



# ENGLISH AVENUE

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## COMMUNITY REDEVELOPMENT PLAN UPDATE



# Acknowledgement

This planning document represents the culmination of a comprehensive planning process for the English Avenue community under the guidance of the English Avenue Neighborhood Association in partnership with the City of Atlanta and the Atlanta Development Authority.

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# 1. 1 Redevelopment Plan Update Overview

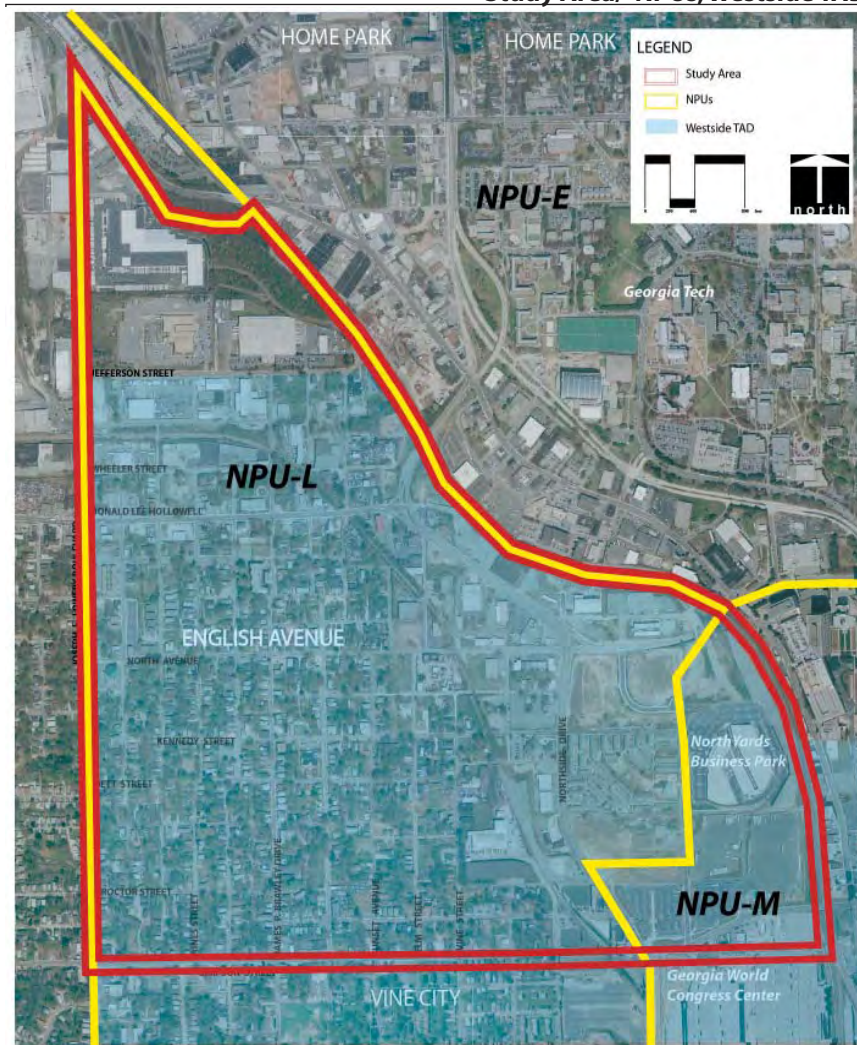
This plan builds upon the previously adopted Community Redevelopment Plan (1998) that represents the countless hours of dedication and commitment of community stakeholders to capture a comprehensive approach towards reinvestment in the English Avenue Community. Since the development and adoption of the 1998 plan, increased speculation in English Avenue has been generated due to a resurgence of development and growth in the area. The English Avenue Neighborhood Association (EANA) along with the Atlanta Development Authority recognizes this increased interest and wants to be in the forefront of mobilizing and empowering the community stakeholders with a comprehensive vision and implementation strategies towards development by being proactive versus reactive.

## Authority and Scope of Redevelopment Powers

The English Avenue Community Redevelopment Plan (CRP) Update is a comprehensive document defining the official public policy guidelines of the City of Atlanta for conduct of public and private redevelopment actions in compliance with the Redevelopment Powers Law (O.C.G.A. Section 36-44) of the State of Georgia. This plan fulfills the requirement of providing a "written plan of redevelopment." Furthermore,

the existing condition analyses contained in Part 2 provides full documentation as to the area's qualification for designation as a redevelopment area (i.e., specific findings of slum and blight). Upon its adoption by resolution of the City Council and approval by the Mayor of Atlanta, this plan will serve as confirmation that the English Avenue study area is appropriate for urban redevelopment initiatives because of blight, distress and impaired development.

**Figure 1.1**  
**Study Area/ NPUs, Westside TAD**



Further, this plan, as required by law, establishes that the "rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of public health, safety, morals, or welfare of the residents of the municipality or county." This plan thus becomes the basis on which the City of Atlanta may exercise its urban redevelopment powers in accordance with the Redevelopment Powers Law and other related legislation and administrative regulations of the State of Georgia.

The update of the English Avenue Community Redevelopment Plan (CRP) attempts to tell the story of the English Avenue community that

describes its physical attributes and constraints; outlines its public participation process, describes goals and objectives that help drive this planning effort; lays out the issues and opportunities that serve as the foundation for change; enunciates the framework for future development and spells out the implementation strategy to support policy and development.

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## 1.2 Study Area and Context

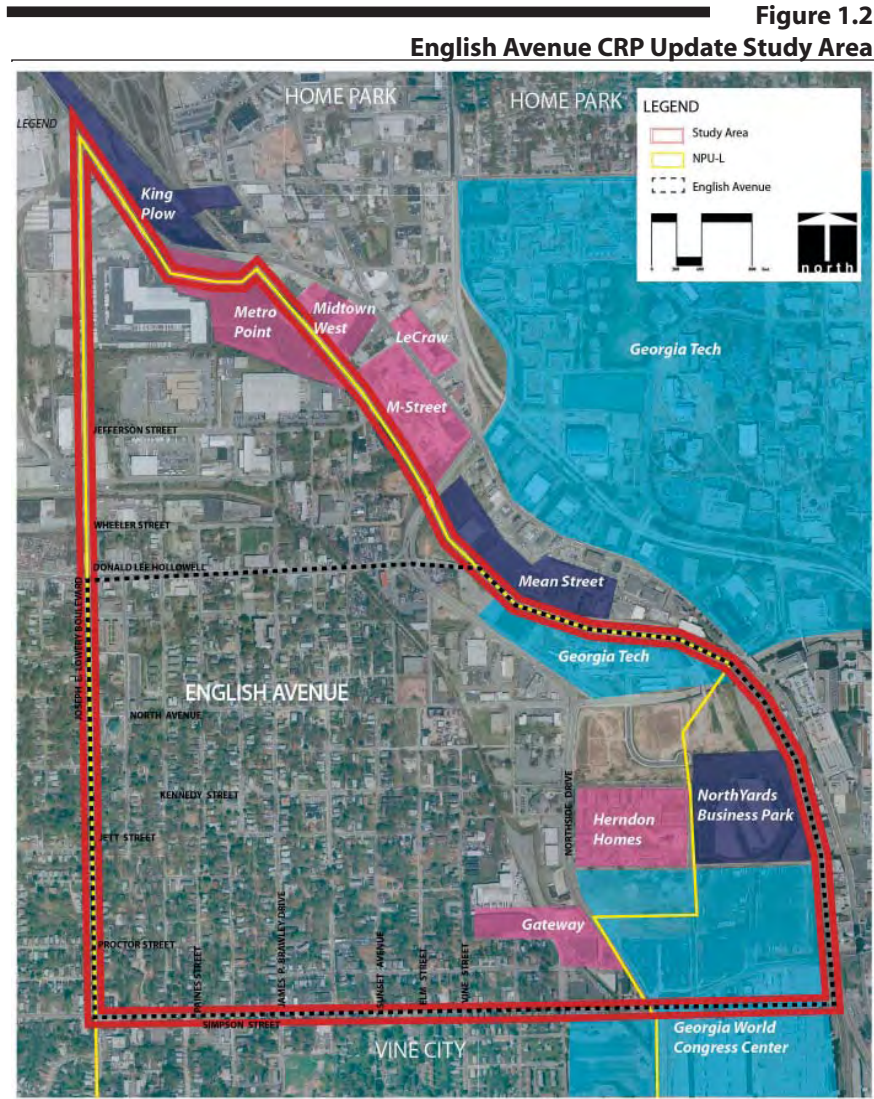
The English Avenue neighborhood is a community with rich heritage and lasting capital vested in it's people. It is located northwest of Atlanta's Downtown Business District and in close proximity to the major Georgia tourism and special event attractions including the Georgia Aquarium and the future home of the World of Coke, the Georgia Dome and Georgia World Congress Center. Northside Drive, which bisects the English Avenue neighborhood, is a regional arterial providing access to the major educational institutions surrounding the community including Georgia Institute of Technology and the Atlanta University Center institutions. The recently constructed Atlantic Station, is a major employment and economic generator within two miles of the study area.

For the purposes of this CRP update planning effort the study area captures the 1998 plan boundary (consisting of the official neighborhood boundary; Norfolk Southern rail corridor to the east, Donald Lee Hollowell to the north, Joseph E. Lowery Boulevard to the west and Simpson Street to the south) but also includes the industrial area north of Donald Lee Hollowell to Marietta Street and extends to the Norfolk Southern rail line on the north and east.

English Avenue is located in the Neighborhood Planning

Unit (NPU)-L, the City of Atlanta Westside Tax Allocation District and Renewal Community area (formerly the Atlanta Empowerment Zone). It is affectionately called the "Westside" by long-term residents.

The existing development pattern within English Avenue includes a concentration of industrial land uses adjacent to the Norfolk Southern Railroad. Residential dwellings in various styles and density are in the core of the neighborhood while neighborhood commercial services (retail, office and institutional uses) are sprinkled along major corridors including Donald Lee Hollowell, Simpson Street, Northside Drive and Joseph E. Lowery Boulevard.



community. Additionally, Greater Vine City Opportunities Program, Inc. founded by State Representative "Able" Mable Thomas operates a neighborhood driven serviced based organization which designs and implements programs to provide alternative activities to youth that are consistently exposed to negative behaviors. Thereby, the program offers a holistic approach to the general community by integrating parent involvement with youth social, cultural and leadership development. These activities include

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Saturday Enrichment Programs, After School Tutorials, Girls to Womanhood Rites of Passage Programs, Creative Arts and Dance Initiatives and an annual Christmas Party and Easter Egg Hunt for needy families throughout the Westside neighborhoods.

The Metro Point Lofts along Marietta Street and the Gateway Apartments along Northside Drive are recently developed multifamily residential communities that have contributed to the increased residential population of English Avenue. Prior to this new development, the last multifamily new construction in English Avenue occurred in the 1970s.

Georgia Tech has expanded its campus to North Avenue and Northside Drive with the construction of new research facilities. The Georgia World Congress Center has increased its parking capacity through the construction of new surface parking adjacent to North Yards Business Park and Herndon Homes, an Atlanta Housing Authority property.

The neighborhoods surrounding the English Avenue community include Vine City to the south, Georgia Tech to the east, Home Park to the north and Washington Park to the west.

### 1.3 English Avenue Historical Background

English Avenue bears the name of James W. English, a former mayor of Atlanta (January, 1881 – January, 1883), banker, brick company owner, and decorated soldier post-Civil War. In the 1891 the undeveloped settlement, known today as English Avenue was purchased by the mayor's son, James W. English, Jr. and developed as a white working-class neighborhood. The main street through the center of the neighborhood also bears the English family name.

The construction of trolley lines and the Southern railroad heavily influenced the development of English Avenue. By 1912, the area was serviced by the Atlanta and Chattahoochee Railway Company Trolley's. One extended from Jones Avenue to Gray Street (Northside Drive), to Kennedy Street to English Avenue. The second line ran down Martin Luther King Jr. Drive to Ashby Street, ending on Bankhead Highway (Donald E. Hollowell). The new trolley and rail lines defined residential development patterns racially. By 1924, whites resided predominantly within the area bounded by the two trolley lines and black residents lived in the areas outside the trolley lines. During the same time period, the Southern Railway tracks served as a distinct northeastern barrier to blacks and continued to be a racial dividing line through the 1970s which was

also the center of employment and industry for local residents which included metal manufacturing, oil, steel, supplies, mattresses, wastepaper baling, a lumberyard, and a freight station.

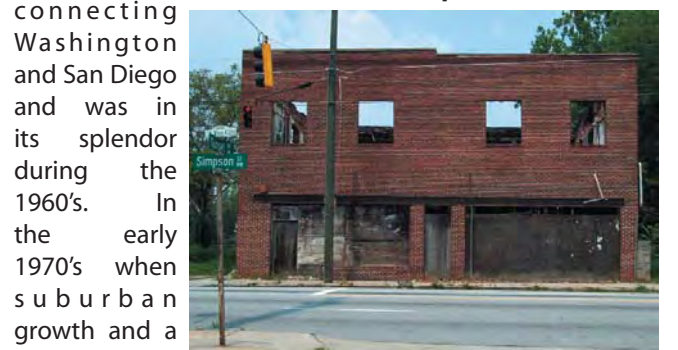
The period following the Atlanta fire of 1917 that destroyed much of the old Forth Ward, resulted in a rapid increase of African Americans moving west along Simpson Road and Bankhead Highway (Donald Lee Hollowell). Along with the trolley and rail lines, Simpson Road served as a physical dividing line between black and white residential communities therefore attempts by African Americans between the 1920s and 1940s to move north of Simpson Road resulted in violence and bombings. With Atlanta Housing Authority

opening Herndon Homes, a 200 unit public housing complex in the eastern section of English Avenue, the African American population increased in the community. Named after Alonzo Herndon, a prominent black Atlantan and business owner who established the Atlanta Life Insurance Company, Herndon Homes is one of two remaining 100% public housing complexes in proximity to English Avenue that have yet to convert to mixed-income redevelopment in the last 10 years.



Historically the thriving commercial centers for English Avenue were located in the heart of the neighborhood and on the fringes of the community. The corner of Kennedy Street and James P. Brawley was the home of barber and beauty shops, restaurants and convenience shopping which local residents frequented. Donald Lee Hollowell (formally Bankhead Highway), was a United States cross-country automobile highway

connecting Washington and San Diego and was in its splendor during the 1960's. In the early 1970's when suburban growth and a



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decrease in population began to drain the area's vitality, many longtime businesses closed and were replaced by low-rent businesses. With reinvestment occurring along the corridor including the renovation of the historic Carnegie Library, proposed redevelopment of the English Avenue School and warehouse conversions occurring to the north, there is a resurgence of development interest in the area.

In addition, Simpson Road named for Leonard Christopher Simpson, Atlanta's first lawyer, is known as another prominent street for African American businesses, restaurants and shops during its heyday during the 1950s and 1960s. Small-scale strip centers, abandoned brick commercial fronts, newly constructed single-family adjacent to substandard housing represents the current fabric of the corridor, but a resurgence of increased investment through public and private resources is on the rise along Simpson Road.

English Avenue is home to two historic school sites, Craddock Elementary School and English Avenue Elementary School. Craddock was Atlanta's first brick school built exclusively for African American students, while English Avenue Elementary (constructed in 1910) catered only to white students until about 1940. In addition, numerous faith-based Institutions have made a home in English Avenue with the most prominent churches with large facilities and community outreach and development services being Antioch Baptist Church North, Lindsay Street Baptist Church, Pilgrim Baptist Church, and Springfield Baptist Church. One institutional structure that serves as a historic marker in the community is the abandoned St. Mark sanctuary with its granite façade and historic architectural detail located in the center of the neighborhood at

the corner of James P. Brawley Avenue (Chestnut Street) and Kennedy Street.



**English Avenue School**

Community Development Corporations (CDCs) and public and private partners have made a presence in English Avenue. Antioch Baptist Church and Bethursday Development Corporation are committed to the revitalization efforts in the community. In 2005, they opened Gateway Apartments,

the first new construction mixed-use residential developments in English Avenue. Future development plans include a mixed-use concept along Northside Drive with commercial spaces clustered along Northside

**Gateway Apartments**



Drive, several housing unit types approaching the interior of the community with open space amenities in transitional areas.

The English Avenue CDC in conjunction with Lindsay Street Baptist Church is serving English Avenue as the neighborhood community developer spearheading affordable residential development and renovation projects. English Avenue CDC in partnership with ANDP is embarking on a phased approach to revitalize and reinvigorate the Proctor Village apartments and the northeast corner of Simpson Road and Joseph E. Lowery Boulevard to bring approximately 200 new residential units and 30,000 s.f. of retail to the community.

The English Avenue Neighborhood Association (EANA) has contributed to the community pride and civic involvement amongst residents with its founding in 1995. In 2006, Reverend Howard Beckham, EANA President and Pastor of New Jerusalem Baptist Church in conjunction with the English Avenue Resource Center, lead efforts to provide job training, free meals and clothes to neighborhood residents, and vouchers for numerous social service programs offered throughout the City of Atlanta. The EANA Public Safety Committee is making great strides towards reducing crime and creating a safe and walkable community with the induction of the Sector Program and partnerships with the adjacent Vine City neighborhood, Department of Justice Project Safe Neighborhoods, City of Atlanta Office of Weed and Seed, the Atlanta Police Department, Georgia Tech and Spelman College.

Georgia Institute of Technology and the Institute Partnership work closely with English Avenue's various neighborhood organizations to help provide resources to improve and empower the neighborhood through community initiatives

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and public safety and neighborhood revitalization efforts.

## 1.4 Planning Process

The English Avenue CRP Update evolved over three phases beginning in the fall of 2005. The Planning Team, led by Urban Collage, Inc. in collaboration with Contente Terry, Market + Main and Grice and Associates, Inc. aimed at assembling an accurate picture of the existing conditions and developing an approach for redevelopment and growth based on community consensus for the study area. The Project Management Team met with the Planning Team regularly to review the planning products and to keep the project on schedule. Throughout the process a Steering Committee met with the Planning Team regularly and was kept abreast and solicited for guidance on development projects and recommendations. The centerpiece of public involvement initiatives included five public meetings designed to facilitate a community-wide vision and consensus points, receive validation and information sharing. The planning process included:

### **Phase 1 - Inventory and Assessment**

The initial phase of work consisted of documenting and cataloging the existing physical and economic conditions. In addition, the Planning Team conducted a series of stakeholder interviews to help formulate an accurate picture of the existing conditions, issues and forces affecting the area. A detailed, parallel assessment of transportation and circulation patterns was carried out along with an independent market analysis. This background information is summarized on the following pages.

### **Phase 2 – Project Definition**

The second phase of work built on the existing conditions assessment and engaged the community in the possibilities during a visioning workshop. Here, the community participated in a collaborative visioning and design session that addressed concerns of land use, housing revitalization, potential development areas, commercial needs, linkages, open space, transportation access and design standards. A Framework Plan and Circulation / Open Space Plan were created with supporting illustrations to graphically represent the recommendations defined during the visioning workshop. In addition, the Steering Committee participated in a bus tour of the community to collectively visit potential development sites and validate proposed concepts and recommendations.

Figure 1.3  
Public Participation

Steering Committee	
Name	Representing
James Arpad	Property Owner
Tracy Bates	English Avenue CDC
Rev. Howard Beckham	English Avenue Neighborhood Association
Garnett Brown	COA Bureau of Planning
Greg Crawford	Faith Based Institution
J. Daniels	Property Owner
Mary Darian	Property Owner
Annette Diop	Property Owner
Steve Frair	Business Owner
Sarah Franklin	Resident
Greg Hawthorne	Vine City Health and Housing Ministry
Timothy Holdroyd	Property Owner
Bob Jones	Bethursday / Antioch Baptist Church North
Scott Levitan	Georgia Tech
Zachery McGee	Faith Based Institution
Edward Melton	Business Owner
Michele McIntosh Ross	City of Atlanta Bureau of Planning
Frances President	Resident
James Robertson	Property Owner
Dorothy Stephens	Resident
Tarnace Watkins	Atlanta Development Authority
"Able" Mable Thomas	State Representative/ Resident
Tonya M. Williams	Property Owner
Ivory Young	City Council Member District 3

Public Meetings	
Event	Date
Public Kick Off	October 22, 2005
Visioning Work Shop	December 10, 2005
English Avenue "Envision" Bus Tour	February 11, 2006
Preliminary Draft Plan	March 25, 2006
Draft Recommendations	May 20, 2006
Final Presentation	June 24, 2006

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### **Phase 3 - Action Plan**

The final phase of the planning process included developing an implementation schedule for the development projects, transportation recommendations, and zoning recommendations describing the phased development approach, cost, responsible parties, and funding sources. An ad hoc committee of the Steering Committee worked with the Planning Team to generate Design Guidelines to encourage consistent development character throughout the community.

## **1.5 Previous Planning Efforts**

A number of recent planning initiatives exhibit policies and goals that support and strengthen the development of the English Avenue CRP Update Study Area.

**Simpson Road Redevelopment Plan Update (2006)** The plan focuses on rehabilitation of the Simpson Road corridor from Northside Drive to Hamilton E. Holmes Drive. The improvements targeted include preserving the existing single family fabric, a diversity of new housing options, retail and mixed use development fronting Simpson Road and roadway improvements that are pedestrian oriented.

**Atlanta Beltline Redevelopment Plan (2004-2005)** The Atlanta Development Authority conducted a study examining how a possible Tax Allocation District could finance transit and greenway improvements along the newly proposed Beltline route along abandoned railroad corridors that ring the City. The Beltline Redevelopment study analyzed the viability of a Beltline Tax Allocation District and its possible use as a catalyst for Economic growth. The Beltline's proximity to English Avenue may become an asset with proposed transit improvements and connections to Donald Lee Hollowell and Simpson Road, improvements to Maddox Park, renovations to an abandoned railroad corridor and the new Westside Park. As a result of the, a Tax Allocation District was passed by the Atlanta City Council, Fulton County and Atlanta Public Schools.

**Inner Core Transit Study (2004-2005)** MARTA conducted a study of the opportunities for the extension of the current system, new routes which would incorporate the BeltLine route and the C-Line route. Many of the proposed Beltline options pass through the western and central portions of Upper Westside. The study plans to locate a preferred alternate location for the proposed expansion.

**Northside Drive Corridor Study (2005)** The City of Atlanta has done a study which investigates Northside

Drive from I-20 to I- 75. The study includes plans to improve transportation, land use, zoning, real estate development, and increase the employment rate within the Corridor.

**Upper Westside Livable Centers Initiative (2005)** The City of Atlanta Bureau of Planning has done a study in which they explore the possibilities for improvement in transportation, zoning, urban design as well as public and private investments. The study covers a two square mile area within the Northwest quadrant of the city of Atlanta.

**Northwest Connectivity Study (2005)** The Georgia Regional Transportation Authority (GRTA) explored several opportunities for enhancing the current transportation connections between several activity centers including Midtown Atlanta, Cumberland Galleria area and Town Center on the north. The study also focused on principal Highways such as Marietta Boulevard, Atlanta Road, Bolton Road, South Cobb Parkway, and Northside Drive.

**Donald L. Hollowell Parkway Redevelopment Plan (2004)** This study encompasses Donald L. Hollowell Parkway for a 6 mile stretch from Stiff street (to the east of the Bankhead MARTA station) west to the Chattahoochee River. The plan calls for mercantile nodes along the stretch of Donald L. Hollowell Parkway, and includes improvements and expansions to the current transportation and environmental controls. All of which will spark the economic growth and development of the community.

**Vine City Redevelopment Plan (September 2004)** The Vine City Civic Association commissioned a plan to address Land Use and Development, Economic Empowerment, Housing, Historic and Natural Resources, Traffic and Transportation, Community facilities/ Social Services, and Urban Design with the development of neighborhood specific design guidelines. The Redevelopment Plan and Zoning Plan were adopted by the Atlanta City Council in 2004.

**Georgia Tech Master Plan (2004)** The Georgia Tech Campus is undergoing a major expansion that includes the creation of several new buildings along Marietta Street and North Avenue. The expansion of the campus will provide 24 hour activity including research facilities and incubators.

## **1.6 Goals and Objectives**

During the vision and goal-setting process, participants were encouraged to express a wide-ranging list of community-wide goals.

### **Land Use**

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**Goal: Ensure appropriate future development patterns.**

*Objective #1:* Identify short-term and long-term solutions for blighted vacant lots

*Objective #2:* Promote mixed-use and live/ work development along the periphery of the neighborhood.

*Objective #3:* Define Design standards for future development.

*Objective #4:* Increase the percentage of green space in the community.

**Housing**

**Goal: Promote diverse and quality housing types for existing and new residents.**

*Objective #1:* Maintain and preserve the residential character of the neighborhood.

*Objective #2:* Increase code enforcement and hold inactive absentee landlords accountable.

*Objective #3:* Increase home ownership and improve rental opportunities.

*Objective #4:* Promote a mixed-income community.

*Objective #5:* Identify opportunities to build quality affordable single family housing for existing and new residents

*Objective #6:* Aggressively pursue funds for owner occupied home rehabilitation throughout the community.

**Economic Development**

**Goal: Promote economic development opportunities.**

*Objective #1:* Increase employment opportunities for local residents in new and existing businesses located in the community.

*Objective #2:* Define and attract new neighborhood retail development opportunities at appropriate nodes and along peripheral corridors of the neighborhood.

*Objective #3:* Utilize the Westside Tax Allocation District and other future public funding sources for development and housing rehabilitation.

**Public Facilities and Natural Resources**

**Goal: Create quality community facilities in the neighborhood**

*Objective #1:* Build a new recreational facility with multi-generational programs, resources and amenities.

*Objective #2:* Develop well maintained public parks and public spaces within the neighborhood.

*Objective #3:* Identify connections to the BeltLine that will support neighborhood stability and economic growth.

**Circulation and Infrastructure**

**Goal: Increase the efficiency, attractiveness, and safety of the circulation system and infrastructure.**

*Objective #1:* Enhance the pedestrian environment with the installation of street lighting and sidewalks.

*Objective #2:* Increase connectivity and reduce opportunities for cut through traffic on minor arterials

*Objective #3:* Cleanup existing alleyway and develop creative and functional alternative uses for them.

*Objective #4:* Identify and install community gateways.

*Objective #5:* Reduce the number of reoccurring flood areas.

**Public Safety**

**Goal: Promote a neighborhood that is clean, well maintained, and free of crime and substance abuse.**

*Objective #1:* Develop and implement beautification programs to enhance the character of the neighborhood.

*Objective #2:* Reduce the overall crime rate.

*Objective #3:* Better promote and utilize existing social service and self-help programs in the community.

*Objective #4:* Investigate the installation of a City of Atlanta Police Precinct in the neighborhood.

*Objective #5:* Further develop the collaboration between the English Avenue Neighborhood Association, residents and the City of Atlanta Police Department.



## Chapter Two: Issues and Opportunities

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## 2.1 Existing Land Use

The inventory of existing physical conditions paints a descriptive picture of the current utilization of existing properties within the English Avenue study area. The analysis utilized a Geographic Information System derived from the City of Atlanta as well as information provided by field surveys conducted by the planning team and interns from the Spelman College/Project Safe Neighborhood Initiative. The purpose of gathering the existing physical conditions is to ensure that future development builds upon and addresses existing issues as well as provides a picture of the area from which to begin discussion and ultimately build consensus during the visioning workshop.

English Avenue CRP Update Study Area has a total land area of 397 acres of land with 1659 parcels and 981 structures compared to the 270 acres, 1478 parcels surveyed in the 1998 CRP (data obtained from the Georgia Tech 1995 Survey). Per the existing conditions assessment, the most prevalent land use is residential in various degrees of density. Single family housing accounts for 19% (33% in 1998) of the land area mostly concentrated in the core of the neighborhood (south of Donald Lee Hollowell, east of Lindsay Street, north of Simpson Road and west of Walnut Street.) Low density residential consisting of duplexes and 4 to 6 unit brick structures makes up 6% of land area scattered through out the neighborhood. Several aging medium density residential structures are located along the periphery of the neighborhood including the Atlanta Housing Authority's Herndon Homes. The Metro Point Lofts on Marietta Street and the Gateway Apartments on Northside Drive are the only high density residential

**Existing Land Use Statistics**

Land Use	Acres	Parcels	% Land Area
Vacant	75.6	534	19%
Single Family	73.4	622	19%
Parking	39.4	141	10%
Open Space	2.3	3	1%
Office/ Institution	55.4	73	14%
Mixed use	2.1	4	1%
Med Den. Res	20.0	19	5%
Low Den. Res	24.0	139	6%
Low Den. Com	17.9	73	5%
Industrial	65.5	41	17%
High Den. Res	21.0	10	5%
<b>TOTAL</b>	<b>396.6</b>	<b>1659</b>	<b>100%</b>
<b>Total structures</b>		<b>981</b>	

developments in the study area. Compared to the 1995 Georgia Tech Survey, the percentage of land area designated for residential development has decreased by 21%.

The Industrial properties including Better Brands, Georgia Power and an abundance of auto repair shops, production facilities and salvage yards, comprise of 17% of the study area. The Georgia Tech technology center, North Yards Business Park and several faith-based institutions contribute to the 14% of the land area currently utilized as office/institutional.

Despite the current utilization of developed land in the English Avenue study area, an astonishing 19% of the land area is vacant land scattered throughout the community. The percentage of vacant land has decreased by 4% since the 1995 Georgia Tech Survey.

## 2.2 Current 15-Year Land Use

The City of Atlanta utilizes a 15-year land use policy to guide future growth and development in the City while protecting and promoting the quality of life for its residents. These policies are created and updated to ensure that the land resources in the City can accommodate development patterns that promote housing, natural resources and public spaces, and economic development that is consistent to the goals and objects of the City.

The Study Area current 15-year land use is illustrated in Figure (2.2). The land uses within the core of the study area contains a variety of residential categories with single family residential dominating and low density residential along Lowery Boulevard and medium density residential scattered along the periphery of the single-family areas. Mixed use developments concentrated along the railroad corridors, along Northside Drive and north of Donald Lee Hollowell. Simpson Road includes low density commercial with a mixture of different uses along the corridor.

**Figure 2.1:**  
**English Avenue Existing Land Use**

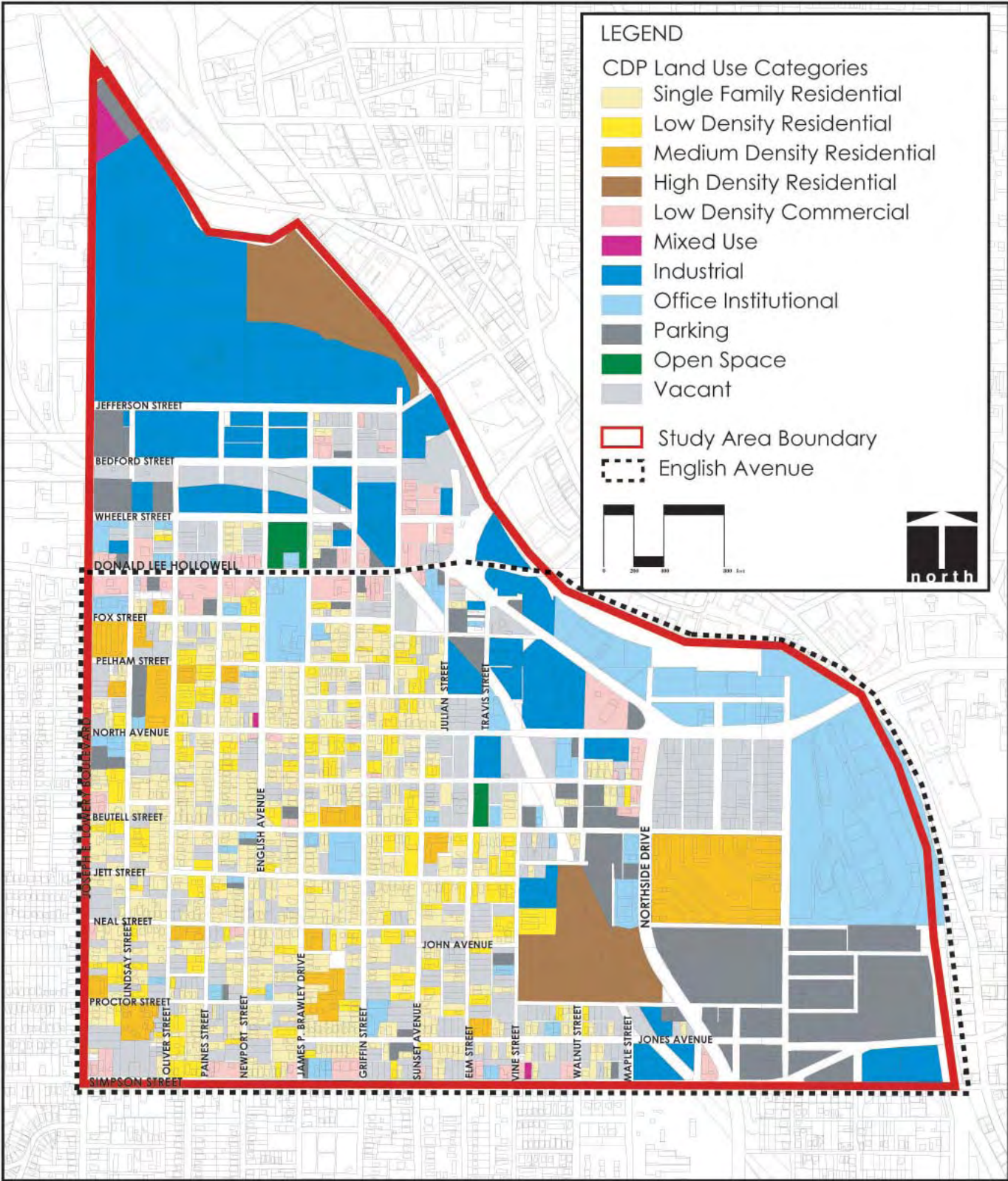
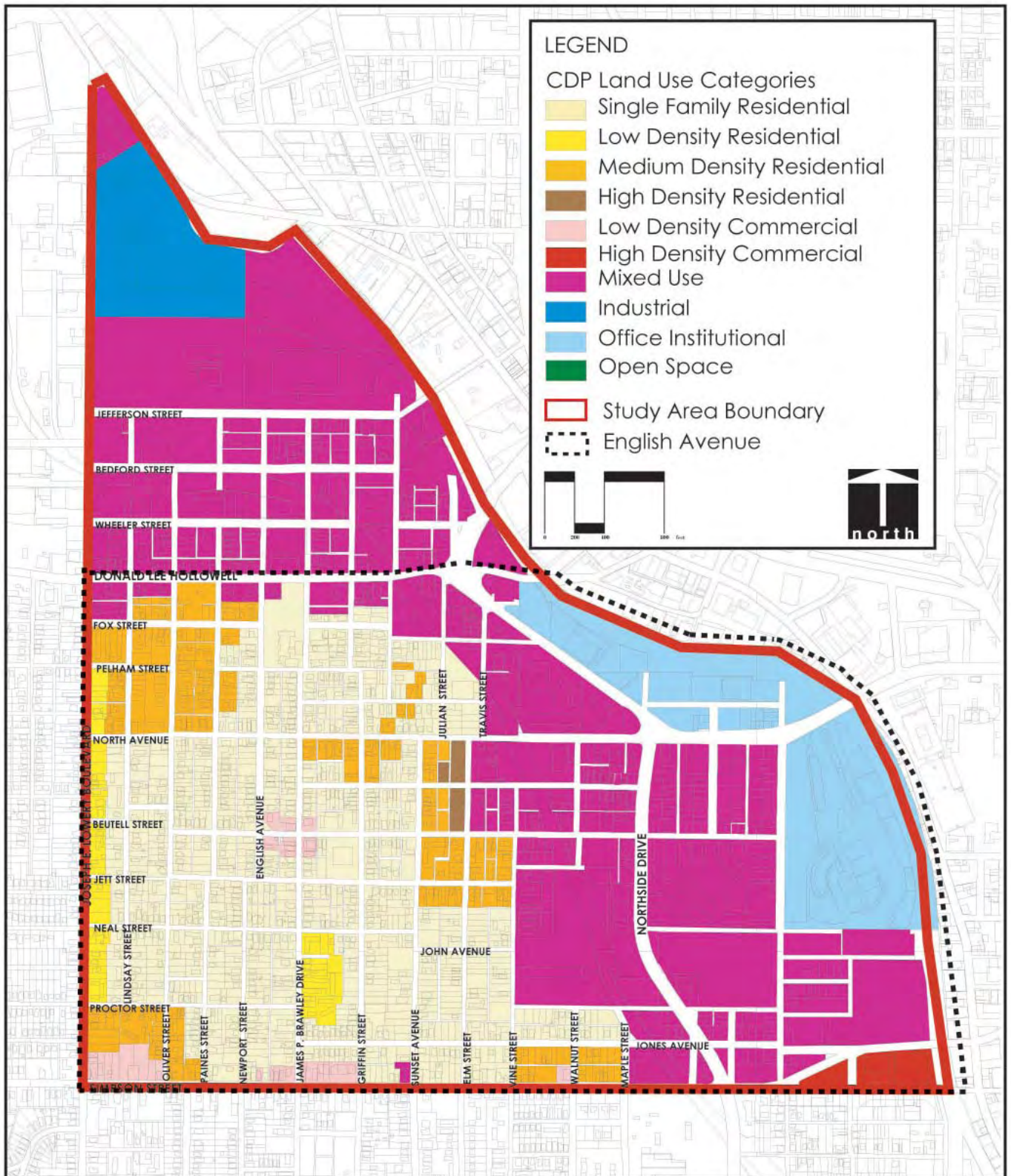




Figure 2.2  
English Avenue CDP 15-year Land Use



## 2.3 Existing Zoning

Over the past 5 years, the English Avenue CRP Study Area has seen dramatic improvement along the corridors that form a fringe around the neighborhood. Unfortunately, the core has seen little improvement and in fact has actually experienced widespread disinvestment.

This plan is an opportunity to implement a vision through updated land use, design guidelines and zoning controls for the area. Neighboring communities have recently undertaken the same process of planning and zoning enforcement such as Downtown and Vine City. It is vital to this area of the City to continue to establish policy that promotes change that is enforceable and predictable.

Zoning updates and changes are needed for all properties within the Study Area so as to ensure a consistent quality of development for the entire area. The following is a baseline analysis of the existing zoning in the Study Area:

The core of English Avenue is single-family residential. This area is predominantly zoned R4-A (Single-Family Residential) with scattered areas of R5 (Single-Family and Duplex) and RG-3 (Multifamily Residential) and RG-4 (Multifamily Residential). In most instances, single-family homes line narrow streets with narrow and often shallow lots. On-street parking characterizes much of the parking provisions for the single-family homes. Multifamily structures are primarily older in age and 2-3 stories in height. There is a need to strengthen the building inventory and housing stock with upgrades, renovations and preservation.

Simpson Road forms the southern boundary of the study area. The corridor is characterized by very low density commercial and single-family structures that are predominantly older in age and in poor condition. The corridor is ripe for reinvestment and redevelopment and provides an ideal opportunity for neighborhood commercial uses and retail to parallel single-family residential.

Northside Drive and Marietta Street form the corridor to the east and north that frame in the remainder of the study area. These corridors have experienced the greatest amount of change and investment in the past 5 years. The corridor is characterized primarily by I-1 (Light Industrial) and I-2 (Heavy Industrial) uses in addition to C-1 (Commercial Business), C-2 (Commercial Service) and C-3 commercial uses and RG-3 (Multifamily Residential) and RG-4 (Multifamily Residential) apartment complexes. Georgia Tech has built a new institutional facility and several new multi-family developments have recently been constructed as well. Otherwise, the corridor is still made up

of older structures and low-density developments on these major corridors. In addition, the Northside Drive Corridor Study, Vine City Redevelopment Plan and Upper Westside LCI Plan have all called for the densification and improved development along Northside Drive and the future land use and zoning of this plan must look to continue that planning.

The current conventional zoning districts of the English Avenue area do not successfully equip the City of Atlanta or the English Avenue neighborhood to implement the vision for future development. Conventional zoning districts allow for the status quo and do not incentivize nor regulate development to achieve what is envisioned by the community and this planning process. New zoning must be adopted for this area to fully achieve land use and development goals and objectives and to fully implement the vision as articulated by the neighborhood through this vital planning process.

## 2.4 Building Conditions

An assessment of the physical condition of structures within the Study Area was conducted to provide an overview of physical stability of the existing buildings. The physical condition assessment was based on the overall observation of the exterior during a field survey without taking into account interior renovations or unseen probabilities. The buildings for this study were evaluated based on four categories following within the following guidelines:

**Standard:** Building in sound condition or requires only minor repairs such as painting and landscaping.

**Substandard:** Building requires some level of general repair (i.e. renovation cost \$5,000 - \$15,000 for a single-family house)

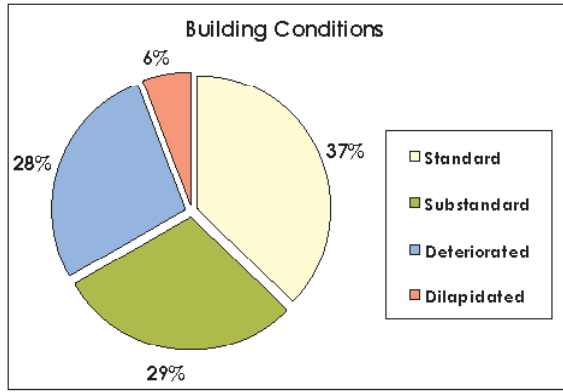
**Deteriorated:** Building requires major repairs such as a new roof, foundation, siding or windows (more than three identified problems; renovation cost \$15,000 - \$45,000)

**Dilapidated:** Building needs extensive rehabilitation and may require demolition (renovation cost is greater than \$45,000)

According to the building condition assessment, 37% of the structures are in standard condition while 29% require minimal repair and/or facade improvements. In addition, 28% of the structures are classified as “deteriorated” thus requiring significant levels of rehabilitation while 6% are potential public safety hazards or “dilapidated”. In conclusion, 63% of the structures require some level of rehabilitation



**Existing Building Conditions Statistics**



**Dilapidated Structure**



and this assessment identifies properties contributing to "Development Opportunities" and helps quantify the magnitude of rehabilitation assistance needed to stabilize the neighborhood.

**2.5 Building Occupancy**

Each parcel containing a structure within the Study Area was checked for signs of occupancy based on visual evidence of habitation. The following designations were used to evaluate building occupancy:

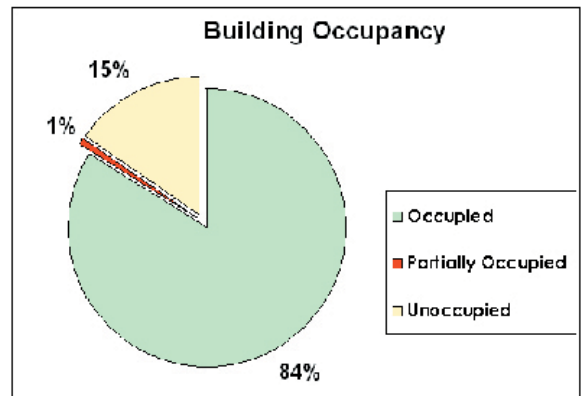
**Occupied:** This designation is based on clear evidence of habitation with indicators that include a well-maintained yard, cars parked the driveway, curtains in the windows, the presence of children's play equipment, the presence of mail, newspapers, etc. Commercial/ Industrial structures were assessed based on signs of business, employees and cars in the parking lots.

**Unoccupied:** This designation is based on clear evidence of the lack of legitimate occupants including a for-sale or for-rent dwelling or structure, missing or broken doors or windows, clear abandonment, being boarded up, etc.

**Partially Occupied:** This designation was applicable only to buildings designed to house two or more tenants such as duplexes and commercial structures. As above, it is based on evidence of habitation by legitimate occupants and uses the same criteria.

The existing occupancy assessment yielded 83% occupied structures in English Avenue. Over 16% of the structures appear to be unoccupied or partially occupied which contribute to the sense of overall neglect and disinvestment in the community.

**Existing Building Occupancy Statistics**



**Unoccupied Structures**



Figure 2.3  
 English Avenue Existing Zoning  
 Source: City of Atlanta Bureau of Planning

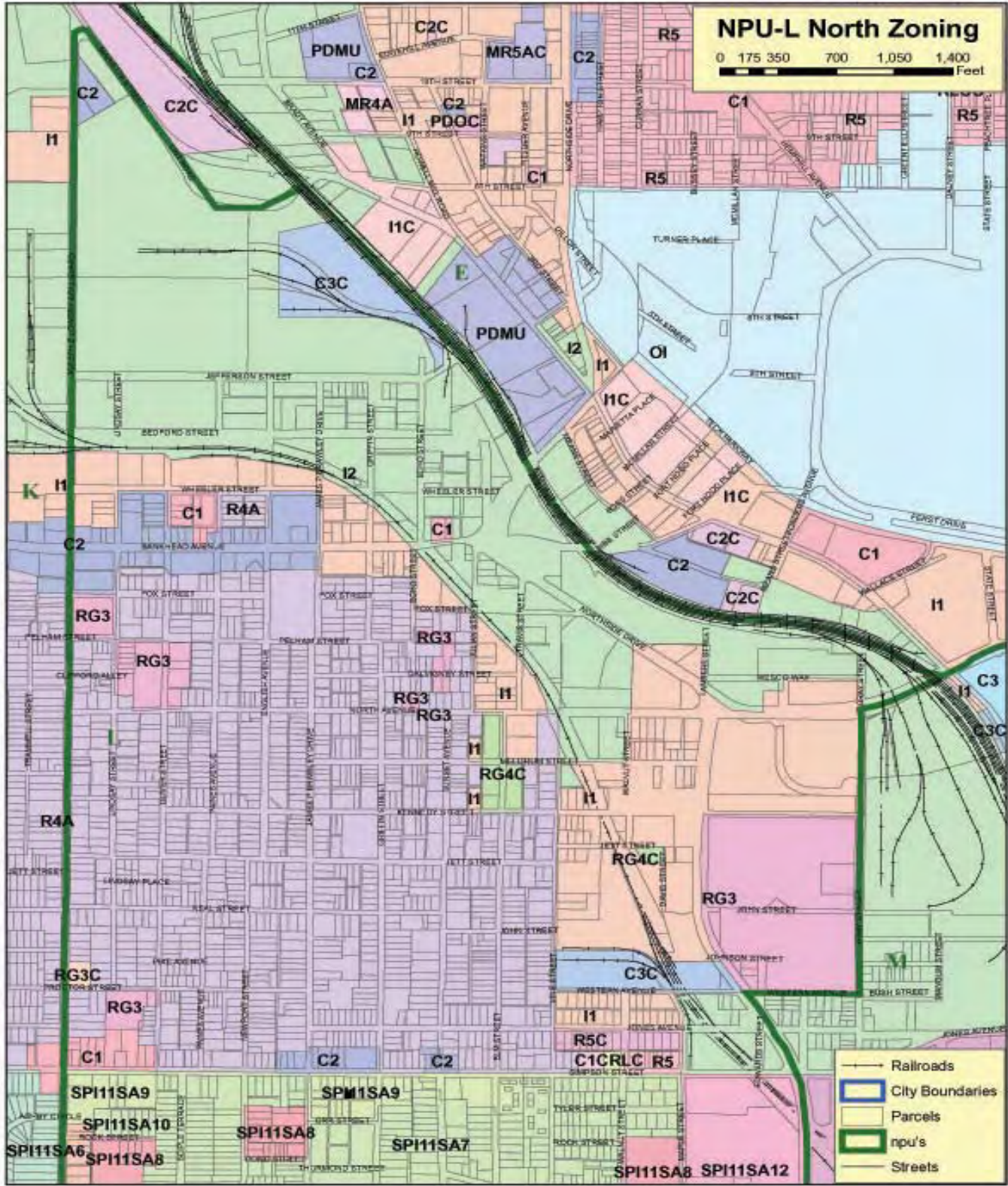




Figure 2.4

English Avenue Existing Building Condition

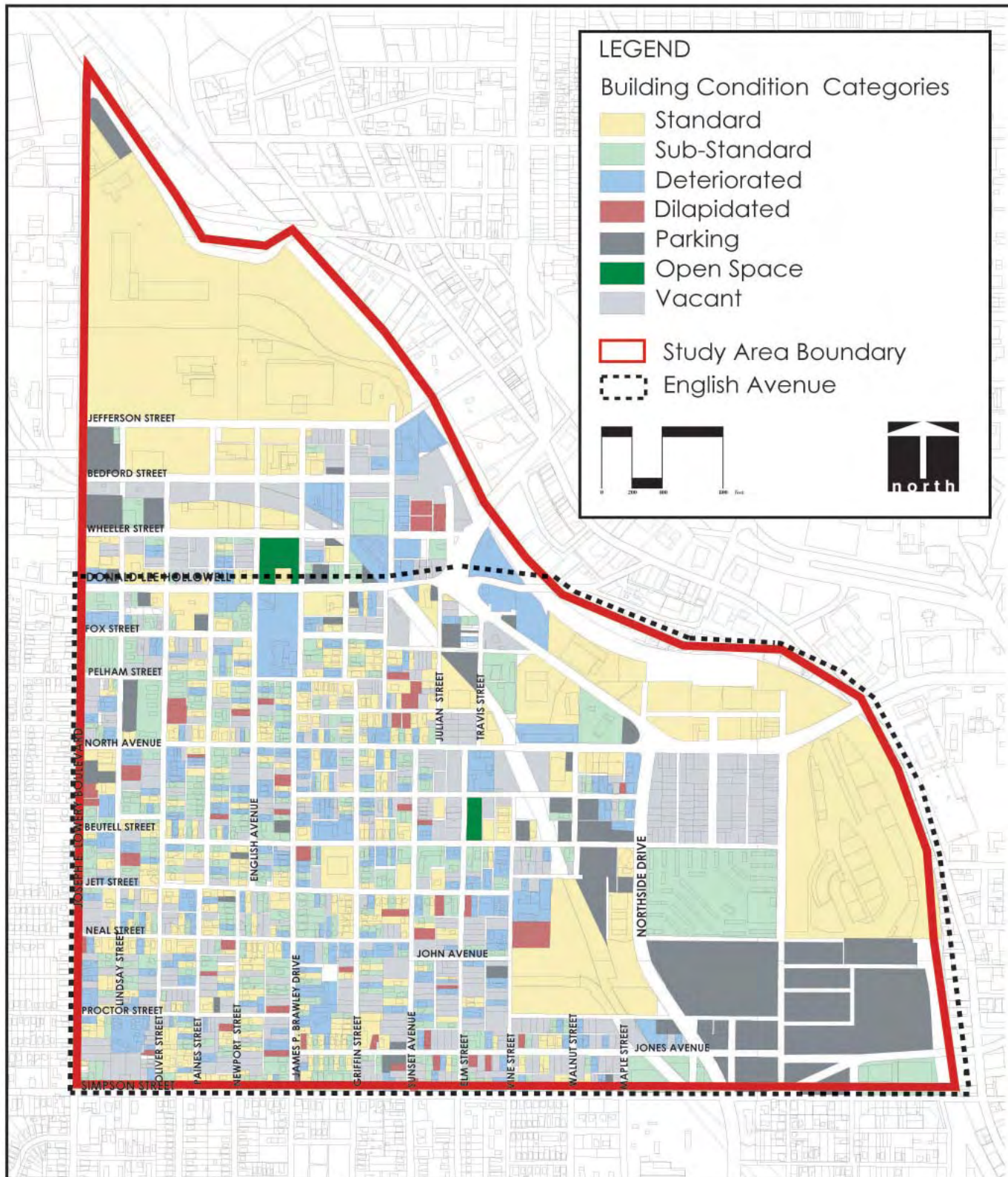
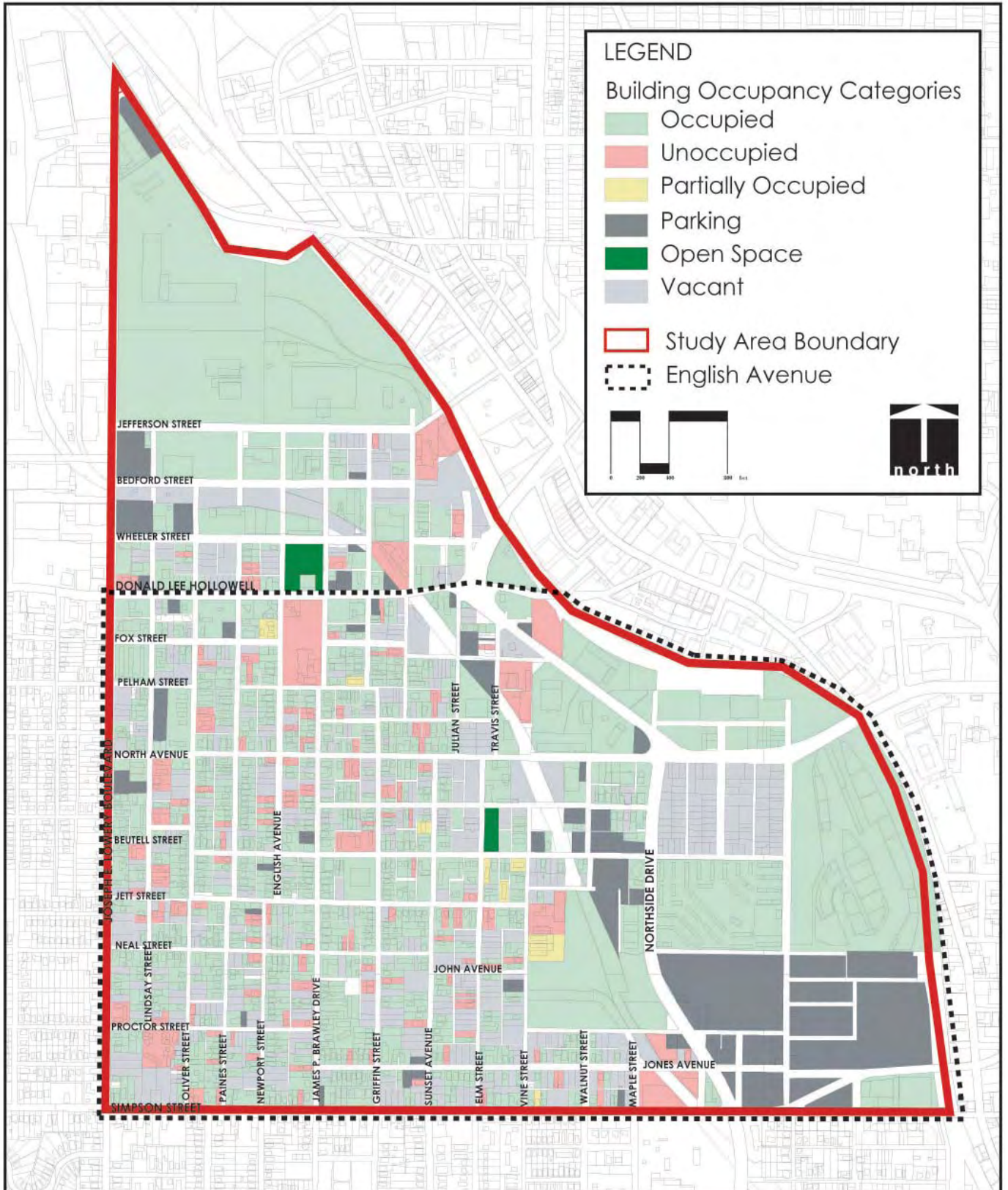




Figure 2.5

English Avenue Existing Building Occupancy





## 2.6 Transportation and Circulation

### Roadways

The existing transportation system within the English Avenue study area includes a network of state and local roadways serving residential, business and regional transportation needs.

The dominant roadway in the study area is Northside Drive (US-19/SR-9), a principal arterial which runs along the east side of the study area from north to south. Northside Drive is a six-lane roadway with dedicated left turn lanes at intersections. Northside Drive is a major regional arterial, and a large portion of the traffic along the corridor is regional pass-through traffic. The other principal arterial in the study area is Donald Lee Hollowell Parkway (US-78/278 /SR-8), formerly Bankhead Highway, Donald Lee Hollowell Parkway is a four-lane roadway. Joseph E. Lowery Boulevard, formerly Ashby Street, is a minor arterial and the western boundary of the study area. There are two collector roads in the area, Simpson Street and James P. Brawley Drive. Simpson Street, which forms the southern boundary of the study area, separates the English Avenue neighborhood from the Vine City neighborhood is a four-lane roadway. James P. Brawley Drive is an interior local two-lane street that roughly divides English Avenue in half on a north south axis.

Roadway Level of Service is an engineering construct to explain the quality of vehicular movement on a road using a letter grade ranging from A to F, where A is the least congested and F is the most congested. Level of Service (LOS) on arterials and collectors in the English Avenue study area is generally "D" or better with some intersection delay on Northside Dr., and Donald Lee Hollowell Pkwy. during normal peak period traffic. Northside Dr. also has some event traffic from the Georgia World Congress Center, Georgia Dome, the Atlanta Aquarium, and events held at the Georgia Institute of Technology. Traffic volumes on interior local streets are generally low (<1000 ADT). The arterials in the English Avenue Study Area currently operate at relatively high levels of service and have the capacity for additional traffic volumes associated with higher level of development. Interior streets have limited capacity and would best serve lower density residential use.

Many streets internal to the neighborhood are narrow (<=24') with limited right-of-way. Generally, on-street parking on internal streets is permitted. Streetlights are present but have limited illumination and there are no pedestrian lights. There are a number of missing street signs, and no monumentation, entry markers or gateways identifying the neighborhood. Traffic controls within the neighborhood are limited to stop signs. There are no

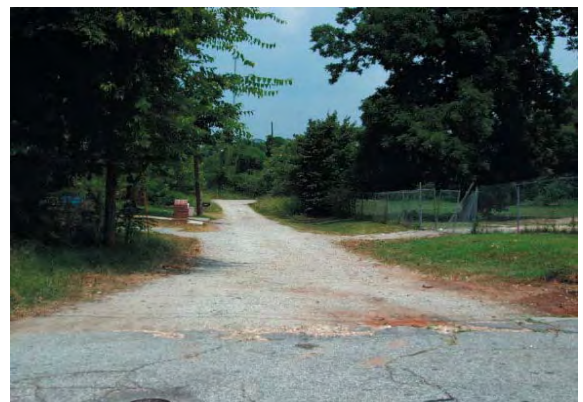
existing traffic calming installations but the narrowness of the streets, on street parking, limited set backs, and neighborhood activity generally keep vehicles moving slowly through the neighborhood.

### Street Condition

Generally, the streets are in fair or better condition; some are unpaved, contain potholes and lack striping. Many streets are incomplete (don't carry through between other existing streets) or have reduced curbs, due to resurfacing without milling off excess pavement at the curbline. Unpaved or incomplete streets include:

- Meldrum St. from Walnut St. to Sunset Ave. is unpaved
- Vine St. from Meldrum St. to Kennedy St. is unpaved
- Lindsay Pl. NW is unpaved Oliver St. to Lindsay St.
- Pelham St.. NW is unpaved west of Lowery Blvd. to east of Lindsay St.

**Unpaved Road: Vine Street**

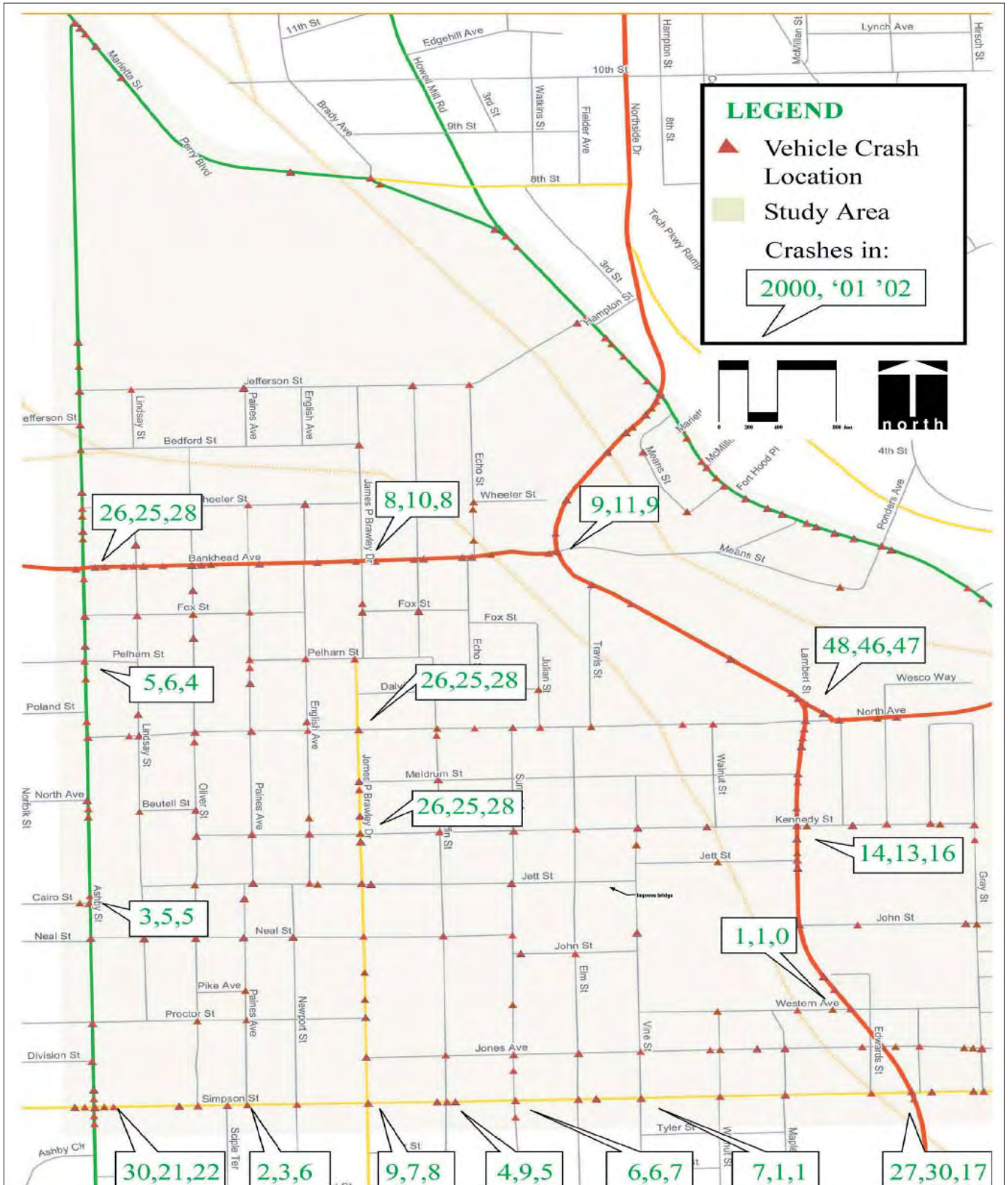


### Pedestrian Facilities

Perimeter arterials and collectors; Northside Drive, Donald Lee Hollowell Parkway, Lowery Boulevard, and Simpson Street, have sidewalks and painted pedestrian crosswalks at crossings, and signalized intersections have pedestrian signals. Although there are areas where the sidewalk system is relatively complete, the English Avenue neighborhood has an incomplete sidewalk grid. Internal to the neighborhood there are many segments of missing sidewalk. Many sidewalks are in poor condition, overgrown, or covered in leaves and debris. Sidewalks are generally narrow (<=4'), and there are no formal walking trails or paths. There are no pedestrian lights, benches, or other pedestrian amenities. Some private alleyways are used as short cuts by pedestrians.

Due to the generally narrow rights of way for internal streets (<=30 ft.), opportunities for improved streetscape are limited. Some of the better opportunities for continuous

Figure 2.6  
Pedestrian vs. Vehicle Crashes



streetscape appear to be on Kennedy St., James P. Brawley Drive, and North Ave. There are large electrical transmission line poles on James P. Brawley Drive that may somewhat limit improved streetscape opportunity. Perimeter arterials have more available right of way for streetscaping.

Pedestrian safety issues for the English Avenue neighborhood can be seen in Figure 2.6. Serious pedestrian accidents including one fatality, tend to occur on arterials along the perimeter of the neighborhood, with the majority occurring on the western half of Simpson St.

**Bicycle Facilities, Trails and Greenways**

There are currently no bicycle facilities within or near the English Avenue study area. Bike lanes are being created on Ivan Allen Boulevard as it is extended to the west from Luckie Street to Northside Drive, just east of the study area at Simpson Street. The City of Atlanta has plans for a West End Rail Multi-Use Trail that will start to the west of the study area on Simpson Street and run south and east to Pryor Road. There may be a potential to connect from the bike lanes on Ivan Allen to the Westside Trail through or near the English Avenue study area. The PATH Foundation has plans for a Westside Trail. The abandoned section of former CSX rail line that runs through the English Avenue neighborhood might be an ideal trail or greenway.

**Transit**

Transit service in the English Avenue study area is provided by the Metropolitan Atlanta Rapid Transit Authority (MARTA). There are no transit shelters or other transit stop amenities in the neighborhood. A map of transit services in and near the English Avenue study area provides weekday operating statistics for transit routes serving the English Avenue neighborhood.

The English Avenue neighborhood lies roughly one half mile to the east of the proposed alignment of the Atlanta Beltline. The Beltline Redevelopment Plan, recently approved by the City of Atlanta, Fulton County and the Atlanta School Board, consists of a 22 mile loop of parks paths, and transit along with significant proposed mixed-use redevelopment on under-utilized adjacent land. Proposed Beltline redevelopment areas have been concentrated into 12 “Nodes”, one of which is centered on Simpson Street. The Beltline Project will include significant investment in transit, with a proposed fixed-guideway transit system along the BeltLine loop, and potentially a new infill MARTA Station at Simpson Street. Increased vehicular traffic from potential redevelopment at the

Simpson Street node is projected to increase vehicular traffic on Simpson Street between 8% and 18%, and on Joseph Lowery Blvd. between 4% and 16%. Development along the BeltLine, and additional development along Northside Drive, will encourage additional transit services to be provided in the area.

**Vehicular Crash Analysis**

Vehicular crashes in the English Avenue study area were researched using GDOT crash records from 2000 through 2002. Crash rates were calculated for key intersections in the study area, and crash rates were determined for road segments.

Intersections with significant crash occurrences (crashes in 2000, 2001, 2002) include:

- Northside Drive at:
  - Lambert St./North Ave. (48, 46, 47)
  - Simpson St. (27, 30, 17)
  - Kennedy St. (14, 13, 16)
  - Hollowell Parkway ( 9 , 11 , 9)
- Simpson Street at Lowery Boulevard (30, 21, 22)
- Hollowell Parkway at Lowery Boulevard (26, 25, 28)

Road segments with significant crash occurrences (crashes in 2000, 2001, 2002) include:

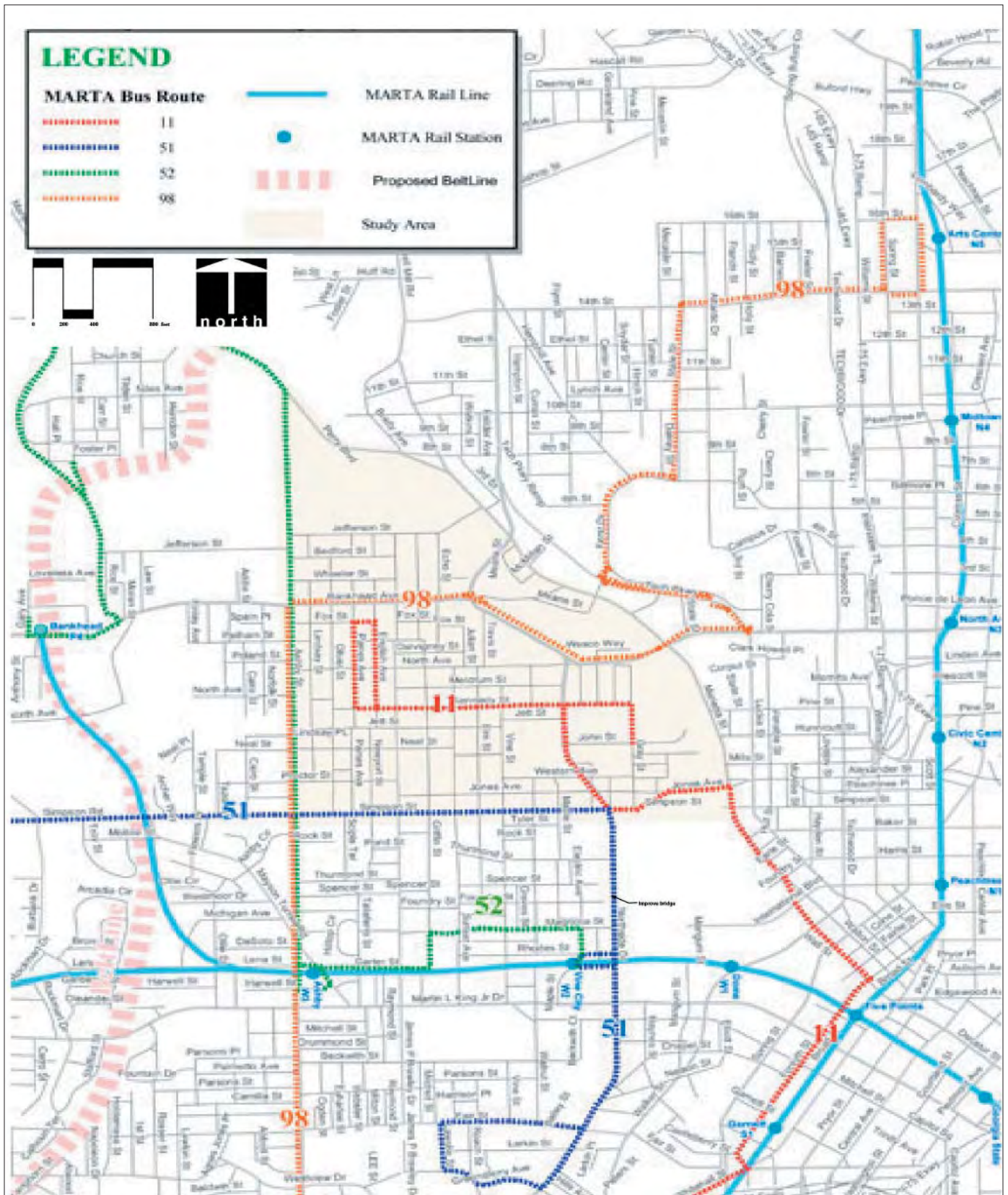
- Simpson Street from Lowery Boulevard to Northside Drive (96, 83, 78)
- Northside Drive from North Avenue to Simpson Street (84, 81, 68)
- Hollowell Parkway from Lowery Boulevard to Northside Drive (60, 50, 52)
- Marietta Street from Lowery Boulevard to Northside Drive (50, 53, 59)

**MARTA Bus Weekday Operating Statistics**

Route	Route Name	Rail Stations	Service Hours		Frequency (Minutes)		
			From:	To:	Peak	Base	Night
11	English Avenue	Five Points	5:00 A.M.	11:30 P.M.	20	40	40
51	Simpson/ AUC	Vine City (W2) West Lake (W4)	5:00 A.M.	11:30 P.M.	25	25	25
52	Knight Park	Bankhead (P4) Vine City (W2)	5:20 A.M.	11:30 P.M.	60	60	60
98	West End/ Arts Center	West End (S2) Arts Center (N5)	6:30 A.M.	8:30 P.M.	40	40	40



Figure 2.7  
MARTA Bus Routes





## 2.7 Urban Design Issues

The English Avenue CRP Study Area contains two predominant land patterns within the study area. The interior of the neighborhood consists mostly of small blocks, narrow streets, (craftsman-style) single family homes and large tree canopies. Conversely, the periphery of the neighborhood to the north, east and south is made up of large institutional, industrial and low-density commercial parcels. The interior small-block grid is fairly regular, but has a handful of connectivity issues including dead-end streets,

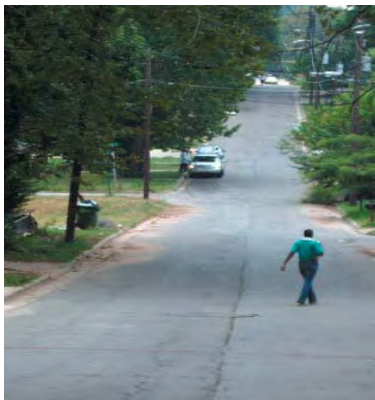
**Abandoned Alley** abrupt jogs and “unofficial” streets (i.e. alleys that provide access but are not “official” streets).



There are significant amounts of grade

change as well as an abandoned rail line that can be found passing over several of the main east-west streets. A significant amount of vehicular traffic exists along Northside Drive (to the east) and fair amounts along Simpson Road and Hollowell Parkway (to the south and north, respectively).

### Lack of Pedestrian Facilities



The main vehicular intersections are all along Northside Drive – at Hollowell Parkway, North Avenue and Simpson Road (also “gateways” to the study area). There is a lot of pedestrian traffic within the neighborhoods, but many of the pedestrian facilities such as sidewalks are either absent, in poor condition or extremely narrow. Immediately to the east of the neighborhood are impressive views to downtown Atlanta.

## 2.8 Development Opportunities

In order to identify potential development opportunities

within the study area, existing conditions maps such as Building Conditions, Building Occupancy and Land Use were compared against each other, existing (underway) development projects were highlighted and underutilized land parcels were identified. Overall, the interior of the neighborhood consists of an extremely high amount of vacant land/ buildings, indicating opportunities for parcel consolidation (and redevelopment) and infill housing. The fringe of the neighborhood along Hollowell Parkway, Northside Drive and Simpson Road contain many large low-density commercial, institutional, industrial and vacant land areas.

While many of these parcels present themselves as long-term expansion areas for institutions such as Georgia Institute of Technology and Georgia World Congress Center, others are ideal for large, mixed-use and mid-to high-density residential developments. There is also a smattering of vacant historic structures throughout the study area which could be appropriate for adaptive rehabilitation.

### Vacant Lot



### Saint Mark A.M.E. Church





Figure 2.8  
Urban Design Issues

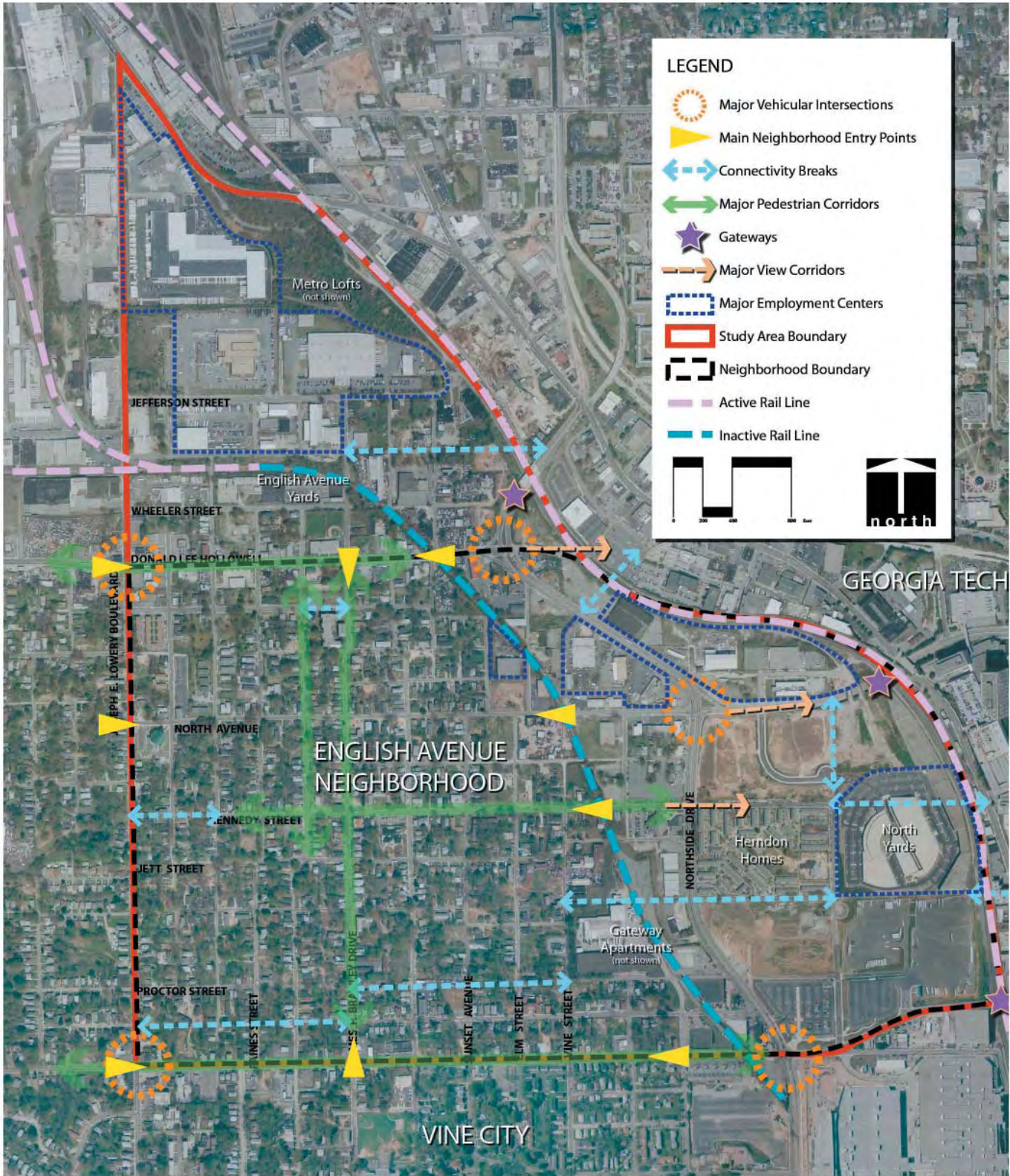
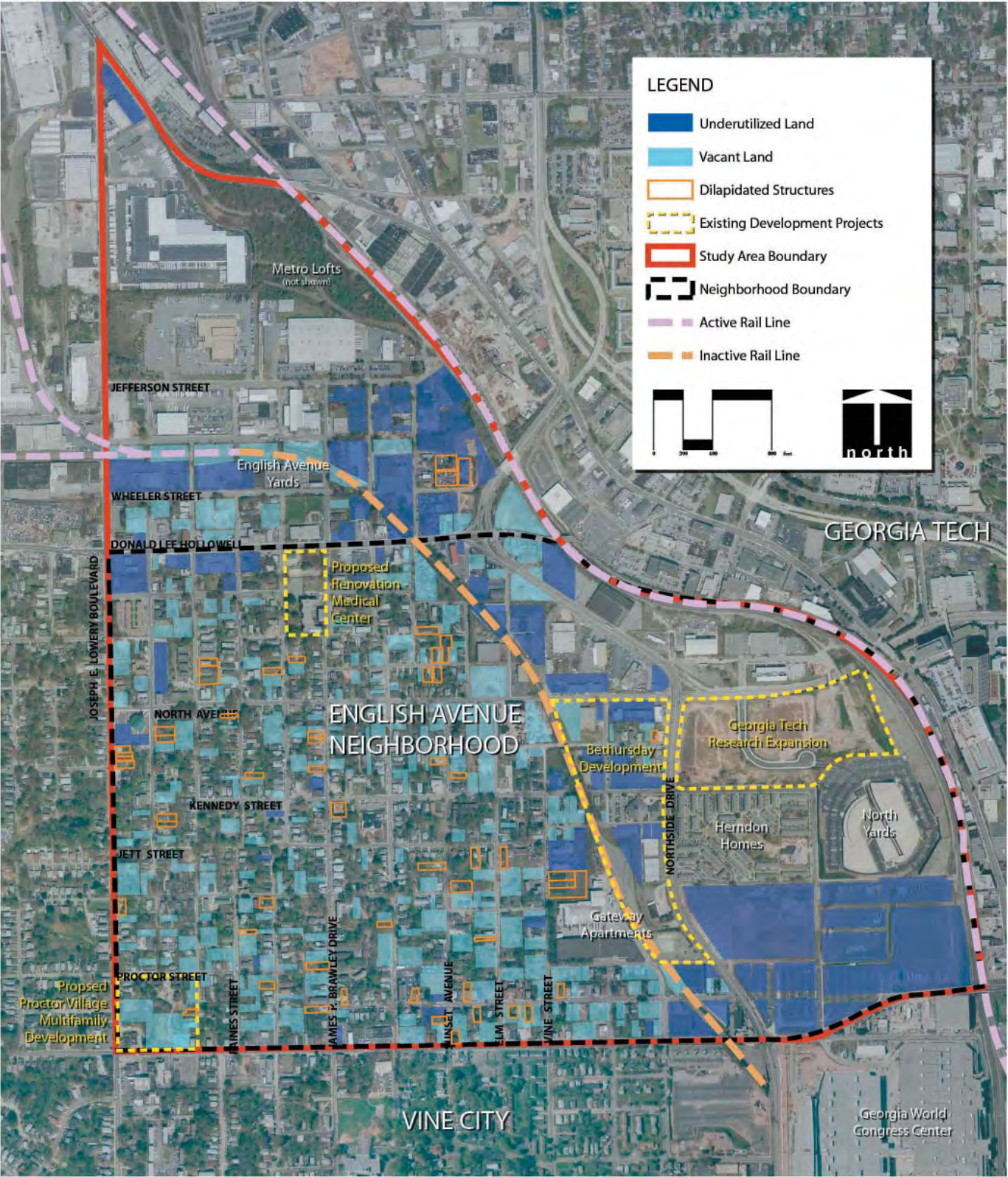




Figure 2.9  
Development Opportunities



**ISSUES AND OPPORTUNITIES**  
**ENGLISH AVENUE**

COMMUNITY REDEVELOPMENT PLAN UPDATE  
SEPTEMBER 2006



## 2.9 Market/ Demographic Overview

The study area is located on the western-most edge of intown Atlanta adjacent to Midtown West, Atlantic Station, and the Upper Westside area. These areas have been experiencing redevelopment through infill, adaptive reuse, and large-scale construction as development efforts have moved from the eastern and central parts of town into the Westside. Developers are even more attracted to the Westside because of the increasing land costs in Midtown and Downtown area. The activity from entities such as Georgia Tech and developments including the Georgia Dome, Georgia World Congress Center, North Yards Business Park, the Georgia Aquarium and Atlantic Station continue to draw attention to this Corridor.

There have been major investments made by the Atlanta Development Authority and Atlanta Housing Authority to transform large areas around English Avenue into new mixed-use developments. Antioch Baptist Church' Bethursday Development Corporation and the Atlanta University Center have also taken the initiative to attract new development into the area. Office and business park demands are increasing due to significant new investment occurring along the corridor. This development trend is expected to continue due to the on-going development of the Atlantic Station and future development by Georgia Tech, the World of Coke and other major land holders.

According to the Northside Drive Corridor Study (2004), the Atlantic Station development is expected to bring some 1.7 million square feet of new destination retail into the area. As a result of the addition of Atlantic Station, retail development is increasing, and it is expected to attract regional shopping as well as many residential projects creating an increase in the demand for neighborhood shopping centers. Based on the demographic and economic characteristics illustrated in the following table, it is clear that this building market pressure has not quite infiltrated the English Avenue study area.

The diversity of the City of Atlanta and its recent growth trends reflect a growing population of young, single, well educated, moderate income renters, to the well established base of low income, older homeowners and renters who have lived in the area for a long time. Despite these growth trends in the City, the immediate core of English Avenue has decreased in population, but the greater neighborhood is showing slight signs of improvement with loss rates stabilizing and even starting to turn positive. Over the past 20 years, English Avenue has been experiencing a consistent decline in their total population; this decline

is predicted to continue for many years to come. The 1998 English Avenue CRP reported a steady decline in population from 1950 - 1980 (2507, 3322, 3396, and 3151 respectfully). In 1990 there was a total population of 4,850 which has declined by 15.3 % in the year 2000 to a total population 4,109. Population projections show that there may be an additional decrease of approximately 2.3 % by the year 2010. The household group with the lowest average household income was those headed by individuals under 25 years of age (78% reported income under \$10,000) as described in the 1998 plan. In 2005 48% of all household have a yearly income of less than 15,000, compared to the City of Atlanta's 23.5 %. Nearly half of all English Avenue residents are living in poverty compared to 93% as published in the previous English Avenue CRP. The income characteristics of both individuals and households paint a bleak picture for the community. A greater number of businesses and more owner-occupied housing are both obvious needs in the study area as well.

Changes that would increase private development in the study area will involve needing to create more diversified residential and commercial products to help attract new residents and employees to the area. Detailed statistics are shown in Figure 2.10.

**Georgia Tech Research Facility**



**Atlantic Station**

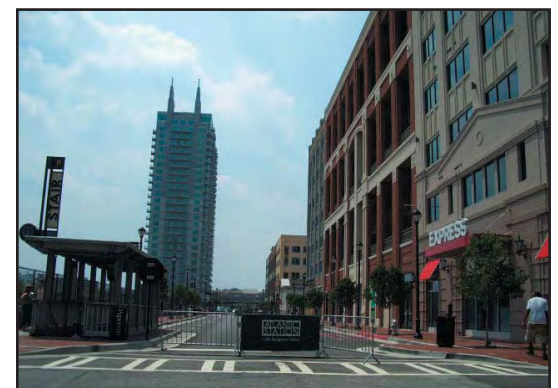


Figure 2.10

## Demographic Overview Comparison

English Avenue Community Redevelopment Plan Update  
Demographic Overview Comparison

	1/2 Mile Radius	1 Mile Radius	City of Atlanta	Atlanta MSA	Georgia	United States
<b>Population</b>						
1990	4,850	16,721	391,647	2,959,980	6,478,221	248,710,012
2000	4,109	16,086	416,474	4,112,224	8,186,453	281,421,906
2005 (Estimate)	3,996	16,332	413,185	4,657,426	8,969,042	296,460,069
2010 (Projected)	3,904	16,374	410,230	5,168,874	9,708,032	310,729,754
Change						
1990-2000	-15.3%	-3.8%	6.3%	38.9%	26.4%	13.2%
2000-2005	-2.8%	-1.5%	-0.8%	13.3%	9.6%	5.3%
2005-2010	-2.3%	0.3%	-0.7%	11.0%	8.2%	4.8%
<b>Population Overview</b>						
Median Age	34.4	25.3	34.1	34.2	34.3	36.3
Under 18	32.9%	32.2%	26.9%	29.4%	29.1%	27.6%
Between 25-35	15.8%	15.2%	19.4%	20.1%	18.1%	17.4%
Over 65	8.7%	6.8%	9.5%	8.0%	9.9%	12.5%
Less Than High School	41.3%	31.6%	21.6%	16.4%	19.8%	18.3%
High School Graduates	40.9%	40.6%	31.1%	29.0%	30.4%	29.1%
College Graduates	5.6%	13.0%	26.8%	29.9%	25.8%	26.6%
<b>Income Overview</b>						
Per Capita Income	\$ 8,388	\$ 8,027	\$ 23,019	\$ 27,533	\$ 23,356	\$ 24,385
Change in PCI since 1990	59.1%	36.8%	51.3%	65.6%	71.8%	69.6%
Average Household Income	\$ 21,202	\$ 22,660	\$ 56,249	\$ 76,088	\$ 63,505	\$ 64,443
Household Income						
Less than \$15,000	48.8%	43.6%	23.5%	9.8%	14.8%	14.7%
\$15,000-\$24,999	21.6%	20.7%	12.6%	8.3%	10.9%	11.6%
\$25,000-\$34,999	9.9%	11.7%	10.7%	9.4%	11.0%	11.2%
\$35,000-\$49,999	7.0%	10.1%	13.1%	15.5%	16.1%	16.0%
\$50,000-\$74,999	7.7%	7.3%	13.8%	20.7%	19.4%	19.0%
\$75,000-\$99,999	2.1%	2.7%	8.4%	14.4%	11.9%	11.6%
Over \$100,000	3.1%	3.8%	18.1%	21.9%	16.0%	15.9%
<b>Employment</b>						
Daytime Population	3,942	16,373	344,875	1,999,258	3,604,208	124,390,056
Businesses	148	515	23,898	171,406	324,899	11,265,674
Unemployed	11.4%	37.1%	8.8%	4.7%	4.5%	5.5%
<b>Households</b>						
1990	2,063	5,911	154,897	1,102,582	2,366,607	91,947,641
2000	1,635	4,799	168,147	1,504,886	3,006,369	105,480,101
2005 (Estimate)	1,546	4,855	163,788	1,664,720	3,242,705	110,228,304
2010 (Projected)	1,450	4,759	157,331	1,797,829	3,467,786	114,750,688
Change						
1990-2000	-20.7%	-18.8%	8.6%	36.5%	27.0%	14.7%
2000-2005	-5.4%	1.2%	-2.6%	10.6%	7.9%	4.5%
2005-2010	-6.2%	-2.0%	-3.9%	8.0%	6.9%	4.1%
<b>Housing Overview</b>						
Avg. HH Size	2.57	2.23	2.34	2.75	2.69	2.62
Single-Person HH	48.9%	55.3%	52.9%	30.0%	28.2%	27.4%
Housing Units	2,278	6,897	209,421	1,914,019	3,757,775	123,978,261
Owner-Occupied	14.9%	15.4%	35.4%	60.9%	59.3%	59.7%
Renter-Occupied	52.9%	55.0%	42.9%	26.1%	27.0%	29.2%
Vacant	32.2%	29.6%	21.8%	13.0%	13.7%	11.1%
2000 Median Housing Value	\$ 55,438	\$ 58,209	\$ 126,173	\$ 130,605	\$ 108,287	\$ 115,194

All statistics are 2005, unless otherwise noted.

1/2 mile radius from intersection of Sunset Avenue & North Avenue

1 mile radius from intersection of Sunset Avenue & North Avenue.





# Chapter Three: Development Framework



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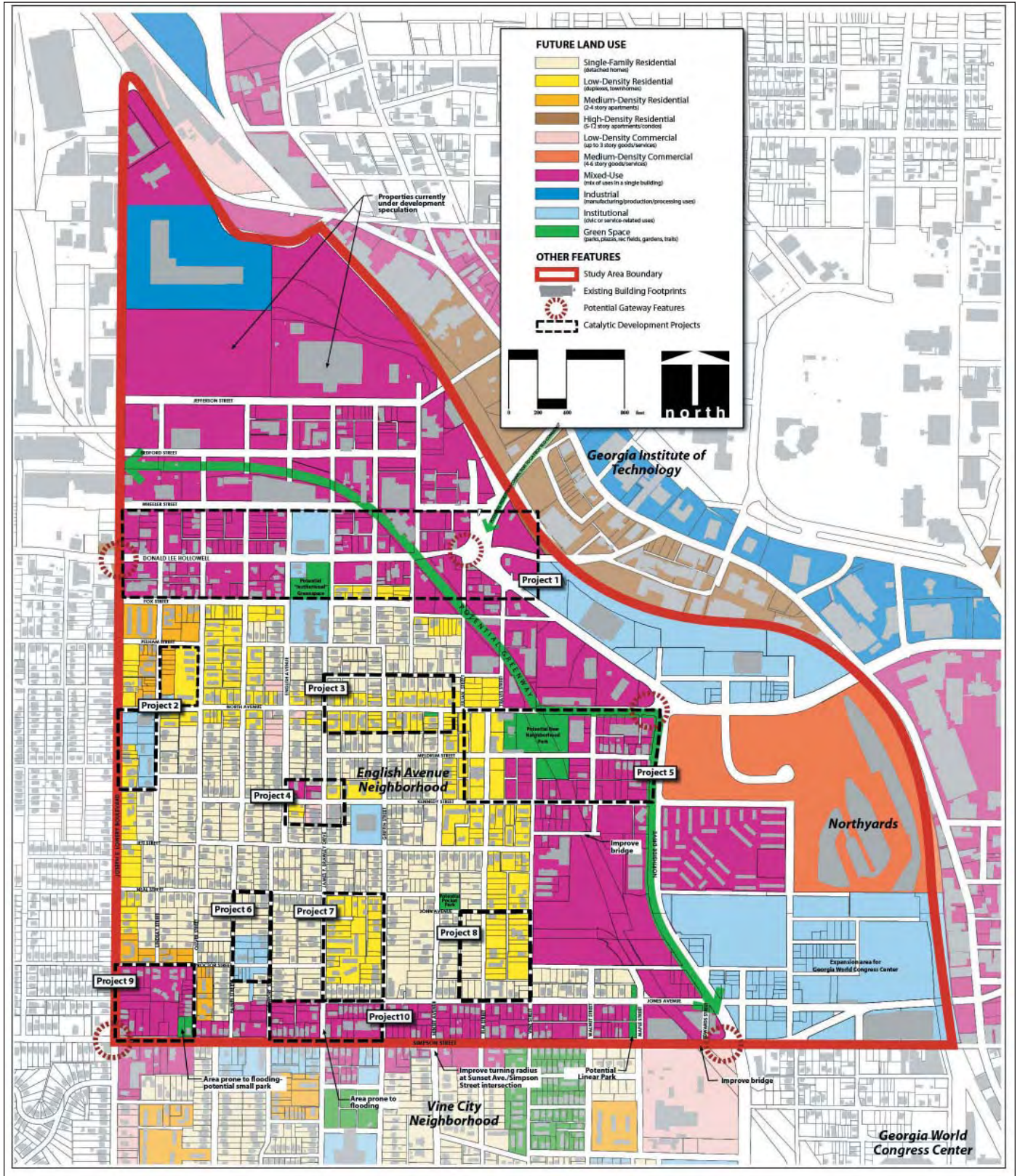






Figure 3.1

Future Development Framework



# DEVELOPMENT FRAMEWORK

## ENGLISH AVENUE

COMMUNITY REDEVELOPMENT PLAN UPDATE  
SEPTEMBER 2006





**PROJECT OVERVIEW**

Future development along Hollowell should incorporate a variety of uses, should cater to pedestrians and should be implemented with street frontage. This area has a large amount of historic resources that should be enhanced and preserved. Many opportunities for medium to high-density multifamily housing. Whereas Simpson Road and Northside Drive have larger development sites, parcels along Hollowell are smaller and require more contextually-sensitive design/development. Potential for rehabilitation of former English Avenue School and Carnegie Library, enhancement of existing Boys and Girls Club and creation of greenspace could establish a neighborhood "institutional center."

**MARKET PERSPECTIVE**

The total of 17 development projects within this project area is absolutely immense. The scale of development on this corridor alone is clearly only feasible in a very long-term timeframe. However, changes along Hollowell corridor are going to be key in the long-term redevelopment within the English Avenue study area. The key intersections at Northside Drive and Lowery Boulevard should be developed first along the Hollowell corridor, creating anchors to help development fill in between. The Northside Drive intersection should be prioritized over the Lowery Boulevard intersection, as there is more existing momentum to be leveraged along this corridor currently. A few specific notes among the 17 development projects: **A)** This corridor could not, nor the greater market area, support two grocery stores. One is noted from the Bankhead LCI at the Lowery intersection and one is noted in this plan at the Northside intersection. Only one could be supported ultimately, and that is likely at least five to seven years away, assuming very positive market changes. **B)** Continued concerns about church expansion noted within this corridor; though shared parking possibilities noted for future residential development is certainly a considerable help for the private market. **C)** Use caution in naming national retail tenants at this point. It seems premature for market conditions to be feasible to attract known national tenants. **D)** Greenway and Institutional Center noted would be key public and non-profit amenities that could serve as catalysts to spur private development.

**DEVELOPMENT PROGRAM**

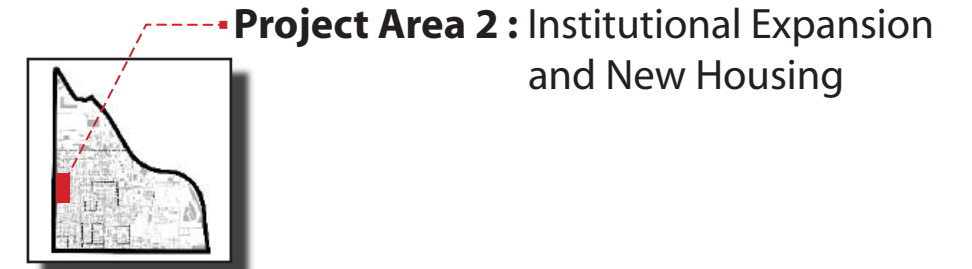
- P1.1: Bankhead LCI Plan** - Included a large-scale retail site incorporating a mix of uses including a grocery store, multifamily, townhomes, surface parking and greenspace. Also included preservation and renovation of historic storefront on corner
- P1.2: Mixed-Use and Townhomes** - Small, dense mixed-use infill developments to be integrated with renovation of existing historic storefront. Parking can be shared with church along Wheeler.
- P1.3: Multifamily and Townhomes** - "Rooftop Lofts" currently proposed for NW corner of block. Preserve existing s/f homes on NE corner. Enhance church property on SE corner and add outdoor garden space. New multifamily building along Hollowell.
- P1.4: Multifamily and Mixed-Use** - New multifamily building fronting Wheeler Street (contemporary aesthetic). New mixed-use buildings along Hollowell with ground floor retail. Renovate existing storefronts. Central shared parking.
- P1.5: Townhomes, Lofts and Renovations** - This area has the most abundant stock of historic storefronts along Hollowell - preserve/renovate into storefront retail. Also potential for outdoor dining space. Townhomes and lofts to be developed along Oliver, Paines and Wheeler.
- P1.6: Existing Churches and Multifamily** - Preserve/enhance existing churches on Brawley north of Hollowell. Opportunities for new multifamily along Hollowell.
- P1.7: Entertainment and Greenway** - Potential restoration of existing industrial building and conversion into restaurants and retail; outdoor dining can overlook greenway. greenway includes wide walking/jogging/bike trail that links to BeltLine and PATH. Also renovate nearby storefronts along Hollowell.
- P1.8: Large Mixed-Use Development** - 7-8 floor development with large ground floor tenant (grocery store, big box, etc.). Office and residential on upper floors with retail along Hollowell. Should have significant architectural feature as focal point to neighborhood entrance. Structured parking and views of Downtown Atlanta.

**DEVELOPMENT SUMMARY**

- P1.9: Mixed-Use and Townhomes** - Mixed-Use on main corner, townhomes along Lowery.
- P1.10: Mixed-Use, Gas Station and Townhomes** - Explore possibility of developing gas station integrated with new mixed-use development and away from main corner of Hollowell/Lowery.
- P1.11: Storefront Renovation, Multifamily and Townhomes** - Renovate existing storefronts as retail space, m/f development adds street edge along Hollowell w/ townhomes along Fox Street.
- P1.12: Multifamily and Mixed-Use** - New dev't has street edge on Hollowell with parking in rear.
- P1.13: Restaurants, Retail and Lofts** - Potential to renovate existing "drive-through" buildings as restaurant space w/ outdoor dining. Add small mixed-use and preserve/enhance church.
- P1.14: Institutional Center and Greenspace** - Potential programmatic connections between Boys & Girls Club, Carnegie Library and English Avenue School. Potential neighborhood park w/ open lawn, playground and preservation of old growth trees.
- P1.15: Multifamily and Townhomes** - Apartments/lofts along Hollwell, single-family and townhomes along Fox Street.
- P1.16: Mixed-Use and Townhomes** - Ground floor retail w/ lofts/apts/offices above along Hollowell. Townhomes along Fox Street w/ "tuck under" parking.
- P1.17: Multifamily with Corner Retail** - High-density development with retail/focal point on corner. Residences above overlook new greenway and have views of Downtown Atlanta. Structured parking, private courtyard and access to mixed-use path.

Project Size	43 acres
<b>EXISTING</b>	
s/f homes	14
institutional	43,500 s.f.
greenspace	1.2 acres
<b>PROPOSED</b>	
s/f homes	0
townhomes	97
m/f housing*	580 units
new office**	230,000 s.f.
new retail	88,000 s.f.
renovated retail	53,500
new greenspace (including new greenway)	2.8 acres
*m/f units are calculated at 1,200 s.f. each	
**mixed-use other than retail = 25% office, 75% m/f	





## Project Area 2 : Institutional Expansion and New Housing

### PROJECT OVERVIEW

Expansion plans for Lindsay Street Baptist Church include relocated parking, conversion of old sanctuary into community-outreach facility and further establishment of presence at corner of Lindsay Street and North Avenue. Church plans are in conjunction with development of potential multifamily/senior housing and townhomes on existing vacant/parking parcels owned by church. Also potential to establish townhomes along Lowery to enhance presence of street and hide new parking.

### MARKET PERSPECTIVE

Expansion of church facilities is a point of concern, as outlined earlier. Providing senior and/or assisted living housing is a feasible product for this area. It has a growing demand, and is eligible for mixed financing.

### DEVELOPMENT PROGRAM

**P2.1: New Senior Housing and Townhomes** - Future land use allows medium-density residential (multifamily) in this area. Potential for up to 4 stories of senior housing to be developed in conjunction with church expansions on land mostly owned by church. These facilities can be programmatically linked with church functions and efforts. Townhomes on SE corner provide scale/height transition between multifamily and single-family.

**P2.2: Expanded Parking Lot and New Townhomes** - In an effort to provide more parking and better access to the main sanctuary, Lindsay Street Baptist Church can expand parking to the south along Lindsay Street. New townhomes can be developed along Lowery to enhance street presence and hide new parking.

\*\*In addition, Beutell Street has potential to be extended west towards Lowery to provide better east-west access to neighborhood via Kennedy Street. This also provides additional ingress and egress points to new parking.

\*\*NW and SE corners of Lindsay Street and North Avenue intersection have potential for long-term church facility expansion.

### DEVELOPMENT SUMMARY

Project Size	5.4 acres
<b>EXISTING</b>	
institutional	26,000 s.f.
<b>PROPOSED</b>	
townhomes	21
m/f (senior) units	100





### Project Area 3: Townhomes and Single-Family Infill along North Avenue



#### PROJECT OVERVIEW

New single-family homes respect scale and architectural character of existing homes. Go hand-in-hand with renovation of existing homes. Vacant parcels can also be consolidated and developed as townhomes to enhance presence of North Avenue as a main entry to neighborhood.

#### MARKET PERSPECTIVE

Increasing density with townhomes is good for local market. Oftentimes, townhomes are also a product that appeals to a different demographic than single-family homes. This is a project that should be considered for the long-term. This kind of infill redevelopment will begin to naturally occur when there is enough market pressure on the edges of the neighborhood to increase demand and price points for interior neighborhood locations. Notation of objective to make North Avenue more of main entry to neighborhood is imperative; this would allow the opportunity for the "known" North Avenue in the eastern and central parts of the City to bridge an association with this western portion.

#### DEVELOPMENT PROGRAM

**P3.1: New Townhomes** - Potential for consolidation of neighboring deteriorated/dilapidated single-family parcels into larger parcels for townhome development fronting North Avenue. 3 story buildings that utilize alley access where possible.

**P3.2: Single-Family Infill** - In areas where single-family homes are stable and in good condition, allow only single-family infill. Consider renovation of select deteriorated homes in conjunction with new infill. Scale, character and orientation of new homes to respect that of existing homes (see design guidelines).

#### DEVELOPMENT SUMMARY

Project Size	12.9 acres
<b>EXISTING</b>	
s/f homes	29
<b>PROPOSED</b>	
s/f homes	38
townhomes	30

## Project Area 4 : Neighborhood Commercial



### PROJECT OVERVIEW

The residents of English Avenue have made neighborhood-oriented businesses a priority. With this in mind, the intersection of Kennedy and Brawley has great potential to act as a center for small-scale, neighborhood-oriented goods and services. The 2-story historic structure on the NW corner is an opportunity for rehabilitation and establishment of such types of uses. Additionally, the historic church “shell” on the SE corner has potential to be integrated into a new neighborhood commercial development. Streetscape improvements and on-street parking here will be key in “jump-starting” this node.

### MARKET PERSPECTIVE

The diversification of uses in this project area will be important in the long-term for neighborhood-scale services. As the neighborhood redevelops, it will be a key amenity to have small-scale commercial uses within walking distance to residential. With that said, this is another project area that should be viewed as longer-term. This kind of development will follow as the residential product in the study area transitions and increases in price point. This kind of redevelopment is easily ten or more years away.

### DEVELOPMENT PROGRAM

**P4.1: Single-Family Infill** - New single-family homes to respect scale and character of existing (see design guidelines).

**P4.2: Multifamily** - Small m/f or low-density residential possible. 4 units in 2 stories w/ rear shared parking.

**P4.3: New Mixed-Use** - New development to follow rehab of existing mixed-use building immediately east. 2-stories w/ 3 lofts on top floor and 3,500 sq.ft. retail on ground floor. Shared surface + on-street parking.

**P4.4: Mixed-Use** - Potential to integrate existing facade into new commercial building. 10,000 sq.ft. in 1 floor - combination of loft housing and small retail. Shared surface parking in rear.

### DEVELOPMENT SUMMARY

Project Size 2.3 acres

#### EXISTING

s/f homes	1
retail	2,000 s.f. (+/-)

#### PROPOSED

s/f homes	2
m/f units*	11
new retail	1,200 s.f.
renovated retail	4,000 s.f.

\*includes new m/u building





**PROJECT OVERVIEW**

Bethursday Development Corporation currently developing plans to "bookend" frontage on Northside Drive in conjunction with Gateway Apartments on south end. Includes High-Density Mixed-Use development along Northside Drive transitioning down to single-family towards the interior of the neighborhood. Incorporates a large amount of new housing, a new community center and a large park with outdoor amphitheatre, children's playground, jogging trails, open space and a north-south connection to the greenway.

**MARKET PERSPECTIVE**

This development project is "on the books" and underway. The increased scale on Northside Drive is important and will significantly help the market pressure build throughout the rest of the study area, if done well. The central portion of this project, with the community center and open space, will be an asset, but its quality and long-term maintenance will play a critical role in "making or breaking" further development in the area. The townhomes along Elm Street will provide a nice and marketable transition to the surrounding single-family uses. It will be critical for this development package to begin at its orientation to North Avenue and Northside Drive, instead of being oriented internal to the neighborhood. If it begins at this important intersection, it should be rated as one of the key priority projects for the study area in the short-term.

**DEVELOPMENT PROGRAM**

**P5.1: New Townhomes** - New townhomes provide "density transition" between high-density development along Northside Drive and single-family towards the interior of the neighborhood. Alley-access with mix of ground floor parking and detached garages.

**P5.2: Multifamily along North Avenue** - In continuing to enhance the gateway to English Avenue via North Avenue, development of multifamily should be 5-6 stories with shared structured parking. Main views to adjacent greenspace and partial views of Downtown Atlanta.

**P5.3: Community Center** - 4 story community center programmatically linked with Antioch Baptist Church. Shared parking deck across the street, immediate access to large greenspace, trails and tot lot.

**P5.4: Mixed-Use along Northside Drive** - Dense development very appropriate for this rapidly-developing corridor. 8 stories with good mix of retail, office and residential spaces. Great views of Downtown Atlanta. Structured parking, interior courtyard/pool/amenity spaces.

**English Avenue Park** - Potential large new park to be developed in conjunction with future Bethursday development. Wide range of uses including large open lawns, paved plazas, bike/walking/jogging trails, tree-lined sidewalks, a large tot lot and an outdoor amphitheatre.

**DEVELOPMENT SUMMARY**

Project Size	19.5 acres
<b>EXISTING</b>	
institutional	2,000 s.f.
s/f homes	4
<b>PROPOSED</b>	
new retail	49,000 s.f.
renovated m/f (Hudgins building)	8 units
m/f units	400 units
townhomes	55
office	86,000 s.f.
institutional	70,000 s.f.
public greenspace	6.5 acres
private greenspace	1.2 acres

## Project Area 6 : Institutional Expansion and Single-Family Infill



### PROJECT OVERVIEW

New Jerusalem Baptist Church has plans for construction of new sanctuary in the short term and establishment of a “campus” in the long-term. New surface parking located to south of Proctor Street. Existing sanctuary to be used for various community outreach-related activities. Institutional expansion in conjunction with single-family infill that respects scale and architectural character of existing homes.

### MARKET PERSPECTIVE

Expansion of church facilities is a point of concern, as outlined earlier. The residential infill would be appropriate at a later time, due to its internal location in the study area.

### DEVELOPMENT PROGRAM

**P6.1: Single-Family Housing** - 3 existing homes and 9 new homes, 1-2 story. Some to be used as “transitional housing”/community outreach in association with New Jerusalem Baptist Church.

**P6.2: Institutional Expansion** - Both short- and long-term sanctuary expansion for New Jerusalem Baptist Church. Old sanctuary to be used for community outreach and after-school programs. New parking lot on south side of Proctor Street. Opportunities for gardens and courtyard spaces in conjunction with new development.

### DEVELOPMENT SUMMARY

Project Size 3.4 acres

#### EXISTING

s/f units 3  
institutional 2,800 s.f.

#### PROPOSED

s/f infill 9  
institutional 22,000 s.f.



## Project Area 7 : Multifamily Renovation, Townhomes and Single-Family



### PROJECT OVERVIEW

Potential for some existing multifamily structures to be renovated into affordable “for sale” units. Potential for existing vacant and underutilized parcels to be consolidated and developed as new townhomes. Some deteriorated multifamily structures and single-family homes can be replaced with new single-family homes.

### MARKET PERSPECTIVE

Significant improvements would have to be made to existing multifamily to provide a competitive product. Additionally, the ideal would be to renovate and offer this product as mixed-income instead of solely affordable. Making a transition to more owner-occupied residential product in the neighborhood would be a positive. This renovation and infill would be appropriate at a later time, due to its internal location in the study area.

### DEVELOPMENT SUMMARY

Project Size	6.6 acres
<b>EXISTING</b>	
s/f units	22
<b>PROPOSED</b>	
s/f infill	10
renovated m/f	43 units (+/-)

### DEVELOPMENT PROGRAM

**P7.1, P7.2, P7.3: Existing Multifamily Renovations** - Potential renovations/conversions into affordable “for sale” units with possible painted brick facades, new roofs, new exterior lighting. Potential consolidation or expansion into larger units. Add defined parking areas with shade trees, landscaping, sidewalks, courtyard/garden spaces where possible.

**P7.4: Single-Family Infill** - New 1-2 story homes in accordance with scale and character of existing homes (see design guidelines). Driveways along side of houses (some shared). Badly deteriorated multifamily can be demolished and subdivided for future single-family homes.



## Project Area 8 : Townhomes and Single-Family Infill



### PROJECT OVERVIEW

Existing vacant lots and dilapidated homes can be consolidated and redeveloped as new townhomes. Also opportunities for single-family infill. Transition from the Bethursday development to the east down to townhomes, then down again to single-family homes.

### MARKET PERSPECTIVE

This residential infill of single-family homes and townhomes would be appropriate at a later time, due to its internal location in the study area.

### DEVELOPMENT PROGRAM

**P8.1: Single-Family Infill** - Multiple infill opportunities along Elm Street for 1-2 story single-family. Potential for alley access unlikely. Shared driveways should be utilized where possible.  
**P8.2: Townhomes** - Potential for variety of townhome units along Elm and Vine Streets. Topographical challenges and limited (narrow) road capacities may make new development difficult. New townhomes should include a variety of styles; parapet buildings along Vine Street appropriate across from future Bethursday development, craftsman-style on Elm Street. Alley access should be utilized; detached (rear) garages may be appropriate on deep land parcels.

### DEVELOPMENT SUMMARY

Project Size 5.9 acres

#### EXISTING

s/f units 8  
 institutional 2,500 s.f.

#### PROPOSED

s/f infill 8  
 townhomes 28



## Project Area 9 : Proctor Village



### PROJECT OVERVIEW

Short-term plans to develop townhomes and a mixed-use building on currently-owned parcels. Long-term plans to continue townhomes along edges of block and develop a mixed-use building (with major retail anchor) at corner of Lowery and Simpson. Long-term plans contingent upon future land acquisition.

### MARKET PERSPECTIVE

This development is also underway and located at another key intersection, Simpson Street and Joseph L. Lowery Boulevard. The increased scale on both Lowery and Simpson is important and will markedly help the market pressure build throughout the rest of the study area, if done well. Getting as much of a presence at this intersection as quickly as feasible is crucial. While the small-scale mixed-use building of three-stories and some townhomes is definitely an asset, the scale at the corner is what will really push this development up to a notable level, in market terms. With an orientation towards this important intersection, this project should be rated as one of the key priority projects for the study area in the short-term.

### DEVELOPMENT PROGRAM

**P9.1: New Townhomes** - Townhomes to be built in multiple phases. Interior units front on central courtyard/garden space.

**P9.2: Mixed-Use along Simpson** - 4-6 stories on corner, 3 stories further east. Site topography allows subgrade parking for residential units. Ground floor retail, for-sale condominiums and lofts appropriate. SE corner of block has drainage issues - consider usage as greenspace/water retention.

### DEVELOPMENT SUMMARY

Project Size 6.2 acres

#### EXISTING

no existing structures to remain in long-term vision

#### PROPOSED

townhomes	75
m/f units	100 (+/-)
retail	30,000 s.f.
greenspace	0.75 acres



## Project Area 10 : Small-scale Simpson mixed-use



### PROJECT OVERVIEW

New ground-floor retail with possible residential and/or office above. Potential 3-5 story buildings with neighborhood retail. Can act as anchor to developing and enhancing Brawley Street as main north-south connector. Since Jones Avenue must stay single-family/low-density residential (as per framework plan/community input), developing mixed-use in certain parcels along Simpson will be tricky.

### MARKET PERSPECTIVE

This development project can make a notable statement on Simpson Street. However, the progress of the plans and development initiatives included in the Vine City Redevelopment Plan will clearly have a significant impact on what happens here as well. The small-scale mixed-use is a good project to continue development along Simpson Street once Proctor Village is at least partially occupied. While this project should be viewed at an intermediate timeline, the 44,000 square feet of commercial space is quite large. Most likely it will have to be split into two phases, with the residential and commercial building being the first one built. The second mixed-use building would probably fall into a longer-term timeline, given the likely absorption rates from Proctor Village, the development of the first mixed-use building at this location, and the development on the Vine City side of Simpson Street.

### DEVELOPMENT PROGRAM

**P10.1: Townhomes** - Townhomes front Newport and Brawley while hiding surface parking. Rear (first floor) garage access and shared guest parking.

**P10.2: Mixed-Use** - 3-story mixed-use development along Simpson with rear surface parking. Opportunity to consolidate multiple parcels into a single (deeper) parcel allows accommodation of parking requirements, which yields more dense development.

**P10.3: Single-Family Infill** - New homes to match scale and character of existing homes (see design guidelines).

**P10.4: Mixed-Use** - (2 story) Shallow parcel depth creates a challenge for accommodating needed parking for new commercial space. Limited amount of parking eliminates possibility of continuous street edge along Simpson.

### DEVELOPMENT SUMMARY

Project Size 4.7 acres

**EXISTING**  
s/f homes 6

**PROPOSED**  
s/f homes 2  
townhomes 75  
m/f units 44 units  
office 17,500 s.f.  
retail 7,200 s.f.

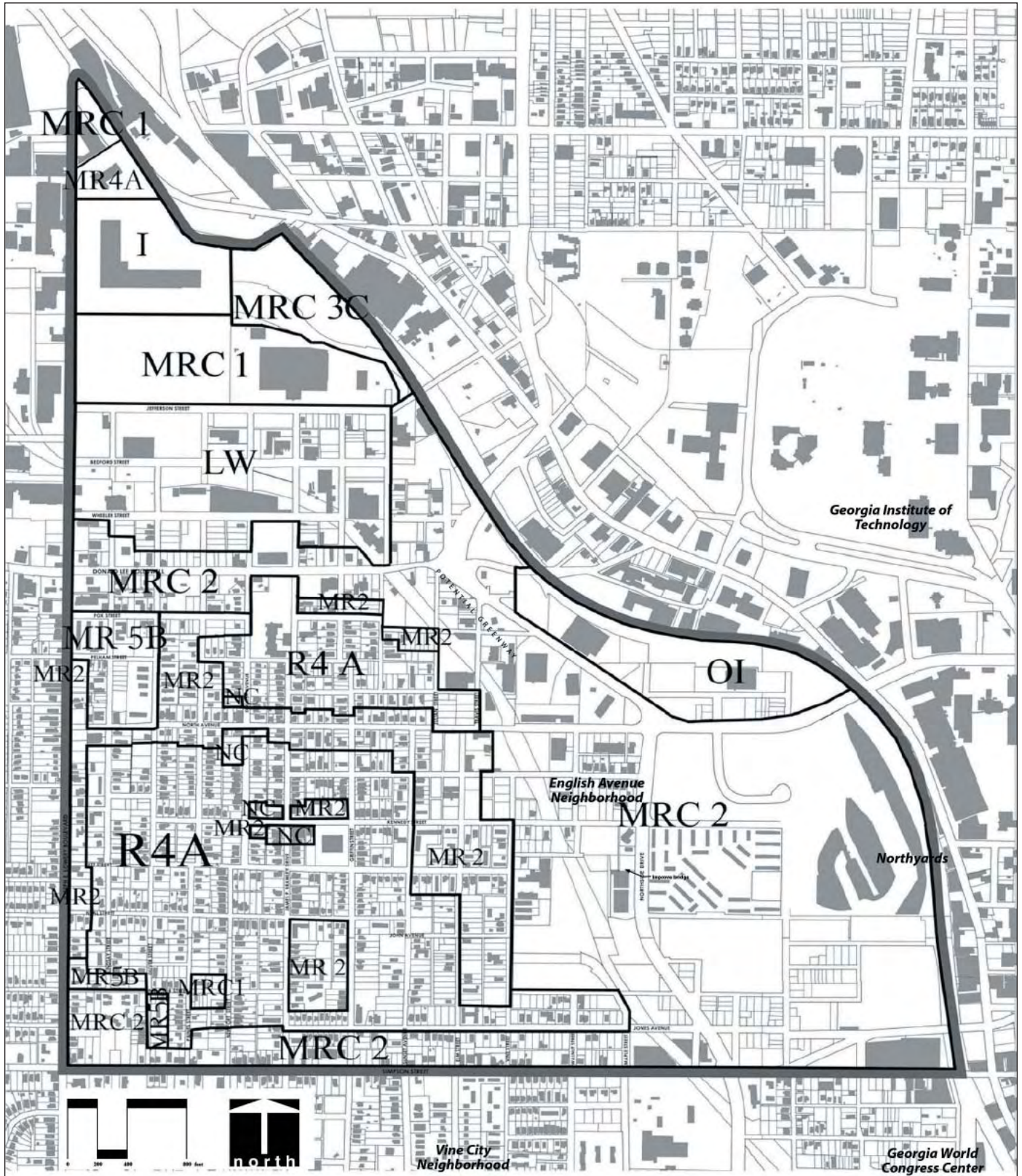








Figure 3.2  
Zoning Recommendations



This district is for the sole purposes of light and heavy Industrial and Manufacturing uses. Because these districts allow for labor and resource intensive uses, new residential development is not permitted in these districts so as to keep this intrusive district separate from residential uses. The remaining Industrial district is isolated to the northern edge of the district and is a result of the Upper Westside LCI Study done by the City of Atlanta immediately prior to the initiation of this English Avenue Redevelopment Plan update.

*Special consideration is given to existing properties with a higher density use other than what is proposed in this plan. The lower density designation for these properties is in accordance to the vision created by the neighborhood at a series of public meetings. At the time of this plan, these properties had no plans for future uses, changes or improvements. However, should these properties in the future provide plans for changes or improvements that include preserving the existing higher density and use then those plans would be favorably considered by the neighborhood so long as those plans are consistent with the design standards and overall intent of this Redevelopment Plan.*

### 3.5 CDP Land Use Recommendations

As the process of updating and renewing the existing conventional zoning districts takes place, it is essential to create the compatible Land Use Map that allows for the proposed zoning to be implemented. This map is also necessary to indicate those things that cannot be achieved through zoning such as the location of institutional or educational uses and the location for open space or public space properties within the Study Area. Otherwise, it is expected that the Land Uses would reflect the mid-rise mixed use and residential developments that are rapidly defining the properties in the area.

The following additional policy statements are to be added to the NPU-L section of the Land Use Policy Chapter in the updated Comprehensive Development Plan in order to establish via policy the expressed intent of this community and this plan:

- Encourage incorporation of greenspace within the neighborhood core
- Encourage walkable, pedestrian friendly developments and connects
- Encourage connectivity on the interior and exterior of the

neighborhood

- Provide additional opportunities for open spaces to compliment existing and new development in the neighborhood
- Encourage a scale of new development that is compatible with the existing neighborhood
- Preserve the existing scale and character of the neighborhood core
- Provide convenient and improved transit options for the neighborhood
- Encourage mixed use development along Hollowell, Northside Drive, and Simpson Road
- Encourage a mixed-income community to allow for a diversity of ages and incomes
- Encourage utility and infrastructure uses to be physically and aesthetically improved
- Encourage large scale development to be environmentally sustainable within the neighborhood

### 3.6 Transportation Recommendations

The team has developed transportation recommendations based on a thorough assessment of the English Avenue Study Area that address the goals and objectives of the Community Redevelopment Plan.

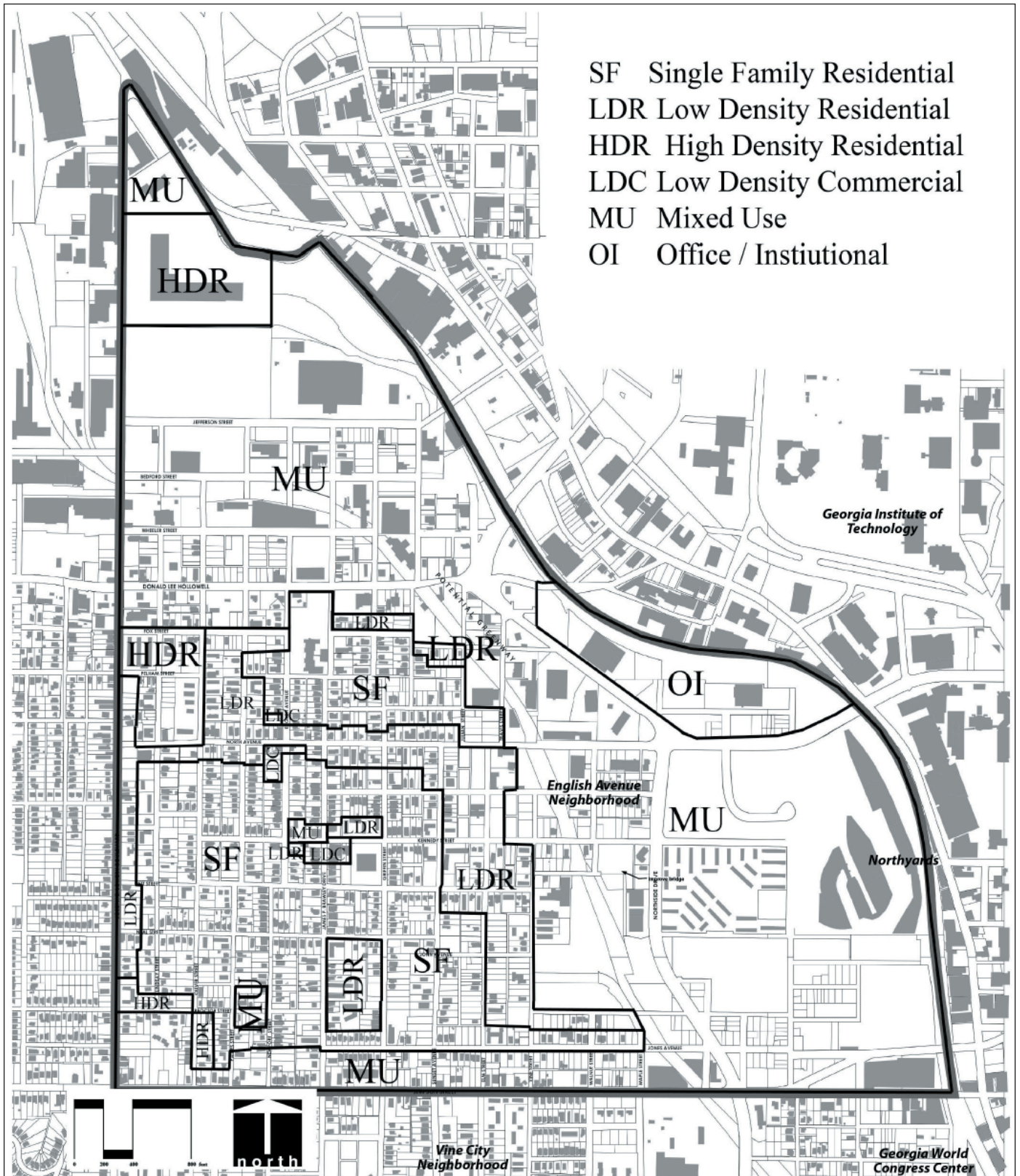
#### Safety Recommendations

These projects are needed to address existing areas where vehicular or pedestrian safety concerns have been identified.

- Improved pedestrian crossings with pedestrian refuges along Simpson near Griffin Street and Sciple Street, and improved crosswalks at major cross streets. Improved access management will help reduce conflict points and improve operations and safety. Better defined driveways and possibly restricting turn movements will reduce potential conflict points and improve safety and operations.
- Narrowing Simpson Street from Northside Drive to Lowery Boulevard to a 3 lane facility within existing right of way, and addition of 5' bike lanes on either side, with either painted median two-way-left-turn-lane or hard median except at major intersections, and restriction of driveways



Figure 3.3  
CDP Land Use Recommendations



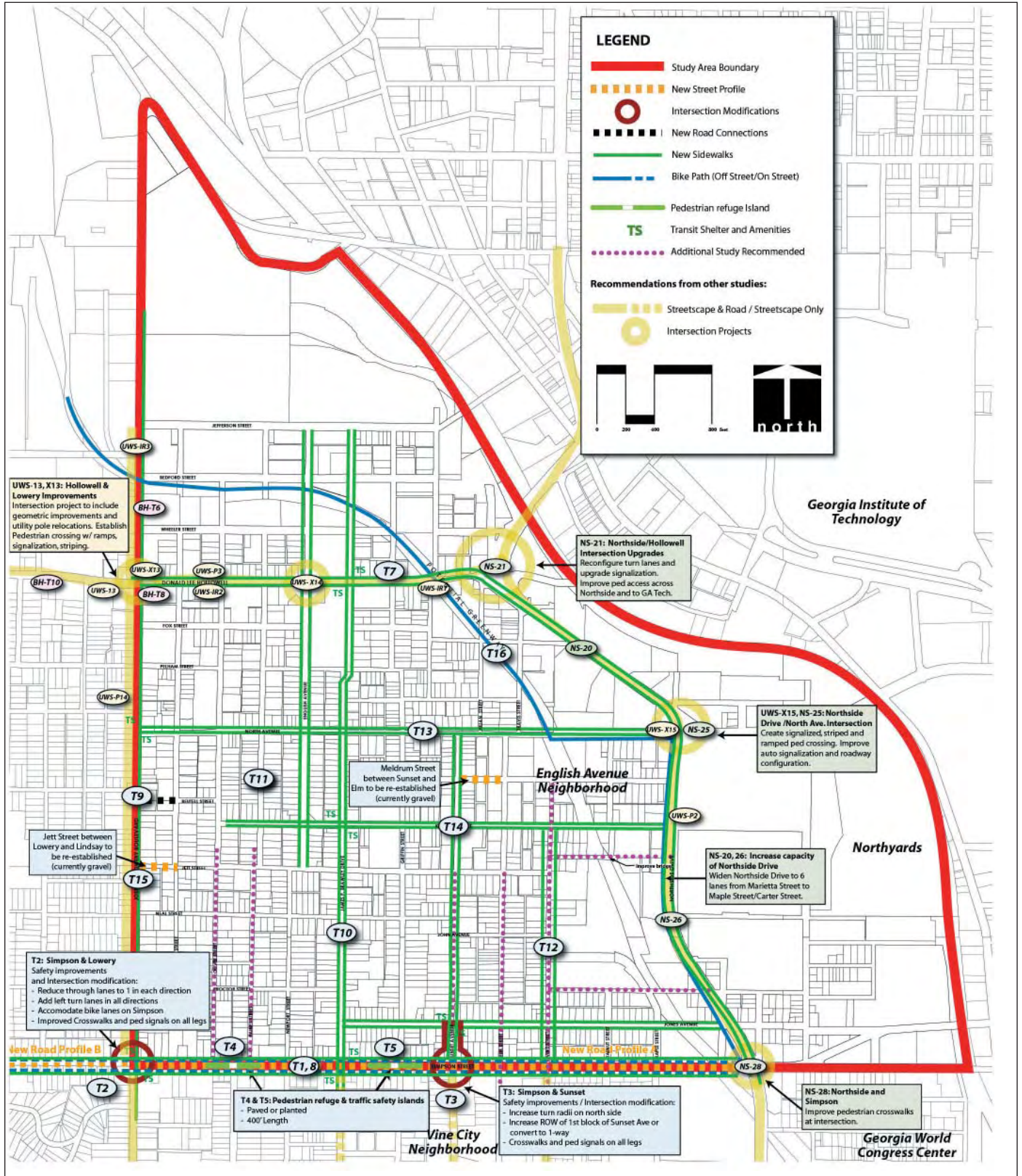
# DEVELOPMENT FRAMEWORK

## ENGLISH AVENUE

COMMUNITY REDEVELOPMENT PLAN UPDATE  
SEPTEMBER 2006



Figure 3.4  
Transportation Recommendations

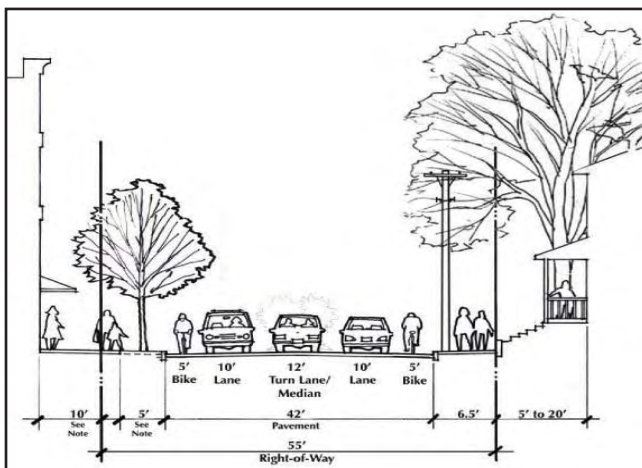




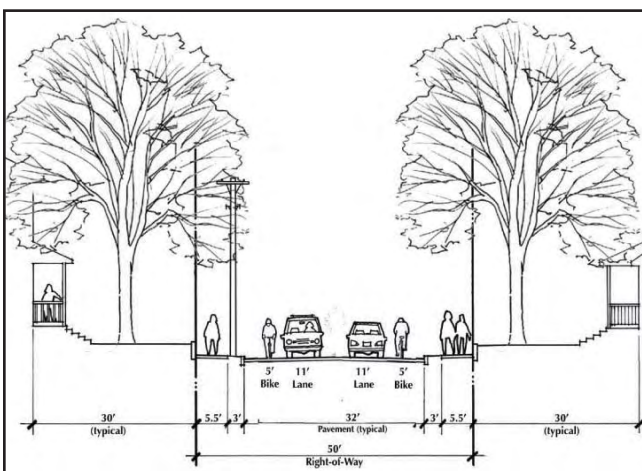
to right-turn only movements from the taper of the existing Ivan Allen Boulevard project at Northside Drive to Lowery Boulevard (formerly Ashby Road). Narrowing Simpson Street to 3 lanes reduces the number of travel lanes pedestrians have to cross, thereby improving safety, and allows for the addition of bike lanes and a raised concrete median at selected locations which may also be designed as pedestrian refuges. Simpson Street has relatively low volumes for a 4 lane collector, and D.L. Hollowell Parkway (former Bankhead Highway); a principal arterial and state highway route paralleling Simpson Street less than a mile to the north, is scheduled to be completed as a 4 lane road from Northside Drive to I-285W which should divert some current through traffic on Simpson.

Simpson Street narrows to 3 lanes west of Lowery and a 3 lane section will provide improved lane continuity. Current Average Daily Traffic (ADT) on Simpson is just under 8,000 according to GDOT traffic count data. Peak hour level of service is currently acceptable and anticipated to remain so

**Simpson Street Profile A**



**Simpson Street Profile B**



both by ARC 2030 model projects and as projected in the BeltLine Study looking at traffic impacts associated with BeltLine development.

- Improve pedestrian crossings at intersection of Lowery Boulevard and Simpson Street. This is an area of fairly heavy pedestrian travel to adjacent businesses, between neighborhoods, and to access transit stops.
- Conduct a focused study for a new signalized intersection at the intersection of Simpson and Sciple Terrace.

**Roadway and Operations Recommendations**

- Recommend improved traffic signal systems on perimeter streets – Simpson Street, D. L. Hollowell Parkway, and Lowery Boulevard should all have signal system upgrade, mast arm installation to replace span wire, fiber installation, and signal coordination. This will improve reliability, safety and efficiency of vehicular operations.
- Support a detailed traffic analysis of one-way operations of Vine Street and Elm Street to consider switching direction of one-way operations.
- Support additional study of safety of current operations on several narrow streets: Sunset Avenue, Elm Street, Western Avenue, Vine Street, and Jett Street between Vine Street and Northside Drive to evaluate restricting operations to one-way travel, parking restrictions, or the feasibility of widening.
- Consider operational improvement project on Vine Street to allow two-way operations between Simpson Road and Kennedy St., to provide better access and circulation to the neighborhood adjacent to areas planned for higher density mixed use. This would require additional right of way, some minor realignment, and may have implications for drainage structures and utility relocation.
- Ensure that all public streets in neighborhood are paved and in acceptable condition.

**Transit Recommendations**

Although the English Avenue neighborhood is well served by existing MARTA bus routes, there is a lack of transit amenities at stop locations. Amenities such as concrete pads, improved pedestrian access and ramps, bus shelters, lighting, route and schedule information, benches and trash cans will improve the image and utility of transit stops and the comfort of transit patrons.

- Place transit shelters at selected bus stops along perimeter

streets, within the neighborhood near the small commercial area along Kennedy and North Ave at Brawley, and near the proposed institutional development area along D.L. Hollowell Parkway. Try to integrate shelters and stops within or adjacent to proposed redevelopment. Recommended transit shelter locations:

- Intersection of James P. Brawley Drive and Simpson Street*
- Intersection of Joseph E. Lowery Boulevard and Simpson Street*
- Intersection of Joseph E. Lowery Boulevard and North Avenue*
- Intersection of Donald L. Hollowell Parkway and James P. Brawley Drive*
- Intersection of James P. Brawley Drive and Kennedy Street*
- Intersection of James P. Brawley Drive and Jones Avenue*

- Support study of feasibility of fixed guideway transit on D.L. Hollowell Parkway in association with proposed development.

### **Bicycle Recommendations**

There are currently no bicycle facilities in the English Avenue neighborhood. Addition of bike lanes, multi-purpose trails on greenways, and bike routes will provide additional transportation options for both utilitarian and recreational use, and is consistent with the desire of the neighborhood to establish a better pedestrian and bicycling environment.

- Install multi-use trail/greenway along abandoned rail right of way if available or obtainable. This would allow construction of a multi-use trail with limited access and some grade separation from vehicular traffic.
- Install bike lanes along Simpson Street from Ivan Allen Boulevard taper at Northside Drive to Lowery Boulevard (see description under safety project above) The Simpson Road Corridor Redevelopment Plan recommends extending bike lanes along Simpson Road from Lowery Boulevard about a half mile to the west, to the existing MARTA tracks, where the BeltLine development node is proposed.
- Designation of Jones Avenue, Proctor Street, and Griffin Street as bike routes with "Share the Road" signs or route markings This will provide internal circulation and connection to bicycle facilities outside the neighborhood.

### **Pedestrian Recommendations**

The existing sidewalk system in the English Avenue neighborhood is discontinuous with many gaps in coverage. In addition, the sidewalks are often in need of repair or maintenance. Although there are generally painted crosswalks at major intersections, and pedestrian signals

at signalized intersections, many of the crosswalks could be better signed or otherwise improved. A functioning sidewalk network promotes a walking community, reduces vehicular and pedestrian incidents, and increases the health and public safety of the community.

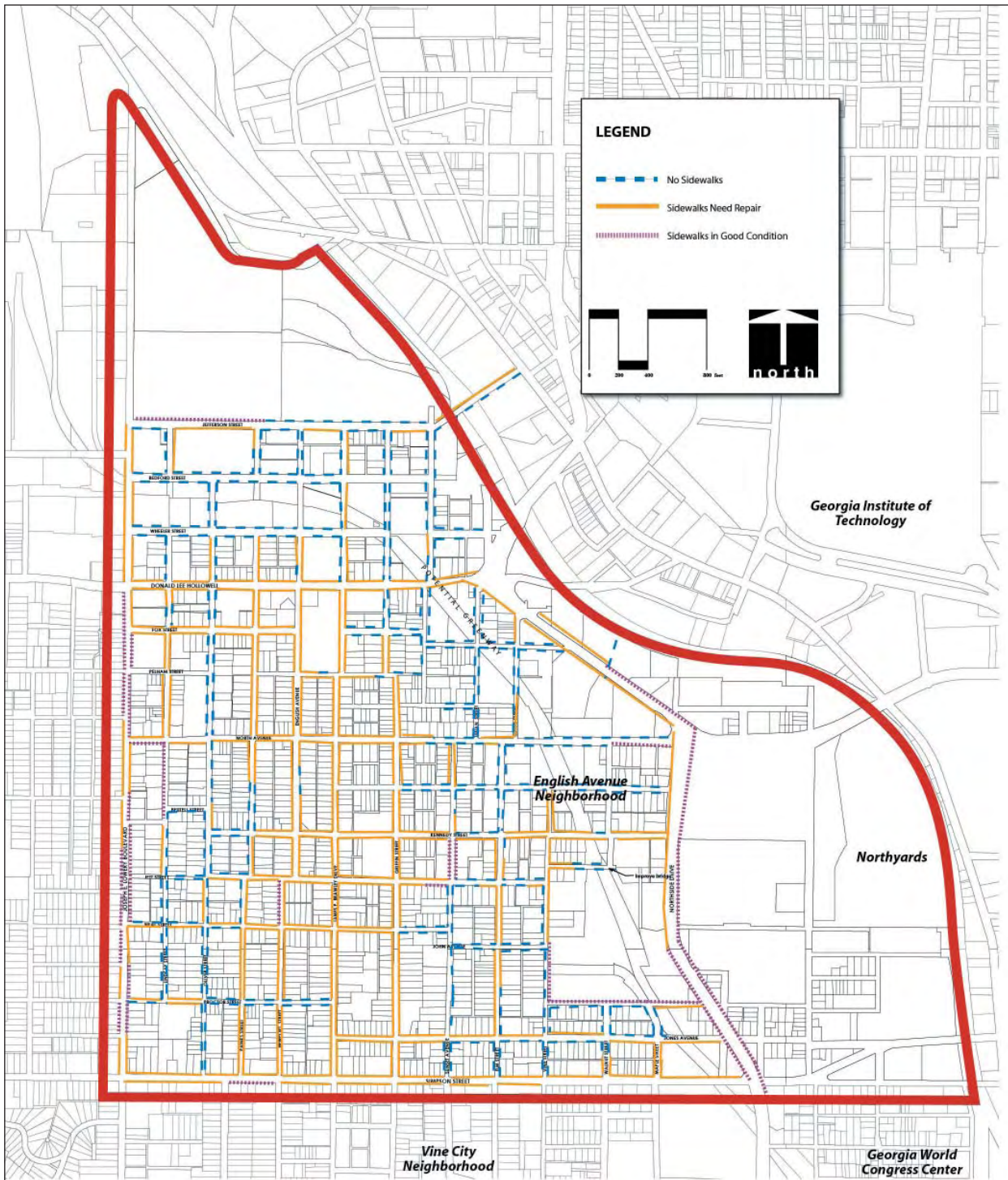
- Ensure that all existing sidewalks are safe and in good repair.
- Encourage property owners to properly maintain sidewalks.
- Establish local funding source to subsidize neighborhood sidewalk repair and construction on private property.
- Require all new development to include preservation of good-quality existing sidewalks, repair of sub-standard sidewalks, or construction of new sidewalks. New sidewalks shall be a minimum of five (5) feet wide unless adjacent block faces have existing sidewalks with a consistent narrower profile, in which case new sidewalks can match the profile of the existing sidewalks for consistency with the historic context of the neighborhood
- Recommend improving perimeter street sidewalks and crosswalks and providing Americans with Disabilities Act (ADA) ramps as necessary.
- Work with English Avenue Neighborhood Association (EANA) to sponsor a sidewalk maintenance program to provide trash/brush pick up and minor repair within the English Avenue neighborhood.
- Recommend 5 ft. sidewalks internal to the neighborhood on North Ave., Kennedy St., Brawley Drive, English Avenue and Vine Street, and on north-south connections across Simpson at signals/major crossings consistent with safety recommendations addressed earlier. Focusing pedestrian improvements on these locations will provide a limited but complete pedestrian system on major pedestrian routes and from most redevelopment areas.
- Recommend that Standard City of Atlanta streetlights be installed at 100' Intervals that do not deter pedestrian mobility and are concurrent with all sidewalk and streetscape projects.

- Recommended sidewalk improvement locations:
- Both sides of Vine Street between Simpson Street and Kennedy Street*
  - Both sides of James P. Brawley Drive between Simpson Street and Jefferson Street*
  - Both sides of North Avenue from Northside Drive to Joseph E. Lowery Boulevard*



Both sides of English Avenue from Jett Street to Jefferson Street  
 Both sides of Kennedy Street from Northside Drive to Oliver Street  
 Both Sides of Jones Avenue from J. P. Brawley Drive to Northside Drive  
 Both Sides of Sunset Avenue from Simpson Street to Kennedy Street. Refer to Existing Conditions Sidewalks map for additional sidewalks that need repair.

**Figure 3.5**  
**Sidewalk Conditions**





# Chapter Four: Action Plan

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## 4.1 Guiding Principles of Implementation

The following implementation principles are shaped by a philosophy that protects and respects the community's goals, encourages sensitive use of redevelopment powers, and maintains an approach to public and private partnerships.

### **Principal #1: Revising the Regulatory Framework**

Incorporate Land Use recommendations into the City of Atlanta Comprehensive Development Plan (CDP) and make appropriate revisions to existing zoning to support planned development. The Zoning recommendations and CDP Land Use recommendations are highlighted in the previous section of the report.

### **Principle #2: Neighborhood Conservation and Revitalization**

Neighborhood preservation and infill is a key component of the plan recommendations to preserve affordable in-town living options in a residential neighborhood setting. Despite its development history, market pressures, existing social climate and active development in the surrounding context reinvestment in English Avenue is slow coming. With the abundance of development opportunities such as vacant land, under utilized, land and dilapidated structures, the plan recommends aggressive measures to preserving English Avenue through a variety of key implementation strategies:

- **Code Enforcement:** While over 63% of the structures in the neighborhood are in less than standard condition, much of the community's structures require immediate attention. It will be critical for the City's code enforcement division to provide immediate and concentrated code enforcement to address the most serious cases affecting public health and safety. This effort must precede infill housing construction in order to ensure a receptive market to incoming residents.

- **Housing Rehabilitation:** Code enforcement often places financial stress on the property owner. Financial assistance can provide homeowners the necessary tools to bring their homes up to code and to improve the overall aesthetics of the neighborhood. Resources can be provided in a variety of formats such as: outright grants; deferred payment loans (in which funds are paid back when and if the house is sold); low-interest loans (in which funds are paid back on a regular payment schedule but at below market rates). Grant funds will be particularly important in the case of long-time residents that do not have the means to obtain loans or are in danger of being priced out of the community. In the case of loans, the ability for the public-sector to recoup funds

provides for the ability to roll monies into subsequent target areas. Money to fund such rehab programs is often difficult to come by but may be provided from the City's CDBG allotment or from existing rehab programs already offered by the City. In addition, non-profit CDCs (such as English Avenue CDC and Bethursday Development Corporation) are sometimes able to secure capital resources to operate their own rehab program.

- **Acquisition of Vacant Lots:** The nearly 20% of vacant land in English Avenue creates an unsightly character that often times stunts a neighborhood's ability to revitalize. The ability to quickly gain sight control of these properties will be important in the effort to provide immediate "clean and green" improvements as well as keep property costs at a reasonable level. The Fulton County Land Bank Authority is a resource at acquiring vacant lots in addition to private sector developers and the local CDCs.

- **Infill Construction:** Once acquired, construction of infill homes can greatly improve the overall health of a neighborhood. This plan has developed a set of design guidelines with residential development housing standards to serve as guiding principles for constructing historically and architecturally compatible structures.

- **Historic Designation:** Considering a local historic designation for the English Avenue community through the assistance of the Urban Design Commission is an option for preserving the architectural character of existing historic structures and leveraging resources for rehabilitation and preservation efforts.

### **Principle #3: Community-Based Implementation**

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

- A process for community-based review of projects should be established and honored by first involving the English Avenue Neighborhood Association (EANA). As the primary implementation entity of the redevelopment plan, the EANA Land Use and Development Committee will review development projects of all scale and provide recommendation to the EANA membership at-large for support being that the projects are consistent with the overall vision of the community.

- Local Community Development Corporations (CDCs) should play a significant role in most redevelopment efforts. The plan contains significant residential, institutional and economic development opportunities and it will be key for the English Avenue CDC and Bethursday Development

Corporation to play key roles in implementation, ensuring the vision is accomplished and allowing existing residents, property owners and businesses to share in the economic return of new investments.

- Existing property owners should be given opportunities to participate in redevelopment projects that conform to plan objectives. This can be accomplished through equity partnerships with new developers or through assistance from various implementing agencies.

#### **Principle #4: Establishing Partnerships**

Redevelopment efforts will require a full and effective partnership among three sectors: public-sector development assistance agencies (e.g., City of Atlanta, ADA, etc.), community organizations, and private-sector lenders, investors and developers. It will be critical for this three-way partnership to act in accordance with each other and in a mutually beneficial manner. As much as possible, a wide variety of public and private sector partners must be brought together to accomplish the plan's goals.

#### **City of Atlanta Implementation**

As a publicly sponsored redevelopment program, the implementation of this plan will be subject to all formal decision-making powers of the Mayor and City Council of the City of Atlanta. On-going powers will include review and approvals for: property acquisitions requiring the use of the City's eminent domain power; condemnation procedures; redevelopment plan amendments or variations; and capital funding requests. Furthermore, the City of Atlanta will provide on-going staff resources for: in house planning activities; technical assistance to community groups; support for various regulatory enhancements (rezoning, enterprise zones, etc.); grants and fund-raising; code-enforcement; and public improvements. As a matter of policy, the City of Atlanta will pursue redevelopment actions which are predicated upon creating a favorable climate for private reinvestment. It is critical to understand that public resources to support redevelopment are very limited and will be used selectively.

#### **Atlanta Development Authority (ADA)**

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

support; technical support and capacity-building support for community based development organizations; and general proactive leadership for implementation. Of critical importance will be ADA's commitment to operate in concert with City initiatives and in accordance with community-based objectives. In that regard, it will be incumbent upon ADA to seek formal approval from the EANA and NPU-L in administering detailed public sector funding initiatives. This includes, but is not limited to, the distribution of Tax Allocation District Neighborhood funds to specific projects and/or community organizations.

#### **Other Public or Quasi-Public Agencies**

In addition to the entities listed above, there are several other agencies that will play critical roles throughout implementation including: The Atlanta Neighborhood Development Partnership (technical and development assistance), Fulton County Land Bank Authority (tax delinquent property), Urban Residential Development Corporation (non-profit development), Urban Design Commission, English Avenue CDC, Bethursday Development Corporation, The Atlanta Board of Education (school renovations/ disposition), Georgia Institute of Technology, PATH Foundation (Greenway System), and the Georgia World Congress Center.

#### **Community Partners**

##### *English Avenue Neighborhood Association*

As the leadership of the English Avenue Community, the English Avenue Neighborhood Association shall be the steward of the English Avenue Community Redevelopment Plan. In practice the neighborhood association shall serve in the following capacities to realize the goals and objectives as established by the Community Redevelopment planning process:

- Garnering community consensus for desired projects;
- Approving redevelopment plan amendments (should they be required in the future);
- Initiating a formal community review mechanism for redevelopment projects;
- Reviewing and approving all rezoning requests with support from NPU-L;
- Taking the lead in English Avenue Community governance and advocacy;
- Setting community policy at the neighborhood level;
- Initiating grass-roots participation in volunteer revitalization efforts (e.g., neighborhood clean-ups, public safety initiatives, etc.);
- Disseminating information to neighborhood residents, businesses and institutions;
- Making formal recommendations to NPU-L with regards to other neighborhood specific issues.

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

As a City of Atlanta recognized advisory system, NPU-L will be responsible for: coordinating communication



on those appropriate neighborhood issues under their responsibility as outlined in the City Charter; make formal recommendations to the City on rezoning requests; identifying representatives to attend ADA meetings; and general coordination and communication affecting its constituent neighborhoods.

*Community Development Corporations (CDC's)*

English Avenue CDC and Bethursday Development Corporation are currently the local conduits for developing affordable housing and small-business opportunities in the community. As the local CDC these organizations are responsible for cosponsoring local, state and federal grant applications; property acquisition; new housing development; housing rehabilitation; economic development projects; property management services; project management and creating development partnerships with the private sector. It is important that they build upon the goals and policies developed by the community through this redevelopment process.

*Other Community-based Organizations*

In addition to the NPU, the English Avenue Neighborhood Association and the local CDC's there may be many other community-based interests that will play a part in the revitalization of the community including faith-based service providers, community non-profits, and others. It is important that the CDC's continue to build on their capacity to implement large scaled projects independently and in partnership with private sector organizations.

**Principle #5: Targeted Phasing Strategy**

It is important to recognize that while all the projects have a significant impact in English Avenue, it will take many years to implement these projects and complete full build out of the recommended development. Therefore transportation projects have been divided into three distinct phases based on a variety of factors such as current or likely funding available, implementation activities currently underway, importance to the community, available market, proximity to other projects, etc. Due to the complexity and scope of many of the projects, activities may begin in one phase and not be completed until the subsequent phase. In addition, a number of projects are ongoing and not associated with any phase.

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

- Identify priority areas for neighborhood improvement, assuming coordinated and targeted rehabilitation, new

construction and public improvement projects carried out in three to four-block areas in order to make a significant difference and then move on to the next project.

• Implementation agencies, community-based organizations and private redevelopers should work in collaboration, rather than at cross-purposes. Where possible, available resources should be combined and partnerships should be encouraged to maximize the leveraging of public resources.

**Principal #6 Establish Design Guidelines**

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

It should be noted, however, that these guidelines are not intended to create inflexible restrictions or economic hardships. Rather, they are meant to provide a useful tool for developers, homeowners and decision-makers in the effort to encourage development that is compatible with the historic character of the English Avenue community.

The Design Guidelines established for the English Avenue community are on the following pages.

## 4.2 Development Cost

As the available funding mechanisms and partnerships were described in the previous section it is even more critical to ensure implementation of the English Avenue Development Projects by developing the cost analysis. The following tables describe the build-out of the (10) development projects described in Chapter 3 and an associated 2006 cost for construction/ development (Figure 4.1, page 64).

## 4.3 Transportation Cost

The Action Plan outlines capital improvement projects, a phased approach for over the next 15 years and funding sources to achieve the overall vision for the redevelopment plan. These projects are listed and described in Figure 4.2., page 65.

Parking pads and bump-outs in front yards are discouraged. The use of rear alleyways should be utilized where ever possible.

Where alleys or rear access is not possible, driveways should be limited to the width of one car.

Main entries should be directly linked to the public sidewalk via a paved walkway (where possible).

Front setbacks of infill housing units should be aligned with adjacent units where ever possible.

Utility meters should be screened from the public right-of-way.

To the extent possible, new developments should seek to preserve large old-growth trees.

Multiple adjacent vacant lots targeted for infill housing should be reconfigured to be consistent with existing lots in terms of size and proportion where ever possible. Lot widths should be at least 40' but no more than 55'.



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



Uniform setback lines along single-family streets should be maintained where ever possible.





New homes should make use of “roomy” front porches, vertically proportioned windows and main entries linked with sidewalks via paved walkways. Brick chimneys are preferable. Crawlspace under homes should be enclosed.



side driveway

Parking pads located in the front of homes are discouraged. Wherever possible, rear alley access and side driveways should be utilized.



Roofs of new infill housing units should be of simple form and consistent with existing historic housing. They should incorporate craftsman details such as hips, gables, exposed beams and dormers. Second-story rooms should be set back/recessed from first floor. The use of brackets, exposed rafter tails, cedar shake, gable vents or other architectural details is encouraged.



Front porches should be included as a design feature as frequently as possible. Columns should be proportional to building structure.



The use of vinyl and aluminum siding is strongly discouraged.



bay window

Windows should be of vertical proportions (double-hung windows). Appropriate additional architectural detail is encouraged such as bay windows. The use of decorative-only shutters is not historically-compatible and, therefore, discouraged.



Alleys should be utilized where ever possible to hide parking and eliminate excess curb cuts along the sidewalk

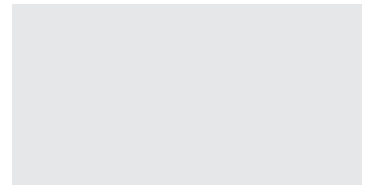
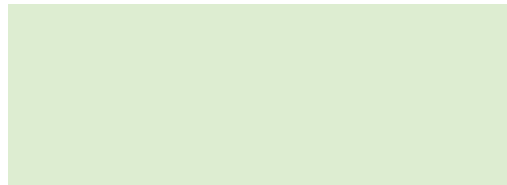
Rear garages and "tuck-under" parking are encouraged

Aesthetic of new townhomes should take architectural cues from surrounding structures. Closer to interior of neighborhood may incorporate pitched roofs, eclectic facades, porches, wood/hardiplank siding, etc.

Architectural aesthetic of new townhomes should take cues from nearby multifamily (parapet roofs, large windows, fenestration). Note: multifamily structure in diagram not shown.



Townhomes should be architecturally compatible with nearby single-family homes and the overall character of the neighborhood core. Parking should be located in the rear of the structure.



Townhomes, lofts and live-work units of a more contemporary aesthetic may be appropriate for areas on the periphery of the neighborhood core: Travis Street, Northside Drive, Simpson Street, North Ave (east of Sunset Avenue only) and Wheeler Street.



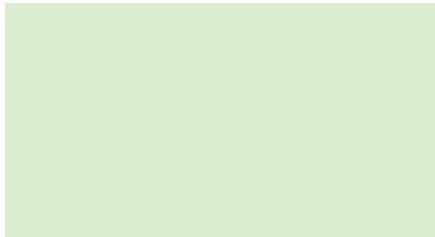
New multifamily development should incorporate new public spaces such as streetscapes, plazas and courtyards. Efforts should be made to reduce impervious surfaces. Existing overhead utility lines should also be buried as part of new construction.

Parking for new multifamily structures to be located in rear. For more dense development, structured parking should be integrated into the building.

Dumpster/waste areas should be well-screened.



New multifamily development within close proximity of the neighborhood core should incorporate more traditional architectural elements such as wood porches and balconies, pitched roofs, brick facades and double-hung windows.



More industrial or modern multifamily buildings are appropriate for areas north of Donald Lee Hollowell Parkway.



Design considerations such as bicycle accommodations, good pedestrian lighting, water features and pervious surfaces should all be part of new development.



Smaller-scale neighborhood retail development is needed to serve the residents of the community. These pedestrian-friendly amenities provide local goods and services, reduce short-distance automobile trips and create a sense of place and identity for the area. The future land use plan designates several areas that are appropriate for this type of development, including the intersections of English Avenue/North Avenue, Kennedy Street/Brawley Drive and Simpson Street/Brawley Drive.



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



Business spaces should include large storefront windows and awnings to encourage active pedestrian use.



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



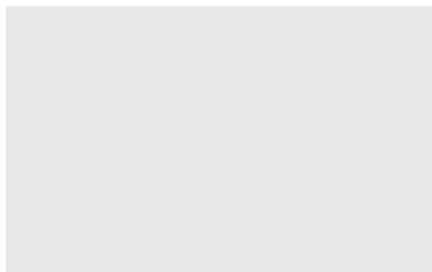
The design, details and materials of new non-residential buildings should be compatible with existing adjacent structures in terms of both scale and building materials (such as siding, brick, no more than 2 story, etc.).



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



All new non-residential buildings should have "street presence." Main pedestrian entries should be oriented to the street and parking should be located in the rear.



Good lighting is essential to providing a safe and successful neighborhood business.



**Commercial and mixed-use development occurring along the periphery of the neighborhood (on Northside Drive, Simpson and Hollowell) is to be of a larger-scale with urban character. This development delineates the neighborhood from the surrounding areas and serves not only the residents of English Avenue, but the general public as well. A mix of uses is encouraged, where neighborhood services and larger-scale retail can co-exist. Development of this scale often requires structured parking to accommodate necessary densities and auto access.**



Mixed-use development with a pedestrian-friendly ground floor is essential to creating an inviting, attractive and functional destination.



When developing large-scale retail (grocery store, drug store, etc.), buildings should incorporate a variety of uses such as multifamily, office and housing on upper floors.



Parking decks and on-street (parallel) parking are essential for achieving needed density, active street life and overall urban character.



To ensure an urban character along Hollowell, Northside Drive and Simpson Road, new mixed-use should utilize appropriate building materials such as steel, glass and brick.



Surface parking should be located to the rear of buildings and should incorporate significant amounts of landscaping, shade trees, sidewalks and lighting.

Contrasting building heights and roof lines are encouraged to create horizontal "breaks" along and between buildings.

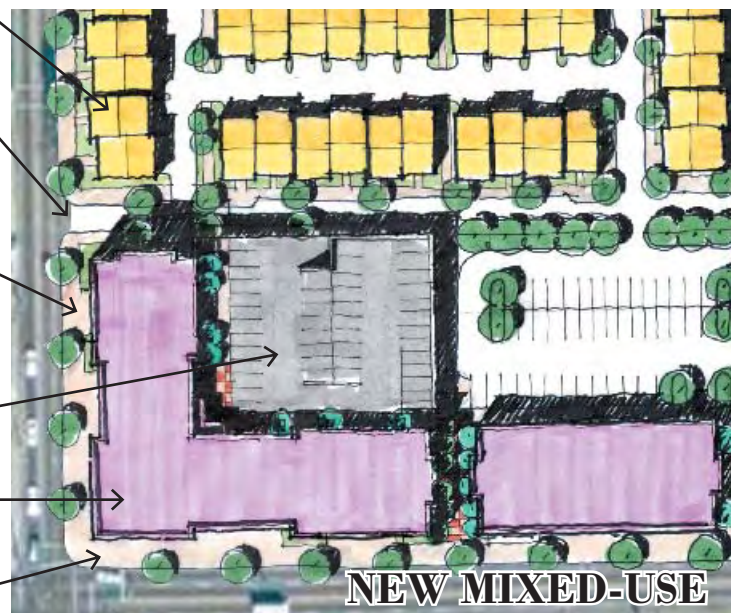
Parking lots, decks, driveways and service areas should be located away from the view of primary streets and accessed via alleys or side streets.

Setbacks of new buildings should be aligned with adjacent buildings to create a defined street edge (usually no more than 25' from curb).

Shared structured parking for different tenants and uses is strongly encouraged.

Distinctive architectural treatments/massing on corner buildings.

"Bump-outs" should be utilized between on-street parking and on corners to ease pedestrian access.







“Passive” green spaces for local gathering, neighborhood events, picnics and grills are strongly encouraged. They should be well-lit, secure and provided with proper directional signage.



“Tot lots” should be incorporated into new open space and residential development. They should include appropriate pervious ground surfaces, clean, safe and functional play equipment and seating areas for parental monitoring.



Water features within new public spaces should include seat walls, a variety of hardscape materials, landscaping, shade structures and public artwork.



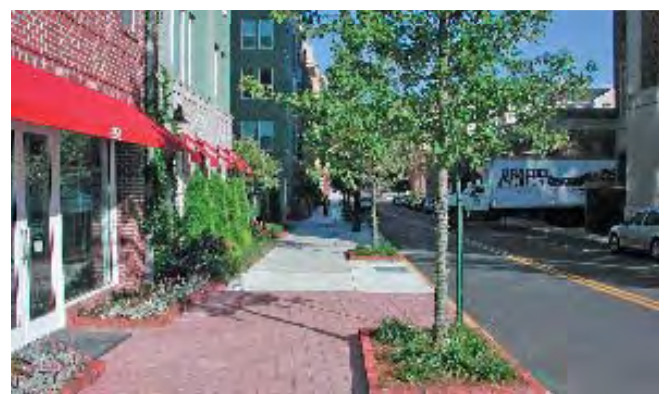
New greenspace can include recreational spaces (where there is room). These spaces should include good auto access, seating/shade areas and updated equipment.



Plazas should be of urban character, incorporate both pervious and impervious surfaces, include landscaping, shade structures, seating and focal points.



Where possible, public open spaces should be connected with adequate pedestrian facilities. Multi-use trails (shown here) should be a MINIMUM of 15 feet wide and striped for use by walkers, joggers and bicyclers.



Streetscape treatment along major streets is essential in reinforcing separation between pedestrian and auto zones. The nature of streetscapes may vary by street, but should have a consistently designed set of materials (benches, lights, trees, pavers, trash cans).



English Avenue's historic resources are plentiful, yet underused. Streets like Northside Drive and Simpson Road will move forward with demolition of existing warehouse buildings and strip malls in order to make room for new mixed-use development. Meanwhile, historic structures along Hollowell and within the core of the neighborhood should be identified, reused, remodeled, renovated and preserved. New development in these areas should be sensitive to adjacent building scales, existing historic styles and fragile historic structures.



Potential historic marker designations could raise awareness for the neighborhood and help craft community identity.



The Carnegie Library on Hollowell is one of English Avenue's many historic treasures. Future new development around it should make every effort to improve, reuse and enhance its presence.



All efforts should be made to re-use English Avenue's existing housing stock. New infill housing should respect the scale and character of existing homes.



Existing historic commercial buildings such as this one at Kennedy and Brawley should be renovated to include new small-scale neighborhood stores.



Structures like this preserved church facade can be incorporated into new construction.



The English Avenue School site is a large, significant historic landmark within the neighborhood. Area stakeholders have insisted that the site be preserved, renovated and restored. The empty spaces and parking areas north of the structure are envisioned as neighborhood-oriented greenspace.



Historic buildings along Hollowell can be improved to enhance the street as the "front door" to the neighborhood.

**Figure 4.1  
Redevelopment Projects and Cost Summary**

Project Area Number	Project Name	SITE			RESIDENTIAL				COMMERCIAL				OFFICE			INSTITUTIONAL/CULTURAL		Total Estimated Development Cost (Dollars)
		Site Area (Acres)	Renovated Single Family (Units)	New Single Family (Attached or Detached) (Units)	Renovated/Converted Multifamily (Units)	New Multifamily Loft/Apt./Condo (Units)	New Town Homes (Units)	Total New/Renovated Housing Units (Units)	Renovated Storefront Retail/Entertainment (Square feet)	New Storefront Retail (Square feet)	Renovated Office Space (Square feet)	New Office Space (Square feet)	Total New/Renovated Office Space (Square feet)	Renovated Institutional/Cultural Space (Square feet)	New Institutional/Cultural Space (Square feet)	Total New/Renovated Institutional/Cultural Space (Square feet)	Greenspace (Acres)	
1	Hollowell Corridor as "Front Door"	43	0	0	0	580	97	2	53,500	88,000	0	230,000	371,500	0	0	0	2.8	\$103,308,864
2	Intatutonal Expansion and New Housing	5.4	0	0	0	100	21	121	0	0	0	0	0	0	0	0	0.0	\$11,088,000
3	Townhomes and Single-Family Infill Along Northside Avenue	12.9	0	38	0	0	30	68	0	0	0	0	0	0	0	0	0.0	\$10,680,000
4	Neighborhood Commercial	2.3	0	2	0	11	0	13	4,000	1,200	0	0	5,200	0	0	0	0.0	\$1,728,000
5	Density "Cross Section" and Green Space Along North Avenue	19.5	0	0	8	400	55	463	0	49,000	0	86,000	135,000	0	70,000	70,000	7.7	\$64,241,001
6	Instatutonal Expansion and Single Family Infill	3.4	0	9	0	0	0	9	0	0	0	0	0	0	22,000	22,000	0.0	\$3,820,000
7	Multifamily Renovation, Townhomes and Single Family	6.6	0	10	43	0	0	53	0	0	0	0	0	0	0	0	0.0	\$3,950,000
8	Low Density Residential and Single Family	5.9	0	8	0	0	28	36	0	0	0	0	0	0	0	0	0.0	\$5,024,000
9	Proctor Village	6.2	0	0	0	100	75	175	0	30,000	0	0	30,000	0	0	0	0.75	\$21,600,098
10	Small Scale Simpson Mixed Use	4.7	0	2	0	44	75	121	0	7,200	0	17,500	24,700	0	0	0	0.0	\$16,620,000
		109.9	0	69	51	1,235	381	1,061	57,500	175,400	0	333,500	566,400	0	92,000	92,000	11.3	\$242,059,963

**Notes:**

- 1) Development Cost are estimates only and will be confirmed during implementation:  
 New Single-Family Detached @ \$100/square foot (assume average unit size of 1800 sf)  
 New Townhome @ \$80/square foot (assume average unit size of 1600 sf)  
 New Multi-Family/condo @ \$70/square foot (assume average unit size 1200 sf - inclusive of common space)  
 New Commercial (office or retail) @ \$120/square foot  
 New Institutional @ \$100/square foot  
 New Industrial @ \$60/square foot
- 2) Development Cost do not include acquisition cost.
- 3) Rehab Cost are estimates only and will be confirmed during implementation:  
 Rehab Single-Family Detached @ \$75,000 per unit (major rehab) and \$25,000 per unit (minor rehab)  
 Multifamily Rehab @ \$50,000 per unit (major rehab) and \$15,000 per unit (minor rehab)  
 Non-residential Rehab @ \$75 per square foot



**Figure 4.2  
Transportation Cost Summary**

Draft Recommended Transportation Projects												
Project No.	Project Name	Description	Type of Improvement	Engineering Year	Engineering Cost	ROW Year	ROW Cost	Construction Year	Construction Cost	Total Project Cost	Responsible Party	Funding Source
T1	Simpson Street Roadway Operational Modifications: Northside Dr. To JE Lowery Blvd	Reconfigure to 3 lanes with Bike Lanes, Curb & Gutter Upgrade	Road, Bike, Streetscape	2007	\$11,000			2008	\$ 75,000	\$86,000	COA	Westside TAD, OOL
T2	Simpson St and JE Lowery Blvd: Intersection reconfiguration	Turn Lanes, Geometric Improvements, Pedestrian and Bicycle Improvements	Safety, Road	2007	\$101,000	2008	\$57,000	2009	\$ 675,000	\$833,000	COA	Westside TAD, BellLine TAD, OOL
T3	Simpson St and Sunset Ave: Intersection reconfiguration	Safety improvements & operational modifications	Safety, Road	2007	\$101,000	2008	\$120,000	2009	\$ 675,000	\$896,000	COA	Westside TAD, BellLine TAD, OOL
T4	Pedestrian Refuge Median on Simpson St near Scope Ter & Addl. Study for Signalized Intersection	Install 400' Raised Median With Pedestrian Treatments at Crossings to address pedestrian and operational safety	Safety, Road	2008	\$61,000			2009	\$ 75,000	\$136,000	COA	Westside TAD, CMAQ, OOL
T5	Pedestrian Refuge Median on Simpson St near Griffin Street	Install 400' Raised Median With Pedestrian Treatments at Crossings to address pedestrian and operational safety	Safety, Road	2008	\$11,000			2009	\$ 75,000	\$86,000	COA	Westside TAD, CMAQ, OOL
T6	Additional Study - English Avenue/Vine City local traffic operations	Evaluate safety of current two-way operations on narrow streets North and south of Simpson Street between J.E. Lowery Boulevard and Northside Drive. Evaluate feasibility of widening roadways, restricting operations to one-way travel, or parking restrictions.	Road	2008	\$50,000			2009		\$50,000	COA	QOL
T7	Signal System Upgrade: Hollowell Pkwy	3 Signals to Mast Arms, Controllers, Coordination & Timing, Fiber Optic Communications	Road	2009	\$57,000			2010	\$ 380,000	\$437,000	COAGDOT	QOL, STP, CMAQ (Q23,24)
T8	Signal System Upgrade: Simpson St	3 Signals to Mast Arms, Controllers, Coordination & Timing, Fiber Optic Communications	Road	2008	\$57,000			2009	\$ 380,000	\$437,000	COA	QOL, STP, CMAQ (Q23,24)
T9	Signal System Upgrade: JE Lowery Blvd	2 Signals to Mast Arms, Controllers, Coordination & Timing, Fiber Optic Communications	Road	2009	\$39,000			2010	\$ 260,000	\$299,000	COA	QOL, STP, CMAQ (Q23,24)
T10	New Sidewalk: J. P. Brawley Dr.	New 5 Sidewalks, curbs, gutters, ramps and streetlights: From Jefferson Street to Simpson Street (0.67) Miles	Pedestrian	2007	\$65,000	2008	\$170,000	2008	\$ 565,000	\$820,000	COA	QOL/Westside TAD
T11	New Sidewalk: English Ave.	New 5 Sidewalks, curbs, gutters, ramps and streetlights: From Wheeler Street to Kennedy Street (0.46) Miles	Pedestrian	2009	\$63,000	2010	\$126,000	2010	\$ 420,000	\$609,000	COA	QOL/Westside TAD
T12	New Sidewalk: Vine St.	New 5 Sidewalks, curbs, gutters, ramps and streetlights: From Meldrum Street to Simpson Street (0.38) Miles	Pedestrian	2008	\$48,000	2009	\$97,000	2009	\$ 322,000	\$467,000	COA	QOL/Westside TAD
T13	New Sidewalk: North Ave.	New 5 Sidewalks, curbs, gutters, ramps and streetlights: From Northside Drive to JE Lowery Blvd (0.71) Miles	Pedestrian	2007	\$95,000	2008	\$189,000	2008	\$ 630,000	\$914,000	COA	QOL/Westside TAD
T14	New Sidewalk: Kennedy St.	New 5 Sidewalks, curbs, gutters, ramps and streetlights: From Northside Drive to Oliver St. (0.6) Miles	Pedestrian	2007	\$92,000	2008	\$185,000	2008	\$ 616,000	\$893,000	COA	QOL/Westside TAD

Recommended Transportation Projects												
Project No.	Project Name	Description	Type of Improvement	Engineering Year	Engineering Cost	ROW Year	ROW Cost	Construction Year	Construction Cost	Total Project Cost	Responsible Party	Funding Source
T19	New Sidewalk - Jones Ave	New 5' Sidewalks, curbs, gutters, ramps and straightlights: From DL Hollowell Pkwy Simpson Street (0.53 Miles)	Pedestrian	2006	\$73,000	2007	\$145,000	2007	\$ 484,000	\$702,000	COA	COA/Westside TAD
T20	New Sidewalk - Sunset Ave.	New 5' Sidewalks, curbs, gutters, ramps and straightlights: From Simpson Street to Kennedy Street (0.46 Miles)	Pedestrian	2009	\$63,000	2010	\$126,000	2010	\$ 420,000	\$609,000	COA	COA/Westside TAD
T16	English Avenue North - GWCC Greenway	Construct Multi use path on 1.35 mile section through neighborhood	Bike/Ped	2010	\$293,000			2011	\$ 1,950,000	\$2,243,000	COA/PATH/Private	COA/PATH/Private
T17	Install Upgraded Transit Amenities at Key Intersections	Concrete Pad, Transit Shelter, Lighting, Map, Trash receptacle at 5 key intersections: <ul style="list-style-type: none"> <li>· Intersection of James P. Brawley Drive and Simpson Street</li> <li>· Intersection of Joseph E. Lowery Boulevard and Simpson Street</li> <li>· Intersection of Joseph E. Lowery Boulevard and North Avenue</li> <li>· Intersection of Donald L. Hollowell Parkway and James P. Brawley Drive</li> <li>· Intersection of James P. Brawley Drive and Kennedy Street</li> <li>· Intersection of James P. Brawley Drive and Jones Avenue</li> </ul>	Transit	2007	\$23,000			2008	\$ 150,000	\$173,000	COAMARTA	MARTA/COA/Private
T18	Upgrade Melbrum St.	Upgrade, pave and add sidewalks from Sunset Ave. to Walnut St.	Road, Pedestrian	2009	\$124,000			2010	\$ 828,000	\$952,000	COA	COA/Westside TAD
T21	Sidewalk Repair Program	Repair sub-standard existing sidewalks in the English Avenue Neighborhood. Project selection and prioritization to be at the discretion of English Avenue Neighborhood Association.	Pedestrian	2008	\$24,000			2009	\$ 160,000	\$184,000	COA	COA/Westside TAD/Private





Project No.	Project Name	Description	Type of Improvement	Year	Cost	Year	Cost	Year	Cost	Total Project Cost	Responsible Party	Funding Source
From Bankhead LCI												
BH-76	Pedestrian Facilities - Lowery Boulevard - From Jefferson St to Fox St		Pedestrian	2007	\$ 47,763	2008	\$ 20,582	2008/09	\$ 596,313	\$ 318,419	COA	LCI/Wesside/TAD
BH-78	Lowery Boulevard & DL Hollowell Parkway Pedestrian Crossing		Pedestrian	2011	\$ 13,000	NA		2012	\$ 117,000	\$ 130,000	COA	LC/ITE
T-10	Bike Lanes - DL Hollowell - From Lowery Blvd to Finley Ave - 1,400 lf		Bicycle	2007	\$ 23,040	NA		2009	\$ 173,598	\$ 199,638	COA	GO/LTE
From Northside Drive Transportation Study:												
NS-20	Widen Road to include 6 lanes, median and wider sidewalks	Manieta Street to Kennedy Street	Road/Pedestrian					Long		\$ 1,846,400	GDOT	COA/LCI/State/Federal
NS-21	Northside Dr. & DL Hollowell: Intersection Projects		Road/Pedestrian					Short		\$ 230,800	COA/GDOT	Tip/GDOT
NS-25	Northside Dr. & North Ave. Intersection Projects		Road/Pedestrian					Short/Medium		\$ 585,000	COA/GDOT	State/Federal
NS-26	Widen Road to include 6 lanes, median and wider sidewalks	Kennedy Street to Maple Street	Road/Pedestrian					Long		\$ 1,748,240	State/Federal	State/Federal
NS-28	Northside Dr & Simpson- Crosswalk improvements		Pedestrian					Short		\$ 10,000	COA	COA





# Appendix A: Public Participation Materials

Steering Committee Meeting Minutes  
Public Meeting Sign-In Sheets



## English Avenue Community Redevelopment Plan Update

Steering Committee Meeting

Monday, October 17, 2005 6:00PM-7:00PM

Lindsay Street Baptist Church

550 Lindsay Street

Atlanta, GA 30314

### MEETING MINUTES

#### ***Attendance***

J. Wesley Daniels	Ivory Young	Ms. Dorothy Stephens	Rev. Howard Beckham
Gregg Hawthorne	Mary Darian	"Able" Mable Thomas	Annett Diop
Sarah Franklin	Emelda Santiago	James Robertson	Scott Levitan
Bob Jones	Tracy Bates	Steve Frair	Zachery McGee
James Jennings	Timothy Holdroyd	Contente Terry	Matt Cherry

#### ***Purpose of the meeting***

This meeting was convened of residents, property owners, business owners and institutional representatives that comprise of the English Avenue Steering Committee. The purpose of this meeting was to kick off the planning process, inform the steering committee of their role and responsibilities, provide an overview of the planning process and schedule, and engage in a discussion regarding the planning efforts goals & objects.

#### ***Purpose of Steering Committee***

The Steering Committee is designed to serve as the sounding board for the redevelopment planning effort. All findings and recommendations will be presented to the committee prior to public meetings. The committee will provide valuable input to the planning team during this process.

The steering committee requested a copy of the 1998 English Avenue Plan for each committee member.

Also, it was suggested that copies of all previous plans should be made available to committee members. Contente Terry agreed to have a hard copy of the planning efforts affecting English Avenue on hand in her office for anyone that is interested in reviewing them.

#### ***Public Involvement Committee***

In an effort to ensure that the community is notified of all public forums, committee members were asked to serve on a Public Involvement Committee. The role of the Public Involvement Committee will include assisting with the distribution of mail notices, creating a phone tree, door to door solicitation, catering and signage.

Mable Thomas and Ivory Young offered \$100 each for every public meeting.

The members of the Public Involvement Committee consist of:  
James Robertson, Zachery McGee, Steve Frair and Mable Thomas.

It was suggested that EANA inquire about the use of the On Call machine from Vine City to assist with distributing information in the community.



### ***Committee Chairperson***

The Steering Committee appointed Bob Jones with Bethursday CDC to serve as the Steering Committee Chair for this planning effort. The role and responsibility of Chair is to serve as the voice of the Steering Committee in public forums and to keep order at the Steering Committee meetings. Contente Terry will be responsible for Steering Committee meeting minutes.

### ***Project Schedule***

The Project Schedule was distributed to the committee members for review and comment.

### ***Draft Goals & Objectives***

The committee was engaged in a detailed conversation regarding goals and objects for the CRP. These Goals & Objectives will be used to guide the plan recommendations.

The goals & objectives were identified in the areas of land use and development, transportation & circulation, safety, community facilities and recreation and housing.

The draft goals & objectives will be further defined by the planning team and presented at the public kick-off meeting for review and comment.

### ***Neighborhood Issues & Stakeholder Interviews***

The planning team will conduct a series of one-on-one stakeholder interviews over the next weeks to gain a perspective of current and planned projects in the area and to document key issues and visions of community stakeholders. Property owners, residents, social service organizations and institutions, business owners will be contacted for interviews. An offer was also extended to the Steering Committee members to schedule interviews.

### ***Kick-Off Meeting Overview***

The public Kick-Off meeting is scheduled for October 22, 2005 at 9:00AM at Lindsay Street Baptist Church. The purpose of this meeting is to introduce the planning team, the purpose of the redevelopment plan update, provide examples of redevelopment plans in the local area, present the project schedule and public participation process and conduct exercises for feedback on community character and goals & objectives.

The committee suggested that each planning team firm provide a general overview of their organization, previous projects and role in this process during the presentation.

### ***Next Steering Committee Meeting***

The next meeting is scheduled for November 14<sup>th</sup> at 6:00 at Lindsay Street Baptist Church.

### ***Action Items***

- Provide a copy of the 1998 English Avenue plan to all Steering Committee meetings by the next meeting.
- Check on the availability and cost of the On Call Machine in Vine City for use by the Public Involvement Committee.

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*Please direct any changes of the English Avenue Steering Committee Meeting Minutes to Contente Terry 404.551.4249 or at [contente\\_terry@hotmail.com](mailto:contente_terry@hotmail.com)*



## English Avenue Community Redevelopment Plan Update

Steering Committee Meeting

Monday, November 28, 2005 6:00PM-8:00PM

Lindsay Street Baptist Church

550 Lindsay Street

Atlanta, GA 30314

### MEETING MINUTES

#### *Attendance*

Tracy Bates	Gregg Hawthorne	Nasrah Annor	Steve Noble, Grice & Associates
Rev. Beckham	Timothy Holdroyd	Michele McIntosh Ross, City of Atlanta	Aaron Fortner, Market & Main
Garnett Brown, City of Atlanta	Edward Milton	James Arpad	Jonathan Gelber, Grice & Associates
J. Daniels	Frances President	Contente Terry, Project Manager	
Steve Frair	Mable Thomas	Matt Cherry, Urban Collage	

#### *Objective*

This meeting was convened of residents, property owners, business owners and institutional representatives that comprise of the English Avenue Steering Committee. The purpose of this meeting was to review existing conditions analysis obtained by the planning team in preparation for the December 10<sup>th</sup> public workshop.

#### *Results of the Kick-Off Meeting*

The Kick-off meeting held on October 22<sup>nd</sup> had 60 neighborhood residents and property owners in attendance. At the meeting, the planning team discussed the purpose of the redevelopment plan update, project schedule and public participation process. The attendees participated in a visual character survey and provide input on the Goals and Objectives established by the steering committee.

The Visual Character Survey contained a series of photographs in categories consisting of single family, low density and medium density residential; open space and public facilities, commercial/ retail and mixed use; street character and identity markers. The participants were asked to place green dots on those images that they thought were appropriate for the area and a red dot on those that were inappropriate for the area. The results of the visual character boards were presented to the Steering Committee. Some members felt that there was a lack of diversity of images and recommended creating a new survey which the planning team agreed to look into.

#### *Goals & Objectives Overview*

At the October 17<sup>th</sup> Steering Committee Meeting, the committee drafted goals and objects for the CRP to guide the plan recommendations. The goals & objectives were identified in the areas of land use and development, transportation & circulation, safety, community facilities and recreation and housing and were further defined by the planning team and presented at the public kick-off meeting for review and comment.



The following were comments given by the steering committee upon review:

- Address infill housing on vacant lots and the desire to develop live work units in the neighborhood;
- Include a desired percentage of open space designated for the neighborhood;
- Include the Westside TAD as an implementation tool;
- Address connections to the Beltline in Public Facilities & Natural Resource;
- Include a police precinct to address public safety in the neighborhood;
- Address after school programs and a possible partnership with APS.

### ***Inventory & Assessment Results***

The planning team presented the existing conditions assessment of the English Avenue Neighborhood which is summarized as follows:

#### **Demographics**

- The demographic analysis included 2005 statistics of a demographic comparison within ½ mile and mile radius of the center of the neighborhood, City of Atlanta and Atlanta MSA;
- 20% of housing stock lost from 1990- 2000;
- The population is projected to continue to decrease until 2010;
- 32+% of population under the age of 18;
- Unemployment rate in English avenue are is 11% compared to the City of Atlanta at 4%.

#### **Transportation & Circulation**

- Through a series of study area visits, the planning team assessed the condition of the streets and sidewalks of the area which are in relatively good condition;
- The street network is in a grid formation with good connects east, west and north, south;
- High traffic volumes are along the major arterials (Northside Drive and Simpson);
- The team also documented the crash incidents on a map as well;
- The steering committee recommended obtaining information on sewer capacity to assist with identifying future development areas.
- 

#### **Existing Physical Conditions**

The physical conditions of the neighborhood were assessed by a windshield survey conducted by the planning team with the assistance of Project Safe Neighborhood Students from Spelman College.

- Approximately 400 acres of land within the study area which includes 1659 parcels;
- The community is comprised of mostly single family dwellings and vacant land (19% each); industrial property (17%); Office/ Institutional property (14%); Low Density Commercial (5%); and an astonishing 1% open space;
- 37% of structures within the neighborhood are in standard condition (needing minimal to no repair, mostly cosmetic); 29% substandard requiring some level of repair; 28% Deteriorated, requiring significant repair; 6% dilapidated structures that are usually public safety hazards;
- 83% of the structures in the neighborhood are occupied; 1% partially occupied; 15% unoccupied.

#### **Urban Design Analysis**

The planning team assessed the pedestrian and vehicular connectivity, view points due to changes in the topography, potential gateways due to major entry points into the neighborhood. These assessments were documents on an Urban Design Map.

**Development Opportunities**

The planning team graphically represented the major development opportunities in the area which include Antioch Church development sites along Northside Drive, Proctor Village Redevelopment, and Georgia Tech's future expansion area. Additional development opportunities include all vacant land, dilapidated structures and surface parking lots within the study area.

The data collected and all illustrations will be provided to the steering committee in a report at a later date.

***Workshop Overview – December 10, 2005 at 9:00AM***

The public workshop will be held at 440 Northside Drive and hosted by Bethursday CDC. All steering committee members are encouraged to attend and spread the word about the event.

An On Call machine will be used to advertise the meeting to all listed phone numbers in the area along with mailed notifications and yard signs throughout the neighborhood.

***Next Steering Committee Meeting***

The next meeting is scheduled for December 19th at 6:00 at Lindsay Street Baptist Church.

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*Please direct any changes of the English Avenue Steering Committee Meeting Minutes to Contente Terry 404.551.4249 or at [contente\\_terry@hotmail.com](mailto:contente_terry@hotmail.com)*





## English Avenue Community Redevelopment Plan Update

Steering Committee Meeting

Monday, December 19, 2005 6:00PM-7:00PM

Lindsay Street Baptist Church

550 Lindsay Street

Atlanta, GA 30314

### MEETING MINUTES

#### *Attendance*

Tracy Bates	Steve Frair	Michelle McIntosh Ross, City of Atlanta
Oscar Clemons	Frances President	Garnett Brown, City of Atlanta
Annette Diop	James Robertson	Matt Cherry, Urban Collage
Scott Levitan	Tonya Williams	Contente Terry, Project Manager
J. Daniels	Mable Thomas	
Rev. Zachery McGee	Dorothy Stephens	
Annor Nasrah	Edward Melton	

#### *Objective*

This meeting of the Steering Committee was convened to review the Development Framework Plan and Circulation Framework Plan developed from the December 10, 2005 Public Workshop.

#### *Framework Plan Presentation*

Contente Terry provided the Steering Committee with copies of the Development Framework Plan and Circulation Framework Plan to review during the presentation. The major development concepts are as follows:

- Mixed use and higher density development is proposed north of Hollowell, along Northside Drive and along Simpson;
- Preserve the residential core of the community with single family and low density residential;
- Proposed medium density residential assists with the transition from higher density development to the single family core;
- Neighborhood serving retail concentrated at the intersection of Kennedy & James P. Brawley and North Avenue & English.

Project Areas were identified by the participants at the December 10th Workshop that included (8) proposed residential, mixed use, institutional and commercial development projects along with (4) existing development projects.

The Circulation Framework Plan emphasizes:

- Major streetscape improvements along Northside Drive, Simpson, Lowery, Kennedy, North Avenue, and James P. Brawley.
- Consideration to changing the direction of the existing one way pairs (Elm Street and Vine Street).
- Potential extension of Kennedy Street to the west to connect to Lowery.

- Potential pedestrian connections to the Georgia Tech eco-commons along Northside Drive.
- A greenway connection along the abandoned railroad right of way that will connect to the BeltLine and Maddox Park.

***Next Steps***

The planning team will finalize the Framework Plans per the comments received by the Steering Committee. Development Concept Drawings will be created and presented for comments and zoning recommendations will follow once the development framework plan is finalized.

***Next Meetings***

The next Steering Committee meeting will convene on January 17th @ 6PM Lindsay Street Baptist Church.

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*Please direct any changes of the English Avenue Steering Committee Meeting Minutes to Contente Terry 404.551.4249 or at [contente\\_terry@hotmail.com](mailto:contente_terry@hotmail.com)*





## English Avenue Community Redevelopment Plan Update

Steering Committee Meeting  
 Tuesday, January 17, 2006 6:00PM-8:00PM  
 Lindsay Street Baptist Church  
 550 Lindsay Street  
 Atlanta, GA 30314

### MEETING MINUTES

#### *Attendance*

Tracy Bates	Annor Nasrah	Matt Cherry, Urban Collage
Rev. Howard Beckham	Frances President	Stan Harvey, Urban Collage
James Arpad	James Robertson	
Mary Darian	Tonya Williams	
Scott Levitan	Mable Thomas	
Bob Jones	Contente Terry, Project Manager	

#### *Objective*

This meeting of the Steering Committee was called to order by Chairman Bob Jones and was convened to review the Development Framework Plan and Circulation Framework Plan developed from the December 10<sup>th</sup>, 2006 Public Workshop.

#### *Framework Plan Presentation (map dated January 17, 2006)*

Contente Terry provided the Steering Committee with copies of the Development Framework Plan and Circulation Framework Plan to review during the presentation. The major development concepts are as follows:

- Mixed use and higher density development is proposed north of Hollowell, along Northside Drive and along Simpson;
- Preserve the residential core of the community with single family and low density residential;
- Proposed medium density residential assists with the transition from higher density development to the single family core;
- Neighborhood serving retail concentrated at the intersection of Kennedy & James P. Brawley and North Avenue & English.

Project Areas were identified by the participants at the December 10<sup>th</sup> Workshop that included (8) proposed residential, mixed use, institutional and commercial development projects along with (4) existing development projects. The planning team will provide concept drawings for three of the proposed project areas at the next meeting.

The Circulation Framework Plan emphasizes:

- Major streetscape improvements along Northside Drive, Simpson, Lowery, Kennedy, North Avenue, James P. Brawley.
- Consideration to changing the direction of the existing one way pairs (Elm Street and Vine Street).
- Potential extension to Kennedy Street on the west to connect to Lowery.
- Potential pedestrian connections to the Georgia Tech eco-commons along Northside Drive.

- A greenway connection along the abandoned railroad right of way that will connect to the BeltLine and Maddox Park.

#### ***Discussion***

- Proposed mixed use development on Simpson should protect single family residential along Jones Avenue. The zoning recommendations should reference this.
- Due to the amount of stable single family residential on the back side of Simpson Road, this zoning should look at this and make recommendations block by block.
- Buffer the single family from mixed use development with a transition of various densities of residential (medium density and low density).
- There is a concern that the steering committee does not have enough resident participation.

\*Note that the revised Framework Plan dated January 17, 2006 per comments received from the Steering Committee on December 19<sup>th</sup> 2005.

#### ***Next Meetings***

##### **Steering Committee**

January 31<sup>st</sup> @ 6PM Lindsay Street Baptist Church

February 7<sup>th</sup> @ 6PM Lindsay Street Baptist Church

February 21<sup>st</sup> @ 6PM Lindsay Street Baptist Church

March 7<sup>th</sup> @ 6PM Lindsay Street Baptist Church

**Draft Plan Public Meeting** February 11<sup>th</sup> @ 9AM – 11Am Lindsay Street Baptist Church

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## English Avenue Community Redevelopment Plan Update

Steering Committee Meeting  
 Tuesday, January 31, 2006 6:00PM-8:00PM  
 Lindsay Street Baptist Church  
 550 Lindsay Street  
 Atlanta, GA 30314

### MEETING MINUTES

#### *Attendance*

Tracy Bates	Edward Melton	Matt Cherry, Urban Collage
Rev. Howard Beckham	Frances President	Stan Harvey, Urban Collage
J. Daniels	Tonya Williams	
Sarah Franklin	Oscar Clemons	
Tim Holdroyd	Carmen Clemons	
Bob Jones	Contente Terry, Project Manager	

#### *Objective*

This meeting of the Steering Committee was called to order by Chairman Bob Jones and was convened to review the revised Framework Plan and discuss the approach for the "Envision" Bus Tour.

#### *"Envision" Bus Tour*

The Steering Committee expressed the importance of convening a bus tour to further discuss the issues of the community and have more detailed discussions regarding proposed development plan. Frances President and Contente Terry are coordinating the tour for February 11<sup>th</sup> at 9AM – 11AM. Everyone will meet at Lindsay Street Baptist Church. A tour map and other materials will be provided to assist with the facilitation of the tour.

#### *Development Concept Presentation (map dated January 31, 2006)*

Contente Terry provided a brief overview of the revised Development Framework Plan. Matt Cherry presented the concept drawings described as follows:

#### **Project #5 Neighborhood Commercial:**

This project area is comprised of property located at the intersection of James P. Brawley and Kennedy Street. This proposed development site would be in scale of the structures along North Avenue with complementary architectural character and serve as the new home for neighborhood service retail in English Avenue. The reuse of existing buildings and their facades is encouraged.

#### **Project #8 Simpson Mixed Use:**

Potential 3-5 story mixed use development bounded by Simpson, Newport, Jones and Griffin Streets. This development would complement mixed use development proposed on the Vine City side of Simpson and with possible retail on the ground floor with residential units above.

#### **Project #7 Low/ Medium Density Residential:**

This project converts existing vacant lots and dilapidated housing into a new town home development. This project area is bounded by Vine, John, Sunset and Jones.

***Discussion***

- The Georgia Tech expansion property along North Avenue and the North Yards Business Park land use should be considered as medium density commercial versus mixed use & institutional. These properties can not have a residential use as dictated by a previous agreement.
- The Georgia World Congress Center property south of Herndon Homes and North of Simpson should be institutional and not mixed use.
- The planning team will make these changes accordingly and provide copies at the next meeting.

***Next Meetings***

The next Steering Committee Meeting will convene on February 21, 2006 at Lindsay Street Baptist Church at 6PM.

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*Please direct any changes of the English Avenue Steering Committee Meeting Minutes to Contente Terry 404.551.4249 or at [contente\\_terry@hotmail.com](mailto:contente_terry@hotmail.com)*





## English Avenue Community Redevelopment Plan Update

Steering Committee Meeting  
 Tuesday, February 21, 2006 6:00PM-8:00PM  
 Lindsay Street Baptist Church  
 550 Lindsay Street  
 Atlanta, GA 30314

### MEETING MINUTES

#### *Attendance*

Tracy Bates	Ivory Young	Michele McIntosh Ross, City of Atlanta
Greg Crawford	Sarah Franklin	Tonya Williams
Mary Darian	Bob Jones	Stephen Cansby
Scott Levitan	Frances President	Contente Terry, Project Manager
Steve Frair	Mable Thomas	Matt Cherry, Urban Collage
Annor Nasrah	James Arpad	

#### *Objective*

This meeting of the Steering Committee was called to order by Chairman Bob Jones and was convened to review and provide a summary of the "Envision" Bus Tour, an overview of the Framework Plan and proposed project concept illustrations.

#### *"Envision" Bus Tour Summary*

A bus tour that was open to the greater English Avenue community was held on February 11<sup>th</sup> and attended by 31 residents, property owners and institutional representatives. Due to the vast turn out and limited seating, only 25 participated in the 3-hour tour. A tour rout map, exiting conditions maps, a Draft framework plan were provided to help orient the participants and to receive comments. The tour was coordinated and co-facilitated by Frances President and Content Terry. The participants were asked to submit comment forms and to complete a questionnaire at the conclusion of the tour and the following comments were recorded:

#### **I understand the purpose of the tour.**

12 Strongly Agree      3 Somewhat Agree

#### **I gained good information about my neighborhood.**

12 Strongly Agree      3 Somewhat Agree

#### **I learned a lot about the redevelopment plan and process.**

11 Strongly Agree      3 Somewhat Agree      1 Don't Agree

#### **Facilitators listened to what I had to say.**

10 Strongly Agree      5 Somewhat Agree

#### **I will become more active in the English Avenue Neighborhood Association.**

11 Strongly Agree      3 Somewhat Agree

**I would like to serve on a committee of the neighborhood association.**

6 Yes

3 No

***Proposed Project Concept Drawing Presentation***

Contente Terry provided a brief overview of the Framework Plan:

- Mixed use and higher density development is proposed north of Hollowell, along Northside Drive and along Simpson;
- Preserve the residential core of the community with single family and low density residential;
- Proposed medium density residential assists with the transition from higher density development to the single family core;
- Neighborhood serving retail concentrated at the intersection of Kennedy & James P. Brawley and North Avenue & English.
- A new Open Space is proposed at Maple and Simpson. The neighborhood is negotiating with Georgia Power to develop this property into a linear park.
- Additional open space opportunities have been included in association with Bethursday CDC development to include a 3-acre park.

Matt Cherry presented the concept drawings described as follows:

**Project #7 Low/ Medium Density Residential:**

- This project area is comprised of property bounded by Vine, Jones, Sunset and John.
- The big idea for this project area is that it is residential development that will serve as a buffer between the high density mixed use development to the east and single family to the west. This proposed development project will transition from low density residential to single family.
- It is suggested that acquisition of vacant land should occur in mass.
- This plan is also an opportunity to identify structures to be demolished and TAD funds maybe allocated to execute.
- It was agreed that changing the direction of Vine Street from north to south is not appropriate due to development patterns and current traffic flow.

**Project #A Bethursday Development:**

- This project area is bounded by North Ave, Northside Drive, Kennedy and Elm and is representative of a typical mixed use development which includes medium density and low density residential development, retail and mixed use development.
- A 3-acre active and passive open space is proposed that could connect to the PATH Foundations proposed greenway trail along the abandoned railroad right of way.
- The concept proposes a significant entrance into English Avenue at North Avenue and Northside Drive.

**Project #8 Simpson Mixed Use**

- The Simpson Mixed Use project proposes frontage on Simpson with ground floor retail with residential above.
- The back side of the development would protect existing single family homes along Jones Avenue. Although the land use plan reflects mixed use the zoning code would emphasize the preservation of the single family and a transition area.

All previously discussed concept drawings were also displayed reflecting comments received from the steering committee in previous meetings.

\*Note that this project numbers and name reflect the revised Framework Plan dated February 21, 2006 per comments received during the "Envision" Bus Tour on February 11th.



***Next Meetings***

**Steering Committee**

March 7<sup>th</sup> @ 6PM Lindsay Street Baptist Church

March 21<sup>st</sup> @ 6PM Lindsay Street Baptist Church

April 4<sup>th</sup> @ 6PM Lindsay Street Baptist Church

April 18<sup>th</sup> @ 6PM Lindsay Street Baptist Church

**Draft Plan Public Meeting** March 25<sup>th</sup> @ 9AM – 11Am Lindsay Street Baptist Church

**Final Plan Public Meeting** April 29<sup>th</sup> @ 9AM – 11Am Lindsay Street Baptist Church

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*Please direct any changes of the English Avenue Steering Committee Meeting Minutes to  
Contente Terry 404.551.4249 or at [contente\\_terry@hotmail.com](mailto:contente_terry@hotmail.com)*



## English Avenue Community Redevelopment Plan Update

Steering Committee Meeting  
 Tuesday, March 7, 2006 6:00PM-8:00PM  
 Lindsay Street Baptist Church  
 550 Lindsay Street  
 Atlanta, GA 30314

### MEETING MINUTES

#### *Attendance*

Tracy Bates	Gregg Hawthorne	Michele McIntosh Ross, City of Atlanta	Matt Cherry, Urban Collage
Oscar Clemons	Sarah Franklin	Tonya Williams	James Robertson
Carmen Clemons	Bob Jones	Tarnace Watkins, ADA	Dorothy Anderson
Rev. Howard Beckham	Frances President	Alliece Johnson Hines	
Steve Frair	Mable Thomas	Edward Melton	
Annette Diop	James Arpad	Contente Terry, Project Manager	

#### *Objective*

This meeting of the Steering Committee was called to order by Chairman Bob Jones and was convened to review the concept drawings for proposed development projects, distribute sample design guidelines for the committee to review and provide comments at the next Steering Committee meeting.

#### *Proposed Project Concept Drawing Presentation*

Contente Terry provided a brief overview of the Framework Plan highlighting the big ideas:

- Mixed use and higher density development is proposed north of Hollowell, along Northside Drive and along Simpson;
- Preserve the residential core of the community with single family and low density residential;
- Proposed medium density residential assists with the transition from higher density development to the single family core;
- Neighborhood serving retail concentrated at the intersection of Kennedy & James P. Brawley and North Avenue & English.

Matt Cherry presented the concept drawings described as follows:

#### **Project #4 Single Family Infill and Townhomes:**

- This project area is comprised of property along North Avenue that is proposed for low density residential development fronting North Avenue and Single Family infill on the back due to its direct connection to downtown. The committee had a discussion on the density of this development concept and the integration of some single family development in conjunction with town homes. It was decided that the low density land use should remain which supports both types of development.

#### **Project #B Lindsay Street Church Expansion:**

- This project area is comprised of the existing Lindsay Street Baptist Church property and future development areas.



- The plan proposes an expansion of the church with reorienting the existing parking along with an integration of new senior housing into to residential core along Lindsay Street on the Heritage Sanctuary parking lot.

#### **Project #C New Jerusalem Baptist Church Expansion**

- This project area is comprised of the existing sanctuary of the church including parking and additional acquired property.
- The church has plans to build a new sanctuary and develop additional parking.
- The old sanctuary will be converted into a community use which will offer support to the community.
- Infill development is proposed to the north of the church along with the rehabilitation of existing housing stock that can be used for additional outreach services and housing in English Avenue.

All previously discussed concept drawings were also displayed reflecting comments received from the steering committee in previous meetings.

\*Note that this project numbers and name reflect the revised Framework Plan dated February 21, 2006.

#### ***Design Guidelines***

A sample design guideline package (Vine City Redevelopment Plan Design Guidelines) was distributed to the committee to review and provide written comments to the planning team at the next Steering Committee Meeting. The purpose of developing design guidelines is to provide developers with a framework and a list of standards that reflect the community's vision for future development character. The guidelines generated in this process will also be reflected in the zoning as well as provide the EANA Land Use and Development Committee with architectural and design framework when reviewing development proposals.

#### ***Next Steering Committee Meeting***

The next meeting is scheduled for Tuesday, March 21st at 6:00 at Lindsay Street Baptist Church to review the remaining project concept drawing and discuss design guidelines.

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*Please direct any changes of the English Avenue Steering Committee Meeting Minutes to Contente Terry 404.551.4249 or at [contente\\_terry@hotmail.com](mailto:contente_terry@hotmail.com)*



## English Avenue Community Redevelopment Plan Update

Steering Committee Meeting  
 Tuesday, March 21, 2006 6:00PM-8:00PM  
 Lindsay Street Baptist Church  
 550 Lindsay Street  
 Atlanta, GA 30314

### MEETING MINUTES

#### *Attendance*

Tracy Bates	Gregg Hawthorne	Sarah Franklin	Rev. Anthony Johnson
Greg Crawford	Timothy Holdroyd	Michele McIntosh Ross, City of Atlanta	Dorothy Anderson
Mary Darian	Bob Jones	James Arpad	Contente Terry, Project Manager
J. Daniels	Frances President	Tonya Williams	Matt Cherry, Urban Collage
Steve Frair	Mable Thomas	Tarnace Watkins, ADA	Tatianna Francis, PSN Intern

#### *Objective*

This meeting of the Steering Committee was called to order by Chairman Bob Jones and was convened to review the remaining concept drawings for proposed development projects, receive comments from the committee regarding design guidelines and provide the agenda items and structure for the upcoming Public Meeting scheduled for March 25, 2006.

#### *Proposed Project Concept Drawing Presentation*

Matt Cherry presented the remaining three concept drawings described as follows:

##### **Project #7 Low Density Residential:**

- This project area is comprised of existing multi-family 2-story developments that are perfect candidates for rehabilitation for rental or for sale units depending on the market. Unlike previous concept plans, the planning team is proposing that this project area consider policy recommendations for multi-family rehabilitation and maintenance versus site planning for redevelopment which can be reflected in the zoning recommendations.
- Maintaining these structures will add to the diversity of housing types in English Avenue.
- The concept shows opportunities for single family infill on vacant lots that is integrated into the existing single family fabric of the project area.

##### **Project #9 Proctor Village:**

- This project area is comprised of the existing unoccupied Proctor Village apartments including frontage along Simpson and Lowery.
- Currently English Avenue CDC in collaboration with ANDP are pursuing the development of this project area as a town home development in the rear of the project area with a mixed use component along Simpson Road.
- Structured parking is proposed behind the mixed use structures due to the grade change.
- Also as a result of the grade change in the project area, a retention pond maybe considered specifically in areas prone to flooding.



- ANDP is providing financial capacity to the project and the project has a phased development approach.

### **Project #1 Hollowell (Front Door for Neighborhood)**

- The Hollowell project area consists of frontage along Donald Lee Hollowell from Northside Drive to Lowery.
- This corridor is considered to have a historic nature that is pedestrian oriented.
- The steering committee had a detailed discussion regarding the existing gas station site and had mixed reviews of a future location for this type of development. Suggestions included developing a gas station mid-block versus on the corner of a major intersection. The committee requested some feedback from the planning team on traffic conditions to determine if this concept is warranted.
- Where appropriate, existing store fronts on Howell & Lindsay should be maintained and rehabilitated.
- Policy recommendations were also suggested by the committee:
  - 1) Integrate environmental concerns into the built environment (i.e. brown fields);
  - 2) Multifamily development is encouraged to provide a diversity of housing types the community;
  - 3) Preserve historic structures along Hollowell (design guidelines should include recommended uses and character elements)
- Fox Street has new single family construction therefore town home development may not be appropriate.
- The concept drawing identifies the Carnegie Library, English Avenue School and the Boys & Girls club as a major institutional/ community use that has an integrated and shared institutional and recreational space.

All previously discussed concept drawings were also displayed reflecting comments received from the steering committee in previous meetings. These illustrations will be presented at the March 27<sup>th</sup> Public Meeting for comment from the general public.

\*Note that this project numbers and name reflect the revised Framework Plan dated March 13, 2006.

### ***Design Guidelines***

A brief discussion was held on design guidelines using a sample package as a framework. In an effort to provide further opportunity to further develop the design guidelines, the Steering Committee was asked to convene as a subcommittee to review the samples provided and provide comments to the planning team by the next Steering Committee meeting. Frances President agreed to organize this subcommittee.

### ***Public Meeting – March 25, 2006 at 9:00AM – 11:00AM***

The public meeting will be held at Lindsay Street Baptist Church in the Heritage Building and hosted by Lindsay Street Baptist Church. The meeting will consist of a brief overview of the project purpose and schedule including a review of the existing conditions analysis. The planning team will present an overview of the Development Framework Plan (future land use plan) and circulation Framework Plan. The meeting will conclude with a presentation of the potential development projects which the general public will have an opportunity to provide comments. All steering committee members are encouraged to attend and spread the word about the event.

Yard signs were distributed throughout the neighborhood advertising the meeting and three Steering Committee members were provided yard signs to display on their property.

***Next Steering Committee Meeting***

The next meeting is scheduled for Tuesday, April 4th at 6:00 at Lindsay Street Baptist Church to review zoning recommendations.

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*Please direct any changes of the English Avenue Steering Committee Meeting Minutes to Contente Terry 404.551.4249 or at [contente\\_terry@hotmail.com](mailto:contente_terry@hotmail.com)*





## English Avenue Community Redevelopment Plan Update

Steering Committee Meeting  
 Tuesday, April 18, 2006 6:00PM-7:30PM  
 Lindsay Street Baptist Church  
 550 Lindsay Street  
 Atlanta, GA 30314

### MEETING MINUTES

#### *Attendance*

Tracy Bates	Frances President	Oscar Clemons	Aaron Fortner, Market + Main
Annette Diop	Steve Frair	Carmen Clemons	Contente Terry, Project Manager
Rev. Howard Beckham	Tarnace Watkins	James Arpad	
Scott Levitan	Tonya Williams	Edward Milton	
Bob Jones	Mary Darian	Matt Cherry, Urban Collage	

#### *Objective*

This meeting of the Steering Committee was called to order by Chairman Bob Jones and was convened to present preliminary CDP land use and zoning recommendations for comment by the committee.

#### *CDP Land Use Discussion*

- 10 policy statements were generated at the last steering committee meeting and presented at this time. These statements will service as guiding principals for the City in reference to English Avenue.
- The committee suggested adding langue to encourage economic sensitive development specifically for larger scale development where applicable.

#### *Zoning Strategies*

- A zoning strategy handout was distributed defining the quality of life districts versus the current zoning classifications in the neighborhood.
- There was discussion regarding the appropriateness of MRC2 for the property north of Herndon Homes and the new Georgia Tech site. Aaron believes that the classification is appropriate and will confirm with the City.
- There was discussion regarding the appropriate density for Northside Drive (MRC2 or MRC3). The committee agreed that MRC3 is appropriate but a height restriction is needed.
- At the net meeting, Aaron will provide a matrix of allowable uses

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Please direct any changes of the English Avenue Steering Committee Meeting Minutes to Contente Terry 404.551.4249 or at [contente\\_terry@hotmail.com](mailto:contente_terry@hotmail.com)



## English Avenue Community Redevelopment Plan Update

Steering Committee Meeting  
 Tuesday, May 2, 2006 6:00PM-7:30PM  
 Lindsay Street Baptist Church  
 550 Lindsay Street  
 Atlanta, GA 30314

### MEETING MINUTES

#### *Attendance*

Tracy Bates	Jason Frair	Contente Terry, Project Manager	
Annette Diop	Steve Frair	Aaron Fortner, Market + Main	
Rev. Howard Beckham	Tarnace Watkins		
Edward Milton	James Arpad		
Bob Jones	Dorothy Anderson		

#### *Objective*

This meeting of the Steering Committee was called to order by Chairman Bob Jones and was convened to present preliminary CDP land use and zoning recommendations for comment by the committee.

- The City of Atlanta is walking all recently competed plans through zoning in September 2006. English Avenue is on schedule for this mass rezoning process.
- The City is recommending using the Quality Of Life Districts for the zoning.

#### *Zoning Strategies*

- Use MRC2 for Northside Drive and Upper Westside as articulated in previous plans.
- Add language in CDP that higher density development along Northside Drive be considered on a case by case.
- Make sure zoning is consistent with Framework plan and CDP land use recommendations.
- A copy of allowable uses was provided to the committee to help facilitate the discussion.

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Please direct any changes of the English Avenue Steering Committee Meeting Minutes to Contente Terry 404.551.4249 or at [contente\\_terry@hotmail.com](mailto:contente_terry@hotmail.com)





## English Avenue Community Redevelopment Plan Update

Steering Committee Meeting  
 Tuesday, May 16, 2006 6:00PM-7:30PM  
 Lindsay Street Baptist Church  
 550 Lindsay Street  
 Atlanta, GA 30314

### MEETING MINUTES

#### *Attendance*

Tracy Bates	Frances President	Aaron Woodhouse	Aaron Fortner, Market + Main
Annette Diop	Mable Thomas	Matilda X	
Rev. Howard Beckham	Tarnace Watkins	Juanita Wallace	
J. Daniels	Tonya Williams	Contente Terry, Project Manager	
Bob Jones	Alliece Johnson	Matt Cherry, Urban Collage	

#### *Objective*

This meeting of the Steering Committee was called to order by Chairman Bob Jones and was convened to present zoning recommendations and transportation recommendations for comment by the committee.

#### *Zoning*

- With review of the land use and zoning recommendations, the plans did not reflect the discussion regarding single family on Jones. Those changes will be incorporated.

#### *Transportation*

- The committee agreed that sidewalk improvements be illustrated and programmed for Jones, Sunset (south of North Ave.), and Jett (west of Vine Street.)
- Add a line item to include a study for Vine Street and English Avenue to alternate the direction.
- Add a line item to include installation and repair of sidewalk throughout the neighborhood.

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Please direct any changes of the English Avenue Steering Committee Meeting Minutes to Contente Terry 404.551.4249 or at [contente\\_terry@hotmail.com](mailto:contente_terry@hotmail.com)



## English Avenue Community Redevelopment Plan Update

Steering Committee Meeting  
 Tuesday, May 30, 2006 6:00PM-7:30PM  
 Lindsay Street Baptist Church  
 550 Lindsay Street  
 Atlanta, GA 30314

### MEETING MINUTES

#### *Attendance*

Tracy Bates	Gregg Hawthorne	Steve Frair	Aaron Fortner, Market + Main
Annette Diop	Frances President	Pamela Flores	
Mary Darian	James Arpad	Jason Frair	
J. Daniels	Tonya Williams	Michele McIntosh Ross, City of Atlanta	
Bob Jones	Oscar Clemons	Contente Terry, Project Manager	

#### *Objective*

This meeting of the Steering Committee was called to order by Chairman Bob Jones and was convened to provide comments on the final zoning recommendations and review the draft plan. All steering committee members in attendance received a copy of the document to review.

#### *Zoning*

- The original recommendation for MR4B does not allow for stacked flats (1.49 FAR; 52ft) , therefore Aaron recommended changing the zoning to MR5B to accommodate the recommended use as articulated in the plan. This designation allows for staked flats (3.2 FAR, with 3 floor max height condition). The committee agreed with the recommendation change.
- Due to numerous concerns regarding existing multi-family properties being down zoned, Aaron agreed to develop language to support rehabilitation or redevelopment of these properties at this higher density so long as the plans (when presented to EANA) reflect the general vision of the community.

#### **Draft Plan**

Contente provided all members a copy of the draft plan and briefly walked the committee through the plan elements. June 6<sup>th</sup> is the deadline for steering committee members to submit comments in writing to Contente.

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*Please direct any changes of the English Avenue Steering Committee Meeting Minutes to Contente Terry 404.551.4249 or at [contente\\_tery@hotmail.com](mailto:contente_tery@hotmail.com)*



## English Avenue Community Redevelopment Plan Update

Steering Committee Meeting  
 Tuesday, August 15, 2006 6:00PM-7:30PM  
 Lindsay Street Baptist Church  
 550 Lindsay Street  
 Atlanta, GA 30314

### MEETING MINUTES

#### *Attendance*

Tracy Bates	Gregg Hawthorne	Alliece Hines	
Annette Diop	Frances President	Michele McIntosh Ross, City of Atlanta	
Mary Darian	Mable Thomas	Contente Terry, Project Manager	
J. Daniels	Tonya Williams	Aaron Fortner	
Bob Jones	Ivory Young		

#### *Objective*

This meeting of the Steering Committee was called to order by Chairman Bob Jones and was convened to receive final comments on the draft plan. Steering Committee received copies of the draft plan prior to the meeting and those members unable to pick up a copy of the draft received a copy at the meeting.

#### *Comments*

- Mable Thomas submitted comments in writing and the committee reviewed and accepted her comments regarding the cover, introduction of English Avenue and Historical Context.
- Tonya Williams and Greg Hawthorne provided corrections to the spelling of their names.
- There was discussion regarding the Goals and Objects. The comments included language on home rehabilitation.
- Francis President had concerns that the Ad Hoc Design Guideline Committee's comments were not completely included in the document. Contente agrees to get a copy of her comments from Urban Collage to confirm.

#### **Approval of Plan by Steering Committee**

The steering committee accepted and approved the draft plan and recommended that it be presented at the September NPU meeting. Tonya Williams, NPU-L Land Use and Zoning Committee Chair confirmed that the plan is ready to present directly to the NPU and will not have to go before her committee.

#### **Next Step**

The final draft will be presented at the September 12<sup>th</sup> NPU-L meeting. Contente will obtain the zoning, CDP and public hearing schedule and forward to committee members.

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# English Avenue Community Redevelopment Plan Update

Public Kick-Off Meeting  
 Saturday, October 22, 2005 9:00AM-11:00AM  
 Lindsay Street Baptist Church  
 550 Lindsay Street  
 Atlanta, GA 30314



## SIGN-IN SHEET

Last Name	First Name	Organization / Business	Mailing Address	Phone	Email
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LEVINSON	SCOTT	G-T		4-385-2612	leviton@gedk.edu
POWELL	ANNETTE		40 Newport St		
BROWN	ELIZABETH		460 Newport St	653-0057	
HOWARD	SARAH		460 Newport St	653-0058	
CRAWFORD	REATHA				
BAKER	MARY		484 Lindsay St	4525-8901	
BAKER	ROD	21st Century Civic Learning	731 Simpson St B214	415-999-948	
BAIKES	BERT	HM Ligon	775 Simpson St	415-334-080	
JACKSON	CRYSTAL		870 Northside Dr	713-77-5800	cej2404@aol.com
DICKERSON	RYEL	J Mims Enterprise	808 Simpson Rd	478-754-4807	Janvier@causa.com
HINES	DEMETRIA		734 Jones Ave NW	(419) 31-5939	mtha930@hotmail.com
GAMMAM	BLAIRE		734 Jones Ave NW PMB-270	(7) 308-5951	hmes@gammam@bellsouth.net
ELITCHER	WILLIAM		456 Harmony Ground Liburn, GA 30047	7-923-8817	Madamnie@bellsouth.net

# English Avenue Community Redevelopment Plan Update

Public Kick-Off Meeting  
 Saturday, October 22, 2005 9:00AM-11:00AM  
 Lindsay Street Baptist Church  
 550 Lindsay Street  
 Atlanta, GA 30314

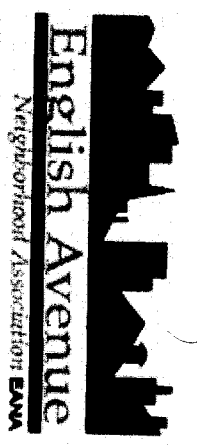


## SIGN-IN SHEET

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Carmichael	Robin	ENAA/Res	505 Jones Ave.	770-449-6288 Ext 566	Robin.Carmichael@Cardinal.com
BYRD	CURTIS	HOME	583 PAINES AVE	4-681-44	
Winston	PAT	PROPERTY OWNERS	205 Princeton TR Fayetteville Ga 30214	4-218-1844	Pat.Winston@comcast.net
Winston	Verelllyn	PROPERTY OWNERS	205 PRINCETON TR Fayetteville, Ga 30214	4-218-1844	None.
BYSE	YARACIE	Highland	460 N. WILSON ST. 1575 Shepherd Cir. S.W.	4-223-5328 404-766-5134	
Blossomgren	WARY	Home	1575 Shepherd Cir. S.W.	404-766-5134	
Blossomgren	Cody		LI	LI	
<del>Winston</del>					
JACKSONS	Louise		P.O. Box 4232 Atlanta Ga 30311	4-346-1933	Louise.J@bellatl.com
JONES	BOB				
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Holmes	Keretta	Atlanta Public Sch	1631 Lawrence St NE	(4) 802-3731	Kerholmes@atlanta.k12.ga.us
Taylor	Thelma	N. Ave Div Com	1467 N. AVE N.W.D	(4) 794-4325	
LINGILL	James	PRO-REST	554 NORTH AV	779-123914	
RES	Pamela	HEP, RES, DOC	541 Tech St. #313 30318	4551-0662	pamela@helpingme.org

# English Avenue Community Redevelopment Plan Update

Public Kick-Off Meeting  
 Saturday, October 22, 2005 9:00AM-11:00AM  
 Lindsay Street Baptist Church  
 550 Lindsay Street  
 Atlanta, GA 30314



## SIGN-IN SHEET

Last Name	First Name	Organization/Business	Mailing Address	Phone	Email
Bellman	Howard	English Ave Neighborhood Assoc	1460 Newport St 30318	4-685-0888	
Fields	Princess	New Jerusalem Comm. Ministries	460 Newport St. 30318	405-3-0058	princessresource@bellsouth.net
Amos	Byron	Vine City	P.O. Box 92568 30314	404-362-0271	byron.amos@bellsouth.net
McIntosh/Boss	Michelle	City of Atlanta		404-330-6786	mmcintosh@atlantaga.gov
*Lambert	Fonnie	City of Atlanta	368 Newmarket St 30314		
Stephens	Dot	ENAA & NPHC	528 Dublin Ave	404-609-2723	
Rodgers	Tim	New Life Covenant Church	575 Travis St	404-614-0204	timrogers@bellsouth.net
B Boyd	Lela		1414 Lenoxville Dr	404-755-8894	
DALIAN	MARY	ENAA	844 McREYNOLDS BLVD MARIETTA 30067	404-696-8899	
Roberson	SARKIS		358 BLAIR PL.	404-595-3308	
OKNER	YOSTA		908 JETT ST N.W. ATLANTA	404-523-8705	
Meluskey	Alicia		775 Simpson	404-578-4800	
MORFOLD	Melanie	Community Housing Dept	370 Northside Dr #1409 30318	404-6987565	bluc.castnet@castnet.net
SMITH	K. Marc	K&K Souc Food	581 DOWD (WET) HOWARD AVE 30318	404-685-1073	
Williams	LARVED		712 NORTH AVE	404-221-7676	RNELWS7@yahoo.com

www.Chic-consulting.org



# English Avenue Community Redevelopment Plan Update

Public Kick-Off Meeting  
 Saturday, October 22, 2005 9:00AM-11:00AM  
 Lindsay Street Baptist Church  
 550 Lindsay Street  
 Atlanta, GA 30314



## SIGN-IN SHEET

Last Name	First Name	Organization/Business	Mailing Address	Phone	Email
Bennett	Dale	A-Atlanta Touring	1050 North Ave. 30315	404/825-8577 277-4048	
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Brown	Conrad	BGP		4- 330-6724	
<del>Brown</del>	<del>Myrtle</del>	<del>Myrtle</del>	<del>779 Kennesaw</del>	<del>404</del>	<del>688-3757</del>
<del>Brown</del>	<del>Phyllis</del>	<del>Stacy Selors</del>	<del>1293 Trolley To</del>		
<del>Haley</del>	<del>Derek</del>		<del>400 Lindsay St NW</del>	<del>(404) 274-3566</del>	
Evans	Furnice		952 Melburn St NW 30318	768-8728	
Nease	Quanta	North Ave Lane	1657 North Ave	479-4606	
Williams	Tanya		2911 Piedmont Rd	7374-814	tanya500@aol.com
Hawthorne	Guy	VEHIM	228 Maple Pl. 30314	4158-5703	
<del>Butler</del>	<del>Stanley</del>	<del>DWBA</del>	<del>715 Harbor</del>	<del>404-312-914</del>	
NEWCOB	Eric	Simpson St Church of Christ	810 Simpson St	404 688-0818	Simpn.ik@bellsouth.net
Antone	Levy	Consultant		404/909/916	Antone.jerry@earthlink.net

**English Avenue Community Redevelopment Plan Update**

Public Workshop # 1  
 Saturday, December 10, 2005 9:00AM-12:00PM  
 Antioch Baptist Church  
 540 Kennedy Street NW  
 Atlanta, GA 30318

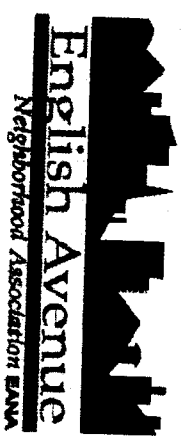


**SIGN-IN SHEET**

Last Name	First Name	Res./ Org./ Business	Mailing Address & Zipcode	Phone	Email
Rodgers	Tim	New Life Covenant Church	575 Travis St	(41) 674-0204	TimRodgers@BellSouth.net
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MELTON	Karen	English Ave		678-422-558	MELTON59@bellsouth.net
Molton	Edward	" "	1415 HWY 85W ST 0310-190	678-760-3222	" "
Hester	Ernsty	" "		404 299 6277	
Stone	Ernsty	720 Donald Lee		404 817 9400	
St. Punster					
Michael	Anastasia	Full Hope Rd	759 Bengard St	(41) 523-5191	
Smith	Kimario	York South East	881 Donald Lee Hwy	41685-1577	KwikSoucFood@Hotmail.com
Anderson	Williams	582 English Ave	3594 Wile Dr	678 768 6088	
Miggins	Kevin	1458 D.L. Howard			
<del>Miggins</del>	<del>Kevin</del>				
Ford	Michael		440 Alvin Road St		
M.L. Miggins		4331 Kiffey	Deerfor Ct	770-981504	
G.R. Fern	Lalor	English Ave	A-12 G-3024	452440328	

**English Avenue Community Redevelopment Plan Update**

Public Workshop # 1  
 Saturday, December 10, 2005 9:00AM-12:00PM  
 Antioch Baptist Church  
 540 Kennedy Street NW  
 Atlanta, GA 30318



**SIGN-IN SHEET**

Last Name	First Name	Res./Org./ Business	Mailing Address & Zipcode	Phone	Email
THOMAS	"LONGERACE" ABUE	Thomas "NORRAT"	745 JONES AVENUE	4-525 7251	
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Stromichael	Robin	EANA	505 Jones Ave	(4) 238-7379	rcarmv@bellsouth.net
Carmichael	Adrienne	EANA	505 Jones Ave	4/1 880-0525	acarmv@bellsouth.net
King	Yolanda		536 S. P. Brantley	4-288-1739	
Myrick	Anthony	Prepaid Dinner	484 Leckhamt Circle	(4) 1 505-1515	TonyMyrick@AOL.com
SPURSON	EMMETT		565 MELDRUM ST NW	404-523-3332	
LEMONS	Almer	Property Owner	8122 Spivey Rd.	770/4988954	
LEMONS	OSCAR	" " "			
Blue	Vera	Res.	11 S. Eugenia Place NW	(404) 975-8925	bankerblue@juno.com
<del>THOMAS</del>					
Rollie	Terrilyn	Edaw	870 W. Drake St Atlanta 30308	4-870-5339	RollieT@Edaw.com



# English Avenue Community Redevelopment Plan Update

Public Workshop # 1  
 Saturday, December 10, 2005 9:00AM-12:00PM  
 Antioch Baptist Church  
 540 Kennedy Street NW  
 Atlanta, GA 30318



## SIGN-IN SHEET

Last Name	First Name	Res./Org./Business	Mailing Address & Zipcode	Phone	Email
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DROP	Annette	Property owner	PO Box 987 30372	770 572 5408	diop987e@yahoo.com
HARDNET	Georgia	"	420 Dixie Hills Cir	4794-2282	
HARDNET	Sharon	"	420 Dixie Hills Cir	(479) 794-2282	Shardnet@yahoo.com
WILLIS	James		554 James P. Brubaker Blvd	904 752 3825	
RAYKOR	Ronald	Doc Duran	2311 Collins N.W.	988 1880	
JORDAN	Katarina		674 Teh. St. NW	571-9864	
FREND	Sean				
BROWN	Brandon				
HECKOLD	Bethany				
SURBY	Danielle				
WILLIAMS	Tanya	Property owner	3911 Redwood Rd	770 374-8401	Tanya550@aol.com
BUKLER	Annette	Resident	440 Newport St	404 653-0558	BSB@prozylerd.com
OTARIE	Byse	Resident	440 Newport St	404 653-0558	ValerieByse@yahoo.com
BROWN	Cleamor	Resident	4700 Newport	(478) 333-2058	



**English Avenue Community Redevelopment Plan Update**  
 Steering Committee Bus Tour  
 Saturday, February 11, 2006 9:00-11:00am  
 Lindsay Street Baptist Church  
 550 Lindsay Street  
 Atlanta, GA 30314

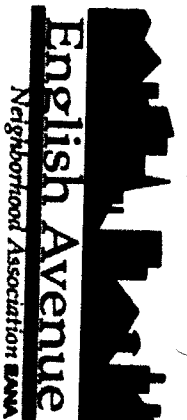
**SIGN-IN SHEET**

X	Last Name	First Name	Organization/Business	Mailing Address	Phone	Email
✓	Brown	Brandon ✓		674 Scott Street N.W.	404-521-9244	brandonbrown@gmail.com
✓	Stephens	"The Doc" ✓	Evira	568 <del>Quincy St</del> N.W. MARTINE-TTH, 5th 258 BLAISE PL. 30054	(404) 654-2773	msdot568@hotmail.com
✓	ROBERTSON	SHAMES		505 Jones Ave	775-515-2302	SCROBERTSONLLC@AICOR.CA
✓	Carmichael	Robin ✓	Res/Bus Simpson St Church of Christ	810 Simpson St	7-449-6288 Ext 5695	Robin.Carmichael@Cardinal.com
✓	Crawford	Greg	Project Safe Nei.	—	4688-0818	Simpnrite@bellsouth.net
✓	Ferguson	Delaine ✓	PROPERTY OWNER	70 Elysian Way	678-62856	ARPADESK@EACHLINK.NET
✓	ARPADE	JAMES ✓	urban college (consultant)	—	—	mcherry@urbancollege.com
✓	cherry	matt ✓				
✓	<del>ROBERTSON</del>					
✓	Williams	Tonya M ✓	NDU-L City of Atlanta	Atlanta St 2911 Piedmont Rd 30305	770-371-8401	tonyp550@aol.com
✓	McIntosh	Michele	City of Atlanta	55 Trinity Ave Apt 30803	404-330-6786	mnicintosh@atlantajga.gov
✓	Bates	Tacey Bates	EANA			
✓	Young	KOREY	Adv. City Council	55 Trinity Ave.	(4) 330-4046	iyoung@atlanta.gov
✓	Thomas	"Able" Able	STATE REPRESENTATIVE	765 Jones Ave	(4) 525-7251	mthomas949@aol.com
✓	ANON	NASRAH	RESIDENT	765 Jones Ave	(4) 477-3876	ntp2000tmnc@yahoo.com
✓	Demous	APARSH DEAR	PROPERTY OWNER	342 S. Bradley Dr.	(4) 822-2628	Bvill@9006@comcast.net





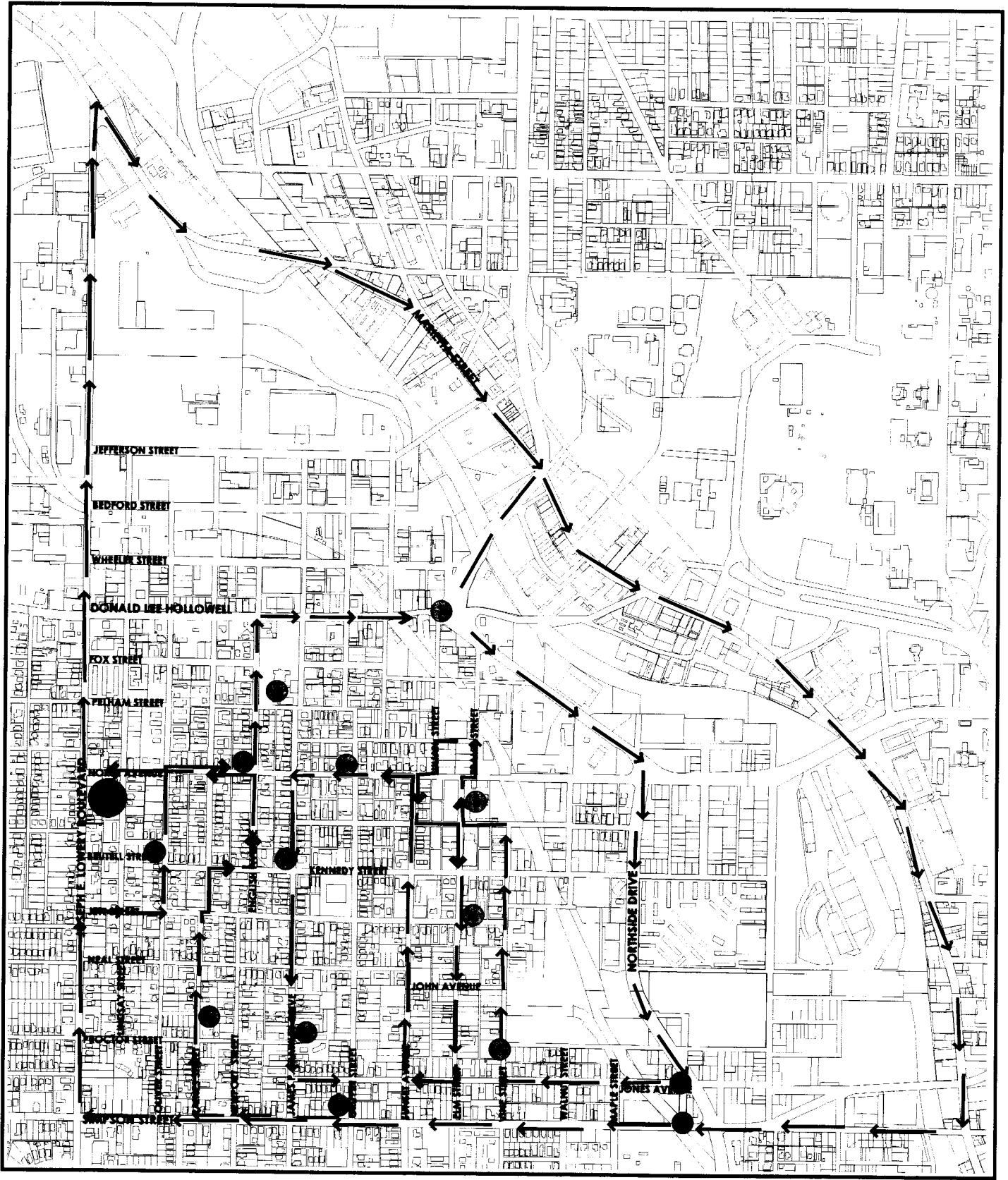
**English Avenue Community Redevelopment Plan Update**  
 Steering Committee Bus Tour  
 Saturday, February 11, 2006 9:00-11:00am  
 Lindsay Street Baptist Church  
 550 Lindsay Street  
 Atlanta, GA 30314



**SIGN-IN SHEET**

Last Name	First Name	Organization/Business	Mailing Address	Phone	Email
Terry	Jan	Georgia State Univ	P.O. Box 3925 Atlanta, GA 30303	404 651-3667 651113	jterry@gsu.edu
TOPPILLI	YOLKMAN	Georgia State Univ.	205 Peachtree St. #1508 3702 Trellis Oaks Dr. MARIE THE 643000 8122 S PIVER RD Dorchester 3425, PA	404 651-3667 404 403-9419 404 422208	vtoppilli@gsu.edu collins@gsu.edu
COLLINS	SUE	Georgia State Univ			
Clemmons	Oscar				
Alemans	Alma				Bonita2006@comcast.net
Price	Ron	Price is Sons	576 northside dr atlanta, ga 30313	770-964 7595	Price sons @earthlink.net
Fair	Steve	Fair Mtr Inc		404 817-9402	
Rodgers	Tim & Andrea	New Life Covenant Ch.	575 Travis st NW 605 KENNEDY ST. PO BOX 912424	404 614-0204 404/5191	timrodgers @bellsouth.net
BOLTAN	CAVIN	AMAZING GRACE church	519 LINDSAY ST ATLANTA GA 30314		
WALLACE	JUANITA	EMMA / Sender (D) English Ave	519 LINDSAY ST ATLANTA GA 30314	(4) 522-3999 4524	
GR. FER	Dolce	Neighborhood	4179 English Ave	4524	
Herbold	Bethany	English Ave Neighborhood	<del>674 Settles NW</del> 674 Settles, NW Atl, GA 30518	4) 521-9264	Incrediblybeth@hotmail.com
Friend	Sean				
Swaby	Danielle				aflane2432@hotmail.com danielle.swaby@hotmail.com





English Avenue



GRICE & ASSOCIATES

Prepared for the English Avenue Neighborhood Association and The Atlanta Development Authority  
Prepared by Urban College, Inc. and Cassette Terry in association with Grice & Associates and Market Hill



# BUS TOUR - ROUTE MAP

ENGLISH AVENUE  
COMMUNITY REDEVELOPMENT PLAN UPDATE

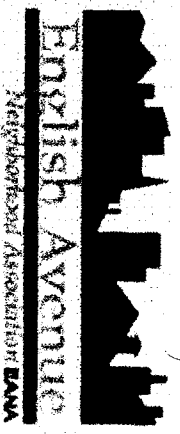
February 2006





**English Avenue Community Redevelopment Plan Update**

Steering Committee Meeting  
 Saturday, March 25, 2006 9:00AM-11:00AM  
 Lindsay Street Baptist Church  
 550 Lindsay Street  
 Atlanta, GA 30314

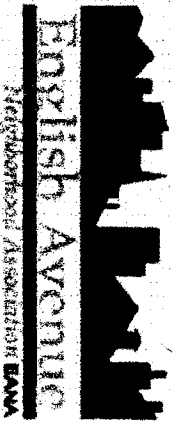


**SIGN-IN SHEET**

Last Name	First Name	Res./Org./Business	Mailing Address & Zipcode	Phone	Email
Store Fani	Steve	Fani Motor	7800 DLH Parkway	404 817-9400	fanimotors inc. @ bellsouth.net
GROKER	LOGAN	GRSA	2102 CHESTNUT DR NE ATLANTA GA 30322	(404) 895-8377	LMGROKER @ VM100.COM
SLOAN	LARRY	RES.	6422 Kennedy St.	528-1474	
PRESIDENT	FORNICES	sketchbook	PO Box 82522 30344	6-887 8213	fp.landlogistics@earthlink.com
MAIL	JASANT BRUNDI	MAIL MANS	720 DLH PL WY	404 977-9400	fanimotors inc. bellsouth.net
Carmichael Res/Buss	Robin	Res	505 TONE Aves	(47) 438-7329	Robin.Carmichael@earthlink.net
Arrington	DOLLY	Office Assist	538 Griffin St	521-9997	
Greg Crawford	Greg	Simpson St Church of Christ	810 Simpson St	404 688-2756	404 688 0818
Mary Bates			Suit 1		
Lee Lockhart	Lee	DOWNER APP	651 J.P. Bravaley	404-245-4507	
KEITH WISWILL	KEVIN	441 Senoys Ave	1458 DLH #12, 64028		
Woodhouse	Aaron	DUNBAR	650 SETH ST.	4391-8198	woodhouse88@home.com
Supple	ETHEMER	4719 English Ave.		241-346	
BERRY	CHRISTOPHER	ORNDORF	1911 Wheeler St #18	404 551-6206	christopher@orndorff.com

# English Avenue Community Redevelopment Plan Update

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 Saturday, March 25, 2006 9:00AM-11:00AM  
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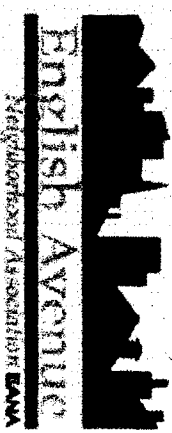


## SIGN-IN SHEET

Last Name	First Name	Res./Org./Business	Mailing Address & Zipcode	Phone	Email
BENNETT	Dale	A. Atlanta Touring	1050 N. Ave. NW	404 823-8377	
TALSON	MURPHY, SEAN		882 PELHAM ST	404 874 8206	
BEAMAN	Howard	BANK	460 Newport	404-653-0088	
Michelle McIndoo	Ross	City of Atlanta		413-30-6786	
STRICKLAND	TERRY	Developer/Pres.	149 WINDSONG DR STOCKBRIDGE GA 30281	49259177	trally007@yahoo.com
Myrick	Anthony		484 ATLANTA 30318 Lanhamman Lin	(41) 305-5455	
Stirling	Jesse	PHOTOGRAPHER	400 NEWPORT	404-491-3535	juste image maker @hotmail
SOOTYAL	DRUID	Property owner	P.O. Box 20295, ATL 30325	413577841	david.sooty@yaho.com
Waddell	Ruth	Property Owner	873 Neal St NW	404-691-6188	Waddell@bellsouth.net
Willis	James	Res.	5511 James P Bradley	404 441 1934	
BROWN	CATHERINE	1208	55 Trinity	4-330-1609	
Ruby Echols		Egyptech's Marketing	30314 N.W.	304	
Ruby Echols		Residence	816 S. Jimmie	525 1109	
Lee	Lee	Residence	366 W. Peachtree	30312	
EI-AMIN	ROY	CO. owner	1268 Rhodes Walk		404-292-3600
Mannava	RUTH	Book	Conyers, Ga. 30094		71918-0019

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## SIGN-IN SHEET

Last Name	First Name	Res./Org./Business	Mailing Address & Zipcode	Phone	Email
Neely	Ronald	Remix of H&E	1189 S 3080c Ponce De Leon Ave	(404) 371-4419	ronse11s@bellsouth.net
Causby	Stephen	Resident	400 Lindsay St. Apt. 3 Apt. 3B314	(404) 520-1968	swcausby@hotmail.com
Franklin	Sarah	Resident	475 E N 915th Ave Apt. Gg 30318	404 584-7270	
Gould	Bill	MSAA	500 Meadows Sl. NW 5235 Garside Ln. Comp. 116 Apt 28 578	404 521-0957	billgould@earthlink.net
Milano	Michael	Resident	<del>5235 Garside Ln. Comp. 116</del> P.O. Box 248 Decatur, GA 30031	404-550-3151	fossettjr@aol.com
Fossett	Carrey	<del>PROPERTY OWNER</del> ADA	66 PLYOR ST. 30303	4. 614. 9182	arhein@attantada.com
PHEN	AMANDA	ADA			
JONES	BOB	Beth Ann's Day			
Rute	Frances	Buo.	1355 Cascade Fall	404/644-7585	
Rodgers	Tim	Pastor New Life ev. church	575 Travis St NW Atlanta 30318	(4) 614 0204	Timrogers@BellSouth.net
Johnson	Alliee	Resident	650 Seth	404 324-3587	Alliee Johnson@Hotmail
Hill	Mike	Resident	668 Jet	404 246-2381	mhillbellinvestments@yahoo.com
Jenkins	Almen	Property owner	342 S. P. Bradley	404 822-2628	Bowen2006@comcast.net
Peneau	Thelma	Resident	546 James P. Bradley 404- Dr. P. W. Hill, 30318	659-6146	
G. R. Fer	Lola	Resident	479 E. N. 915th Ave	404 521-0957	







**English Avenue Community Redevelopment Plan Update**

Public Workshop #4  
 Saturday, May 20, 2006 9:00AM-11:00AM  
 Lindsay Street Church of Christ  
 550 Lindsay Street  
 Atlanta, GA 30318



**SIGN-IN SHEET**

Last Name	First Name	Res./Org./ Business	Mailing Address & Zipcode	Phone	Email
HILL	MILLIE		668 Jett 411 30388	404-2381	milliebellinvestments@yahoo.com
JONES	JAMES		409 JENSEN BLVD 201-0004	404-798-8954	Bruce2006@comcast.net
LEPPER	OSCAR	342 S.P. Bradley Bl.			
LEMONS	CHERYL	"			
LEMONS	CHERYL				
LEWIS	BRUNDA		674 Jett Street N.W.	4-521-4264	brundenonabrown@gmail.com
BROWN	BERNARD		"	"	
HEBBOLD	BERNARD				
STEELE	SHARON	420 D.V. Hollis		(479) 94-2282	
WARD	LEWIS		205 Pinebrook Rd 201-0411		
LEWIS	ALLIE	650 SETH		324-3587	ALLIE Johnson email
JOHNSON	ALLIE			41	
FABOIS	LESLIE	Res	801 Deal St NW	521-3146	
ANDRETT	GEORGIA		420 Dixie Hill Ln	404-2282	
WILLIS	JAMES	Res	557 James P. Brady	404-11111324	
LEMONS	CHERYL	342 S.P. Bradley		478-8854	



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Public Workshop #4  
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 Atlanta, GA 30318



SIGN-IN SHEET

Last Name	First Name	Res./Org./ Business	Mailing Address & Zipcode	Phone	Email
<del>4/11/</del>	Terrell		APT. GA 30311 (Sd)	404 666-9633	TERRELL4111@Yahoo.com
Griggs	USA		1893 Lakewood Ln 1573 Laurens Ln Apt No 35311 Atlanta, GA	404 971-1114	griggs@yq.com 2338@yq.com
Hammer	Dea. Lewis		485 Palmer Ave NE 1575 Shepherd Dr SW Atlanta	478 8134	
Mary Blossomgard	Mary		1575 Shepherd Dr SW Atlanta Ga	478 8134	
Roddy Blossomgard	Cody		225 Princeton Tr Hayterville 30214	478 8184	rod.blossom@comcast.net
Winston	Pat		872 Pelham St 368 Newport	478 4526	
Mary J. Quinn			650 SE H St. Atlanta, Ga 30318	478 1-888	woodhouse 89@Q17ofmail.com
Woodhouse	Aaron		3570 Glen Eagles Ct Snellville, GA 30039	478 61710	woodhouse@comcast.net
Baptiste	Philip	AZ-One Enterprises	3724 LAUREL LN ATLANTA GA 30231	478 4682	PHILBAPT@EMARKET.NE
Naylor	Trace	Deviner	752 Waldrum St. Atlanta GA 30318	678 768	
EVANS	Tonia		608 9244 149L GA 30314	678 887 8213	
J. Reson					
Randy Bello					
Rudy L. Echols			882 Simpson ST N. W. 047A	30314 478 7841	David500@aol.com
David 500 fies		Quinn			

*Handwritten signatures and scribbles at the bottom of the page.*



**English Avenue Community Redevelopment Plan Update**

Final Public Meeting  
 Saturday, June 24, 2006 9:00AM-11:00AM  
 Lindsay Street Baptist Church  
 550 Lindsay Street  
 Atlanta, GA 30318



**SIGN-IN SHEET**

Last Name	First Name	Res./Org./Business	Mailing Address & Zipcode	Phone	Email
Outler	Clarence Jr		3728 Skinkbow Dr 4-235-0385		GUAClub4900@comcast.net
Outler	Rev. Clarence		1006 GUN Club Rd 4-794-4277		
BROWN	SARA	RES	6596 WIND ST 4/815-1584		
HUDGINS	JIM	HUDGINS & CO.	640 N. AV. N.W. 4/583-5003	300-77	DEMO SPECIALISTS @ MINDSPRINTY.COM
Decker	Harvey	South Lakes Homes	P.O. Box 2323 368 Newmarket	7-537-0776	win.win.works@gmil.com
Stunter	Pamela	PER			
Beckham	Howard	ENNA	460 Newport	4-653-0555	
Blair	<del>John</del> <del>Harvey</del>				
BOB CRIBB			3708 DOWS CIR NE ATL GA 30319	404-634-2921	embassyhomes@juno.com
Steve Fain	Steve		874 Rose Dale Rd 50802 99	404-634-2921 464 517 9400	Embassyhomes @ Juno.com
Frair	DAVE		481 Pains Hwy		
Pe C O W					
Locke	Ted		Apostolic Faith Church 770199-6828		
Davis	Wms.		"	"	
Math	Johnson		"	"	
BROWN	BOB	ENNA			BobBrown@aol.com



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Last Name	First Name	Res./Org./Business	Mailing Address & Zipcode	Phone	Email
Elemanis	Oseur	392 James Hwy		770 478-8354	
Rodgers	Tim	New Zil Car Club	575 Travis	(4) 441-5294	
Solomon	Odell			404-284-0113	
BARNES	LEROY	ST. MARK	688 D.L. Howell P.O. Box	870-2776	
Madden	WALTER	629 James P Lane		4-421-3494	
Koore	Gerald	68 Eola St	3195 Stony road Rd	478-5558	241 5358 Doris Gardner
Mintish	Michelle	Atlanta	574 8 ngul	404 686	
Bairley	Thyetta	719 Kennedy		688-3757	
Warr Gordon				404/	
Dale Bennett		1050 N. Ave,	1050 North Ave Atlanta GA	484-3766	
Evans	Enaie	758 Melburn St.	35318-6842	678 768-8720	
Swullis			1204 Audelon	404 441 1434	
Annette Diop		4715 Quila	PO BOX 987 PINE LAKE	770 30072 512-5908	

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## SIGN-IN SHEET

Last Name	First Name	Res./Org./Business	Mailing Address & Zipcode	Phone	Email
Brooks	LISA	Vacant lot	PO Box 6592 #1	30315	Lisadbrooks@windgrip.com
Wallace	Juanita		519 Lindsay St #5	(404) 522-3999	Juanita "J" Wallace
Gordon	MARY		1681 Mayflower Atlanta, GA 30311		(404) 755-5549
AREAN	JAMES		1581 Woodlawn & Circles S.E.	(404) 702-1624	James@arean.com
Rag	Nar	703 Olivest Rer			

\*

