	81
Business Improvement Loan Fund (BILF)	3.02.04	81
Special Façades and Code Improvement Program	3.02.05	81
The Phoenix Fund	3.02.06	81
SBA 504 Loan Program	3.02.07	81
Atlanta Neighborhood Development Partnership (ANDP)	3.02.08	82
The Ford Foundation	3.02.09	82
Turner Foundation	3.02.10	82
The Robert W. Woodruff Foundation	3.02.11	82
Transportation Enhancement Activities (TEA) Funds	3.02.12	82
CHDO Program	3.02.13	82
Federal Tax Credit Program	3.02.14	82
Rehabilitated Historic Property Tax Abatement Program	3.02.15	82
IMPLEMENTATION, MONITORING & FOLLOW-UP	3.03	
Description	3.03.01	84
Castleberry Hill Development Corporation	3.03.02	84
Other Recommendations	3.03.03	84

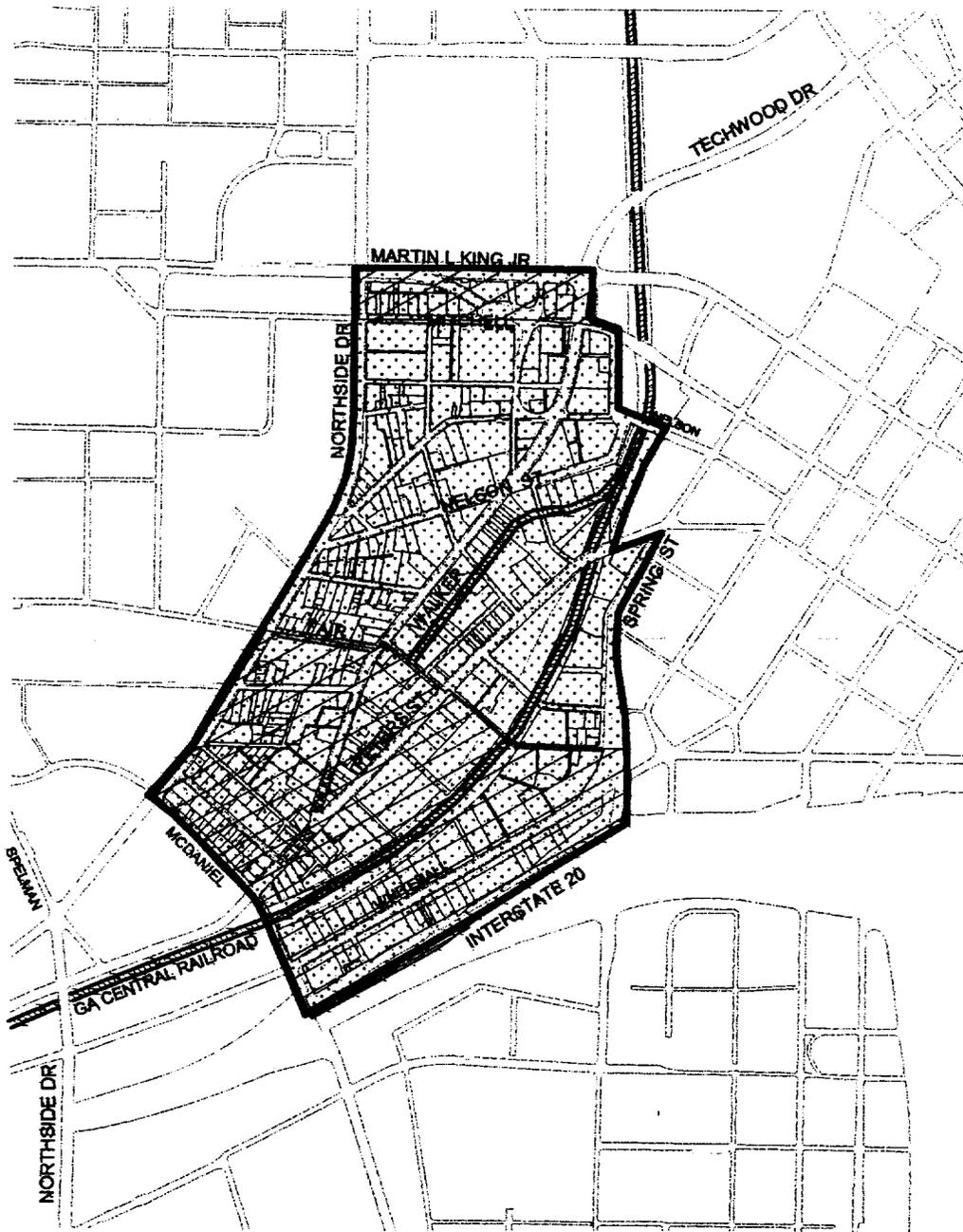
FIGURES

Urban Design Plan	0.02.04
Action Matrix	0.02.06
Study Area	1.01.01
Historic District	1.02.05
Housing Land Use	1.03.04
Number & Location of Housing Units	1.03.06
Tax Delinquency	1.03.08
Vacant Land	1.05.01
Structural Conditions & Vacant Buildings	1.05.02
Street Condition	1.07.01
Sidewalk Condition	1.07.02



Curb Condition	1.07.03
Historic Resources	1.08.02
Possible Environmental Issues	1.10.02
Average Daily Traffic Counts	1.11.01
Existing & Proposed Parks & Trails	1.11.03
15 Year Land Use	1.12.01
Existing Zoning	1.12.02
Existing Land Use	1.12.03
CDP Land Use with Zoning Overlay	1.12.05
Street Furniture	2.03.03A
Peters Street Streetscape - Plan	2.03.03B
Peters Street Streetscape - Section	2.03.03C
Nelson Street Streetscape	2.03.03D
Walker Street Streetscape	2.03.03E
Railroad Spur Streetscape	2.03.05
Proposed Zoning Subareas	2.04.01A
Fair Street Topography and Section	2.04.01B
Proposed Land Use	2.04.03
Northside Drive Section	2.05.01
Transportation Connectivity - Section through "The Gulch"	2.05.02A
Nelson Street Bridge Plan	2.05.02B





Castleberry Hill Neighborhood Master Plan

Atlanta, Georgia

Legend

-  Survey Area Boundary
-  Empowerment Zone In Survey Area

Castleberry Hill
Neighborhood Association

David Butler & Associates, Inc.
ARCHITECTURE & PLANNING

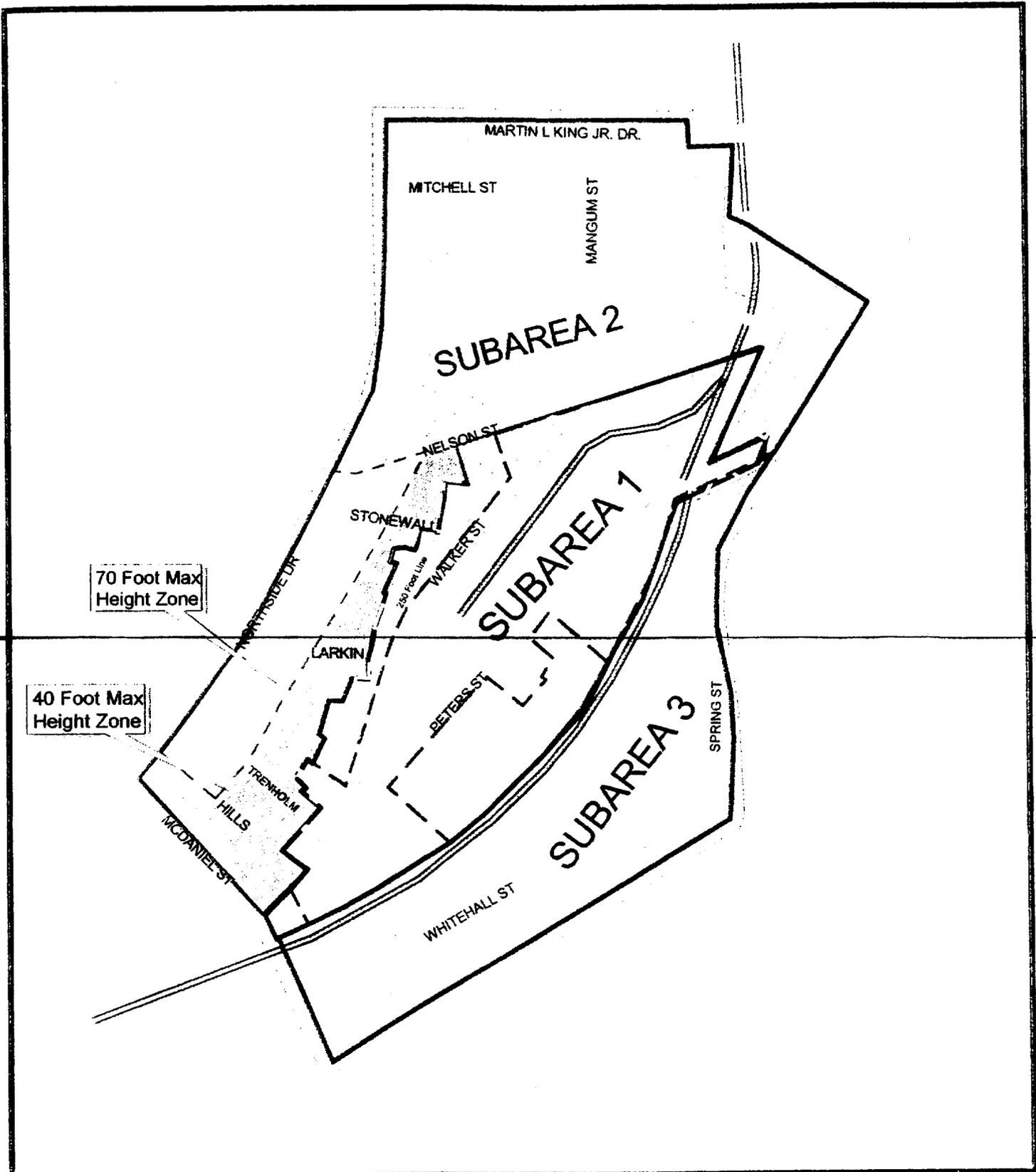
Figure 1.01.01

Study Area

200 0 200 400 600 Feet

Castleberry1.apr, Layout 1, View 1
June 11, 1999





Castleberry Hill Neighborhood Master Plan
Atlanta, Georgia

Legend

- Existing National Register District Boundary
- Subarea
- 70 Foot Height Zone
- Neighborhood Boundary
- 40 Foot Height Zone

Castleberry Hill
Neighborhood Association

David Butler & Associates, Inc.
ARCHITECTURE & PLANNING

Figure 2.04.01A

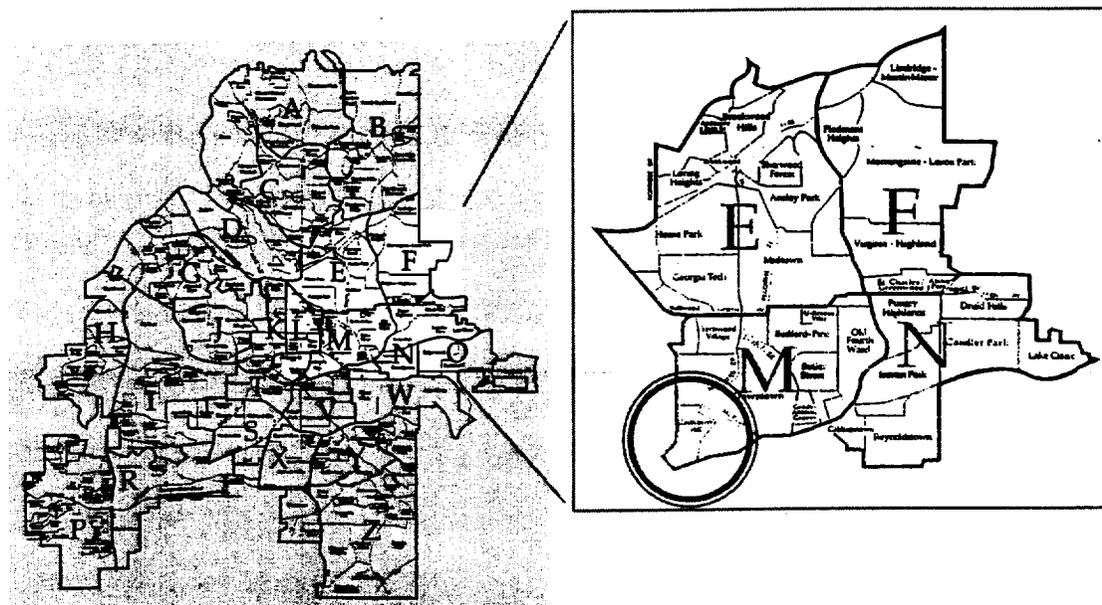
Proposed Neighborhood Subareas

Castleberry L. apr. Layout 20, View 25
200 0 200 400 600 Feet

May 10, 2000



Located on the southwestern edge of Downtown Atlanta and south of the Philips Arena, Georgia Dome and Georgia World Congress Center, Castleberry Hill is one of about 230 neighborhoods defined by the City of Atlanta. These neighborhoods are organized into 24 Neighborhood Planning Units (NPUs) which reflect the City's policy of community-level planning, of which the Castleberry Hill Master Plan is an example. The Castleberry Hill Master Plan is a project administered by the City of Atlanta Bureau of Planning and funded by a grant from the Atlanta Empowerment Zone Corporation and the United States Department of Housing and Urban Development. It is a collaborative effort between the Castleberry Hill Neighborhood Association and David Butler & Associates, Inc.



This plan is presented according to the three work phases:

1) INVENTORY AND ISSUE IDENTIFICATION:

The existing conditions within the neighborhood are studied and documented.

2) DEVELOPMENT PLAN:

In public meetings, neighborhood goals are established. Plans and conceptual drawings are produced based on the determined objectives.

3) IMPLEMENTATION STRATEGY:

Projects are prioritized and sources of funding identified. A mechanism for monitoring progress is established.

Castleberry Hill is a unique urban community with a strong historic identity. Many of the early 20th-century warehouse buildings forming continuous frontages along the streets have been converted to lofts and are now the predominate housing type. There



is a recent, culturally diverse population which is young and single or married without children, although a handful of older residents have decided to test the urban environment as well. The few children play on the sidewalks or empty parking lots. Some residents have called Castleberry Hill their home for decades. All want their community to be a better place to live and work. While there are numerous commercial establishments, they are mainly wholesale and light manufacturing operations from the early days or strip developments aligning the arteries that frame Castleberry Hill – not neighborhood oriented. Those who live here have expressed a strong desire for useable, green, open space. This study finds that, despite the recent influx of residents, Castleberry Hill continues to have deterioration in existing buildings and sites, a deficient street layout, patterns of vacant land, and environmental conditions detrimental to public health, safety and welfare.



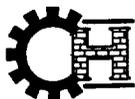
Castleberry Hill lies within the boundaries of Downtown Atlanta as defined in the Central Atlanta Action Plan (CA²P). The Downtown boundaries are roughly North Avenue, Northside Drive, I-20, and Boulevard. Downtown and Midtown are the geographic and economic hub of metro Atlanta as well as the Southeast, two of the nation's fastest growing areas in population and jobs.

Clearly, Castleberry Hill can benefit from its association with Downtown and the goals of CA²P, which include capturing a share of metropolitan Atlanta's economic boom and creating a local critical mass of workers and residents to expand and attract amenities and services presently in shortage.

The north edge of Castleberry Hill is marked by the arrival of the Techwood and MLK Drive viaducts. The many vacant parcels to the northeast are used primarily for parking for the Georgia Dome, Georgia World Congress Center, and Russell Federal Building. Three of the neighborhood's five viaducts crossing the railroad bed occur in the northeast: MLK Drive, Mitchell Street and Nelson Street (which is presently closed). The other two viaducts are Peters Street and McDaniel Street. Friendship Baptist Church anchors the northwest corner, with a strip retail and the garden-style apartment complex Northside Plaza to its immediate south.

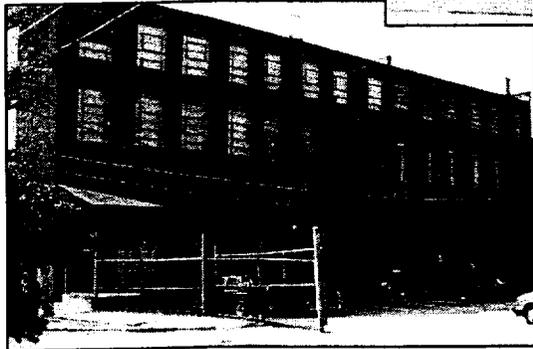
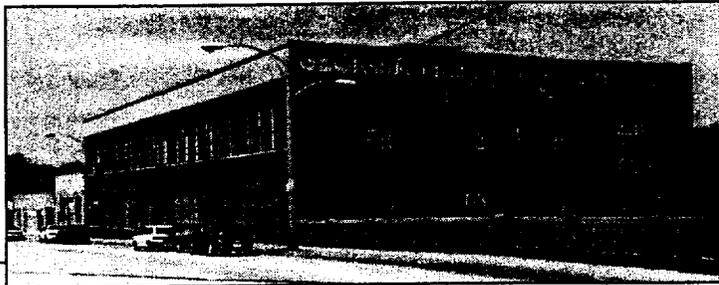
The western and eastern arteries that frame Castleberry Hill are characterized by commercial strip developments. Both Northside Drive and Whitehall Street include wholesale/retail uses, while Whitehall, because of the I-1 zoning, includes some manufacturing uses and, incidentally, a vineyard adjacent to Atlanta Wholesale Wine.

One of the more notable characteristics of Castleberry Hill is its 40-acre federally recognized Historic District, placed on the National Register of Historic Places in 1985, which is described as containing the largest and best concentrated remnant of railroad buildings in Atlanta. These buildings were historically used for retailing, wholesaling, and light industry. The railway, which defines street and building patterns as it cuts through Castleberry, is as old as Atlanta itself. Early 20th-century commercial and



industrial structures form continuous frontages at the street and railway lines, giving the area a distinctive urban look. Peters Street, the traditional route from Downtown to West End, cuts through the district.

The broad open floors of the buildings in this area have recently become the sites of residential loft conversions as the area, like much of downtown and midtown Atlanta, has gained attention due to the recent popularity of in-town living. The Deere Building (49 units) and the GE Building (48 units), redeveloped in 1996, led



Castleberry Square as seen from Peters Street (above) and Mangum Street (at left).

the recent sudden market for loft housing in Atlanta. Castleberry Square, however, was developed in 1983 and is generally recognized as Atlanta's first loft project. It is common to see artists, photographers, writers, metal smiths, and other crafts-

persons living and working in the old warehouse-style buildings. Residents present in 1990 said the US Census conducted in that year passed over loft housing in the area, and, while Census 2000 takers also had a difficult time determining which buildings were used as residences, they were assisted by the planning team to ensure an accurate representation of the neighborhood. In addition to residential uses the Historic District includes some commercial uses such as wholesale/retail operations, machinists, metal fabricators, and barber shops.



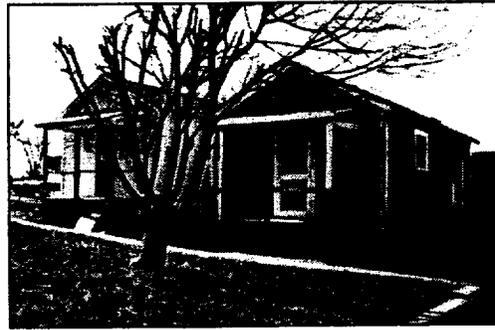
Renovated buildings along Peters Street.

Despite the rise in residential occupancy and the presence of uninterrupted building frontages, the Historic District contains a surprising amount of vacant land. Of a parcel database totaling 24 acres, 29% (7 acres) were surveyed vacant in the summer of 1999. A large contributor to the vacant acreage is the Norfolk Southern parcel on Peters Street, which was offered for sale during the planning process.

There is a preponderance of vacant land outside of the Register District as well - 30.5 parcel acres out of 114, or 27%, were surveyed vacant. Many relatively smaller vacant properties are to the west of Walker Street. The majority of tax delinquent parcels, blight and overgrown vacant lots occur in this area. Even so, this area is home to prominent businesses such as H.J. Russell & Company and the majority of churches in



Castleberry Hill as well as the few remaining single-family detached structures from the early 1900s. McDaniel Street is lined with small, independently owned retail establishments that originally served John Hope Homes and now serve its replacement, the Village at Castleberry Hill, an Atlanta Housing Authority mixed-income project.



Few single-family detached homes remain.

Another notable characteristic of Castleberry Hill is that part of Atlanta's Empowerment



Friendship Baptist Church on Mitchell Street and the Hills Avenue Baptist Church.



Zone enters the neighborhood in two places: south of Fair Street to McDaniel Street, and north of Mitchell Street to MLK. The Empowerment Zone eligibility criteria indicate that portions of Castleberry Hill suffer from pervasive poverty, unemployment, and high vacancy rates. Empowerment Zone legislation provides for grants and tax incentives for certain types of projects in the zone, including the development of this Master Plan.



VISION STATEMENT**0.02.01**

Castleberry Hill is a historic downtown neighborhood, unique in Atlanta. Its future is informed by its colorful past: markets, shops, restaurants and residences enjoyed by diverse peoples. In this urban oasis situated amidst business, government, transportation, sports, entertainment, and convention facilities, old buildings are given new life. The community takes pride in its streetscapes, green spaces, public art, and historic structures.

See SECTION 2.01.

GOALS**0.02.02**

After developing the vision statement, the neighborhood focused on priority issues and developed the following list of goals:

- To promote and preserve economic development and a variety of housing opportunities, and to encourage an economically and culturally diverse population in Castleberry Hill.
- To attract and support quality services and retail in the neighborhood.
- To reduce crime, drug use and loitering, and maintain an environment in which neighbors and visitors feel safe and secure.
- To preserve historic buildings and sites and develop new ones which compliment the old.
- To develop parks, open spaces and convenient pedestrian circulation.
- To provide adequate parking for present and future residents and commercial uses.
- To facilitate safe and convenient circulation of pedestrian, non-motorized and vehicular traffic and to minimize conflicts between these various modes of transportation.

See SECTION 2.02.

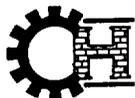
DEVELOPMENT PLAN**0.02.03**

The Castleberry Hill development plan consists of well-defined programs and projects intended to fulfill the neighborhood's objectives, including the formation of a community development corporation (CDC), the preservation of the Historic District through design guidelines and zoning, the establishment of pedestrian-friendly streetscapes, promoting neighborhood-oriented retail and employment opportunities, addressing a variety of transportation and parking concerns, reinstating a regular neighborhood clean-up program, reducing crime and improving safety through neighborhood watch and resident-business partnerships, and the construction of a park, greenway and community center.

See SECTION 2.03.

URBAN DESIGN PLAN**0.02.04**

The ideas of this Master Plan were developed over many months of neighborhood discus-



sion and collection of data, and the urban design plan was produced to record these ideas in one graphic document, FIGURE 0.02.04. It is not a construction document or a mandate to develop in a narrowly construed fashion; rather, it is an exploration of what the neighborhood might become if development followed the ideas generated by the Master Plan process.

To that end, the urban design plan illustrates both projects of the development plan as well as conjectural in-fill projects which assume development of certain parcels according to neighborhood objectives of better connecting buildings to the public life of the street, providing more greenery and trees (especially along streets), locating parking to the rear of buildings, restoring surface street continuity, promoting pedestrian convenience, and encouraging neighborhood-oriented retail and restaurants.

It is important to note that this plan is not an end, but rather a beginning. It should be monitored and updated with the consensus of the neighborhood.

PRIORITIZATION OF PROJECTS

0.02.05

The Master Plan establishes criteria for setting priorities and identifies actions which should be undertaken during different time frames. During the next 18 months, high priority projects include establishing guidelines for urban design and historic preservation, the formation of a community development corporation to receive grants and other funding for projects such as the Castleberry Hill Park and the Peters Street retail area, and implementing programs to eliminate visual unsightliness.

In the short term, 2002 to 2006, the focus turns to the acquisition of land for the Park, Greenway Trail, a community center and community parking lot; streetscapes in the Peters Street retail area and the railroad spur south of Haynes Street; and transportation projects including the replacement of bridges and viaducts, and studies of Northside Drive and Techwood Extension alternatives.

Long-term concerns for Castleberry Hill are transportation projects related to West Side development and a community parking lot.

See SECTION 3.01.

FUNDING, IMPLEMENTATION, MONITORING & FOLLOW-UP

0.02.06

Because the neighborhood intends to carry out the projects identified in the Master Plan, sources of funding and a means of implementing the projects has been determined. Implementors are described in the Development Plan, SECTION 2.03. Funding sources are listed in SECTION 3.02. The Action Matrix, FIGURE 0.02.06, brings together costs, funding sources, responsible agencies and a timeline for these projects in one document.

A major participant in the implementation will be the Castleberry Hill Development Corporation, which has already been formed as a Georgia non-profit corporation and is currently applying for federal 501(c)3 non-profit status. This entity will have the time and resources to implement projects and monitor and update the Master Plan.

See SECTIONS 3.02 and 3.03.



STUDY AREA

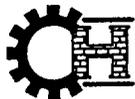
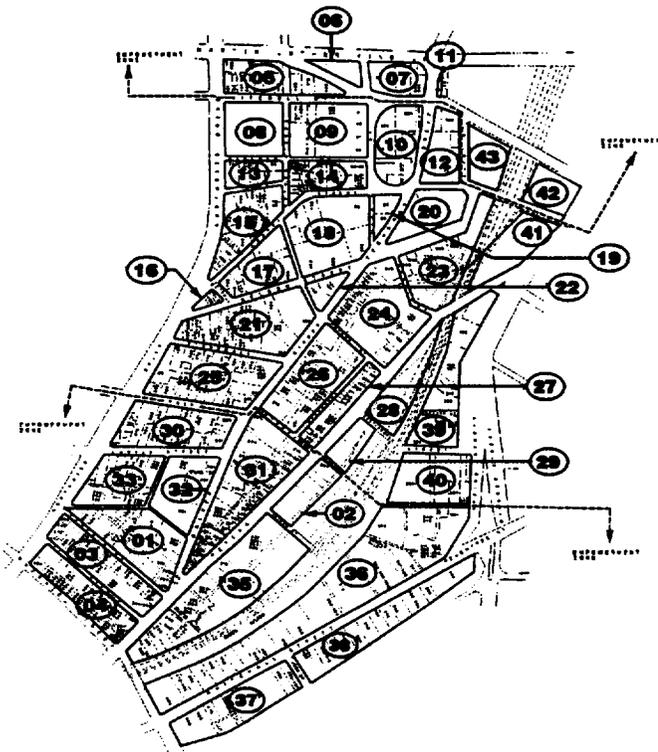
1.01.01

The boundary of the study is the boundary of the Castleberry Hill neighborhood shown on the map entitled "Planning Units for Atlanta's Neighborhoods," amended 1996 and in FIGURE 1.01.01. This is the legal neighborhood boundary, verified by City Planning staff.

The CODA study produced in 1996 appears to misrepresent the boundary by excluding the Norfolk Southern parcels along Spring Street between Mitchell and Peters Streets. The passage below revises the CODA description by strike-through to reflect the legal boundary of Castleberry Hill:

Commencing at the west right-of-way (R.O.W.) line of Northside Drive where it intersects the north R.O.W. line of Martin Luther King, Jr. Drive; thence following the same Martin Luther King, Jr. Drive R.O.W. line in an easterly direction to the east R.O.W. of Techwood Drive; thence in a due south direction along the east parcel line of properties facing Techwood Drive to the northeast R.O.W. of Mitchell Street; thence following the same Mitchell street R.O.W. line in a southeasterly direction to ~~its intersection with the east R.O.W. of Elliott street; thence following the same Elliott Street R.O.W. line in a southerly direction to the north R.O.W. of Nelson Street; thence following the same Nelson Street R.O.W. line in an easterly direction to the east R.O.W. of the Central of Georgia, Atlanta and West Point and Southern Railroads; thence following the same railroads R.O.W. line in a southerly direction to the south R.O.W. of Peters Street; thence in a due east direction to the east R.O.W. line of Spring Street; thence following the same Spring St. R.O.W. line in a southerly direction to the north R.O.W. of the I-20 interstate expressway; thence following the same I-20 R.O.W. line in a southwesterly direction to the southwest R.O.W. of McDaniel Street; thence following the same McDaniel Street R.O.W. line in a northwesterly direction to the northwest R.O.W. of Northside Drive; thence following the same Northside Drive in a northeasterly, then northerly direction back to the point of commencement at the north R.O.W. of Martin Luther King, Jr. Drive.~~

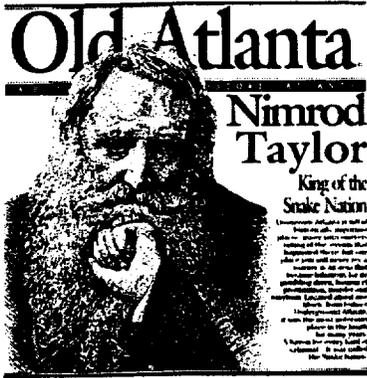
For the purpose of conducting field surveys the neighborhood was divided into blocks as shown here. The actual surveys are in APPENDIX I.



HISTORY

The importance of Castleberry Hill to the growth of Atlanta lies largely in its relationship to the railroad. The long curve of the railroad that cuts through the community is one of the original lines that brought the city into being. The railroad line and its activities shaped not only the streets, but also the buildings and the land uses in the community.

Castleberry Hill was the name generally associated with a topographic rise that peaked along Walker Street between Fair and Stonewall Streets on land owned by Daniel



Castleberry, an early settler, possibly the winner of land lot 84 in the lottery of 1821. In the late 1840s and early 1850s, "Snake Nation," a name of unknown derivation, was commonly used by the public press to identify "a settlement along Peters Street (earlier, White Hall Road) from the railroad crossing south to Fair Street [that was] devoted almost entirely to the criminal and immoral element." The Atlanta City Council was in deep distress about the undesirable environs of Snake Nation and the nearby Slabtown and Murrell's Row. A large body of disguised Atlantans

raided the tenderloin district one night, whipped and ran off the "rowdies," and burned down all three settlements.

As Atlanta grew after the Civil War from a newly chartered city to a regional rail distribution center, so did Castleberry Hill. The area began as a residential district with Peters Street functioning as a trade and commercial strip supporting adjacent



The vigilante group which "cleaned out" Snake Nation

residential areas as well as the railroad-related businesses. As a business center, Peters Street received a boost in 1871 when the first horse-drawn trolley line in Atlanta was routed along it. In 1878, the City Directory lists laborers, clerks, carpenters, saloon keepers, weavers, tailors, grocers, butchers, blacksmiths, cabinet makers and other occupations typical of the pattern for the era of living within walking distance of work. The principal community facilities were the Walker Street School and a fire station on the corner of West Fair and Bradberry Streets. A wooden trestle bridge on Nelson Street, likely the first in the city, was the only street in the district overpassing the railroad. The trolley line crossed this bridge and sought out Peters Street by way of Walker, rather than using the dangerous at-grade crossing at Peters.



Daniel Peters

By 1892, a dense African-American community had been established, mainly concentrated in the southern part of Walker Street, due in part to the continued displacement of housing by commercial/industrial expansion within the district and the availability of housing for whites in other parts of the city. Several new residences and the Walker Street M.E. Church were



built in the triangle formed by Nelson, Haynes and Walker Streets. A new iron bridge replaced the wooden structure at Nelson Street.

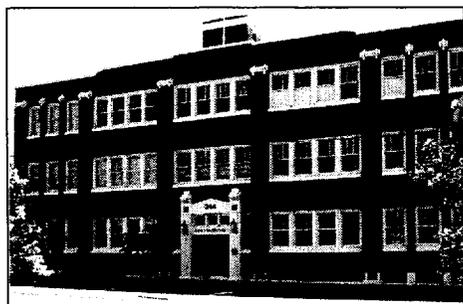
Real estate development activities were formidable throughout Atlanta in the first three decades of the 20th century, and the effect of this transformation on Castleberry Hill was dramatic. A building boom along Peters Street resulted in one-and two-story brick buildings placed along the property lines and street, forming a continuous wall of similar facades leading to the distinct and sharp intersection of Peters and Walker Streets.

The Peters Street Citizens Committee was instrumental in several public improvements, including the paving and widening of Peters Street in 1903 and the construction of the first Peters Street bridge in 1904. The mule-drawn trolley was replaced by the electrified street railway around 1900 and a new concrete viaduct replaced the iron bridge on Nelson Street. The Southern Railroad erected additional freight handling facilities and continued to build spur lines east of Peters Street. The residential area north of Fair Street had



Castleberry Hill circa 1914 (courtesy of the Atlanta History Center) shows the early African-American community and industrial expansion.

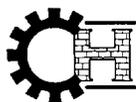
become almost entirely occupied by African-Americans by 1911. By 1915, however, the housing was totally replaced by warehouses and light manufacturing buildings following the construction of a spur line east of and parallel to Nelson and Walker Streets.



The Swift and Kingan buildings today, redeveloped for residential/retail use.

Peters Street continued to function as a neighborhood retail/service center and, in the boom years of the late teens and early 1920s, served both city-wide and regional markets. Two of the nation's largest meat packing companies, Swift & Company and Kingan & Company, were located there. The status of Castleberry Hill around 1932 represents the most mature development of the area, with 70% of the buildings used for non-residential purposes. The only community facility remaining in the neighborhood was the Walker Street School, which was destroyed by fire in 1983.

Between 1950 and 1980, industry and interest left as trade and residential growth moved to the



suburbs. Many of the buildings were abandoned for new facilities. As commerce declined sharply, the district became bleak and deteriorated. A few heavy industrial businesses remained, but the vibrant nature was gone.

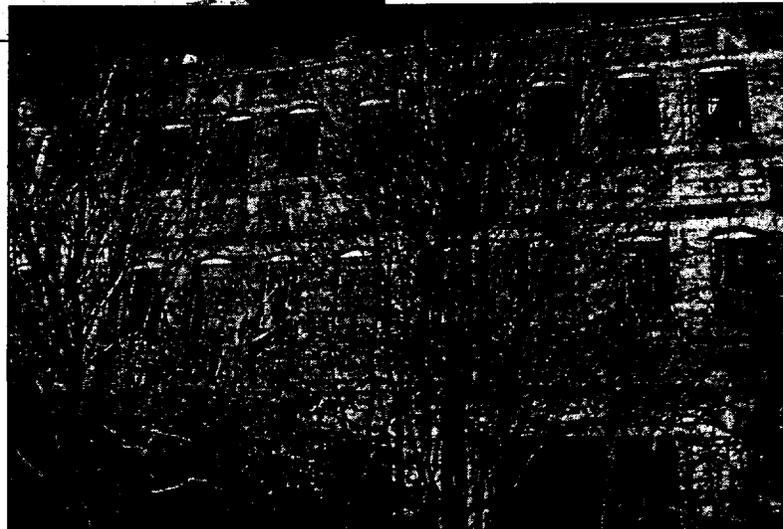
Some single-family residences have endured within the neighborhood, and a few businesses have continued to operate for decades. In more recent years, activity returned to

Castleberry Hill as a few artists began to inhabit and work in the old warehouse buildings. With the surge in popularity of loft living and the robust economy, the renovation and adaptive re-use of buildings has continued, and the population is growing.

For a map of historic resources see FIGURE 1.08.02.



Houseparts, a decorative arts manufacturer and distributor, occupies several buildings on Whitehall Street



A vacant building on Nelson Street, viewed from the railroad spur which runs behind it.



RCS# 2536
1/16/01
2:02 PM

Atlanta City Council

Regular Session

CONSENT

Pages: 1-6

ADOPT

YEAS: 15
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 0

SEE ATTACHED LISTING OF
ITEMS ADOPTED/ADVERSED
ON CONSENT AGENDA

Y McCarty	Y Dorsey	Y Moore	Y Thomas
Y Starnes	Y Woolard	Y Martin	Y Emmons
Y Bond	Y Morris	Y Maddox	Y Alexander
Y Winslow	Y Muller	Y Boazman	NV Pitts

ITEM (S) REMOVED FROM
CONSENT AGENDA
00-O-2039

01/16/01 Council Meeting

ITEMS ADOPTED ON CONSENT AGENDA

1. 00-O-2062
2. 00-O-2040
3. 00-O-2041
4. 00-O-2042
5. 00-O-2043
6. 00-O-2044
7. 00-O-1681
8. 00-O-1684
9. 00-O-1986
10. 01-R-0036
11. 01-R-0062
12. 01-R-0029
13. 01-R-2059
14. 01-R-1682
15. 01-R-1683
16. 01-R-0008

LARGE ATTACHMENT:

DOCUMENT(S),

MANUAL(S)

OR

MAP(S)

NOT COPIED,

PULL ORIGINAL

FOR COPY OR TO VIEW

00- R -1682

(Do Not Write Above This Line)

A RESOLUTION

BY: COMMUNITY DEVELOPMENT / HUMAN RESOURCE COMMITTEE

A RESOLUTION ADOPTING THE CASTLEBERRY HILL MASTERPLAN; AND FOR OTHER PURPOSES.

ADOPTED BY

JAN 16 2001

COUNCIL

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

Date Referred

Referred To:

First Reading

Committee
Date
Chair

Committee CD/H/R
 Date 11/14/00
 Chair [Signature]
 Actions:
 Fav, Adv, Held (see rev. side)
 Others 12/25/00
p. 11.
 Members

11/25/00
11/29/00
12/13/00

Refer To

Committee
Date
Chair

Committee CD/H/R
 Date [Signature]
 Chair [Signature]
 Actions:
 Fav, Adv, Held (see rev. side)
 Others
 Members [Signature]
[Signature]
[Signature]

Refer To

Committee

Date

Chair

Actions:
 Fav, Adv, Held (see rev. side)
 Others

Members

Refer To

Committee

Date

Chair

Actions:
 Fav, Adv, Held (see rev. side)
 Others

Members

Refer To

COUNCIL ACTION

2nd
 1st & 2nd
 3rd
 Readings

Consent V Vote RC Vote

CERTIFIED

CERTIFIED
 JAN 16 2001
[Signature]
 COUNCIL PRESIDENT/PROTEM

CERTIFIED
 JAN 16 2001
[Signature]
 MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED
 JAN 3 2001
[Signature]
 MAYOR