

Washington Park



Neighborhood Visioning Plan | May 2015

Table of Contents

Executive Summary 4

Introduction..... 10

1.0 - Preparation..... 14

2.0 - Community Participation..... 28

3.0 - Visioning + Implementation..... 34

4.0 - Appendix..... 58

Scale 100 Ft. to One Inch.
Copyright 1982 by the Sanborn Map Co.

556

Executive Summary

In the 1920's, the Washington Park Neighborhood was known for fostering an extremely positive, supporting, and loving environment.

The Washington Park Neighborhood was one of the most historically significant Black neighborhoods in the City of Atlanta. As the first planned suburb in the City of Atlanta developed for Blacks by Heman E. Perry between 1919 and 1924, it was home to some of the city's most influential community leaders and movers and shakers in the Black community and some of the finest and most influential Black owned businesses and institutions in the city. However, over the decades the neighborhood has declined and begun to lose some of the appeal and luster that it once enjoyed.

Fortunately, the Washington Park Neighborhood has many great assets that have helped maintain its relative stability as compared to its bordering neighborhoods; most notably the presence, dedication, and zeal of many of the families that have made the neighborhood a pillar of the Black community.

Additionally, the neighborhood is at the cusp of change. The Atlanta BeltLine, which borders the neighborhood on the west, and the new Atlanta Falcons' stadium, located less than 1 mile east of the neighborhood, may exert significant development pressures on the neighborhood as they are implemented in the coming years. While these changes may lead to the desired redevelopment and revitalization of certain areas, they may also lead to an influx of new residents that are not aware of the historical significance of the neighborhood.

The purpose of the Washington Park Neighborhood Visioning Plan is to develop a community-driven vision for the neighborhood that will serve as a guide for the improvement, redevelopment, and revitalization of the area. Specifically, this plan:

- Identifies and leverages existing neighborhood assets to attract new residents and commercial tenants, therefore increasing the number of jobs and businesses to serve the community;
- Promotes transit-supportive redevelopment of underutilized commercial areas;
- Encourages the improvement and redevelopment of vacant residential parcels as well as the improvement and rehabilitation of deteriorated buildings and;
- Plans for well-maintained and used greenspaces.

The plan was developed considering the numerous plans for the area that have been prepared in the last ten years. While completed at different times and with different focuses, each of the plans reviewed share common broad themes. Specifically, these themes include:

- The preservation and celebration of historic resources;
- Access to a mix of safe, high-quality housing, neighborhood businesses, educational institutions, and job opportunities that are compatible with and strengthen the physical, social, cultural, and economic fabric of the neighborhood;
- Access to safe, high-quality parks, open spaces, trails, environmental areas, and programs that meet the varied social, cultural, and economic needs and desires of residents of all ages; and
- The provision of high-quality infrastructure that facilitates safe multi-modal transportation alternatives and encourages the environmental, social, and economic sustainability of the neighborhood.

Central to the Washington Park Neighborhood Visioning planning process were two public neighborhood meetings where participants collaboratively developed a vision for the Washington Park Neighborhood. Over 65 neighborhood residents participated in these meetings and collaborated on a series of exercises designed to garner meaningful input regarding the strengths, weakness, and desired improvements and vision for the Washington Park Neighborhood. Participants at the first public meeting identified a variety of proposed improvements for the Washington Park Neighborhood. These ranged from physical improvements to sidewalks and streets to celebrating the unique Black history of the neighborhood through signage and wayfinding. Collectively, all these improvements form the foundation for the overall vision of the Washington Park Neighborhood.

At the second meeting, participants evaluated preliminary recommendations, added new recommendations, and ranked all of them in order of importance. These recommendations and rankings form the basis of the plan.

i - Vision Statement

This statement, found on the right, was developed collaboratively by the Planning Team based on findings from the public neighborhood meetings.

Washington Park Neighborhood Vision

“The Washington Park Neighborhood is the first planned Black suburb in the City of Atlanta. Developed by local businessman and entrepreneur Heman Perry, it was a neighborhood that provided Black families with a high-quality of life through quality, affordable homes in proximity to the first community park dedicated for the use by the Black citizens of the City of Atlanta. It also provided residents with access to high-quality Black-owned businesses, services, schools, and colleges.”

The Washington Park neighborhood seeks to maintain and enhance a high quality of life that will continue to attract families to carry on its legacy by:

- *Goal 1 : Celebrating the neighborhood’s rich Black history + culture;*
- *Goal 2: Providing safe, high-quality and affordable housing + businesses;*
- *Goal 3: Providing access to safe, high-quality and diverse parks, recreation, social, and cultural programs and events; and*
- *Goal 4: Providing access to safe, high-quality streets, sidewalks, trails, and transit opportunities.*

Washington Park Neighborhood Visioning Plan

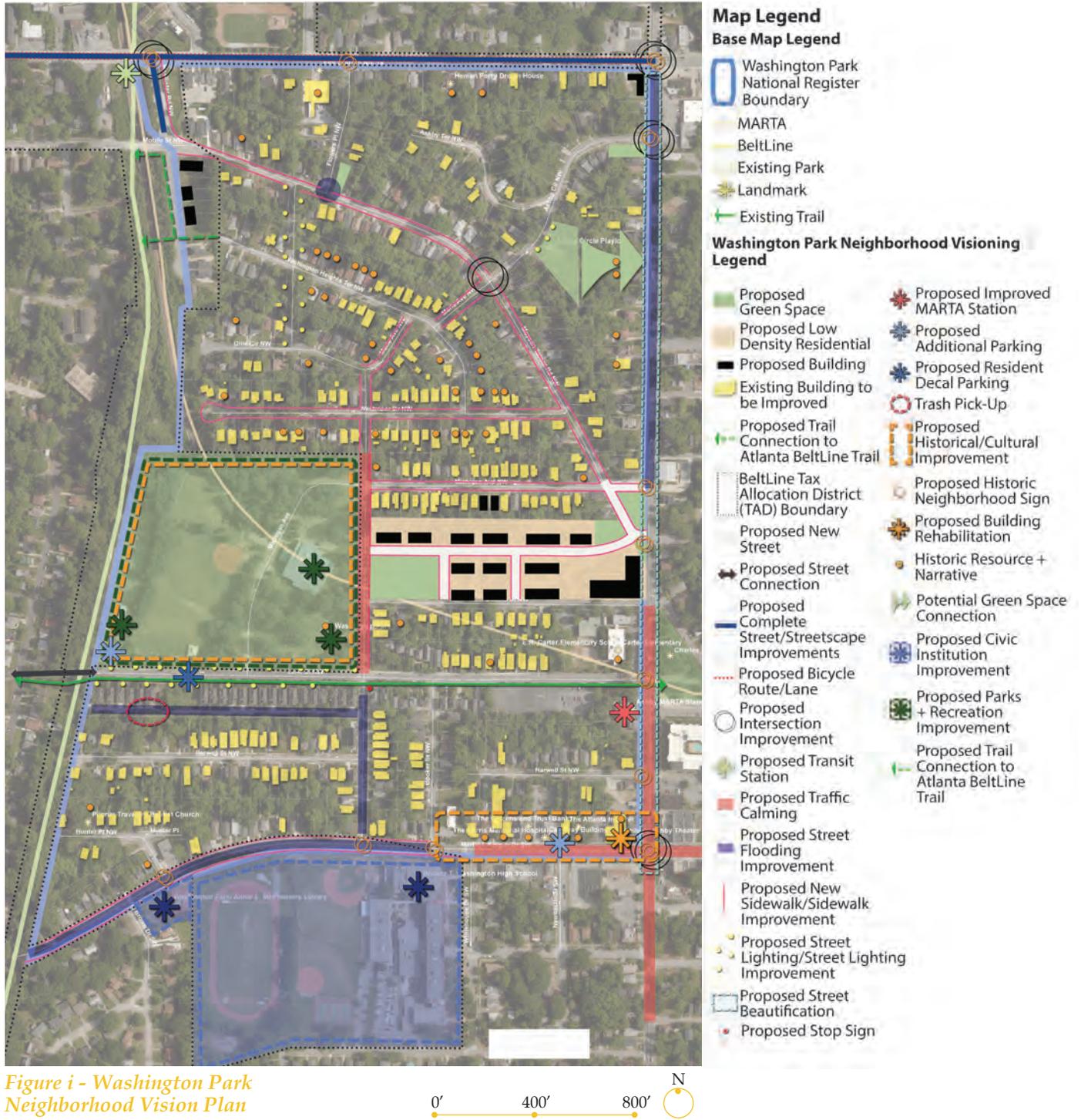


Figure i - Washington Park Neighborhood Vision Plan

ii - Plan Recommendations

The recommendations are organized into four categories, which correspond to the vision elements:

- Historical + Cultural Vision
- Land Use + Development Vision
- Social + Recreation Vision
- Infrastructure Vision

These recommendations are summarized below. More detail can be found in Section 3 of the report, starting on page 34. Figure i on page 6 illustrates the overall vision plan for the neighborhood.

Goal 1: Celebrating the neighborhood's rich Black history + culture

1. Renovate the Martin Luther King Jr. Drive(MLK) historic commercial area and re-integrate the area into the neighborhood fabric.
2. Retain cultural aspects of the neighborhood and celebrate and tell the history of the neighborhood and people that contributed to the neighborhood.
3. Provide financial incentives to get public servants and professionals to move to historic district to re-establish culture.
4. Continue to engage Booker T. Washington High School faculty, students, and alumni to develop and tell the story of the neighborhood's history.

Goal 2: Providing high-quality and affordable housing + businesses

1. Address + fix all structures in the Washington Park Neighborhood that are eyesores for the neighborhoods.
2. Redevelop, tear down, or rebuild Desoto and Chennault Apartments.

3. Develop vacant parcels in Washington Manor into town homes or single-family homes.
4. Include neighborhood commercial + retail uses in MLK historic commercial area.
5. Develop welcome center/gateway sign on the triangle of Mayson Turner and Lowery.
6. Explore option to redevelop YMCA into Science Technology Engineering Math (STEM) Training / Tech Facility (See Section 3.4 - Desoto + Chennault Site Redevelopment Scenario).
7. Encourage redevelopment of northwest corner of Joseph E. Lowery Boulevard + Desoto Street for neighborhood commercial use such as laundromat, cleaners, bakery, deli, coffee shop, etc. (See Section 3.4 - Desoto + Chennault Site Redevelopment Scenario).
8. Develop Boone and Lowery commercial area into neighborhood commercial area.
9. Allow vendors along the BeltLine.
10. Encourage employment in the neighborhood.

Goal 3: Providing access to safe, high-quality and diverse parks, recreation, social, and cultural programs and events

1. Encourage more police surveillance in the neighborhood such as foot patrol and police on bikes.
2. Continue work on existing Washington Park vision.
3. Offer more programs for youth, seniors, and families in the Park and in the Library to repopulate the neighborhood.
4. Continue improvements on Ashby Play Lot and connect it to other potential neighborhood greenspaces.
5. Develop garden spots in key vacant lots throughout the neighborhood.

6. Develop a senior center in the neighborhood.
7. Explore option to re-open YMCA and turn it into a Community Center with youth and senior center programming, gym, and studio with a community kitchen, market square, and other “commercial” opportunities (See Section 3.4 - Desoto + Chennault Site Redevelopment Scenario).
8. Establish forum for Atlanta Business League to speak with Washington Park residents about business development.
9. Continue to improve the relationship between surrounding schools and the Washington Park Neighborhood.

Goal 4: Providing access to safe, high-quality streets, sidewalks, trails, and transit opportunities.

1. Complete public right-of-way improvements in the Washington Park Neighborhood.
2. Fix Mayson Turner Road + Joseph E. Lowery Boulevard (Ashby Street) Intersection.
3. Add trash receptacles throughout the neighborhood and the Park to reduce litter.
4. Implement traffic calming on neighborhood streets.
5. Provide additional parking in neighborhood retail and commercial areas.
6. Implement Atlanta BeltLine complete streets policies.
7. Enhance pedestrian crossing on neighborhood intersections.
8. Implement specific intersection improvements.
9. Implement Atlanta BeltLine multi-use trail connection on Washington Heights Terrace, NW to the Atlanta BeltLine Trail.

iii - Washington Park Neighborhood Vision Prioritization Exercise

In order of priority within each subsystem vision, following are the projects and action items that residents considered to be the highest priority. The number of each project and action item matches those listed in pages 7 and 8 of the Executive Summary and expanded on in Sections 3.1.1 - 3.1.4 starting on page 36.

Goal 1: Historical + Cultural Subsystem Vision Projects + Action Item Priorities

- (20 Votes)** 1. Renovate the Martin Luther King Jr. Drive(MLK) historic commercial area and re-integrate the area into the neighborhood fabric.
- (15 Votes)** 2. Retain cultural aspects of the neighborhood and celebrate and tell the history of the neighborhood and people that contributed to the neighborhood.
- (13 Votes)** 5. Continue to engage Booker T. Washington High School faculty, students, and alumni to develop and tell the story of the neighborhood’s history.
- (11 Votes)** 4. Provide financial incentives to get public servants and professional to move to historic district to re-establish culture.

Goal 2: Land Use + Development Subsystem Vision Projects + Action Item Priorities

- (14 Votes)** I4. Include neighborhood commercial + retail uses in MLK historic commercial area.
- (13 Votes)** 1. Address + fix all structures in the Washington Park Neighborhood that are eyesores for the neighborhoods.
- (9 Votes)** 10. Encourage employment in the Neighborhood.

(8 Votes) 2. Redevelop, tear down, or rebuild Chennault + Desoto Apartments.

Goal 3: Social + Recreational Subsystem Vision Projects + Action Item Priorities

(11 Votes) 1. Encourage more police surveillance in the neighborhood; police on bikes.

(10 Votes) 3.vii. Organize a farmers market in the Washington Park Neighborhood.

(10 Votes) 8. Explore option to re-open YMCA and turn it into a Community Center with youth and senior center programming, gym, and studio with a community kitchen, market square, and other “commercial” opportunities. (See Section 3.4 - Desoto + Chennault Site Redevelopment Scenario).

Goal 4: Infrastructure Subsystem Vision Projects + Action Item Priorities

(19 Votes) 1. Complete public right-of-way improvements in the Washington Park Neighborhood.

(11 Votes) 2. Fix Mayson Turner Road + Joseph E. Lowery Boulevard (Ashby Street)

iv - Implementation Strategy

Implementation of the Washington Park Neighborhood Visioning Plan will involve a collaborative effort between numerous public, private, and non-profit agencies and organizations. Pages 52 and 53 contain a list of many of the public and private agencies and organizations in Atlanta that may assist in the implementation of the Washington Park Neighborhood Visioning Plan.

Crucial to the Washington Park Neighborhood Visioning Plan implementation effort however, will be the identification of a single organization whose primary task is to be the champion and

vision keeper of the Washington Park Neighborhood Visioning Plan.

It is anticipated that either the Conservancy at Historic Washington Park (CHWP) or the Washington Park Community Club & Neighborhood Association (WPCCNA) will lead the implementation efforts, provide leadership and ultimately, part-time staff to facilitate and coordinate partnerships for the implementation of the Washington Park Neighborhood Visioning Plan.

The identified organization will serve as the catalyst and vision-keeper for implementation of the Washington Park Neighborhood Visioning Plan, working with partner organizations on applying for grants, capital campaigns, coordination efforts, and other neighborhood improvement initiatives. This organization’s immediate tasks include:

- Meeting with partner organizations and foundations to establish and/or strengthening relationships, identify opportunities for collaboration, focus efforts, and establish roles and responsibilities for implementation project and initiatives;
- Create an advisory group, perhaps evolving from the current Neighborhood Association to help guide implementation efforts;
- Identify volunteers to assist with applying for grants or create partnerships with staffed non-profit organizations to apply for grants and obtain seed funding to kick start the implementation of the Washington Park Neighborhood Visioning Plan.

Additional action items can be found beginning on page 54.

Introduction

The Washington Park Neighborhood is one of the most historically significant Black neighborhoods in the City of Atlanta.

Located in Northwest Atlanta, the Washington Park Neighborhood was the first planned suburb the City of Atlanta developed for Blacks by Heman E. Perry between 1919 and 1924 . As such, it was home to some of the city's most influential community leaders and movers and shakers in the Black community and some of the finest and most influential Black owned businesses and institutions in the city. It is remembered by many as being a beautiful neighborhood in the early 1920's that fostered an extremely positive, supporting, and loving environment.

However, over the decades the neighborhood has declined and begun to lose some of the appeal and luster that it once enjoyed. The neighborhood's population has waned, some of the houses and commercial buildings have not been properly maintained and now lay vacant or in a state of disrepair, many of the vacant lots are not maintained and have become an eyesore in the community, and much of the neighborhood's infrastructure including its sidewalks, streetlights, streets, and stormwater drains are deteriorating. Unfortunately, areas of the neighborhood appear very different today than how many longtime residents remember them.

"The people who live here don't seem to take a lot of pride in the appearance of their property. It's unfortunate. But you see, they don't know what it was. I know what it was. It was a very lovely neighborhood."

- Leatrice Traylor Bell

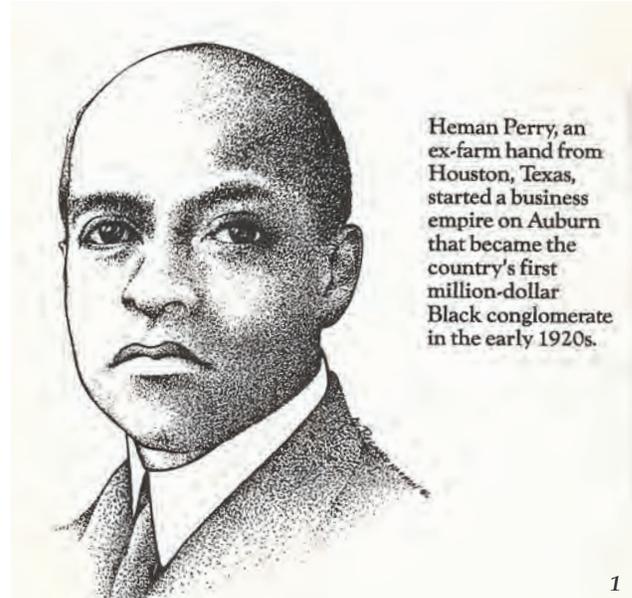


Figure i - Heman Perry



Figure ii - Heman Perry's 'Dream House'

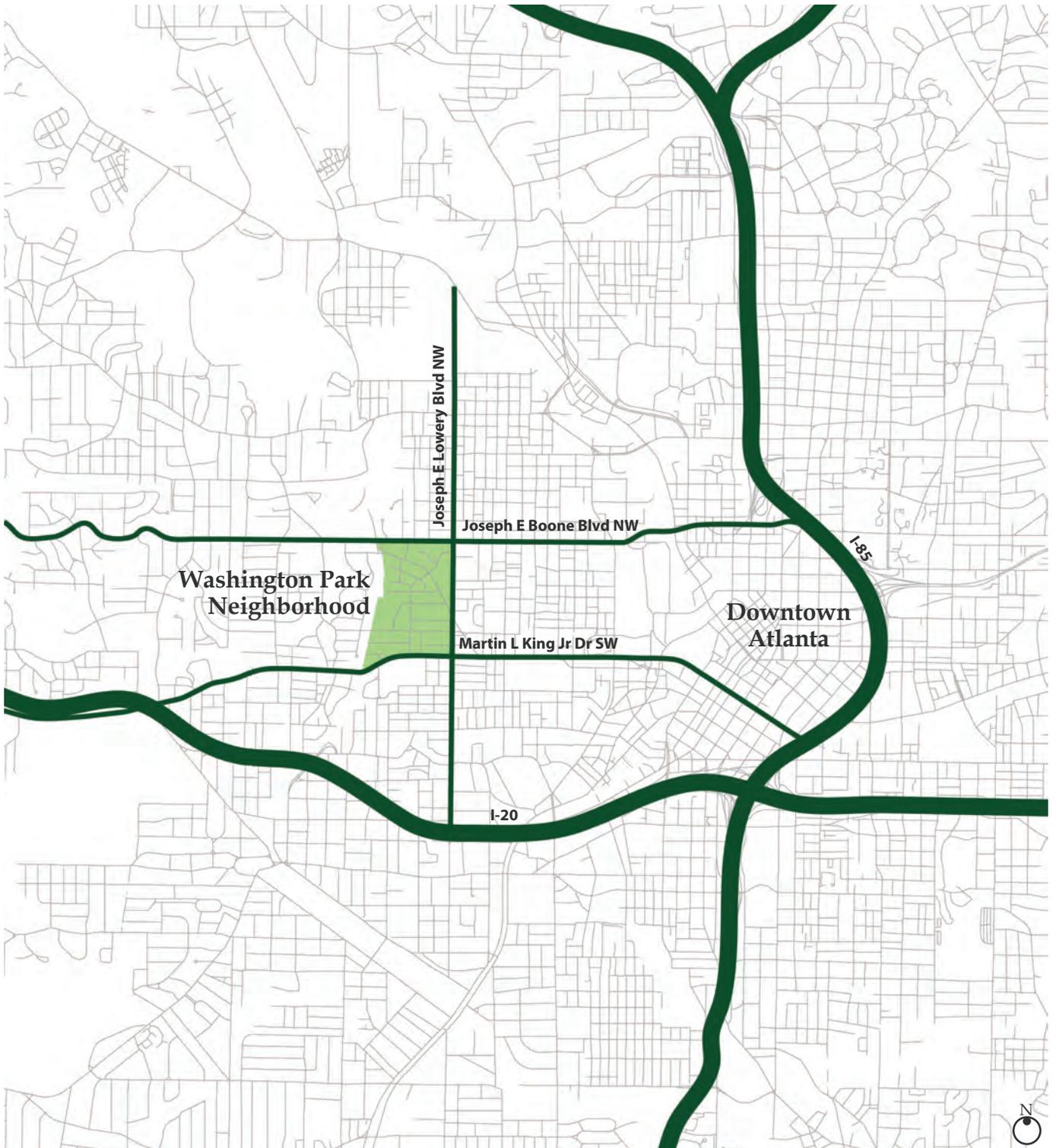


Figure iii - Washington Park Neighborhood Location

Fortunately, the Washington Park Neighborhood has many great assets that have helped maintain its relative stability as compared to its bordering neighborhoods. These assets include Washington Park, a diverse and architecturally historic housing stock, the Ashby MARTA Station, the Lionel Hampton Trail, and the presence, dedication, and zeal of many of the families that have made the neighborhood a pillar of the Black community.

Additionally, the neighborhood is at the cusp of change. The Atlanta BeltLine, which borders the neighborhood on the west, and the new Atlanta Falcons' stadium, located less than 1 mile east of the neighborhood, may exert significant development pressures on the neighborhood as they are implemented in the coming years. While these changes may lead to the desired redevelopment and revitalization of certain areas, they may also lead to an influx of new residents that are not aware of the historical significance of the neighborhood. Furthermore, these changes could lead to the displacement of many families that were central to the neighborhood's rich history. Many fear this displacement may lead to the loss of much of the history that has made this neighborhood one of the most historically significant Black neighborhoods in the City of Atlanta.

"Too often too many of the children that walk these streets now have no idea who lived in these homes and the kinds of things that they accomplished when the United States government said that you can only do this and you can only do that. Unfortunately they think that the whole world is against them, when everything is there for them, but they have no idea that they come from people and they are walking in the steps of people who came a generation or two out of slavery and sharecropping to build everything that a community needs to take care of itself."

- Christi Jackson

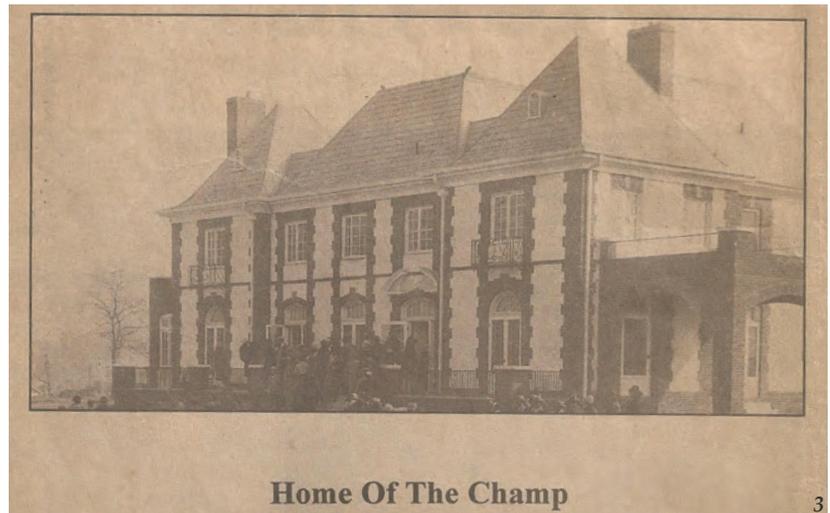


Figure iv - Home of the Champ

The Italian stucco home of middleweight champion Theodore "Tiger" Flowers was constructed at 1045 Simpson Road by "Chief" Walter Aiken. The Flowers family moved into the residence in 1926, but only lived there for a short period of time.

In an effort to leverage the historical significance of the neighborhood and guide future improvements, the Conservancy at Historic Washington Park (Conservancy) in partnership with the Atlanta Regional Commission (ARC), the City of Atlanta Office of Planning – Strategic Planning and Historic Preservation Planning (OP), and Perez Planning + Design, LLC (PP+D; all collectively referred to as the Planning Team) collaboratively facilitated and led a community-driven, neighborhood visioning process. Central to this visioning process were a series of public neighborhood meetings where participants collaboratively formed their vision for the Washington Park Neighborhood.

The following pages provide information about the study, the planning process, and the vision developed by neighborhood residents for the Washington Park Neighborhood.

Study Purpose + Process

The purpose of the Washington Park Neighborhood Visioning Plan is to develop a community-driven vision for the neighborhood that will serve as a guide for the improvement, redevelopment, and revitalization of the area. Specifically, this plan:

- Identifies and leverages existing neighborhood assets to attract new residents and commercial tenants, therefore increasing the number of jobs and businesses to serve the community;
- Promotes transit-supportive redevelopment of underutilized commercial areas;
- Encourages the improvement and redevelopment of vacant residential parcels as well as the improvement and rehabilitation of deteriorated buildings and;
- Plans for well-maintained and used greenspaces.

The planning process and report are organized into three phases:

- **1.0 – Preparation:**
The Preparation Phase of the planning process and report includes a review and summary of current and previous planning efforts with a particular focus on documenting the visions, goals, objectives, and proposed Capital Improvement Projects (CIPs) identified as they relate to the Washington Park Neighborhood.
- **2.0 – Community Participation**
The Community Participation Phase of the planning process and report includes an overview and summary findings of the two public meetings where over 65 neighborhood residents participated in a series of exercises to collaboratively develop a vision for the Washington Park Neighborhood.
- **3.0 – Vision + Implementation**
The Vision + Implementation Phase of the planning process and report organizes and summarizes the community driven vision into 4 main subsystems; each with its own vision, projects, and action items that collectively comprise the Washington Park Neighborhood Vision. The Vision + Implementation Phase also includes recommendations and conceptual plans for two potential redevelopment sites in the neighborhood as well as an implementation strategy.

1.0 - Preparation

Preparing for the Washington Park Neighborhood Visioning Plan required review of previously completed studies in order to preserve the vision and accomplishments developed in previous plans.

A neighborhood visioning process cannot be completed in a vacuum. Building on the planning and implementation efforts proposed and implemented by previous planning efforts is critical to ensure co-ordination and consistency with official documents that may influence the development of the Washington Park Neighborhood Visioning Plan. While previous planning efforts have not focused solely on the Washington Park Neighborhood, the neighborhood has been a part of various planning efforts that have included larger geographic study areas. Specifically, these planning efforts have included:

- The Vine City Washington Park LCI
- The Beltline Subarea 10 Plan- Boone Hollowell
- The Connect Atlanta Plan
- The 2011 Comprehensive Development Plan
- Washington Park Commercial Area - Community Choices

PP+D reviewed these plans and paid particular attention to the visions, goals, objectives, and proposed Capital Improvement Projects (CIPs) identified in these planning efforts as they relate to the Washington Park Neighborhood. Following is a brief overview of each of these plans as well as findings that specifically relate to the Washington Park Neighborhood.

1.1 - The 2011 Comprehensive Development Plan

The City of Atlanta Comprehensive Development Plan is intended to guide the overall growth and development of the City. It does so by setting comprehensive development goals, policies, and objectives for a variety of elements that collectively address all aspects of the City's community and economic functions including population, economic development, housing, natural resources, historic

resources, community facilities, intergovernmental coordination, transportation, urban design, and land use. These goals, policies, and objectives are based on an assessment of data and information about the community as well as community and stakeholder input. While these goal, policies, and objectives are developed for the City as a whole, they are also developed for the each of the City's Neighborhood Planning Units (NPU). Relevant to the Washington Park Neighborhood are policies proposed for NPU-K, which largely contains the Washington Park Neighborhood as illustrated in Figure 1.1 below.

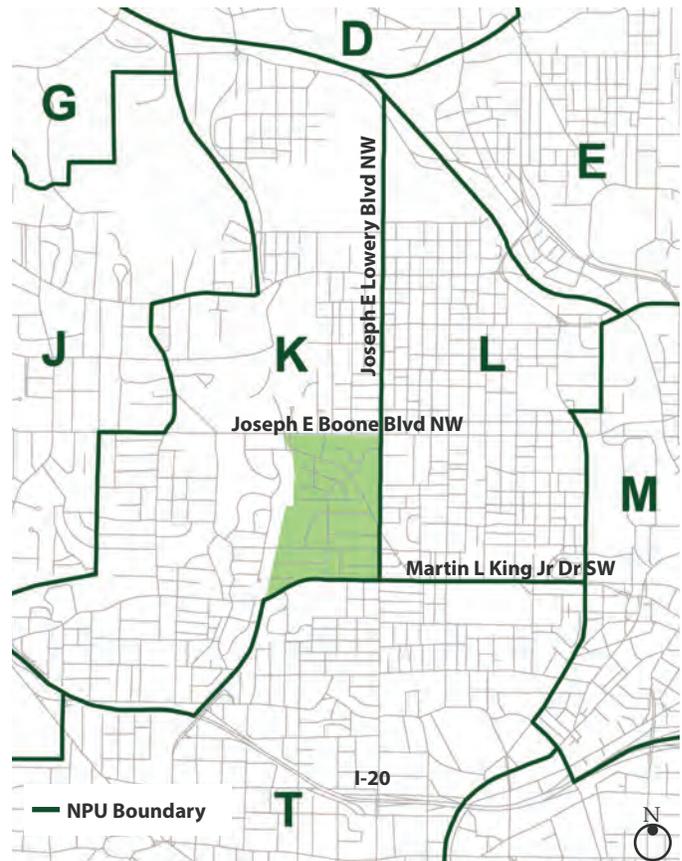


Figure 1.1 - NPU-K Boundary + Washington Park Neighborhood Boundary

Following are the policies that were developed for NPU-K.

- **K-1:** Preserve the single-family and low-density residential character of the following neighborhoods: Hunter Hills, Mozley Park, Knight Park/Howell Station, Bankhead, Westin Heights, and Washington Park Historic District.
- **K-2:** Provide landscaped and/architectural buffers between commercial/industrial and residential uses, and correct neighborhood gateway signs.
- **K-3:** Prevent encroachment of commercial uses into residential areas, and discourage higher density uses in designated single family and low-density residential areas.
- **K-4:** Support the redevelopment/revitalization of neighborhood commercial nodes. Support the creation of Neighborhood Commercial Nodes around commercial intersections with a focus on retail and mixed-use development serving nearby neighborhoods in NPU-K.
- **K-5:** Support the creation of Opportunity Zones, which would take advantage of the huge d
- **K-6:** Increase collaboration with the Atlanta University Center to provide students incentives stay after graduation to reverse the Brain Drain.
- **K-7:** Promote branding and marketing in NPU-K communities by enhancing cultural and historical activities for tourism and home ownership.
- **K-8:** Maintain Industrial land uses and business to keep and attract more jobs.
- **K-9:** Remove unusable home stock on existing flood plains.
- **K-10:** Address poor water quality and stormwater management.
- **K-11:** Increase walkability and cleanliness.
- **K-12:** Protect historic resources with City codes and designation; and by adding markers to highlight the historical significance of homes and businesses; as well strengthening the City's ability to take over vacant and abandoned properties.
- **K-13:** Address recruitment and retention of Atlanta Police Department (APD) officers and address the disrepair of Atlanta Fire Department (AFD) Fire stations.
- **K-14:** Transform corridors from barriers to linkages through infrastructure investments; and prepare existing neighborhood infrastructure for 21st century modes of transportation.
- **K-15:** Support the Implementation of the Heritage Community Initiative.
- **K-16:** Promote employment centers with Live/Work that are consistent with the Character and Vision of Redevelopment Corridors Character Areas.
- **K-17:** Increase partnership with City to encourage developers to build grocery stores and other businesses in the Hollowell/Joseph Lowery/Boone BLVD/MLK Jr. Drive areas.
- **K-18:** Encourage development of affordable senior housing and supporting seniors' ability to age in place.
- **K-19:** Wherever possible, increase greenspace, as well as community participation in existing parks. Encourage the creation of Friends of Neighborhood Planning Unit K Parks for Mozley Park, Maddox Park and Washington Park

1.2 - The Vine City Washington Park LCI

The Vine City/Washington Park Livable Centers Initiative (LCI) study was a collaboration between the Atlanta Regional Commission, the City of Atlanta, the office of Atlanta City Councilmember Ivory Lee Young, Jr., and area stakeholders. The purpose of the LCI Plan was to create a long-term vision that linked transportation and land use investment and policies focused around the area's two under-utilized MARTA rail stations - Vine City and Ashby stations - in an effort to develop a more economically, environmentally, and socially sustainable neighborhood.

Figure 1.2 (on page 13) illustrates the boundary of the study area in relation to the Washington Park Neighborhood. While the study area did not encompass the entire Washington Park Neighborhood, it did include areas east of Ollie Street, NW, and Ashby Circle, NW. The study developed a vision for the study area that acknowledged and celebrated the historic nature of the study area and sought to preserve, promote, and leverage the human-scale streets, proximity to downtown, and good transit access of the neighborhood.

The vision identified nine goals for the study area and over 70 recommendations that included Land Use, Market & Housing, Urban Design & Historic Resources, Pedestrian & Bicycle, Vehicular, Transit, Environment & Open Space, and Infrastructure & Facilities projects. Eight of these recommendations were located within the Washington Park Neighborhood. 13 encompassed the entire study area but also benefit the Washington Park Neighborhood. Below are the nine goals identified for the study area:

- **Respect the visions and accomplishments of previous plans.**
The many efforts of past decades were preserved and incorporated into the plan, with updates as needed.

- **Prevent the displacement of long-time residents who want to remain.**
The plan looked to limit involuntary displacement of residents, and allow them to benefit from growth.
- **Concentrate growth along major streets and near transit.**
Development, particularly at MARTA stations, should offer shopping, restaurants, and entertainment for residents and visitors.
- **Preserve historic areas and ensure compatible development.**
New development must respect and respond to historic homes and businesses. Area history must also be protected.
- **Support economic development that benefits both large and small businesses.**
The growth of community-owned businesses and the hiring of local residents must be encouraged.
- **Improve options for walking and bicycling.**
New sidewalks, bicycle facilities, and better connections to downtown should unite the study area and discourage driving.
- **Increase neighborhood retail and services.**
Daily needs should be provided within the study area and close at hand.
- **Enhance safety.**
Safety must be improved by both physical and programmatic enhancements.
- **Provide housing that is accessible for everyone.**
Housing that serves a range of incomes, ages, and lifestyles must be offered.

Figure 1.2 (on page 13) illustrates the location of relevant projects while Figure 1.3 lists them.

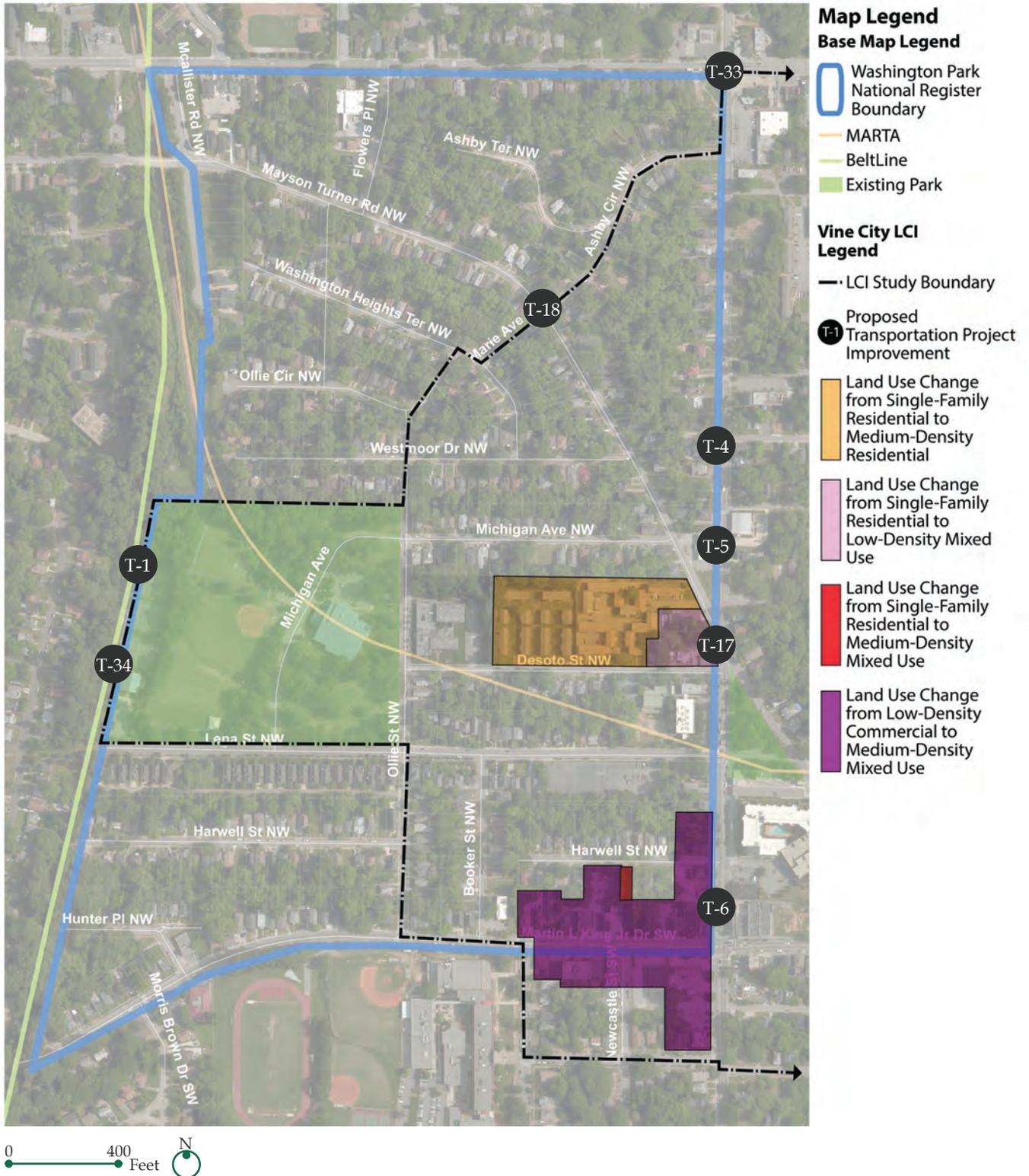


Figure 1.2 - Location of Vine City LCI Projects proposed for the Washington Park Neighborhood

Washington Park Neighborhood Visioning Plan

Project ID	Project Name	Project Type	Geography
Transportation			
T-1	BeltLine Multi-Use Trail	Pedestrian/Bicycle	Washington Park
T-4	Joseph E. Lowery Boulevard milling and repaving	Resurfacing	Washington Park
T-5	Joseph E. Lowery Boulevard restriping for bicycle lanes	Road Diet	Washington Park
T-17	Mayson Turner Road at Joseph E. Lowery Boulevard intersection improvements	Intersection	Washington Park
T-18	Marie Avenue at Washington Heights Terrace safety improvements	Intersection	Washington Park
T-33	Joseph E. Lowery Boulevard at Joseph E. Boone Boulevard	Intersection Capacity	Washington Park
T-34	Beltline Transit Component	Transit	Washington Park
Land Use Projects			
O-3	Desoto Street Senior Village	Private Development	Washington Park
O-10	Zoning amendments	Land Use/Zoning Modification	Study Area
Markets & Housing			
O-11	Organize local business association	Marketing/Administrative	Study Area
O-12	Establish business recruitment/retention committee	Marketing/Administrative	Study Area
O-13	Market the area to potential businesses and residents	Marketing/Administrative	Study Area
O-14	Establish a branding program for area businesses	Marketing/Administrative	Study Area
O-15	Market catalytic development sites to prospective developers	Marketing/Administrative	Study Area
O-16	Develop business incubator space	Business Development	Study Area
O-17	Promote awareness of existing small business programs	Marketing/Administrative	Study Area
O-18	Coordinate with non-profit entities to acquire and rehab foreclosed properties	Marketing/Administrative	Study Area
O-19	Use neighborhood stabilization funds to acquire/rehab for closed properties	Administrative	Study Area
O-20	Consider establishing a land bank	Administrative	Study Area
O-21	Promote community gardens as an economic development tool	Marketing/Administrative	Study Area
O-22	Identify vacant properties for reuse as community gardens	Administrative	Study Area
O-21	Organize a farmers market during growing season	Marketing/Administrative	Study Area

Figure 1.3 - List of Vine City LCI Projects proposed for the Washington Park Neighborhood

1.3 - The BeltLine Subarea 10 Plan - Boone Hollowell

The Atlanta BeltLine is arguably one of the most transformative projects in the history of the City of Atlanta. Over the next 25 years, the project will transform 22 miles of underutilized, historic rail segments that encircle the City's urban core into an integrated system of greenspaces, trails, transit, and new developments. Once complete, the Atlanta BeltLine will connect 45 neighborhoods and affect more than 100,000 people who live within one-half mile of the corridor. Due to the project's size, the Atlanta BeltLine has been divided into ten subareas to facilitate a more detailed planning and evaluation of the corridor. The Washington Park Neighborhood was included in the BeltLine Subarea 10 Plan.

Figure 1.5 on page 16 identifies the BeltLine Subarea 10 Plan's study area in relation to the Washington Park Neighborhood. The boundaries of the study area include Donald L. Hollowell Parkway on the north, I-20 on the south, Joseph E. Lowery Boulevard on the east (approximately) and Chappell Road on the west (approximately). Within this study area, the BeltLine Subarea 10 planning process included an inventory and analysis of existing conditions, review of previous planning efforts in the area, and community input. Specifically, the inventory and assessment addressed population and housing statistics, land use and zoning, urban design, historic resources, natural resources, and environmental conditions. Based on this analysis, a series of planning goal statements were developed for the study area. These goals were divided into three main categories: Land Use and Design, Mobility, and Parks and Open Space Planning Goals. Following are these goals:

- **Planning Goals: Land Use and Design**

Goal 1: Preserve historic resources and encourage adaptive reuse of historic buildings.

Goal 2: Create a safe environment for residents and businesses.

-

Goal 3: Ensure a mix of quality housing options to meet the needs of all current and future residents.

Goal 4: Strengthen employment and commercial centers, including viable industrial where appropriate, to promote economic development.

Goal 5: Promote mixed-use development and redevelopment within the Atlanta BeltLine TAD that is active at the street level and transit oriented.

Goal 6: Protect single-family neighborhoods and ensure appropriate transitions between single-family areas and new, higher intensity development.

Goal 7: Improve neighborhood retail services.

Goal 8: Create opportunities for public art in parks and other important public places.

- **Planning Goals: Mobility**

Goal 1: Connect the neighborhoods and link them to key destinations by enhancing the street grid.

Goal 2: Coordinate multi-modal transportation improvements with new development to make transit a more viable and accessible means of travel.

Goal 3: Provide trails and pedestrian-friendly streets to improve neighborhood walkability and safety.

Goal 4: Improve transportation safety along major corridors while respecting the urban context of the area.

- **Planning Goals: Parks and Open Space**

Goal 1: Enhance opportunities for safe community gathering and youth recreation.

Washington Park Neighborhood Visioning Plan

Goal 2: Provide a connected network of well-maintained parks and green spaces.

Goal 3: Preserve historic features and enhance public access to parks and green space.

Goal 4: Reclaim and rehabilitate degraded environmentally sensitive areas such as streams and floodplains.

Goal 5: Establish strong park edges.

Informed by these goals, a series of urban design plans and improvements were proposed for the study area. These included a series of development,

mobility, public art, and parks and open space improvements. While many of these improvements were recommended in the areas north of the Washington Park Neighborhood, some were proposed within the neighborhood. Many of these public improvements would be paid for through funds derived from the Atlanta BeltLine area Tax Allocation District (TAD). In general, the TAD area includes the Atlanta BeltLine right-of-way, multi-family residential, commercial, industrial, and public/institutional properties; key street corridors and parks. Figure 1.4 (below) lists the proposed improvements and Figure 1.5 on page 16 illustrates their location along with the TAD boundary as it relates to the Washington Park Neighborhood.

Project ID	Project Name	Project Type	Project Description	Project Ranking
M-11	McCallister Road Trail Connection	Multi-Use Trail	Recommended multi-use trail connection from Washington Heights Terrace NW to McCallister Road	
PS-IR-004	Simpson St + JE Lowery Blvd	Intersection Realignment	Intersection reconfiguration	Tier 1 3.25
TR-001	BeltLine Transit	Transit	22-mile of new alignment Light Trail Transit/ Streetcar around the core of the City.	Tier 1

Figure 1.4 - BeltLine Subarea 10 Master Plan list of proposed projects for the Washington Park Neighborhood

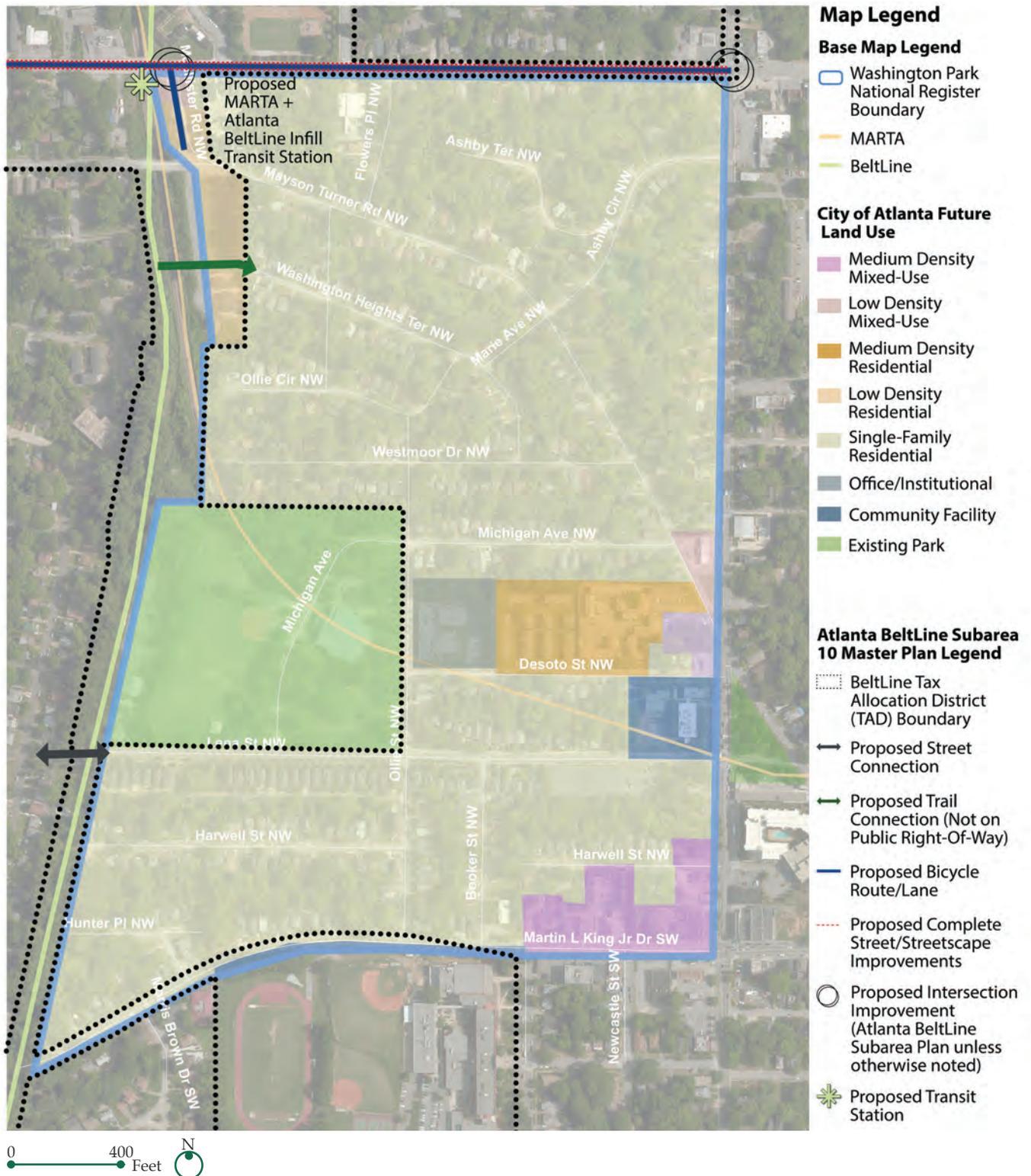


Figure 1.5 - BeltLine Subarea 10 Master Plan proposed projects for the Washington Park Neighborhood

1.4 - The Connect Atlanta Plan

The Connect Atlanta Plan was the first-ever comprehensive transportation plan completed for the city of Atlanta. Completed in 2008, it took a comprehensive look at all travel modes in the City of Atlanta and developed a framework for major public investments for the next 25 years. Based on public input as well as best practices from some of the most economically, socially, and environmentally sustainable cities in the nation, the Connect Atlanta Plan looked at creating a new model for transportation that proposed to shift the City's approach to solving traffic issues. Historically, the City of Atlanta has addressed traffic issues by providing larger and faster infrastructure solutions to accommodate ever-longer commutes and a growing population. The Connect Atlanta Plan looked at creating a more sustainable and livable transportation model: one that would ultimately move more people less distances rather than move more cars greater distances; improve the quality of travel instead of the speed of travel; and manage congestion versus attempting to "solve" congestion.

The Connect Atlanta planning process included a review of previously completed plans and studies, an extensive public input process, concept development, and an implementation strategy. Through this process emerged a series of project goals. While these project goals are Citywide and do not specifically address areas as focused as the Washington Park Neighborhood, the recommendations from Connect Atlanta have influenced the City's long-term approach, policies, and transportation infrastructure investments. This new approach, policies, and proposed investments will ultimately benefit the City's many neighborhoods, including the Washington Park Neighborhood.

The Connect Atlanta planning process led to the development of seven project goals that were used to assess and evaluate Connect Atlanta transportation infrastructure recommendations. These are:

- **Goal 1: Provide Balanced Transportation Choices**
Develop a transportation system that provides multiple modes of travel including vehicular, transit, and pedestrian and allows practical, safe, and convenient use of modes that are most appropriate for the nature of the trip. This includes creating safe and well-maintained pedestrian, bicycle connections, and vehicular route options via a strong street grid and network.
- **Goal 2: Promote Public Health and Safety**
Consider public health in every infrastructure investment and encourage more active lifestyles through investment in sidewalks, bike lanes, and parks and recreation. Also, consider public safety through design that encourages appropriate vehicle speeds, land uses that keep more eyes on the street at all hours and proper lighting.
- **Goal 3: Prepare for Growth**
Understand the implications of more intense land uses and how they can be accommodated by public infrastructure, especially transportation.
- **Goal 4: Maintain Fiscal Sustainability**
Understand the full financial picture of proposed projects including initial construction costs, long-term maintenance costs, replacement costs, and return on investment and prioritize projects based on maximized value.
- **Goal 5: Strive for Environmental Sustainability**
Consider external impacts of transportation investments such as water quality, air quality, fossil fuel consumption, and green space in direct and indirect ways.
- **Goal 6: Preserve Neighborhoods**
Identify and protect neighborhoods from intense development or large-scale public works projects that could change and disrupt well-established character and community patterns.

- **Goal 7: Create Desirable Places**
Create attractive, desirable neighborhoods, retail and business districts, and public places that make the City of Atlanta a place where people want to live and visit.

From these project goals emerged a series of infrastructure improvement projects. Figure 1.6 maps these proposed improvements as they relate to the Washington Park Neighborhood. Figure 1.7 list these project and provides their ranking as identified in the Connect Atlanta Plan.

Project ID	Project Name	Project Type	Project Description	Project Ranking
PA-010	n/a			
PS-IR-004	Simpson St + JE Lowery Blvd	Intersection Realignment	Intersection reconfiguration	Tier 1 3.25
RD-006	Martin Luther King Road Diet	Road Diet	Restripe MLK Road from HE Holmes Dr to Northside Dr from four-lane undivided road to three-lane (two-travel lanes with center two-way left turn lane) and 5-foot bicycle lanes.	Tier 6 1.75
TR-001	BeltLine Transit	Transit	22-mile of new alignment Light Trail Transit/ Streetcar around the core of the City.	Tier 1

Figure 1.6 - Connect Atlanta proposed projects for the Washington Park Neighborhood

Washington Park Neighborhood Visioning Plan



Figure 1.7 - Connect Atlanta proposed projects for the Washington Park Neighborhood

1.5 - Washington Park Commercial Area - Community Choices

In 2013, the Atlanta Regional Commission (ARC) awarded the City of Atlanta with a Community Choices Grant to assist the Washington Park Neighborhood with the preservation and revitalization of the historic Black Washington Park commercial node located at the intersection of Martin Luther King, Jr. Drive and Joseph E. Lowery Boulevard. The purpose of the study was to research and collect historic data that could be used to inform and promote the economic revitalization of the area in a historically sensitive manner.

In addition to collecting historically significant data and narratives of the commercial node, the research also identified over 40 historically significant resources and narratives throughout the Washington Park Neighborhood. For example, the neighborhood was the first planned suburb in the City of Atlanta developed for Blacks by Heman E. Perry between 1919 and 1924. It was home to some of the City's most influential community leaders, businessmen, academics, and movers and shakers of the Black community. These included the first appointed judge of color in Atlanta, the first Black Vice President of Citizens and Southern Bank, the first African-American firefighters in Atlanta, and many Black civil rights activists and leaders. As recollected by one of the neighborhood's longtime residents Mr. John Goodlett, the neighborhood was home to "every occupation you could imagine [...] from custodial workers, to doctors, PhDs, MDs; a great cross section of education and culture!"

The Washington Park Neighborhood was also home to some of the first and most influential African-American owned businesses and public institutions in the City. These included the first loan company for Blacks, the first and for some time the only privately available hospital for Blacks in Atlanta, the first Black owned travel agency in Atlanta, and the nation's oldest graduate institution serving a predominantly African-American student body. Additionally, Washington Park, located within the Washington

Park Neighborhood, was the first community park designated for the use of African Americans. Figure 1.8 maps the locations of these historic resources and narratives as well as the approximate age of structures in the neighborhood. Additional detail can be found in ARC's Washington Park Community Choices 2014.

1.6 - Summary of Findings

While completed at different times and with different focuses, each of the plans reviewed share common broad themes. Specifically, these themes include:

- The preservation and celebration of historic resources;
- Access to a mix of safe, high-quality housing, neighborhood businesses, educational institutions, and job opportunities that are compatible with and strengthen the physical, social, cultural, and economic fabric of the neighborhood;
- Access to safe, high-quality parks, open spaces, trails, environmental areas, and programs that meet the varied social, cultural, and economic needs and desires of residents of all ages; and
- The provision of high-quality infrastructure that facilitates safe multi-modal transportation alternatives and encourages the environmental, social, and economic sustainability of the neighborhood.

Washington Park Neighborhood Visioning Plan

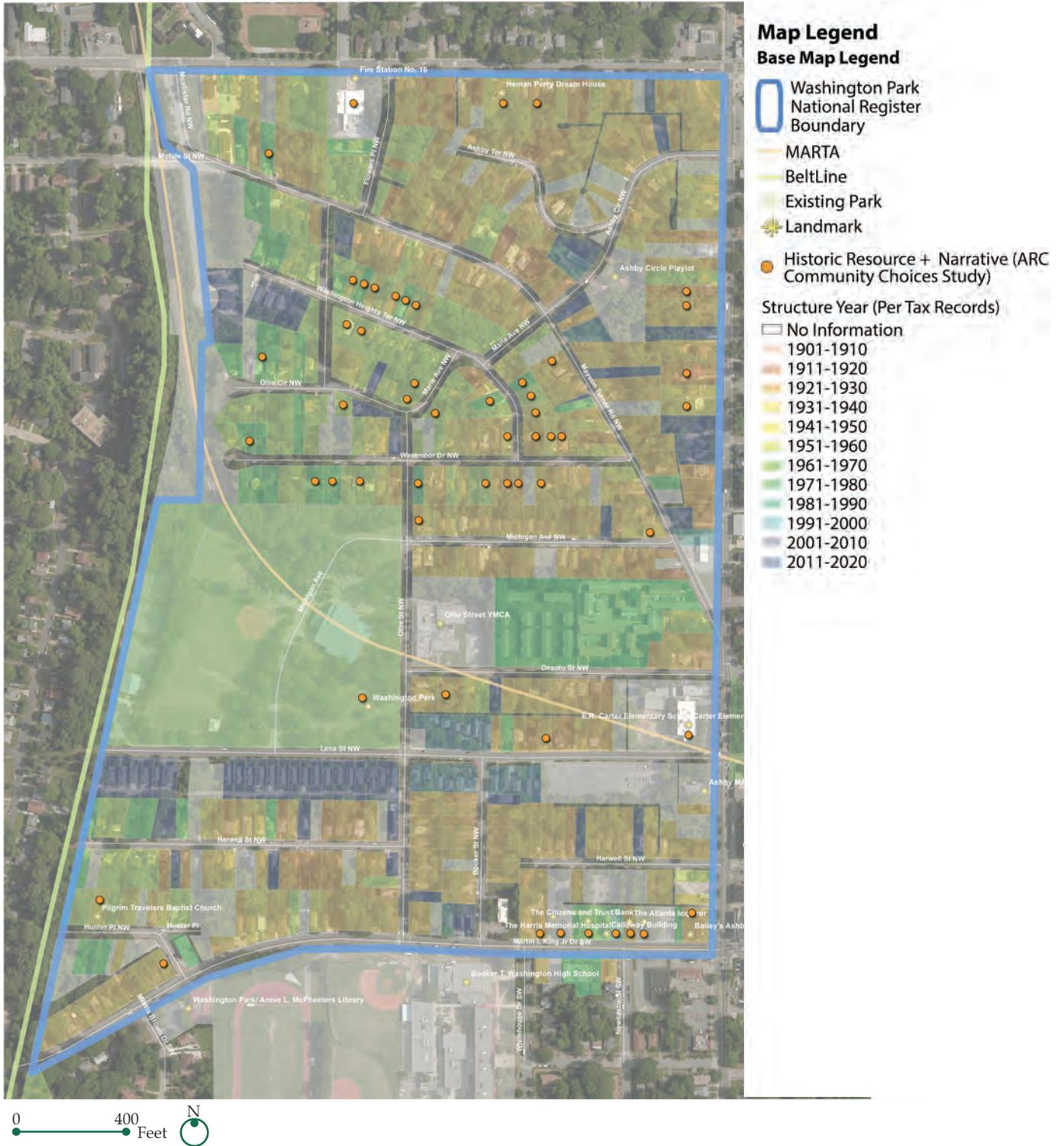


Figure 1.8 - ARC Washington Park Community Choices 2014 Historic Resources + Narratives

[This page intentionally left blank]

2.0 - Community Participation

Central to the Washington Park Neighborhood Visioning planning process were two public neighborhood meetings where participants collaboratively developed a vision for the Washington Park Neighborhood.

Over 65 neighborhood residents participated in the two public neighborhood meetings and collaborated on a series of exercises designed to garner meaningful input regarding the strengths, weakness, desired improvements, and vision for the Washington Park Neighborhood. Following is an overview and summary of the findings from these two public meetings.

2.1 - Public Meeting #1

On Tuesday October 21, 2014, the first public meeting was held for the Washington Park Neighborhood Visioning Plan. The purpose of the public meeting was to introduce neighborhood residents to the Washington Park Neighborhood Visioning Plan and obtain input regarding the strengths, weaknesses, and ideas for the improvement and future vision of the neighborhood. The meeting was held at the Kipp Ways Academy Gymnasium located on 350 Temple Street, NW Atlanta, GA 30314 from 6:30 pm to 9:00 pm. Over 20 neighborhood residents attended the public meeting to provide their input. Two exercises were conducted to obtain input from neighborhood residents. Following are a description and summary of findings from both exercises.

2.1.1 - Exercise 1 Overview + Summary Findings

The first exercise included a group polling exercise where each participant was given a digital transponder to answer a total of 12 multiple choice questions; 10 questions about the neighborhood and 2 questions about themselves. The purpose of the exercise was to obtain a general idea of residents' thoughts related to the issues and opportunities facing the Washington Park Neighborhood. The questions ranged from asking residents what they felt gave the community its character, to what they felt was the biggest frustration with the community,

to how long they have lived in the neighborhood.

The polling exercise was facilitated using a software system called TurningPoint that displays results in real-time. Specifically, the TurningPoint software records all the responses from the audience for a given question and using bar graphs, illustrates what percentage of respondents selected each of the provided choices. This technique allowed participants to see in real-time, how their responses compared to those of the rest of the group.

Below is a list of the key findings from this exercise. A full list of the results can be found in the Appendix.

- 72 percent of participants believe that the people in the neighborhood are what give the neighborhood its character.
- 56 percent of participants live in the neighborhood because it is where they feel a connection.
- 35 percent of participants believed that the



Figure 2.1 - Public Meeting #1 Introduction

housing options in the neighborhood are Fair and 29 percent believe they are Good.

- 70 percent of participants believe that in ten years, the neighborhood will feel very different.
- 88 percent of participants believe that change in the neighborhood is good.
- 62 percent of participants noted that their biggest frustration with the neighborhood was blight.
- 41 percent of participants believe the neighborhood needs more shopping.
- 66 percent of participants believe the new Falcons Stadium will have negative impacts on the neighborhood.
- 47 percent of participants believe that the BeltLine will have positive impacts on the neighborhood.
- 43 percent of participants have lived in the neighborhood for 40+ years.
- 31 percent of participants described themselves as living in the Washington Park Neighborhood but working and playing outside the neighborhood. 25 percent described themselves as living, working, and playing in the neighborhood.

2.1.2 - Exercise 2 Overview + Summary Findings

The second exercise was designed to obtain more detailed input from participants regarding the strengths, weaknesses, opportunities, and vision for the Washington Park Neighborhood. Participants were organized into five breakout groups; each with three to five members. Each breakout group was facilitated by a member of the Planning Team and kept small to provide sufficient time for participants to share their candid thoughts. Each facilitator asked their group three questions and was provide with a neighborhood map to document notes and ideas from participants. The three questions were:

1. What is it that you love about the neighborhood that you do not want to see changed?
2. What is it that you do not like about the neighborhood that you would like to see changed?



Figure 2.2 - Public Meeting #1 Introduction



Figure 2.3 - Public Meeting #1 Group Exercise



Figure 2.4 - Public Meeting #1 Group Exercise

Washington Park Neighborhood Visioning Plan

3. What specific ideas + recommendations do you have about maintaining the things you love and/or changing the things you do not like?

Following is a list of the key findings from this exercise. An image of the maps from each of the break-out groups with notes can be found in the Appendix.

What do you like about the Washington Park Neighborhood that you want to preserve?

- The Park is a central focus of the neighborhood. It's well maintained and holds great amenities
- Architectural history is important, with a good mix of old and new homes
- Proximity to the Atlanta University Center (AUC), many AUC students/alumni live/lived in the neighborhood.
- The people; close knit, neighborly residents with similar interests .
- The neighborhood works to keep the community vibrant.
- Access to recreation.
- Unique black history within Atlanta that stands out in comparison to other areas.
- Historic landmarks.
- Location; Access to transit and proximity to Walmart.
- Dead end streets, no through traffic except for exterior roads.

What do you NOT like about the Washington Park Neighborhood that you wish to see to see changed?

- 40 vacant homes that have been foreclosed on or bank owned. Many of these homes are owned by absentee landlords.
- Vacant YMCA with unused recreational facilities
- No lights at the park on Lena St.
- Lack of commercial access (coffee shop, laundry, deli, etc.).
- Lack of Code Enforcement by the City on the streets.
- Lack of activities for children, which is leading to teen pregnancy.
- Overgrown and broken sidewalks.
- Lack of families, which reduces the stability of households



Figure 2.5 - Public Meeting #1 Break-Out Group Exercise



Figure 2.6 - Break-Out Group #1 Discussion



Figure 2.7 - Break-Out Group #2 Discussion

- Need better schools attached to the neighborhoods.

What specific ideas + recommendations do you have about maintaining the things you love and/or changing the things you do not like?

- Repurpose YMCA to potentially a Washington Park “Hall of Fame” art gallery, community center, and studio.
- Resurface and maintain streets.
- Renovate the historic commercial node located at the intersection of Martin Luther King, Jr. Drive and Joseph E. Lowery Boulevard
- Renovate Desoto Apartments into senior housing or senior center.
- Create a local historic designation for the Washington Park Neighborhood.
- Return to neighborhood policing. Police on foot and bike with more personal presence.
- Improved neighborhood communication; residents want to help but do not have a cohesive messaging body.
- Organize and Washington Park neighborhood festival.
- Explore adding neighborhood gardens in vacant lots.
- Reopen Bailey’s Ashby theatre as a museum of artists associated with the neighborhood.
- Explore updating, restoring, and tearing-down vacant structures.
- Rebrand the neighborhood; “This is not the ‘hood’”.
- Adopt complete streets policies
- Add signs demarking historically significant locations and stories.
- Add a Neighborhood market.
- Add public parking to the commercial routes.

2.1.3 - Summary Findings

Participants of public meeting #1 identified a variety of proposed improvements for the Washington Park Neighborhood. These ranged from physical improvements to sidewalks and streets to celebrating the unique Black history of the neighborhood through signage and wayfinding. Collectively,



Figure 2.8 - Break-Out Group #3 Discussion



Figure 2.9 - Break-Out Group #4 Discussion



Figure 2.10 - Break-Out Group #5 Discussion

all these improvements form the foundation for the overall vision of the Washington Park Neighborhood. In order to better understand this overall vision, following Public Meeting #1, the proposed improvements were organized into four vision subsystems:

- Historical + Cultural Vision,
- Land Use + Development Vision,
- Social + Recreation Vision, and
- Infrastructure Vision.

The planning team analyzed these proposed improvements along with the Capital Improvement Projects (CIPs) identified in Section 1.0 – Preparation and developed specific projects and action items for each subsystem. These projects and action items formed the basis for the Washington Park Neighborhood Vision discussed in Section 3.0 – Vision + Implementation.

2.2 – Public Meeting #2

The second public meeting for the Washington Park Neighborhood Visioning Plan was held on Monday, November 10, 2014. The purpose of the public meeting was to review with residents what was heard in the first public meeting, allow residents the opportunity to react to and provide additional input regarding each of the proposed vision subsystems, and prioritize the proposed improvements. The meeting was held at Hagar’s Place located on 19 Joseph E. Lowery Boulevard Atlanta, GA 30314 from 6:30 pm to 9:00 pm. Over 40 neighborhood residents attended the meeting . Two exercises were conducted to obtain input from neighborhood residents. Following are a description and summary of findings from both exercises.

2.2.1 – Exercise 1 Overview + Summary Findings

The second public meeting began with a series of presentations from the City of Atlanta, the Atlanta BeltLine, Park Pride, and Atlanta Food and Farm. The purpose of these presentations was to introduce participants to organizations that are working in the



Figure 2.11 - Public Meeting #2 Introduction



Figure 2.12 - Public Meeting #2 Group Discussion



Figure 2.13 - Historical + Cultural Vision Discussion

Washington Park Neighborhood, the projects they are completing, and the resources that they provide. Following these presentations, findings from the first public meeting were presented to participants.

After presenting the findings from the first public meeting and the draft recommendations that arose from those findings, the first exercise provided participants with the opportunity to review each of the four subsystem visions and provide additional input. Members of the Planning Team facilitated breakout group discussions for each sub-system vision and collected additional input from all participants related to projects and action items. These projects and action items were added to those identified by residents during the first public meeting and added to the Washington Park Neighborhood Vision discussed in Section 3.0 – Vision + Implementation.

2.2.2 - Exercise 2 Overview + Summary Findings

The second exercise provided participants with the opportunity to prioritize the projects and action items proposed for each of the vision subsystems. All the projects and action items obtained from participants during public meeting #1 were organized by vision subsystem and listed in large pieces of paper for participants to review. New projects and action items obtained during public meeting #2 were added to these lists. Participants were then provided with 12 dots and asked to use three dots per vision subsystem and place one dot next to the 3 projects or action items per vision subsystem that they felt were most important. The findings from this exercise form the basis for the implementation strategy discussed in Section 3.0 – Vision + Implementation.



Figure 2.14 - Land Use + Development Vision Discussion



Figure 2.11 - Social + Recreation Vision Discussion



Figure 2.11 - Infrastructure Vision Discussion

3.0 - Vision + Implementation

Central to the Washington Park Neighborhood Visioning planning process were two public neighborhood meetings where participants collaboratively developed a vision for the Washington Park Neighborhood.

Informed by public input and findings from previously completed planning efforts, the Planning Team worked collaboratively with neighborhood residents to develop a vision for the Washington Park Neighborhood. This vision is comprised of a Vision Statement and four goals. Each of these goals forms the basis for individual neighborhood vision subsystems that include a:

- Historical + Cultural Vision,
- Land Use + Development Vision,
- Social + Recreation Vision, and
- Infrastructure Vision.

Each of these vision subsystems has its own projects and initiatives that were identified by neighborhood residents and the Planning Team. The following section expands on this vision.

3.1 - Vision Statement + Goals + Neighborhood Vision

The first component of the Washington Park Neighborhood Vision is a Neighborhood Vision Statement + Goals. This statement was developed collaboratively by the Planning Team based on findings from the public neighborhood meetings. The vision statement and goals are described on the right. Subsequent pages contain a more detailed discussion of each of the four goals and their corresponding vision subsystems, projects, and initiatives.

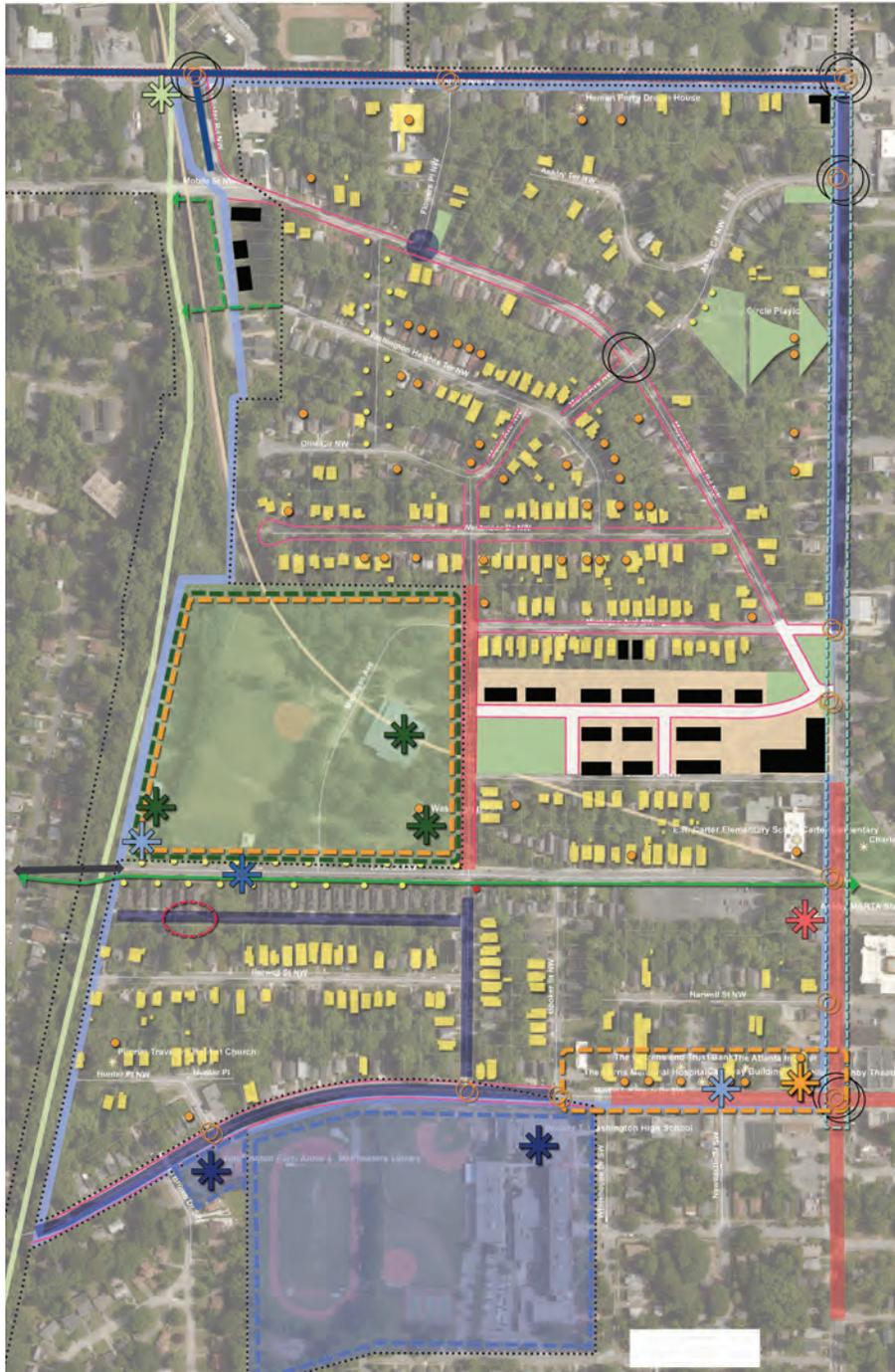
It is important to note that while many of the identified projects and initiatives should be applied neighborhood-wide, many are location-specific based on the input received by residents. Whenever possible, these location-specific projects and initiatives are identified on the maps.

Washington Park Neighborhood Vision

“The Washington Park Neighborhood is the first planned Black suburb in the City of Atlanta. Developed by local businessman and entrepreneur Heman Perry, it was a neighborhood that provided Black families with a high-quality of life through quality, affordable homes in proximity to the first community park dedicated for the use by the Black citizens of the City of Atlanta. It also provided residents with access to high-quality Black-owned businesses, services, schools, and colleges.”

The Washington Park neighborhood seeks to maintain and enhance a high quality of life that will continue to attract families to carry on its legacy by:

- Goal 1 : Celebrating the neighborhood’s rich Black history + culture;
- Goal 2: Providing safe, high-quality and affordable housing + businesses;
- Goal 3: Providing access to safe, high-quality and diverse parks, recreation, social, and cultural programs and events; and
- Goal 4: Providing access to safe, high-quality streets, sidewalks, trails, and transit opportunities.



Map Legend

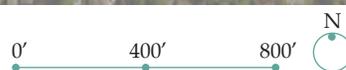
Base Map Legend

- Washington Park National Register Boundary
- MARTA
- BeltLine
- Existing Park
- Landmark
- Existing Trail

Washington Park Neighborhood Visioning Legend

- Proposed Green Space
- Proposed Low Density Residential
- Proposed Building
- Existing Building to be Improved
- Proposed Trail Connection to Atlanta BeltLine Trail
- BeltLine Tax Allocation District (TAD) Boundary
- Proposed New Street
- Proposed Street Connection
- Proposed Complete Street/Streetscape Improvements
- Proposed Bicycle Route/Lane
- Proposed Intersection Improvement
- Proposed Transit Station
- Proposed Traffic Calming
- Proposed Street Flooding Improvement
- Proposed New Sidewalk/Sidewalk Improvement
- Proposed Street Lighting/Street Lighting Improvement
- Proposed Street Beautification
- Proposed Stop Sign
- Proposed Improved MARTA Station
- Proposed Additional Parking
- Proposed Resident Decal Parking
- Trash Pick-Up
- Proposed Historical/Cultural Improvement
- Proposed Historic Neighborhood Sign
- Proposed Building Rehabilitation
- Historic Resource + Narrative
- Potential Green Space Connection
- Proposed Civic Institution Improvement
- Proposed Parks + Recreation Improvement
- Proposed Trail Connection to Atlanta BeltLine Trail

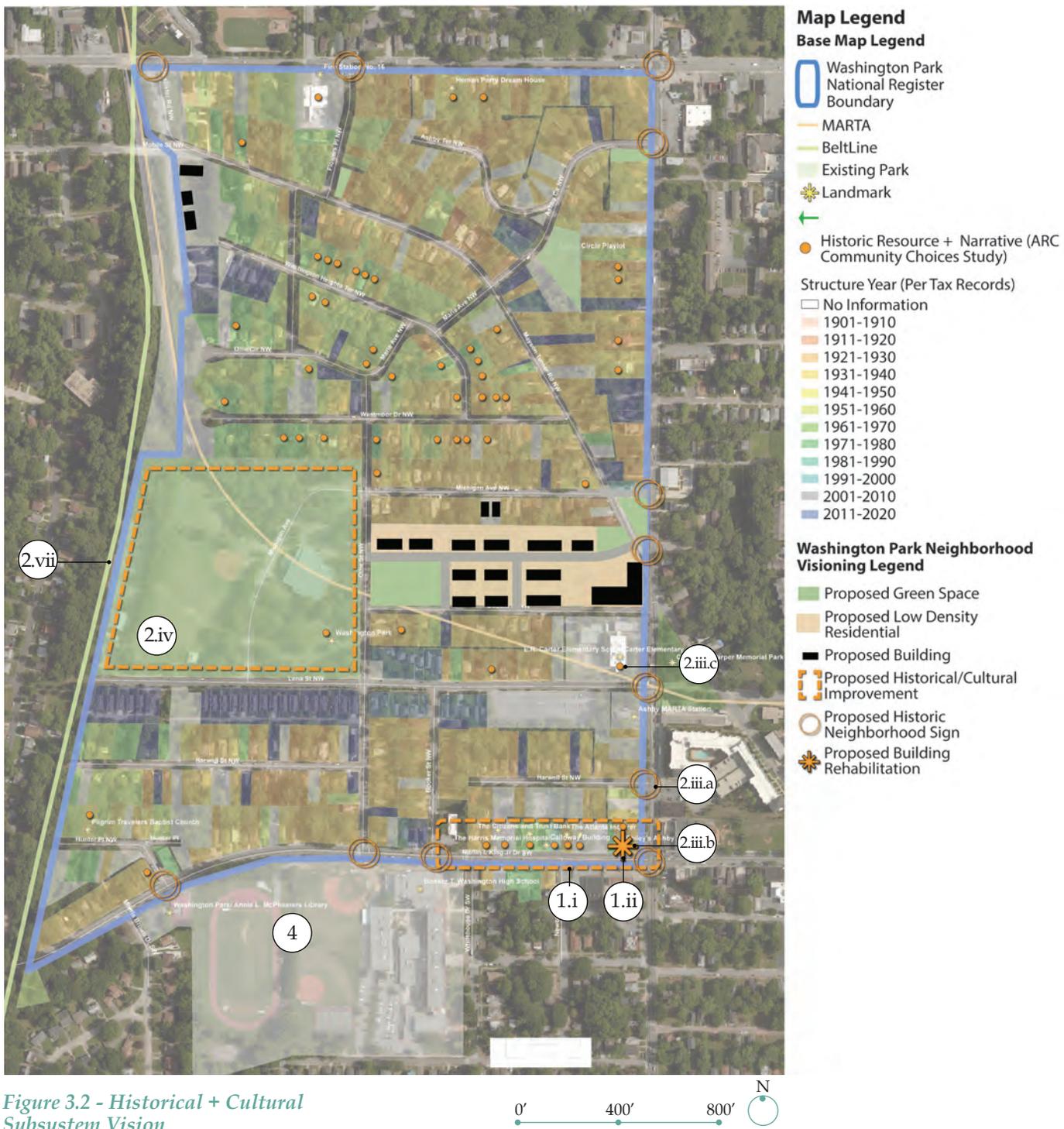
Figure 3.1 - Washington Park Neighborhood Vision Plan



3.1.1 - Washington Park Neighborhood Historical + Cultural Subsystem Vision

Goal 1: Celebrating the neighborhood's rich Black history + culture

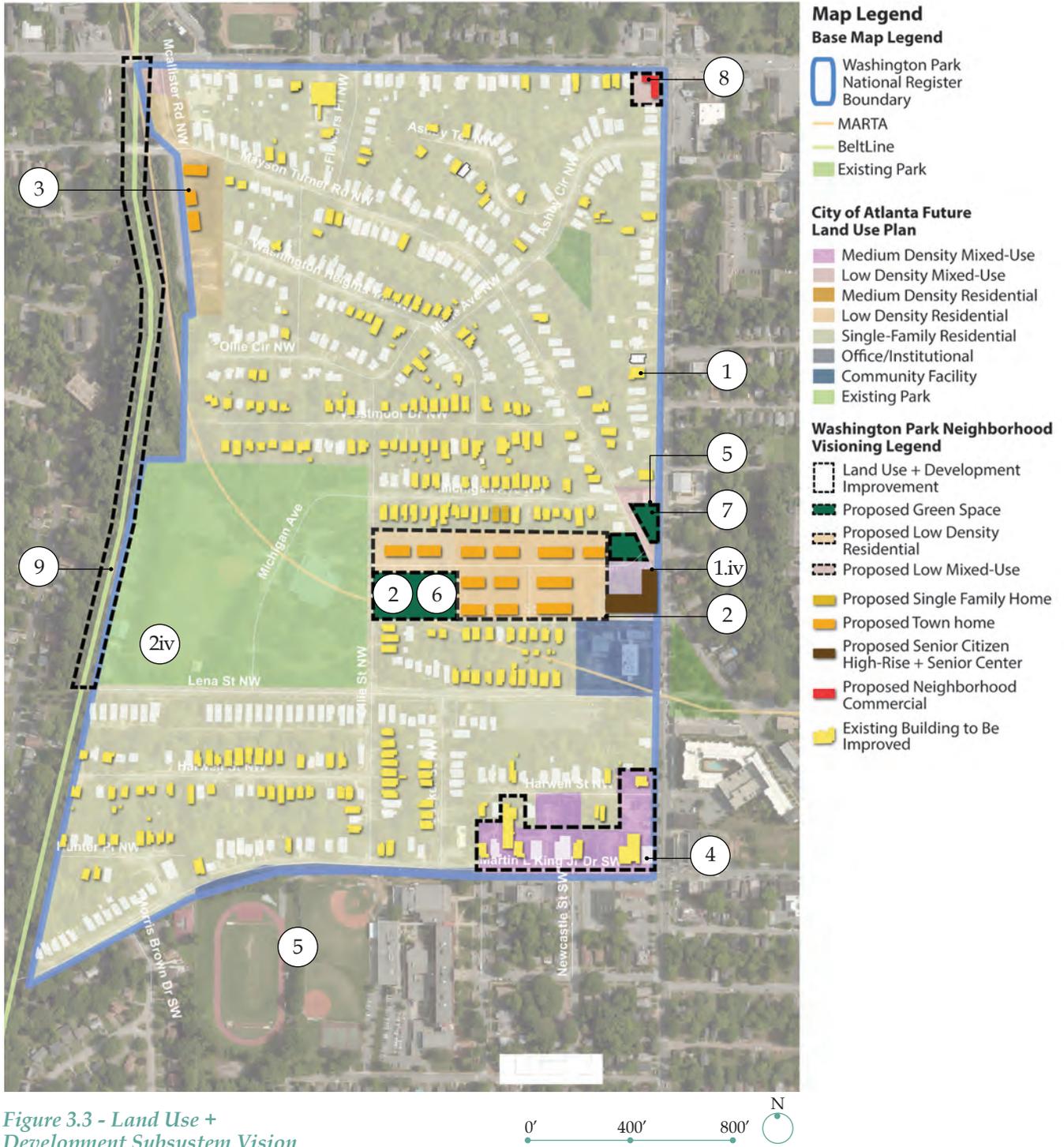
1. Renovate the Martin Luther King Jr. Drive(MLK) historic commercial area and re-integrate the area into the neighborhood fabric:
 - i. Work with partner agencies to look for opportunities to develop historical cultural land uses in the historic MLK commercial area such as art museum, galleries, etc.;
 - ii. Work with partner agencies to bring back the Ashby Theater.
2. Retain cultural aspects of the neighborhood and celebrate and tell the history of the neighborhood and people that contributed to the neighborhood:
 - i. Preserve and rehabilitate the historic architectural character of the MLK historic commercial area buildings and residential homes;
 - ii. Use signs, plaques, walking tours, living recognitions, public art, and other methods to celebrate historical narratives and community leaders;
 - iii. Place signage and history exhibits in prominent locations and buildings including:
 - a. Neighborhood entrances;
 - b. Ashby Street Movie Theater;
 - c. Historic Resources and Narrative locations identified through the ARC Community Choices Study.
 - iv. Organize a Washington Park Neighborhood Festival;
 - v. Develop a digital historical -app of the Washington Park Neighborhood;
 - vi. Develop neighborhood urban design standards including gateways, signage and wayfinding, furnishing, lighting, hardscape, and landscapes that frame, delineate and, celebrate the neighborhood;
 - vii. Promote foot traffic from the Atlanta BeltLine by telling and celebrating the history of the neighborhood;
 - viii. Link the neighborhood's history to the broader City of Atlanta Black History in signage, plaques, walking tours, living recognitions, etc.
3. Provide financial incentives to get public servants and professionals to move to historic district to re-establish culture.
4. Continue to engage Booker T. Washington High School faculty, students, and alumni to develop and tell the story of the neighborhood's history.



3.1.2 - Washington Park Neighborhood Land Use + Development Subsystem Vision

Goal 2: Providing high-quality and affordable housing + businesses

1. Address + fix all structures in the Washington Park Neighborhood that are eyesores for the neighborhoods:
 - i. Work with the City of Atlanta to review , impose, and administer code enforcement issues;
 - ii. Work with partner agencies to tear down abandoned and dilapidated housing;
 - iii. Work with partner agencies to improve and maintain abandoned lots.
2. Redevelop, tear down, or rebuild Desoto and Chennault Apartments as:
 - i. Senior housing (senior citizen high-rise with community center);
 - ii. Mixed housing for seniors and young people;
 - iii. Expanded park; or
 - iv. Parking for park (See Section 3.4 - Desoto + Chennault Site Redevelopment Scenario).
3. Develop vacant parcels in Washington Manor into town homes or single-family homes (See Section 3.3 - Washington Manor Redevelopment Scenarios);
4. Include neighborhood commercial + retail uses in MLK historic commercial area:
 - i. Neighborhood bakery, deli, coffee shop, laundry, dry cleaners, pharmacy, restaurants with consistent hours that keeps the historic character and updates/ expands building to bring new tenants.
 - ii. Create Urgent Care in the Harris Memorial Hospital.
5. Develop welcome center/gateway sign on the corner of Mayson Turner and Lowery. (See Section 3.4 - Desoto + Chennault Site Redevelopment Scenario).
6. Explore option to redevelop YMCA into Science Technology Engineering Math (STEM) Training / Tech Facility (See Section 3.4 - Desoto + Chennault Site Redevelopment Scenario).
7. Encourage redevelopment on the northwest corner of Joseph E. Lowery Boulevard + Desoto Street for neighborhood commercial use such as laundromat, cleaners, bakery, deli, coffee shop, etc. (See Section 3.4 - Desoto + Chennault Site Redevelopment Scenario).
8. Develop Boone and Lowery commercial area into neighborhood commercial area.
9. Allow vendors along the BeltLine:
 - i. Pop-up bike shops
 - ii. BeltLine Bike Shop
 - iii. Bike station for service bikers
10. Encourage employment in the neighborhood.



3.1.3 - Washington Park Neighborhood Social + Recreation Subsystem Vision

Goal 3: Providing access to safe, high-quality and diverse parks, recreation, social, and cultural programs and events

1. Encourage more police surveillance in the neighborhood such as foot patrol and police on bikes;
 - i. Add cameras in the park and in the tennis center;
 - ii. Provide a dedicated police force along the BeltLine.
2. Continue work on existing Washington Park vision:
 - i. Receive commitment from the City to maintain greenspace and landscapes;
 - ii. Keep park lights on at night in the Park;
 - iii. Close gate at night;
 - iv. Add space for jazz band and small concerts.
3. Offer more programs for youth, seniors, and families in the Park and in the Library to repopulate the neighborhood:
 - i. Dance/theater;
 - ii. Swimming classes;
 - iii. Technology training;
 - iv. Sports leagues developed within the neighborhood for more local use of the Park;
 - v. Neighborhood 5K;
 - vi. Culinary training;
 - vii. Organize a farmers market in the Washington Park Neighborhood.
 - viii. Organize a Washington Park Neighborhood festival.
4. Improve and update Ashby Play Lot and connect it to other potential neighborhood greenspaces.
5. Develop garden spots in key vacant lots throughout the neighborhood.
6. Develop a senior center in the neighborhood.
7. Explore option to re-open YMCA and turn it into a Community Center with youth and senior center programming, gym, and studio with a community kitchen, market square, and other “commercial” opportunities (See Section 3.4 - Desoto + Chennault Site Redevelopment Scenario);
8. Establish forum for Atlanta Business League to speak with Washington Park residents about business development;
9. Continue the relationship between surrounding schools and the Washington Park Neighborhood:
 - i. Encourage better communication between the schools and the neighborhood;
 - ii. Continue developing Atlanta Public Schools programs that connect neighborhood to the school;
 - iii. Involve schools in the planning of the neighborhood’s future;
 - iv. Reactivate the cooperation between the school auditoriums being available to the neighborhood;
 - v. Support improvement of schools in the neighborhood;
 - vi. Establish a single-point of communication in the neighborhood and improve communication.



Map Legend

Base Map Legend

- Washington Park National Register Boundary
- MARTA
- BeltLine
- Existing Park
- Landmark
- Existing Trail

Washington Park Neighborhood Visioning Legend

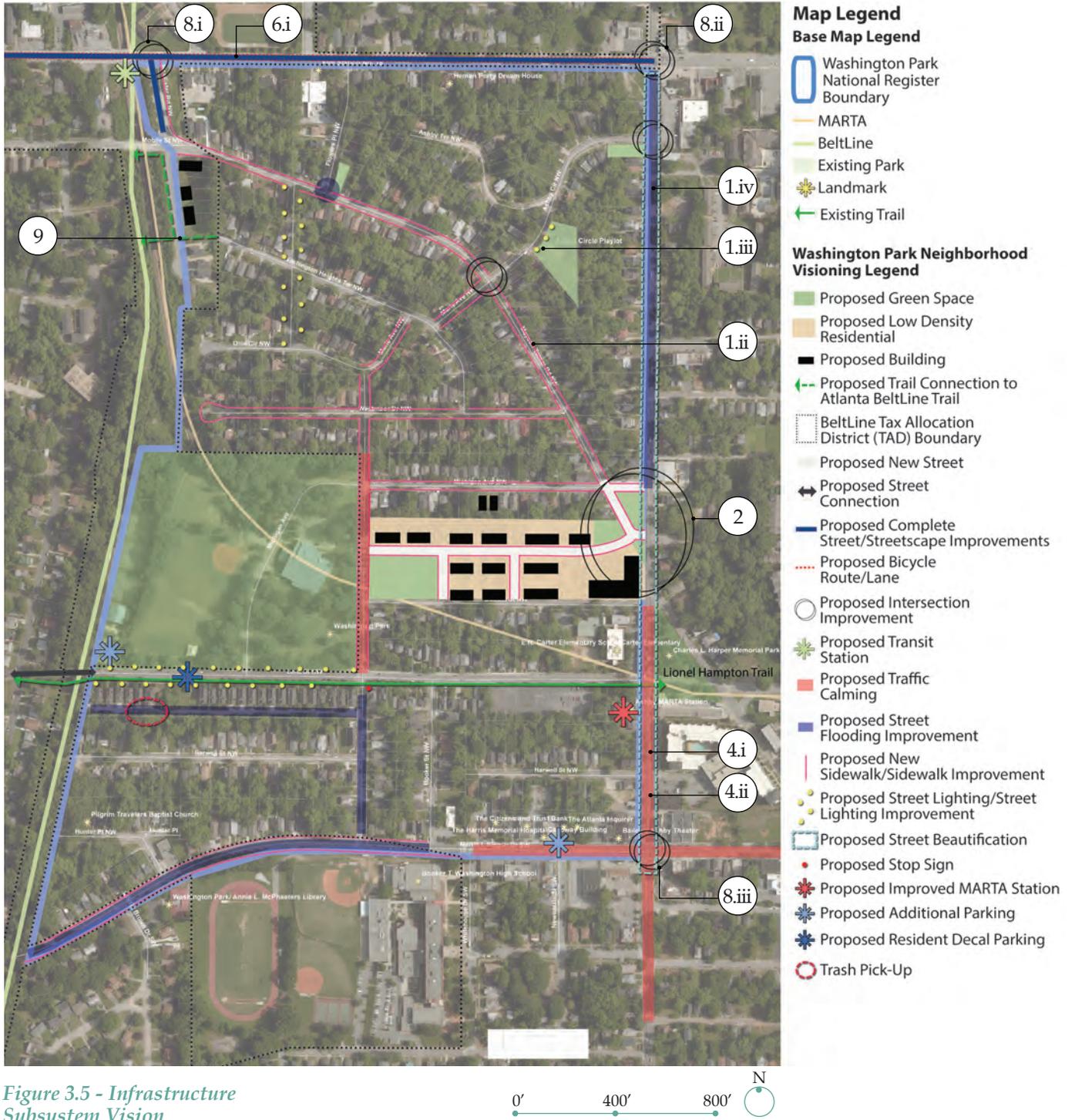
- Proposed Green Space
- Proposed Low Density Residential
- Proposed Building
- Potential Green Space Connection
- Proposed Civic Institution Improvement
- Proposed Parks + Recreation Improvement
- Proposed Trail Connection to Atlanta BeltLine Trail

Figure 3.4 - Social + Recreation Subsystem Vision

3.1.4 - Washington Park Neighborhood Infrastructure Subsystem Vision

Goal 4: Providing access to safe, high-quality streets, sidewalks, trails, and transit opportunities.

1. Complete public right-of-way improvements in the Washington Park Neighborhood:
 - i. Resurface streets where necessary;
 - ii. Fix/maintain broken sidewalks and overgrown landscaping;
 - iii. Fix broken lights and add lighting where necessary; and
 - iv. Correct areas that flood. Many of which are influenced by Proctor Creek Watershed flooding issues.
2. Fix Mayson Turner Road + Joseph E. Lowery Boulevard (Ashby Street) Intersection
3. Add trash receptacles throughout the neighborhood and the Park to reduce litter.
4. Implement traffic calming on neighborhood streets.
 - i. Remove truck route from Joseph E. Lowery Drive.
 - ii. Enforce noise ordinances for vehicles traveling through the neighborhood.
5. Provide additional parking in neighborhood retail and commercial areas.
6. Implement Atlanta BeltLine complete streets policies on:
 - i. Joseph E. Boone Boulevard with bike lanes.
7. Enhance pedestrian crossing on neighborhood intersections.
8. Implement specific intersection improvements:
 - i. Atlanta BeltLine intersection improvement on Joseph E. Boone Boulevard + McAllister Road;
 - ii. Atlanta BeltLine intersection improvement on Joseph E. Boone Boulevard + Joseph E. Lowery Boulevard;
 - iii. Add audible crossing on Martin Luther King, Jr. Boulevard + Joseph E. Lowery Boulevard.
9. Implement Atlanta BeltLine multi-use trail connection on Washington Heights Terrace, NW to the Atlanta BeltLine Trail.



3.2 - Washington Park Neighborhood Vision Prioritization Exercise

During the second exercise of Public Meeting #2, participants were asked to prioritize the projects and action items proposed for each of the vision subsystems illustrated in Section 3.1. In order of priority within each subsystem vision, following are the projects and action items that were considered to be the highest priority. The number of each project and action item matches those listed in Sections 3.1.1 - 3.1.4. Complete results can be found in the Appendix.

3.2.1 - Goal 1: Historical + Cultural Subsystem Vision Projects + Action Item Priorities

- (20 Votes)** 1. Renovate the Martin Luther King Jr. Drive(MLK) historic commercial area and re-integrate the area into the neighborhood fabric.
- (15 Votes)** 2. Retain cultural aspects of the neighborhood and celebrate and tell the history of the neighborhood and people that contributed to the neighborhood.
- (13 Votes)** 5. Continue to engage Booker T. Washington High School faculty, students, and alumni to develop and tell the story of the neighborhood’s history.
- (11 Votes)** 4. Provide financial incentives to get public servants and professional to move to historic district to re-establish culture.

3.2.2 - Goal 2: Land Use + Development Subsystem Vision Projects + Action Item Priorities

- (14 Votes)** I4. Include neighborhood commercial + retail uses in MLK historic commercial area.
- (13 Votes)** 1. Address + fix all structures in the Washington Park Neighborhood that are eyesores for the neighborhoods.

- (9 Votes)** 10. Encourage employment in the Neighborhood.

- (8 Votes)** 2. Redevelop, tear down, or rebuild Desoto + Chennault Apartments (See Section 3.4 - Desoto + Chennault Site Redevelopment Scenario).

3.2.3 - Goal 3: Social + Recreational Subsystem Vision Projects + Action Item Priorities

- (11 Votes)** 1. Encourage more police surveillance in the neighborhood; police on bikes.
- (10 Votes)** 3.vii. Organize a farmers market in the Washington Park Neighborhood.
- (10 Votes)** 8. Explore option to re-open the YMCA turn into a Community Center with youth and senior center programming, gym, and studio with a community kitchen, market square, and other “commercial” opportunities (See Section 3.4 - Desoto + Chennault Site Redevelopment Scenario).

3.2.4 - Goal 4: Infrastructure Subsystem Vision Projects + Action Item Priorities

- (19 Votes)** 1. Complete public right-of-way improvements in the Washington Park Neighborhood.
- (11 Votes)** 2. Fix Mayson Turner Road + Joseph E. Lowery Boulevard (Ashby Street)

3.3 - Conceptual Infill + Redevelopment Site

During the public meetings, residents identified two key areas in that Washington Park Neighborhood that appear to have the best potential for infill and redevelopment. These are the undeveloped lots along McAllister Road within the area known as Washington Manor and the abandoned Desoto and Chennault Apartments along Desoto Street. Informed by the desired program of neighborhood residents, the following sections provide conceptual development plans for these two sites.

It is important to note that these development plans are conceptual in nature and are based purely on the uses and development programs desired by neighborhood residents and not based on market research data or the property owners' plans or desires. Additionally, these plans were developed using Geographic Information System (GIS) based topography, edge of pavement, and property line data provided by the City of Atlanta as well as Google Earth aeriels. Additional market research, site analysis, survey, and design work would have to be completed to further explore the potential viability of the proposed concepts and potential development of these sites.

3.3.1 - Washington Manor Redevelopment Scenarios

Located off of McAllister Road in the northwest portion of the Washington Park Neighborhood in an area known as Washington Manor are seven undeveloped lots that residents identified as having potential for infill development (See Figure 3.6). These sites were originally purchased by a developer prior to the Great Recession and were planned as single-family homes. Four of these undeveloped sites have single-family home foundations constructed and three sites are unimproved. In their current state, these undeveloped lots are eyesores for the neighborhood.

In the public meetings, residents noted that they would like to see those lots developed. Based on the City's existing zoning, the proposed

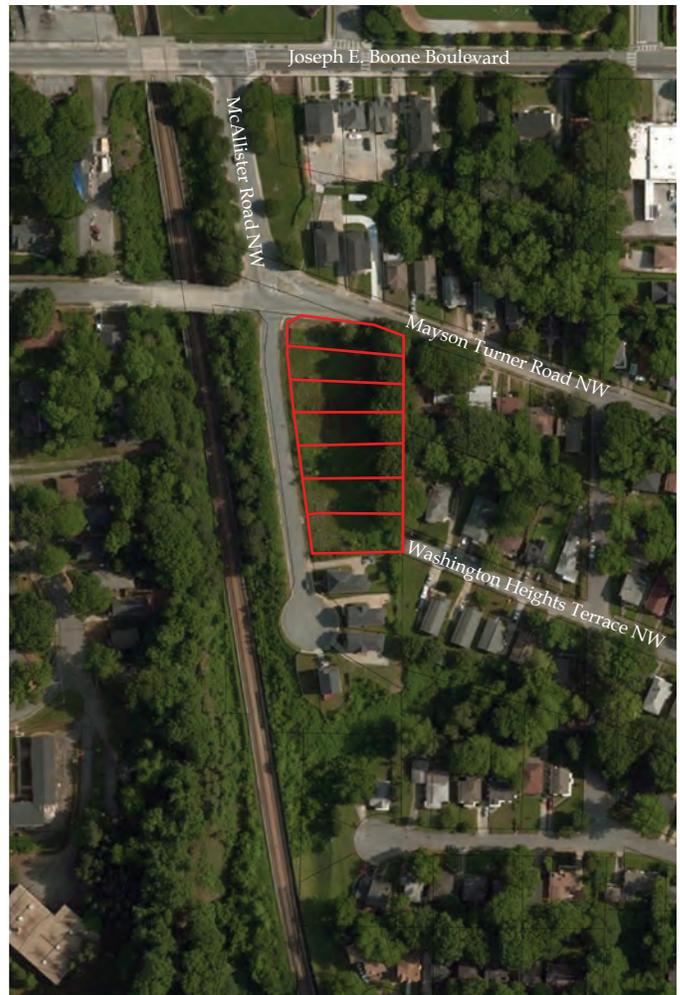


Figure 3.6 - Undeveloped Lots in Washington Manor

improvements planned for the area, and residents' desired development program for the sites, Figure 3.7 illustrates how single family homes could be developed on the site. This option would require the least amount of site preparation work since the lots are already sub-divided as single-family home lots and four of them already have foundations.

Figure 3.8 illustrates how town homes could be developed on these lots. Unlike the single-family home option, building town homes on the lots would require that a developer purchase all seven undeveloped lots and re-sub-divide the parcels. Figures 3.9 - 3.11 show examples of what these town homes could look like.

Washington Park Neighborhood Visioning Plan



Figure 3.7 - Undeveloped Lots in Washington Manor Developed as Single-Family Homes





Figure 3.8 - Undeveloped Lots in Washington Manor Developed as Town Homes



Washington Park Neighborhood Visioning Plan



Figure 3.9 - Example of Town Homes - Highland Park Town Homes facing the BeltLine Eastside Trail



Figure 3.10 - Exampel of Town Homes - Inman Park Village Town Homes adjacent to the BeltLine Eastside Trail



Figure 3.11 - Example of Town Homes - The Commons at Historical Westside Village Townhomes near the Washington Park Neighborhood

3.4 - Desoto + Chennault Site Redevelopment Scenario

Located off of Desoto Street NW just east of Washington Park is a 2-acre parcel that contains 10 dilapidated and abandoned 2-story apartment buildings. This site has remained abandoned, boarded-up, and fenced-off from the neighborhood for the last decade. In its current state, the site is an eyesore for the neighborhood and a location for illegal activity. Through the years, residents have lamented the property's current state and sought its redevelopment.

Adjacent to the Desoto Apartment site are two sites that residents have also expressed interest in seeing redeveloped. These two sites are the old YMCA building to the west of the Desoto Apartments and the Chateau Chennault Apartments to the east. The old YMCA building has been vacant for many years and recently experienced multiple fires that caused a great deal of damage to the building. Historically, the building has had flooding issues in the basement level of the building. Figure 3.12 shows these three

sites and also illustrates the area's topography. It appears that the old YMCA building is located in the low lying area of the block and receives water from the surrounding properties which may explain the building's flooding issues.

The Chateau Chennault Apartments, on the other hand, are still used by residents but are not in the greatest physical condition. These three sites total approximately 7.9 acres. Through the public meetings, residents noted that they would like to see this entire block redeveloped to include:

- Senior housing (senior citizen high-rise with community center);
- Science Technology Engineering and Math (STEM) Facility;
- Housing for young people;
- Expanded parkland; or
- Parking for the park.

Residents also noted a desire to make the Mayson Turner Road NW and Joseph E. Lowery Boulevard NW intersection more safe.



Figure 3.12 - Desoto Block + Area Topography

Washington Park Neighborhood Visioning Plan

Informed by residents' desired development program for the site, Figure 3.13 illustrates how the entire Desoto Street block between Ollie Street NW and Mayson Turner Boulevard NW could be redeveloped. This scenario includes town homes, a 1.0 acre park located on the corner of Ollie Street NW and Desoto Street NW, senior housing with a senior center, an improved Mayson Turner Boulevard NW and Joseph E. Lowery Boulevard intersection with a new park and welcome center, and small pocket park in front of the senior housing and senior center.

The park located on the corner of Ollie Street NW and Desoto Street NW could serve to retain stormwater for the block. Building this park could potentially also provide fill to build-up and raise the elevation of the proposed town homes. It's important to note that the old YMCA and Desoto Apartment parcels are currently zoned as Single-Family Residential. In order to develop these parcels into town homes, the parcels would have to be re-zoned to Low-Density Residential. Figures 3.14 - 3.16 show example images of some of these proposed elements.



Figure 3.13 - Conceptual Desoto Block Redevelopment Scenario



Legend

- ① Stormwater Park
- ② Town Home
- ③ High-Rise Senior Housing with Senior Center
- ④ Proposed Street with On-Street Parking
- ⑤ Proposed New Alley
- ⑥ Proposed New Intersection
- ⑦ Proposed Park with Welcome Center
- ⑧ Proposed Pocket Park



Figure 3.14 - Example of Park Built to Retain Stormwater - Glenwood Park



Figure 3.15 - Example of Town Homes - Inman Park Village Town Homes adjacent to the BeltLine Eastside Trail



Figure 3.16 - Example of Senior Housing - Veranda at Scholars Landing Senior Living High-Rise

3.5 - Implementation Strategy

Implementation of the Washington Park Neighborhood Vision Plan will involve a collaborative effort between numerous public, private, and non-profit agencies and organizations which may include the following:

- The Conservancy at Historic Washington Park (CHWP)
- Washington Park Community Club & Neighborhood Association (WPCCN)
- Atlanta Community Food Bank
- Atlanta Day Shelter for Women and Children
- Atlanta Harm Reduction Coalition
- Atlanta Beltline, Inc. (ABI)
- Atlanta Public Schools (APS)
- Atlanta Regional Commission (ARC)
- Alonzo A. Crime Center for Urban Educational Excellence
- City of Atlanta Department of Parks, Recreation, and Cultural Affairs
- City of Atlanta Department of Planning and Community Development
- City of Atlanta Department of Public Works
- City of Atlanta Department of Watershed Management
- Atlanta Public Schools
- City of Atlanta NPU-K
- City of Atlanta NPU-L
- City of Atlanta NPU-T
- Fulton County/City of Atlanta Land Bank Authority (LBA)
- Georgia Conservancy
- Georgia Department of Transportation (GDOT)
- Georgia Food Oasis
- Georgia Stand Up
- Hagar Civilization Training Missionary
- HEALing Community Center
- Help.Org.Inc.
- Historic Westside Cultural Arts Council
- Invest Atlanta
- Metro Atlanta Regional Transit Association (MARTA)
- Northwest Business Association (NBA)
- Northwest Community Alliance (NCA)

- Proctor Creek Stewardship Council
- Park Pride, Inc.
- Westside Community Alliance (WCA)
- Others

Non-profit organizations in the Atlanta Region benefit from over \$500 Million of annual philanthropic funding that should be considered as part of the Washington Park Neighborhood Visioning Plan implementation strategy. Below is a list of a variety of foundations in Atlanta that may be available to assist in the implementation of the plan:

- Arthur M. Blank Family Foundation
- Community Foundation for Greater Atlanta
- The Coca-Cola Foundation, Inc.
- Georgia Power Foundation, Inc.
- Home Depot Foundation
- James M. Cox foundation of Georgia, Inc.
- J.Bulow Campbell Foundation
- Lettie Pate Whitehead Foundation, Inc.
- O. Wayne Rollins Foundation
- Robert W. Woodruff Foundation
- Turner Foundation, Inc.
- UPS Foundation
- CDC Foundation
- The AFLAC Foundation, Inc.
- Bradley-Turner Foundation, Inc.
- The Courts Foundation, Inc.
- North Georgia Community Foundation
- Community Foundation of Central Georgia
- Georgia-Pacific Foundation, Inc.
- Carlos and Marguerite Mason Trust
- The Sartain Lanier Family Foundation, Inc.
- Gay and Erskine Love Foundation
- The Peyton Anderson Foundation, Inc.
- Community Foundation for Northeast Georgia
- William I. H. and Lula E. Pitts Foundation
- The Abraham J. and Phyllis Katz Foundation
- Dorothy V. and Logan Lewis Foundation, Inc.
- Callaway Foundation, Inc.
- Luther and Susie Harrison Foundation, Inc.
- The Savannah Community Foundation
- Anncox Foundation, Inc.
- Healthcare Georgia Foundation
- The Tull Charitable Foundation

- AGL Resources Private Foundation
- The Community Foundation of Northwest Georgia
- Williams Family Foundation of Georgia, Inc.

Crucial to the Washington Park Neighborhood Visioning Plan implementation effort however, will be the identification of a single organization whose primary task is to be the champion and vision keeper of the Washington Park Neighborhood Visioning Plan.

During the public neighborhood meetings, numerous residents stated that the neighborhood needed one single point of communication. Many residents felt that there were too many different voices in the neighborhood which made it difficult to know what was going on and to focus neighborhood improvement efforts. To focus efforts, there should be a single organization that is responsible for working closely with other groups to organize and lead implementation efforts related to the Washington Park Neighborhood. Ideally, this organization would provide leadership, volunteers, and part-time staff to facilitate and coordinate partnerships focused on the implementation of the Washington Park Neighborhood Visioning Plan.

It is anticipated that either the Conservancy at Historic Washington Park (CHWP) or the Washington Park Community Club & Neighborhood Association (WPCCNA) will lead the implementation efforts, provide leadership and ultimately, part-time staff to facilitate and coordinate partnerships for the implementation of the Washington Park Neighborhood Visioning Plan.

The identified organization will serve as the catalyst and vision-keeper for implementation of the Washington Park Neighborhood Visioning Plan, working with partner organizations on applying for grants, capital campaigns, coordination efforts, and other neighborhood improvement initiatives. This organization's immediate tasks include:

- Meeting with partner organizations and

foundations to establish and/or strengthening relationships, identify opportunities for collaboration, focus efforts, and establish roles and responsibilities for implementation project and initiatives;

- Create an advisory group, perhaps evolving from the current Neighborhood Association to help guide implementation efforts;
- Identify volunteers to assist with applying for grants or create partnerships with staffed non-profit organizations to apply for grants and obtain seed funding to kick start the implementation of the Washington Park Neighborhood Visioning Plan.

The subsequent pages contain specific action items to assist in the implementation of the Washington Park Neighborhood Visioning Plan.

Goal 1: Celebrating the neighborhood's rich Black history + culture

Projects + Initiatives	Responsibility	Actions	Potential Funding Source
<p>1. Renovate the Martin Luther King Jr. Drive(MLK) historic commercial area and re-integrate the area into the neighborhood fabric:</p> <ul style="list-style-type: none"> i. Work with partner agencies to look for opportunities to develop historical cultural land uses in the historic MLK commercial area such as art museum, galleries, etc.; ii. Work with partner agencies to bring back the Ashby Theater. 	<p>Lead - CHWP Partner - ARC + COA + Other</p>	<p>CHWP to work with the COA to establish a Local Historic Neighborhood Designation for the Washington Park Neighborhood. This will require:</p> <ul style="list-style-type: none"> • A proposed set of regulations, • Photographic inventory of every parcel within the proposed Historic District, • Designation report, • Map showing the proposed District and Sub-District Boundaries, • Indication of funds to pay for the designation, <p>CHWP to work with the ARC, COA and partner neighborhood organizations to develop marketing strategy and campaign to actively promote the MLK historic commercial area.</p>	<p>Private/ Philanthropic</p>
<p>2. Retain cultural aspects of the neighborhood and celebrate and tell the history of the neighborhood and people that contributed to the neighborhood:</p> <ul style="list-style-type: none"> i. Preserve and rehabilitate the historic architectural character of the MLK historic commercial area buildings and residential homes. 	<p>Lead - CHWP Partner - ARC + COA + ABI + Other</p>	<p>CHWP to work with the COA to establish a Local Historic Neighborhood Designation for the Washington Park Neighborhood. See steps above.</p>	<p>Atlanta BeltLine Housing Initiative Program (HIP)</p> <p>Private/ Philanthropic</p>
<ul style="list-style-type: none"> ii. Use signs, plaques, walking tours, living recognitions, public art, and other methods to celebrate historical narratives and community leaders; iii. Place signage and history exhibits in prominent locations and buildings including: <ul style="list-style-type: none"> a. Neighborhood entrances; b. Ashby Theater; c. Historic Resources and Narrative locations identified through the ARC Community Choices Study. iv. Develop a digital historical -app of the Washington Park Neighborhood; v. Develop neighborhood urban design standards including gateways, signage and wayfinding, furnishing, lighting, hardscape, and landscapes that frame, delineate and, celebrate the neighborhood; vi. Promote foot traffic from the Atlanta BeltLine by telling and celebrating the history of the neighborhood; vii. Link the neighborhood's history to the broader City of Atlanta Black History in signage, plaques, walking tours, living recognitions, etc. 	<p>Lead - CHWP Partner - ARC + COA + ABI + Other</p>	<p>CHWP to develop Historical + Cultural Master Plan that develops neighborhood urban design standards for gateways, signage and wayfinding, furnishing, lighting, hardscape, and landscapes that frame, delineate and, celebrate the neighborhood.</p> <p>The Historical and Cultural Master Plan would also take the narratives identified in ARC's Community Choices Report and proposes a strategy to celebrate them and translate them into signs, markers, public art, digital apps, walking tours, etc.</p> <p>The Historical and Cultural Master Plan should also include the development of schematic design package and cost estimate that can be submitted to a sign manufacturer for construction and installation.</p>	<p>Private/ Philanthropic</p>
<p>3. Provide financial incentives to get public servants and professionals to move to historic district to re-establish culture.</p>	<p>Lead - CHWP Partner - COA + Invest Atlanta + ABI + Other</p>	<p>CHWP to meet with COA and Invest Atlanta to discuss potential opportunities.</p>	<p>COA</p> <p>Invest Atlanta</p> <p>Private/ Philanthropic</p>
<p>4. Continue to engage Booker T. Washington High School faculty, students, and alumni to develop and tell the story of the neighborhood's history</p>	<p>Lead - CHWP Partner - APS + Other</p>	<p>CHWP to reach out to Booker T. Washington Leadership to discuss Washington Park Neighborhood Visioning Plan and identify partnership opportunities</p>	

Goal 2: Providing high-quality and affordable housing + businesses

Projects + Initiatives	Responsibility	Actions	Potential Funding Source
1. Address + fix all structures in the Washington Park Neighborhood that are eyesores for the neighborhoods: i. Work with the City of Atlanta to review, impose, and administer code enforcement issues;	Lead - CHWP Partner - COA + Other	CHWP to work with the COA to address Code Enforcement Issues and include improvements in the City's Capital Improvements Plan (CIP)	City Private/ Philanthropic
ii. Work with partner agencies to tear down abandoned and dilapidated housing; iii. Work with partner agencies to improve and maintain abandoned lots.	Lead - CHWP Partner - COA+ COA/ FCLBA + Other	CHWP to meet with the COA and COA/FCLBA to discuss Washington Park Neighborhood Visioning Plan and identify partnership opportunities. CHWP to organize neighborhood groups to spearhead neighborhood clean-up days to improve and maintain abandoned lots. CHWP to work with partner agencies to make sites available for redevelopment.	City/County Private/ Philanthropic
2. Redevelop, tear down, or rebuild Desoto and Chennault Apartments. 3. Develop vacant parcels in Washington Manor into town homes or single-family homes.	Lead - CHWP Partner - ARC + COA + COA/FCLBA + ABI + Other	CHWP to meet with property owners to discuss Washington Park Neighborhood Visioning Plan and develop a strategy for site's redevelopment that may include partners.	Private/ Philanthropic
4. Include neighborhood commercial + retail uses in MLK historic commercial area.	Lead - CHWP Partner - ARC + COA + ABI	CWP to work with the ARC, COA, and partner neighborhood organizations to develop marketing strategy and campaign to actively promote the MLK historic commercial area. CHWP to work with partner agencies to make sites available for redevelopment.	City/County Private/ Philanthropic
5. Develop welcome center/gateway sign on the corner of Mayson Turner and Lowery. 6. Explore option to redevelop YMCA into Science Technology Engineering Math (STEM) Training / Tech Facility (See Section 3.4 - Desoto + Chennault Site Redevelopment Scenario). 7. Secure property on the northwest corner of Joseph E. Lowery Boulevard + Desoto Street for neighborhood commercial use such as laundromat, cleaners, bakery, deli, coffee shop, etc. 8. Develop Boone and Lowery commercial area into neighborhood commercial area.	Lead - CHWP Partner - ARC + COA + COA/FCLBA + ABI + Other	CHWP to meet with property owners to discuss Washington Park Neighborhood Visioning Plan and develop strategy for site's redevelopment that may include partners. CHWP to organize neighborhood groups to spearhead neighborhood clean-up days to improve and maintain abandoned lots. CHWP to work with partner agencies to make sites available for redevelopment.	City/County Private/ Philanthropic
9. Allow vendors along the BeltLine.	Lead - CHWP Partner - ABI	CHWP to meet with ABI to encourage vendors along the BeltLine	ABI Private/ Philanthropic
10. Encourage employment in the neighborhood	Lead - CHWP Partner - COA	CHWP to meet with COA to explore potential for community benefits agreement for the Washington Park Neighborhood that ensure that any projects and development in the neighborhood provide employment opportunities for neighborhood residents.	City/County Private/ Philanthropic

Goal 3: Providing access to safe, high-quality and diverse parks, recreation, social, and cultural programs and events

Projects + Initiatives	Responsibility	Actions	Potential Funding Source
1. Encourage more police surveillance in the neighborhood such as foot patrol and police on bikes; <ul style="list-style-type: none"> i. Add cameras in the park and in the tennis center; ii. Provide a dedicated police force along the BeltLine. 	Lead - CHWP Partner - APD + COA + ABI + Other	CHWP to work with APD to encourage police officers on bicycles and on foot to frequently visit the neighborhood; CHWP to work with the COA Department of Parks, Recreation, and Cultural Affairs to install cameras in the parks and in the tennis center. CHWP to work with ABI to ensure that the development of the BeltLine includes security cameras in key locations near the Washington Park Neighborhood. CHWP to establish neighborhood watch program in the neighborhood.	City Private/ Philanthropic
2. Continue working on existing Washington Park: <ul style="list-style-type: none"> i. Receive commitment from the City to maintain greenspace and landscapes; ii. Keep park lights on at night in the Park; iii. Close gate at night; iv. Add amphitheater, jazz band, small concerts. 	Lead - CHWP Partner - COA + ABI + Other	CHWP to develop detailed cost estimate for proposed park improvements and establish a Capital Campaign and begin pursuing grants for park improvements. CHWP to work with the COA Department of Parks, Recreation, and Cultural Affairs to determine what improvement and programs the Department is able to assist with. CHWP to meet with Park Pride to determine how the CHWMP can be eligible for Park Pride Grants and begin to pursue grants annually CHWP to meet with the Atlanta BeltLine to identify potential for Beltline funded park improvements.	City Private/ Philanthropic
3. Offer more programs for youth, seniors, and families in the Park and in the Library to repopulate the neighborhood: <ul style="list-style-type: none"> i. Dance/theater; ii. Swimming classes; iii. Technology training; iv. Sports leagues developed within the neighborhood for more local use of the Park; v. Neighborhood 5K; vi. Culinary training; 	Lead - CHWP Partner - COA + ABI + Other	CHWP to work with the COA Department of Parks, Recreation, and Cultural Affairs to determine what improvement and programs the Department is able to assist with.	City Private/ Philanthropic

Goal 4: Providing access to safe, high-quality streets, sidewalks, trails, and transit opportunities.

Projects + Initiatives	Responsibility	Actions	Potential Funding Source
1. Complete public right-of-way improvements in the Washington Park Neighborhood: <ul style="list-style-type: none"> i. Resurface streets where necessary; ii. Fix/maintain broken sidewalks and overgrown landscaping; iii. Fix broken lights and add lighting where necessary; and iv. Correct areas that flood. 	Lead - CHWP Partner - COA + Other	CHWP to work with the COA to address Code Enforcement Issues and include improvements in the City’s Capital Improvements Plan (CIP). CHWP to meet with Neighborhood Councilmember to seek funding from City of Atlanta Bond Referendum allocated to Councilmember’s District	City Private/ Philanthropic
2. Fix Mayson Turner Road + Joseph E. Lowery Boulevard (Ashby Street) Intersection	Lead - COA Partner - ARC + CHWP + Other	COA to complete study and include improvements in the City’s Capital Improvements Plan (CIP).	City ARC
3. Add trash receptacles throughout the neighborhood and the Park to reduce litter.	Lead - CHWP Partner - COA + ABI + Other	CHWP to work with the COA Department of Parks, Recreation, and Cultural Affairs and Department of Public Works to establish additional trash receptacles in the park and neighborhood.	City Private/ Philanthropic
4. Implement traffic calming on neighborhood streets. <ul style="list-style-type: none"> i. Remove truck route from Joseph E. Lowery Drive. ii. Enforce noise ordinances for vehicles traveling through the neighborhood. 5. Provide additional parking in neighborhood retail and commercial areas.	Lead - CHWP Partner - COA + ABI + Other	CHWP to work with COA to complete traffic calming study and propose traffic calming strategy for City streets including adding additional parking in retail and commercial areas. CHWP to work with the COA to include improvements in the City’s Capital Improvements Plan (CIP)	City Private/ Philanthropic
6. Implement Atlanta BeltLine complete streets policies on: <ul style="list-style-type: none"> i. Joseph E. Boone Boulevard with bike lanes. 	Lead - ABI Partner - CHWP	ABI to implement improvements.	ABI
7. Enhance pedestrian crossing on neighborhood intersections. 8. Implement specific intersection improvements.	Lead - CHWP Partner - COA + ABI + Other	CHWP to work with COA to complete traffic calming study and propose traffic calming strategy for City streets including adding additional parking in retail and commercial areas. CHWP to work with the COA to include improvements in the City’s Capital Improvements Plan (CIP)	City Private/ Philanthropic

4.0 Appendix

Central to the Washington Park Neighborhood Visioning planning process were public neighborhood meetings + planning team meetings where participants collaboratively developed a vision for the Washington Park Neighborhood.

Included in this section are the meeting summaries and sign-in sheets from the various Planning Team Meetings and Public Neighborhood Meetings.

PEREZ PLANNING + DESIGN, LLC

253 14th Street, NE | Suite 9 | Atlanta, GA 30309-3667
P. 404.416.0114

Washington Park Neighborhood Visioning Project Review Meeting Summary

Tuesday September 23, 2014

Attendees:

Christi Jackson – Washington Park Neighborhood
Dr. Pearlie Dove – Washington Park Neighborhood
Pat Gartrell – Washington Park Neighborhood
Allison Duncan – Atlanta Regional Commission (ARC)
Jessica Lavandier – City of Atlanta
Doug Young – City of Atlanta
Ashley Shares – City of Atlanta
Wesley Brown – Perez Planning + Design, LLC
Carlos Perez – Perez Planning + Design, LLC

The City of Atlanta Office of Planning in partnership with the Atlanta Regional Commission (ARC) met with representatives from the Washington Park Neighborhood and Perez Planning + Design, LLC to discuss the Washington Park Neighborhood Visioning Project; specifically the upcoming Public Workshop with the neighborhood. The purpose of the meeting was to discuss preparations, proposed agenda, presentation, and public engagement exercise for the first public workshop. Following is a summary of the meeting with action items included at the end.

- **Public Workshops**
 - Public Workshop #1 Date + Time + Location
 - Christi noted that the public workshop will take place at the Kipp Ways Elementary School located at 80 Joseph E Lowery Boulevard, SW at 6:30 pm to allow people time to arrive at the meeting after work.
 - The Team discussed various days that the public workshop could be scheduled. It was noted that generally speaking, Tuesdays and Thursdays are good days for public workshops. Saturday late mornings are also good. Based on the group's availability, Christi will reach out to the Kipp Ways School to see if Tuesday October 14th is available. If not, good fall back dates include Tuesday October 21st or Thursday October 23rd.
 - Public Workshop #2 Date + Time
 - Christi will explore Monday November 10th or Wednesday November 12th as potential dates for the second public workshop.
 - Advertising Strategy
 - Christi noted that they will advertise the meeting through their Newsletter, Wordpress, Facebook pages, and flyers.
 - Jessica also suggested that a postcard be mailed out to all the residences in the Washington Park Neighborhood. Christi will have to speak with District 3 to see if they can pay for the postage. Jessica will work on gathering the database of addresses in the neighborhood.
- **Review + Edit Proposed Public Workshop #1 Agenda + Content**
 - Public Input Exercise Ideas Discussion
 - Carlos provided an overview of the public engagement strategy. The strategy was based on Christi and Dr. Dove's desires to ensure that residents feel like their time at the meeting was not a waste of their time but was instead meaningful. Based on previous experience on similar

projects, Carlos felt that it was important to keep the public engagement exercise simple and personal and allow residents a forum to express themselves openly and leave feeling like they were listened to. To this end, Carlos suggested that attendees be organized into small break-out groups, between 3 to 5 attendees per break-out group. A facilitator for each group would then present a series of questions that the break-out group would discuss while the facilitator simply listens and documents. The facilitator will likely have to ask probing questions based on input received from residents but for the most part, the facilitator's role is to listen and document both in written form and on the large neighborhood aerial maps that would be provided to each of the break-out groups.

Carlos presented three different exercises to encourage discussions within the break-out groups; each of which includes three basic ideas:

- What do you like about the Neighborhood?
- What do you not like about the Neighborhood?
- What specific ideas and recommendations do you have?

Exercise #1 – Tell us about “A Day in the Life in the Washington Park Neighborhood. As you are thinking about your typically day, tell us about...

- The things you love about the neighborhood,
- The things you do not like about the neighborhood and you would change,
- Any specific ideas or recommendations you have to improve your typical day in the Washington Park Neighborhood.

Exercise #2 – Tell us about how you Live + Work + Play in the Washington Park Neighborhood. As you are thinking about these different activities, tell us about...

- The things you love about the neighborhood,
- The things you do not like about the neighborhood and you would change,
- Any specific ideas or recommendations you have to improve your typical day in the Washington Park Neighborhood.

Exercise #3 – Discuss 3 Questions:

- What is it that you love about the neighborhood that you don't want to see changed?
- What is it that you do not like about the neighborhood that you would like to see changed?
- What specific ideas + recommendations do you have about maintaining the things you love and/or changing the things you do not like?

Jessica noted that in addition to one of the exercises proposed, it might be good to also include the electronic voting exercise as part of the meeting to provide some quantitative information. The exercise could be completed before the break-out group exercises using the questions that

PEREZ PLANNING + DESIGN, LLC

Allison had developed and shared with the group. This exercise would function as an ice breaker and would also provide some information that could inform the break-out group sessions. Allison noted that after the voting, she could provide print outs of the voting exercise results to each group which may be useful for the break-out group discussions.

After reviewing the 10 questions that Allison had developed, the group decided to use the questions and also add two demographic questions that may include:

- How long have you lived in the Washington Park Neighborhood?
- How would you describe yourself:
 - I live in the Washington Park Neighborhood but work and play outside the neighborhood.
 - I live and work in the Washington Park Neighborhood but play outside the neighborhood.
 - I live, work, and play in the Washington Park Neighborhood.
 - I do not live in the Washington Park Neighborhood.
 - Other.

Allison will send demographic analysis questions to share with the group and Carlos will include them in the PowerPoint Presentation.

- The group talked about the proposed project schedule. Christi noted that she would like to have three presentations to each of the NPU's (i.e. NPU K, L, and T) after the project is completed. Carlos asked if the NPU's should be included in the public input process. Christi noted that they can attend the public workshops if they would like but it would suffice to present the findings after the final report. Christi and Jessica will work with the NPU's and their involvement on this project.
- Neighborhood Base Map
 - The group talked about the neighborhood base map that each break-out group would have at their tables. The purpose of these maps will be for each break-out group to reference and provide geographically based input. The group agreed to develop a base map that labels key elements in the neighborhood for reference purposes including roads, the BeltLine, civic, institutional, public spaces and facilities, and points of interest.

Additionally, large themed base maps would be provided for reference purposes. These would include:

- Historical Base Map developed by ARC for the Community's Choice Grant
- Housing Stock Quality
- Other?

Jessica to provide Allison with the GIS data for the Housing Stock Quality Wind Shield Tour data.

PEREZ PLANNING + DESIGN, LLC

- The group talked about the number of residents that may attend the meeting. Christi felt that 25 people was probably a good number to account for.
- Per these numbers, Allison will develop five (5) base maps and one (1) set of reference maps.
- **Discuss Public Workshop #1 Logistics**
 - Facilitators
 - With about 25 people expected to attend, five facilitators would be required to keep the break-out groups to a maximum of five (5) people per group. Facilitators may include:
 - Allison
 - Jessica
 - Doug
 - Wesley
 - Carlos
 - Materials

Following are a list of materials that will be needed during the public workshop and the name of the person who will be responsible for the item:

 - Five (5) 24"x36" base maps for each break-out group (Allison). Aerial of the neighborhood should be centered and provide white space around on each side of the aerial for residents to write comments.
 - Reference Maps (Allison).
 - (Do we think that the maps will be posted or pinned-up on a wall, placed on a table, or should we bring easels and boards to mount them?)
 - One (1) 24"x36" Historical Themed Map
 - One (1) 24"x36" Housing Stock Quality Map
 - Workshop directional poster(s) (Allison)
 - Laptop with TurningPoint PowerPoint Software + Responders (Allison)
 - Projector (Allison)
 - Portable Printer for printing TurningPoint Voting Exercise results for break-out groups (Allison)
 - Extension Cord + Power Strip (Carlos)
 - Name tags with Sharpies for people to write their names (Carlos)
 - Flip Chart + Easel + Markers (Carlos)
 - Sign-In Sheet (Carlos)
 - Food + Drinks (Christi + Allison)
 - Music – Christi will consider this as an option and determine if music would be appropriate. If deemed appropriate, Carlos will work with the Team to identify the appropriate music and provide speakers.
 - Christ suggested that a slide be included in the presentation that welcomes the audience and provides Christi, ARC, and the City with an opportunity to provide some background related to the project, the on-going Community's Choice Study, and the upcoming LCI Update. Allison noted that she would send Carlos the slides to insert in the PowerPoint. Carlos will format them to match the PowerPoint Style.

PEREZ PLANNING + DESIGN, LLC

Action Items:

- Christi to reach out to Kipp Ways School to see if Tuesday October 14th is available Public Workshop #1. Alternate dates include Tuesday October 21st or Thursday October 23rd and Monday November 10th and Wednesday November 12th for Public Workshop #2
- Christi to reach out to District 3 to see if they can pay for postage for Public Workshop postcards.
- Jessica to obtain database of addresses of residents within the Washington Park Neighborhood.
- Allison to send sample of demographic questions to ask during the voting exercise.
- Carlos to include 10 questions that Allison provided for the voting exercise as well as two demographic questions in the presentation.
- Carlos to update the project scope, project schedule, and the project schedule included in the Power Point Presentation to show three NPU presentations after the project is completed.
- Jessica and Christi to coordinate NPU involvement in the project.
- Jessica to provide Allison with the GIS data for the Housing Stock Quality Wind Shield Tour data.
- Allison to develop Housing Stock Quality Map and print one (1) 24" x 36" map to bring to the workshop.
- Allison to develop Neighborhood Base Map that labels the Roads, the BeltLine, Civic, institutional, public spaces, and facilities, and points of interest. Allison to print five (5) 24" x 36" base maps for the workshop.
- Allison to print one (1) Historical Sites Base Map and bring to the workshop.
- Allison to develop and print Workshop Direction Poster for the workshop.
- Allison to bring Laptop with TurningPoint (voting exercise software)
- Allison to bring TurningPoint responders.
- Allison to bring projector.
- Allison to bring portable printer to print results from voting exercise.
- Allison to provide Carlos with slides of work that has been completed in the neighborhood.
- Carlos to bring extension Cord + power strip for workshop.
- Carlos to bring name tags with sharpies for people to write their names.
- Carlos to bring flip chart + easel + markers.
- Carlos to bring print outs of exercise questions for facilitators to use in the workshop.
- Carlos to bring pens + markers for facilitators to use.
- Carlos to bring sign-in sheet for workshop.

Washington Park Neighborhood Visioning Plan

PEREZ PLANNING + DESIGN, LLC

Washington Park Neighborhood Visioning Plan
Public Meeting #1 | Tuesday October 21, 2014

Name	Organization	Phone + Email
Sheila H. Johnson	Washington Park	404-524-2105 sheylahj@me.com
Vesha Pringle	Westside Communities Alliance	404-606-3704 vpringle@qatech.edu
Noreen Whitehead	Atlanta Food & Farm / NWIAA	678-985-2553 noreenSW07@gmail.com
Jeffrey R. Hudson	Washington Park NRB	404-573-0972 jrhudson@gmail.com
MaKenzie Madden	Westside Community Alliance	770-944-4146 mmaddenle@qatech.edu
Joanne Johnson	541 Madison Turner Revue.	404-578-5426 chdesign@wellsoath.net
Chanelle Holliday	480 Westmore Dr	
Richard Morton	972 Westmore Dr	richardlmorton@yahoo.com
Barbara Stone	Wash. Park Comm Club	
Monroe Parker		Monroe-park@hotmail.com
Carol Ann Dore	Wash. Park Comm Club	
DAITI RILEY	10th LENA ST NW	MEADITI@ATHOS.COM 404-893-3384
Eric Fyfe	Park Pride / Proctor Creek Watershed	eric@abruptproctorcreek.info

PEREZ PLANNING • DESIGN, LLC

Name	Organization	Phone + Email
Ciehl Garrett	ACFB / Wash Park Resident	ciehl.garrett@acfb.org 6/583 6982
Dou Young	City DP. - Office Plum	dyoung@plum.org
Alexa Rice	West - Washington Park	4/588-0614 LFB@plum.org
Tracey Bouwers	Washington Park	4/588-6575 tnbouwers@plum.org
Sheri Davis-Faulkner	Westside Communities Alliance	4/588-6575 sheridfa@wscalliance.org
Allison Duncan	Attacker Regional Commission	aduncan@attackerreg.com
PAT GARRELL	Washington Park Commission	GARRELL@BellSouth.net
None	Washington PR	

Public Meeting # 1 Exercise 1 Voting Rests

Session Name
Current Session

Date Created
10/21/2014 6:47:38 PM

Average Score
0.00%

Active Participants
19

Questions
13

Total Participants
19

Results by Question

1. Test: I think that using this voting technology will be (Multiple Choice)

Responses		
	Percent	Count
Fun	50.00%	9
Confusing	11.11%	2
Innovative	22.22%	4
I Don't Know	16.67%	3
Totals	100%	18

2. Q1. What gives the community its character? (Multiple Choice)

Responses		
	Percent	Count
The buildings	0.00%	0
The historical events	27.78%	5
The people	72.22%	13
None of the above	0.00%	0
Totals	100%	18

3. Q2. Why do you live in this community? (Multiple Choice)

Responses		
	Percent	Count
It is affordable	12.50%	2
It is historic	6.25%	1
It is close to my job	18.75%	3
It is where I feel a connection	56.25%	9
None of the above	6.25%	1
Totals	100%	16

4. Q3. Housing options in the community area: (Multiple Choice)

Responses		
	Percent	Count
Excellent	11.76%	2
Good	29.41%	5
Fair	35.29%	6
Poor	23.53%	4
Totals	100%	17

5. Q4. In 10 years, I think the community will feel: (Multiple Choice)

Responses		
	Percent	Count
About the same	0.00%	0
Somewhat different	29.41%	5
Very different	70.59%	12
Totals	100%	17

6. Q5. I think change in this community is: (Multiple Choice)

Responses		
	Percent	Count
Desirable	88.24%	15
Undesirable	0.00%	0
I don't know	11.76%	2
I don't have an opinion	0.00%	0
Totals	100%	17

7. Q6. My biggest frustration with the community is: (Multiple Choice)

Responses		
	Percent	Count
Blight	62.50%	10
Crime	0.00%	0
Vacancy	37.50%	6
None of these	0.00%	0
Totals	100%	16

Washington Park Neighborhood Visioning Plan

8. Q7. My biggest daily concern is: (Multiple Choice)

Responses		
	Percent	Count
Finding/keeping good housing	13.33%	2
Finding/keeping a good job	6.67%	1
Finding/keeping access to transportation	0.00%	0
All of these	33.33%	5
None of these	46.67%	7
Totals	100%	15

9. Q8. The community needs more: (Multiple Choice)

Responses		
	Percent	Count
Job opportunities	17.65%	3
Recreation opportunities	23.53%	4
Shopping opportunities	41.18%	7
Social opportunities	17.65%	3
Totals	100%	17

10. Q9. The new stadium will have a: (Multiple Choice)

Responses		
	Percent	Count
Positive impact on the community	11.11%	2
Negative impact on the community	5.56%	1
Both positive and negative impacts on the community	66.67%	12
Don't know about the impact on the community	16.67%	3
No impact on the community	0.00%	0
Totals	100%	18

11. Q10. The BeltLine will have a: (Multiple Choice)

Responses		
	Percent	Count
Positive impact on the community	47.06%	8
Negative impact on the community	5.88%	1
Both positive and negative impacts on the community	23.53%	4
Don't know about the impact on the community	23.53%	4
No impact on the community	0.00%	0
Totals	100%	17

12. Q11. How long have you lived in the Washington Park Neighborhood? (Multiple Choice)

	Responses	
	Percent	Count
Less than 5 years	18.75%	3
5 – 10 years	18.75%	3
10 – 20 years	12.50%	2
20 – 30 years	6.25%	1
30 – 40 years	0.00%	0
Over 40+ years	43.75%	7
Totals	100%	16

13. Q12. How would you describe yourself? (Multiple Choice)

	Responses	
	Percent	Count
and play outside the neighborhood.	31.25%	5
but play outside the neighborhood.	12.50%	2
Washington Park Neighborhood.	25.00%	4
Washington Park Neighborhood.	12.50%	2
Other.	18.75%	3
Totals	100%	16

Washington Park Neighborhood Visioning Plan

PEREZ PLANNING + DESIGN, LLC
253 14TH Street, NE | Suite 9 | Atlanta, GA 30309-3667
P. 404.416.0114

Washington Park Neighborhood Visioning Plan

Public Meeting #1 Meeting Summary | Tuesday October 21, 2014

What do you like about Washington Park that you want to preserve?

- The park is a central focus of the neighborhood. It's well maintained and holds great amenities
- Architectural history is important, with a good mix of old and new homes
- Proximity to the AU, many AU students/alumni live/lived in the neighborhood.
- close knit, neighborly, similar interests (the people)
- neighborhood works to keep the community vibrant.
- Access to recreation attracted athletes - ymca, tennis courts
- Unique black history within ATL, stands out in comparison.
- historic landmarks
- Location - Access to transit, proximity to Wal-mart,
- Dead end streets, no through traffic except for exterior roads

What do you NOT like about Washington Park that you wish to see changed?

- 40 vacant homes that have been foreclosed on or bank owned. Many owned by absentee landlords
- Vacant YMCA with unused recreational facilities
- No lights at the park on Lena St.
- Lack of commercial access (coffee shop, laundry, deli, etc..)
- Lack of Code enforcement on the streets
- lack of activities for children, leading to teen pregnancy
- overgrown and broken sidewalks
- Lack of families, which reduces the stability of households
- Need better schools attached to the neighborhoods

What specific ideas + recommendations do you have about maintaining the things you love and/or changing the things you do not like?

- Repurpose YMCA, potentially a Washington Park "Hall of Fame" art gallery, community center, studio?
- Streets need resurfacing and maintenance
- Renovate the historic commercial in its context
- Renovation of Desoto Apartments to senior housing or senior center.
- Local historic designation
- return to neighborhood policing. Police on foot, bike, more personal presence
- need improved neighborhood communication, residents want to help but lack a cohesive messaging body
- Washington Park neighborhood festival
- Potential locations for neighborhood gardens in vacant lots
- Reopen Bailey's Ashby theatre as a museum of artists associated with the neighborhood.
- Open to the updating, restoring, and tear-down of vacant properties
- rebranding of the neighborhood. "This is not the 'hood'"
- adopt complete streets policies
- Add signs demarking historically significant locations
- Neighborhood market
- add public parking to the commercial routes

PEREZ PLANNING + DESIGN, LLC**Washington Park Neighborhood Visioning Project Review Meeting**

Tuesday November 5, 2014

Attendees:

Christi Jackson – Washington Park Neighborhood
 Dr. Pearl Dove – Washington Park Neighborhood
 Pat Gartrell – Washington Park Neighborhood
 Allison Duncan – Atlanta Regional Commission (ARC)
 Jessica Lavandier – City of Atlanta
 Doug Young – City of Atlanta
 Carlos Perez – Perez Planning + Design, LLC

Agenda:

- Public Workshop #2 Updates
 - Date + Time + Location
 - Advertising Strategy
- Review + Edit Proposed Public Workshop #2 Agenda + Content
 - **Summary of what we heard from Workshop #1** - Present findings of what we heard from the community organized into themes (i.e. Capital Improvement Projects, Cultural + Historical, Social + Recreational, Housing, Safety + Security, Development) and we would share those findings with attendees to make sure that we've correctly documented what we heard. We'll be happy to add to the list if necessary.
 - **Resources that can help Enhance + Implement** - The next part of the meeting would focus on introducing the neighborhood to people and organizations that can help address the needs and concerns in the neighborhood. The idea would be to have representatives from a variety of organizations attend the meeting and introduce themselves, speak briefly about what they do, how they can help, funding sources available, and how they can be reached. It's essentially an opportunity to connect names and faces. As a starting point, following are some preliminary thoughts of organizations + people that I wanted to get everyone's thoughts on:
 - **Capital Improvement Projects** - City of Atlanta Public Works + Code Enforcement + someone that can speak to the bond program?
 - **Cultural + Historical** - City of Atlanta Historic Preservation Office (Doug Young?) + Atlanta History Center?
 - **Social + Recreational** - City of Atlanta Parks (Amy Phoung? or Anika Holder?) + Other neighborhood program + activity providers?
 - **Housing** - Invest Atlanta + Enterprise Community Partners
 - **Safety + Security** - Police Zone 1 Commander

Washington Park Neighborhood Visioning Plan

PEREZ PLANNING + DESIGN, LLC

- **Development** - Local + respected developer (Integral Group?) that can speak to the importance of preparing the neighborhood and making the neighborhood attractive for future development + redevelopment (i.e. addressing vacant and abandoned homes, fixing broken streets lights + sidewalks, creating community + family oriented events). The idea would be to communicate how all these little things add up and as they become implemented over time, begin creating moment that leads to developer interest.
- **Other Organizations that are involved in the area and that can help** - Arthur Blank Family Foundation (Frank Fernandez) + Park Pride (Erik Fyfe) + Westside Communities Alliance (Sheri Davis-Faulkner) + Beltline + MARTA
- **Other?**
- Discuss Public Workshop #1 Logistics
 - Facilitators
 - Materials
 - Food + Drinks
 - Music
 - Other?
- Other?

PEREZ PLANNING | DESIGN, LLC

Washington Park Neighborhood Visioning Plan
Public Meeting #2 | Monday November 10, 2014

Name	Organization	Phone + Email
Charmelle Holloway	Washington Park Club	404 771-0707 chahay@bellsouth.net
RICHARD MORTON	Washington Park Club + Association	678-773-6237 rjrt@adventu@vln.net
Pauline Stone		
Christi Jackson		
Makely Johnson	Vine City Civic Association	404-936-8700
A. Shaheed Davis	Vine City Civic Assoc	770-256-7386
Brenda Collins		4-484-4597
Deborah Glover	Washington Park Club	404-425-6985
Joyce R. Jones	Washington Park Community Club	404-525-0342
PAT STEWELL	Washington Park Senior Assoc.	404-201-3295
Paussie Mitchell		678-499-9154 - paussie.smith@gmail.com
Sheri Davis-Faulkner	Westside Communities Alliance	404-994-7536 sheridfa@icgatech.net
Erica Jones		330-331-8806 erica.jones25@gmail.com
Daryl Capps	W.S.P.A.	678-920-9615

PEREZ PLANNING • DESIGN, LLC

Name	Organization	Phone + Email
Mackenzie Madler	Westside Commuters Alliance	mmadler@gatech.edu 404-894-7536
Gabri Riest		MADRITTE@YALCO.COM 517-605-5879
Deanna Sells		1008 Wilson Turner St Atlanta GA 30313
Carole Coleman	Atlanta Beltline	955 Parsons St Atlanta, GA 30304
DeWynne Clanton	Resident	939-7725 DeWynne30305@gmail.com
Tara Mitchell	Resident	404-51-0278 tamitchell8@gmail.com
Tanya Pittman	Property Owner	typpan@yaho.com
Helena B. Pittman	" "	same
LEMOND	COA	cedmond@huntsprg.org 404-305-3065
Erik Frye	Park Ride / Proctor-Creek Watershed	404-889-3384 erik@pndpdc.org
Shelby H. Johnson	Resident	1000 Olive Circle NW, Suwanee, GA 30086
Carol Ann Don	Wash, Park Club Ex-Off	404-522-4445
F. L. GARY	HABON, TM	678-584-7863
James Daniels	John Wesley & Arnes General Contractor	678-481-7700 jwdaniels@jwdaniels.com
Monroe W. Parker		604-909-2267

PEREZ PLANNING • DESIGN, LLC

Name	Organization	Phone + Email
Timothy Murray		Murraytimothy@gmail.com 404 543 8445
Terazine Rice	Wash. Park Neighborhood Council	41588-0644 404 RICE3R;@yahoo.com
Charles Meadows		c4m1 Charles.meadows@mon-h.org 9579-0979 pataunustford1151@gmail.com ed;
Patricia Crawford		Ferdoush Kof@hotmail.com 404-382
Teresa Alvarez	Wine Resident.	
Beth Weisler	AB1	
Kwabena Nkomo	Atlanta Feed's Farm, LLC	(404)411-0334 Kwabena.ek@atlantafarm.net
Kim Pearey	" "	(770)367-5937 kimcett@berlandfarm.net
Letisha Dennis		404-7109-4984
Joy Barber		
Deke Long	Resident	678-9164-5087, longdeke@yahoo.com
Sgt. R. E. Petersen	PPD	404-799-2488
Lily Sinique	Resident	404-790-0850 lily.sinique@gmail.com

PEREZ PLANNING • DESIGN, LLC

Name	Organization	Phone + Email
Timothy Murray		Murraytimothy@gmail.com 404 573 8445
Terazine Rice	Wash. Park Neighborhood Council	41588 0644 4ERICE3r;@yad.com
Charles Meadows		c4m1 Charles.meadows@monline.com
Phylicia Crawford		9579-0972 patawastford115@gmail.com ed;
Tanya Alvarez	Owner Resident.	Tanya.k@netmail.com 754-3182
Beth Kessler	ABI	
Kwabena Nkomo	Atlanta Feed's Farm, LLC	(404)411-0334 Kwabena.c@atlantafarm.net
Kim Pearey	" " "	(770)367-5937 kimcett@earthlink.net
Letisha Dennis		404-7169-4984
Joy Barber		
Deke Long	Resident	678-9164-5687; longdeke@yad.com
Sgt. R. E. Petersen	PPD	404-799-2488
Lily Sinique	Resident	404-790-0880 lily.sinique@gmail.com

PEREZ PLANNING + DESIGN, LLC

253 14TH Street, NE | Suite 9 | Atlanta, GA 30309-3667
P. 404.416.0114

Washington Park Neighborhood Visioning Plan

Public Meeting #2 Meeting Summary | Monday November 10, 2014

Social Recreational Vision Comments

- Commitment to maintain greenspace and landscape
- Commitment to programs, technology training – YMCA used to provide
- Need a history museum/facility - accumulate history of the community ,not APEX
- Senior Citizen Center – used to be the YMCA
- Swimming pool, center has some classes, but need a dedicated program
- Too many kids hang out in the street
- Dance/theater – program at YMCA
- Potential greenspace – community garden here (see map) – need to be concerned about intersection silt clearance if you add community garden here.
- Expand the Ashby Circle playlot down to the Ashby. Kids don't use the playlot.
- Senior Recreational needs
- Cameras in the tennis courts
- Cameras in the park
- Bird sanctuary in the park
- Close park gate at nights
- Need a dog park
- Attract young families, programs for moms, library programs for young families to repopulation
- Sidewalks sinking (see map)
- Used to a playground (see map)
- Possible flower garden –shaded
- Amphitheater , jazz band, small concerts
- Organize sports leagues developed within the community – more local use of park
- Neighborhood 5K
- Library programs are a plus
- School system should communicate with the community – learning activities that are available
- Culinary training program is a plus
- Auditorium at the school is a resource – could be available to the community.
- Basketball Court in park needs to be regulated and organized so it does not bring gambling and fights into the neighborhood.
- Senior Recreational needs – Which center serves Washington Park – Fertile Crescent/Adiar Park, Dalehurst Garden
- Security issue along the Beltline – dedicated police force – tunnel of trees , BeltLine security issues.
- Greenspace location (see map – Flower Place, NW)
- Need park rules

Historical Cultural Vision Comments

- Need better signage to define neighborhood boundaries
Brand – Self-sufficiency, perseverance, relevance to the community
- Historical Tourism Signage
- Signage at the corners

PEREZ PLANNING + DESIGN, LLC

- North star as part of the logo
- Community Logo, significance with slavery, freedom, connection to planned neighborhood.
- Signage on the light posts in Historic Ashby Theater
- Highlight historic buildings similar to Auburn Avenue

Infrastructure Vision Comments

- Lighting in the neighborhood is too far apart
- Intersection improvement (see map)
- Traffic calming on Mayson Turner

Land Use Development Vision Comments

- Houses on Joseph Lowery need code enforcement. Area needs improvement, get rid of drug dealers, better lighting, clean it up.
- Market/coffee shop (see map)
- Convert YMCA into STEM facility, Inman Street Kitchen idea, or transform into a farmers market/welcome center - Krog Street Market as an example
- Vendors on the Beltline
- Pop-up bike shops, BeltLine Bike Shop, Bike station for service bikes
- Pascals needs help
- Fire Department needs help (see map)
- Blight, code enforcement (see map)

Priority Voting Results Per Vision

- **Historical + Cultural Vision Projects + Action Items**
 - **20 Votes** - Renovate the MLK historic commercial area and re-integrate into the neighborhood
 - Include historical cultural land uses in historic MLK commercial area such as art museum, gallery
 - Bring back the Ashby Theater
 - **15 Votes** - Retain cultural aspects of the neighborhood + celebrate and tell the history of the neighborhood + people that contributed to the neighborhood:
 - Use signs, plaques, and other methods
 - Link neighborhood history to Atlanta + African American History
 - **13 Votes** - Signage at prominent locations.
 - History Exhibit at revitalized Ashby Theater.
 - **11 Votes** - Financial incentives to get public servants and professional to move to historic district to reestablish culture.
 - **3 Votes** - Promote foot traffic from BeltLine through telling history.
 - **3 Votes** - Engage Booker T. Washington High School in the neighborhood history.
 - **1 Vote** - Living recognition.
- **Land Use + Development Vision Projects + Action Items**
 - **14 Votes** - Include neighborhood commercial + retail uses in MLK historic commercial area:

PEREZ PLANNING + DESIGN, LLC

- Neighborhood bakery, deli, coffee shop, laundry, dry cleaners, pharmacy, restaurants with consistent hours that keeps the historic character and updates/expands building to bring new tenants.
 - **13 Votes** - Address + fix all structures in the Washington Park Neighborhood that are eyesores for the neighborhoods (code enforcement; improve/tear down, etc.)
 - **9 Votes** - ER Carter – Bus center/ employment in Washington Park
 - **8 Votes** - Teardown and re-build Chanault + DeSoto Apartments and rebuild as mixed or senior housing renovated to attract young people.
 - **5 Votes** - Create Urgent Care in the Harris Memorial Hospital
 - **5 Votes** - Develop welcome center/gateway or new commercial development on the corner of Mayson Turner and Lowery.
 - **3 Votes** - Develop undeveloped parcels on Mc Allister Road into Townhomes
 - **2 Votes** - Redevelop YMCA into STEM Training / Tech Facility
 - **1 Vote** - Redevelop DeSoto Apartments into a Senior Citizen High-Rise with Community Center or expand park (parking for park).
 - **1 Vote** - Secure property on the northwest corner of Joseph E. Lowery Boulevard + Desoto Street for neighborhood commercial use (Laundromat/cleaners)
 - **1 Vote** - Boone and Lowery neighborhood commercial area.
- **Social + Recreational Vision Projects + Action Items**
 - **11 Votes** - Encourage more police surveillance in the neighborhood; police on bikes.
 - **10 Votes** - Organize a farmers market in the Washington Park Neighborhood.
 - **10 Votes** - Re-open the YMCA turn into a Community Center with youth and senior center programming, swimming pool, gym, and studio with a community kitchen, market square, and other “commercial” opportunities.
 - **7 Votes** - Dog Park.
 - **6 Votes** - Enhance Washington Park:
 - Provide universal passes to tennis center + natatorium for Washington Park Neighborhood residents.
 - Keep park lights on at night in Washington Park.
 - Include more youth programs in Washington Park.
 - Build basketball court(s) in Washington Park that are secure like tennis courts.
 - Add seating or covering.
 - **5 Votes** - Establish forum for Atlanta Business League to speak with Washington Park about business development.
 - **4 Votes** - Ashby Play lot needs improvements including connection to other potential neighborhood greenspaces.
 - **4 Votes** - Improve relationship between school and neighborhood:
 - Improve schools in the neighborhood .
 - Develop Atlanta Public Schools programs that connect neighborhood to the school.
 - Involve schools in the planning of the neighborhood’s future.
 - Better communication with the neighborhood.
 - Make the auditorium available to the neighborhood.
 - **3 Votes** - Senior Center and/or better programming for seniors.

Washington Park Neighborhood Visioning Plan

PEREZ PLANNING + DESIGN, LLC

- **3 Votes** - Brand the neighborhood with better signage in the neighborhood gateways.
- **2 Votes** - Organize a Washington Park Neighborhood festival.
- **1 Vote** - Establish a single-point of communication in the neighborhood and improve communication.
- **1 Vote** - Establish a Welcome Center in the neighborhood.
- **1 Vote** - Add Garden Spots in key vacant lots throughout the neighborhood.

- **Infrastructure Vision Projects + Action Items**
 - **19 Votes** - Complete public right-of-way improvements in the Washington Park Neighborhood:
 - Resurfaces streets where necessary
 - Fix/maintain broken sidewalks and overgrown landscaping
 - Fix broken lights
 - Address areas that flood
 - Landscaping + maintenance
 - **11 Votes** - Fix Mason Turner Road + Joseph E. Lowery Boulevard (Ashby Street)
 - **8 Votes** - More lighting for streets.
 - **6 votes** - Add trash cans throughout the neighborhood and the park.
 - **4 Votes** - Traffic calking on neighborhood streets.
 - **4 Votes** - Remove truck route from Joseph E. Lowery Drive.
 - **4 Votes** - Address flooding area inside Washington Park
 - **3 Votes** - Stop music that is loud from gray car.
 - **3 Votes** - Provide additional parking in neighborhood retail + commercial areas

DRAFT

PEREZ PLANNING + DESIGN, LLC**Washington Park Neighborhood Visioning Project Review Meeting**

Thursday January 22, 2015

Attendees:

Christy Jackson – Washington Park Neighborhood;
 Dr. Pearlie Dove – Washington Park Neighborhood;
 Richard Morton – Washington Park Neighborhood;
 Joyce Jones – Washington Park Neighborhood;
 Pat Gartrell – Washington Park Neighborhood;
 Allison Duncan – ARC;
 Jessica Lavandier – City of Atlanta;
 Doug Young – City of Atlanta;
 Carlos F. Perez – Perez Planning + Design, LLC. (PP+D)

- **Review Proposed Redevelopment Concepts for DeSoto Apartments**
 - After discussing the various options for the DeSoto Site developed by PP+D, the group agreed to show townhomes with senior housing that would also extend to the Chenault Apartments.
 - PP+D to include reconfiguration of Mayson Turner Road, Ashby Street, and Michigan Avenue intersection to facilitate the new road going through the DeSoto Apartment + Chenault Apartment block.
 - Doug Young suggested that the zoning be reviewed to see what block size the zoning requires.
 - Doug also suggested that buildings be planned so that large buildings are closer to Ashby Street rather than being close to the single-family homes.
 - Allison Duncan mentioned that ARC had examples of housing products that would be good to use as comparables.
- **Review Proposed Redevelopment Concept of Undeveloped Parcels along McAllister Street**
 - After discussing the townhome options developed by PP+D, the group agreed to show two concepts, one with townhomes and one with single-family homes.
 - PP+D will maintain trail connection to Washington Heights Terrace, NW.
 - PP+D will maintain the trail connection along the east side of the MARTA Rail that will connect to the future transit station along Joseph E. Boone Boulevard and also add a bridge connection over MARTA that connects Washington Heights Terrace, NW Trail directly to the BeltLine.
 - Allison suggested that a note be added in the report that the Atlanta BeltLine charges approximately \$1,000 per month for direct access to the BeltLine.
 - Allison will check to see if there are any covenants on the single-family home parcels in Washington Manor.
 - Christy requested that the name be changed from McAllister to Washington Manor.
- **Project Schedule + Next Steps**
 - PP+D will submit the draft report + PowerPoint Presentation on the last week of February.

PEREZ PLANNING + DESIGN, LLC

- The Neighborhood Association Meeting will be schedule for the 1st week of March, to potentially take place at the Tennis Center. During that meeting the Neighborhood Association will take a vote to accept the plan.
- NPU-K Meeting presentation to be scheduled for March
- NPU-L Meeting presentation to be scheduled for April

- **Historic Designation Next Steps**
 - Doug Young talked about what next steps are required should the neighborhood be interested in pursuing a Local Historic Neighborhood Designation. He noted that the following is required:
 - A proposed set of regulations. Existing regulations can be used as a starting point. The City has many of them on their website.
 - Allison noted that she would find examples
 - Photographic inventory of every parcel within the proposed Historic District. The City requires a hardcopy of the photograph.
 - Designation report.
 - Map showing the proposed District and Sub-District Boundaries. The overall boundary can be the same as the national historic boundary. But the City needs a good reason as to why the boundary is where it is.
 - Indication of funds to pay for the designation. Doug mentioned that he can help provide the approximate costs for creating the local historic designation. As an example, the Collier Heights Neighborhood, which has 200 homes, spent \$36,000 to complete their designation.

 - Doug also noted that an expanded education and outreach effort about the neighborhood applying for a local historic designation will be very important as ultimately Council will have to approve the designation and the last thing they want is for people to show up in force opposing the effort. This should be a neighborhood led initiative with the neighborhood as the champions for the effort. This is particularly important because once the City commits to doing the local designation, they will send legal notices out to all the residents within the proposed boundary.
 - Doug requested that these meetings be part of other neighborhood association meetings that the neighborhood schedules and where they City can attend and speak about the topic.
 - The group agreed to treat the local designation process as an implementation process that would follow the neighborhood visioning plan and the LCI.
 - Allison will coordinate a separate meeting with the Washington Park Neighborhood Association to talk about next steps and see what resources ARC can provide towards the effort.

Action Items:

- Carlos to revise DeSoto Concept Redevelopment Plan to include townhomes and senior housing as drawn previously but expanded to the Chanault Apartment Sites and with buildings that fit contextually with the neighborhood.
- Allison to provide Carlos with examples of senior housing products that could be used as comparables.

PEREZ PLANNING + DESIGN, LLC

- Carlos to develop an additional concept plan for Washington Manor that includes single-family homes.
- Allison to check for covenants on the single-family home parcels.
- Carlos to finalize report and develop PowerPoint Presentation and submit during the week of February 23rd.
- Christy to schedule the next Neighborhood Association Meeting for the first week of March when the proposed vision will be presented to the neighborhood.
- Christy to request time during the March NPU-K Meeting for PP+D to present the findings for the visioning project.
- Christy to request time during the April NPU-L Meeting for PP+D to present the findings for the visioning project.
- Allison to schedule separate meeting with the Washington Park Neighborhood Association to discuss the historical neighborhood designation process.

[This page intentionally left blank]

[This page intentionally left blank]



102 Ollie Street, NW
Atlanta, GA 30314

(404) 546-7963

conservancyhwp@gmail.com
www.conservancyathwp.org