



Hammond Park Community Plan

May 2006

Prepared by:

**Ellen Anderson, Sean Brady, Caroline Ellis, Jamie Henson,
Crystal Jackson, Byron Rushing**

Under the Guidance of:

Dr. Larry Keating, Georgia Institute of Technology

Prepared for:

**Hammond Park Neighbors
Joyce Sheperd, Atlanta City Council – District 12**

Georgia Tech City & Regional Planning Program
College of Architecture
245 4th St., Rm. 204
Atlanta, GA 30332-0155

May 5, 2006

Ms. Gail Porterfield
Hammond Park Neighbors
c/o Mt Zion Methodist Church
2840 Metropolitan Parkway, SW
Atlanta, GA 30315

Ms. Joyce Sheperd
Atlanta City Hall
55 Trinity Ave, S.W., Suite 2900
Atlanta, GA 30303-3584

Dear Ms. Porterfield and Ms. Sheperd:

Enclosed is a copy of the *Hammond Park Community Plan*. This report summarizes the findings of the Georgia Tech City and Regional Planning Program's Spring Studio, which was administered under the direction of Dr. Larry Keating. The studio was commissioned for the spring semester of 2006 (January through May) by Joyce Sheperd, Atlanta City Council member (District 12) and Hammond Park Neighbors. The plan was prompted by the contract agreement between Atlanta Public Schools system and Community Education Partners (CEP), a private education corporation, which intends to open a high-security private alternative education school in Hammond Park. Community advocates, led by Council Member Sheperd, are encouraged to use recommendations from this report to leverage investment in Hammond Park and Stuart Hills. A summarized version of this report will also be submitted to Ms. Sheperd and the aforementioned communities.

As decided by the studio members, Dr. Keating, Ms. Sheperd, and Hammond Park Neighbors, this report includes a detailed report of Hammond Park's demographics, local economy, housing stock and affordability, land use and amenities, transit and mobility opportunities, parks and greenspace inventory, community safety, a report on CEP practices and case studies, suggested strategic actions, and a community vision, which were compiled through door-to-door surveys and Hammond Park neighborhood meetings. Through the studio's research and findings, as well as input received from community members and Ms. Sheperd, the studio has produced recommendations that apply to the neighborhood's relationship with the CEP facility, as well as more general suggestions that are intended to help the community work toward creating a more livable and safe environment for residents.

Thank you for the opportunity to work with the neighborhood.

Sincerely,

The Georgia Tech City & Regional Planning Hammond Park Studio, under the direction of
Dr. Larry Keating:
Ellen Anderson, Sean Brady, Caroline Ellis, Jamie Henson, Crystal Jackson, Byron Rushing

Enclosure: Final Report

Table of Contents

Executive Summary.....	7
<i>Context</i>	7
<i>Positive Trends</i>	7
<i>Areas of Concern</i>	8
Introduction	11
<i>Background</i>	11
<i>Purpose</i>	11
<i>Format</i>	11
<i>Study Area</i>	12
<i>Methodology</i>	13
History of Hammond Park	14
<i>The Church</i>	14
<i>The City</i>	15
<i>The Avenue</i>	16
Community Vision.....	17
<i>Community Assets</i>	18
<i>Community Challenges</i>	19
<i>Community Visioning</i>	21
<i>Community Goals</i>	22
Community Inventory.....	23
<i>Population</i>	23
<i>Households</i>	24
<i>Age Distribution</i>	26
<i>Race and Ethnicity</i>	28
<i>Educational Attainment</i>	30
Local Economy.....	31
<i>Employment by Sector</i>	31
<i>Wages</i>	33
<i>Poverty Status</i>	36
<i>Public Assistance Income</i>	37
<i>Female Head of Household Families</i>	38
Land Use, Zoning, and Retail Services.....	40
<i>Land Use</i>	40
<i>Zoning</i>	40

<i>Services Survey</i>	41
<i>Area Studies</i>	42
<i>Service Deficiency</i>	43
<i>Benefits of Entering the Metropolitan Parkway TAD</i>	43
Transit and Mobility	45
<i>Pedestrian-Friendly Environments</i>	45
<i>Transportation to Work</i>	46
<i>MARTA Stations</i>	46
<i>Neighborhood Bus Stops and Bus Routes</i>	47
<i>Bus Stop/Transit Facilities</i>	49
Housing	52
<i>Overview</i>	52
<i>Tax Delinquent Properties</i>	59
<i>Windshield Survey</i>	59
Safety	62
<i>Location of Crimes</i>	62
<i>Criminal Offenses</i>	63
<i>Drugs, Prostitution, and Weapons</i>	66
Parks and Greenspace	69
Analysis of CEP School.....	73
Overview of Community Education Partners	73
<i>Background of Company</i>	73
<i>Structure of Program</i>	73
<i>Operations</i>	74
<i>Student Impact</i>	75
<i>Community Impact</i>	77
Atlanta	88
<i>Pitts Elementary Location</i>	88
<i>Hammond Park Site Selection</i>	89
<i>Potential for Conflict with the Neighborhood</i>	89
<i>Mitigation Opportunities</i>	90
<i>Organizational Suspensions</i>	91
Conclusions	92
<i>Recommendations</i>	93
Community Strategic Actions & Implementation Recommendations	95

TECHNICAL APPENDICIES	103
Appendix A - Hammond Park Community Survey	105
Appendix B - Hammond Park Survey Results	107
Appendix C – Transit and Mobility Maps.....	111
<i>Map 1 – Hammond Park: Transit and Mobility Access to Marta.....</i>	<i>111</i>
<i>Map 2 – Hammond Park: Transit and Mobility Areas Within 1/4-Mile of Bus Stops.....</i>	<i>112</i>
<i>Map 3 – Hammond Park: Transit and Mobility CEP School and Distance to Bus Stops ...</i>	<i>113</i>
Appendix D - Hammond Park Crime Statistics	115
<i>Map 4 – Hammond Park Crime Locations By Type 2005</i>	<i>118</i>
Appendix E – Proposed Hammond Park Street Sign Topper	119

List of Figures

Figure 1: Population Change, 1990-2000	24
Figure 2: Household Change, 1990-2000	25
Figure 3: Household Size by Area, 2000.....	26
Figure 4: Percent Change in Race & Ethnicity, 1990-2000.....	29
Figure 5: Resident Wages, 1999	33
Figure 6: Median Household Income Percent Change, 1990-2000	35
Figure 7: Percent of Households with No Wage or Salary Income, 1990 and 2000.....	36
Figure 8: Poverty Change, 1990-2000	37
Figure 9: Female Head of Household Families (No Husband Present, with Related Children)....	39
Figure 10: Bus Route Service Areas	49
Figure 11: Housing Vacancy Rates, 1990-2000.....	54
Figure 12: Overcrowding by Area, 2000.....	57
Figure 13: Hammond Park Code Violations by Type	60
Figure 14: Reported Crime Locations for 2003, 2004, and 2005	62
Figure 15: Criminal Offenses – Hammond Park, 2003-2005	65
Figure 16: Reported Criminal Offenses – Hammond Park, 2003-2005	66
Figure 17: Drugs, Prostitution, Weapons	67
Figure 18: Parks and Greenspaces Nearby	71
Figure 19: Potential Sites for Parks and Gateways.....	72

List of Tables

Table 1: Total Population, 1990-2000	23
Table 2: Total Households, 1990-2000	24
Table 3: Household Size by Area, 2000	25
Table 4: Age Distribution, 2000	27
Table 5: Percent Change in Age Distribution, 1990-2000	27
Table 6: Race & Ethnicity, 1990-2000	28
Table 7: Percent Change in Race & Ethnicity, 1990-2000	28
Table 8: Educational Attainment of Population over 25 years old, 2000	30
Table 9: Percent Change in Educational Attainment, 1990-2000	30
Table 10: Resident Employment by Industry, 2000	31
Table 11: Resident Employment by Industry (Neighborhood Approximations), 1990 - 2000	32
Table 12: Percent Change in Aggregate Wage or Salary Income and Population, 1990 – 2000	34
Table 13: Median Household Income, 1990, 2000	35
Table 14: Inflation-Adjusted Median Household Income, 1990, 2000	35
Table 15: Population Below Poverty Line, 1990-2000	37
Table 16: Households with Public Assistance, 2000	38
Table 17: Households with Public Assistance and/or Supplemental Security Income	38
Table 18: Poverty Rates, 2000	39
Table 19: Mode of Transportation to Work, Census Tract 74, 2000	46
Table 20: Nearby MARTA Stations	47
Table 21: Summary of Hammond Park Bus Routes	48
Table 22: Bus Stops Ranked by Ridership	50
Table 23: Number of Housing Units by Area, 1990-2000	52
Table 24: Housing Stock Composition, 2000	53
Table 25: Median Age of Housing Stock by Area, 2000	53
Table 26: Housing Occupancy by Area, 1990-2000	54
Table 27: Average Rent and Sales Prices by Area in 2000 Dollars, 1990-2000	55
Table 28: Overcrowded Homes by Area, 2000	56
Table 29: Homes Lacking Plumbing and Kitchen Facilities by Area, 2000	58
Table 30: Cost-Burdened Households by Tenure and by Area, 2000	58
Table 31: Tax Delinquent Properties in Hammond Park	59
Table 32: Summary of Vacant Properties in Hammond Park	60
Table 33: Observed Code Violations in Hammond Park	60
Table 34: Criminal Offenses – Hammond Park, 2003-2005	63

Table 35: Percent Change in Crime, 2003-2004, and 2004-2005	64
Table 36: Drugs Offenses - Hammond Park, 2003-2005.....	68
Table 37: Parks and Greenspace Acres for Selected National Cities.....	69
Table 38: Park Acres per Capita for Selected National Cities.....	70

Executive Summary

This *Community Plan* for the Hammond Park neighborhood of the City of Atlanta seeks to understand patterns of change in demographic characteristics, employment and economic structure, land use and services, transit options and mobility, housing stock and its affordability, and community safety. The Hammond Park and Stuart Hills neighborhoods were benchmarked against the NPU X, the adjacent census tract in the City of Hapeville, and the City of Atlanta to understand how Hammond Park and the adjoining Stuart Hills neighborhoods are evolving and what implications recent changes may have on Hammond Park and Stuart Hills in the future.

Context

Both Hammond Park and Stuart Hills are becoming more racially diverse. Between 1990 and 2000, the African-American population grew slightly (3.3%), the Hispanic population added 970 people, the Asian and other populations added 444 people and the white population declined by nearly one-half to 401 persons.

Positive Trends

There have been at least four positive trends occurring in the area. Key factors that help improve the Hammond Park and Stuart Hills neighborhoods include:

- **Population growth.** The Hammond Park population grew 43.1% between 1990 and 2000 adding 866 residents to reach 2,873 in 2000. This rate of growth outpaced the Stuart Hills (7.5%), NPU X (8.6%), the adjacent Hapeville tract (12.7%), and the City of Atlanta (5.7%).
- **Private investment in commercial establishments.** Hammond Park and Stuart Hills are served by two retail and service nodes, which are within one mile from the most remote corners of the neighborhoods. Amenities that have been added in recent years include a grocery store, a bank, and new retail and dining establishments.
- **Continued commitment from City leaders to improve Metropolitan Parkway.** The City of Atlanta is considering designating part of Metropolitan Parkway a "Tax Allocation District" (TAD) in order to raise funds for the area's redevelopment. City vigilance regarding crime and illegal activities has reduced both along Metropolitan Parkway.
- **Improved neighborhood organization and participation.** Community leaders have been effective in rallying support from residents for this *Community Plan*. Input from

many interested residents was gained through door-to-door surveys and neighborhood meetings. Most people interviewed indicated they wanted to see positive changes in Hammond Park and Stuart Hills.

Areas of Concern

Some findings from the *Community Plan* highlight particular challenges for the Hammond Park and Stuart Hills communities. These include:

- **Increasing disparities in neighborhood median household incomes (MHI).** Stuart Hills MHI experienced rapid growth, while the inflation-adjusted MHI for Hammond Park declined between 1990 and 2000.
- **Escalating poverty rates.** Hammond Park's poverty rate doubled between 1990 and 2000, from 19.8% to 38.0%.
- **Poor educational attainment levels.** In both Hammond Park and Stuart Hills, many residents do not even have a high school diploma (38.8% and 42.9%, respectively).
- **Increasing vacancy rates.** In March 2006, the Hammond Park neighborhood had a 25.2% residential vacancy rate compared to 8.6% reported by the U.S. Census Bureau in 2000.
- **Increase in crimes reported.** The number of criminal offenses reported to the Atlanta Police Department for Hammond Park between 2003 and 2005 has increased. This either indicates that crime is on the rise or that community members have become more empowered and motivated to report crimes they did not report previously.

As the Hammond Park and Stuart Hills neighborhoods move forward, local leaders need to be proactive in their involvement with changes occurring in their neighborhoods. This report was prompted by the Atlanta Public Schools system contracting with Community Education Partners (CEP), a private education corporation, to open a high-security private alternative education school in Hammond Park. Community advocates can use recommendations from this report to mitigate negative impacts of the school, foster improvements in services, develop a safer, more healthful and pleasant neighborhood, and leverage investment in Hammond Park and Stuart Hills (see *Community Strategic Actions & Implementation Recommendations* section). Priority recommendations include:

1. Request that Community Education Partners and the Atlanta Public School System fund a police officer dedicated to patrolling Hammond Park during daylight hours.
2. Work with the City of Atlanta to improve lighting conditions within the neighborhood.
3. Work with the Atlanta Public School System to insure that all CEP students who are either late for school or who have to leave school not in the care of parents do not autonomously transit Hammond Park.
4. Work with Council Member Joyce Sheperd to formulate a Hammond Park approach to crime and safety.

Local residents and elected officials can help promote improvements in the community by working to organize a more cohesive neighborhood association to help catalyze positive change from the inside out.

Introduction

Background

City of Atlanta Councilmember Joyce Sheperd contacted the Georgia Tech City and Regional Planning program in the fall of 2005 with concerns about the potential impact of an alternative school scheduled to be placed in Hammond Park, one of the neighborhoods she represents for District 12. In addition to the impact of the school and its students upon the neighborhood, Councilmember Sheperd had concerns about the general safety and quality of life for residents in the area. In January 2006, the graduate student-driven planning team of Ellen Anderson, Sean Brady, Caroline Ellis, Jamie Henson, Crystal Jackson, and Byron Rushing, advised by Dr. Larry Keating, began working with the Hammond Park Neighbors to craft this community plan.

Purpose

This community plan was created to document the heritage, aspirations, and current conditions of Hammond Park and to evaluate the implications of a proposed special needs school operated by Community Education Partners (CEP) that is planned for construction in the community. The Georgia Tech planning team that conducted the study made a conscious effort to involve the neighborhood and its public representatives in shaping this final document. It is the desire of the planning team that the following information be used by neighborhood leaders to benefit the future development of Hammond Park.

Format

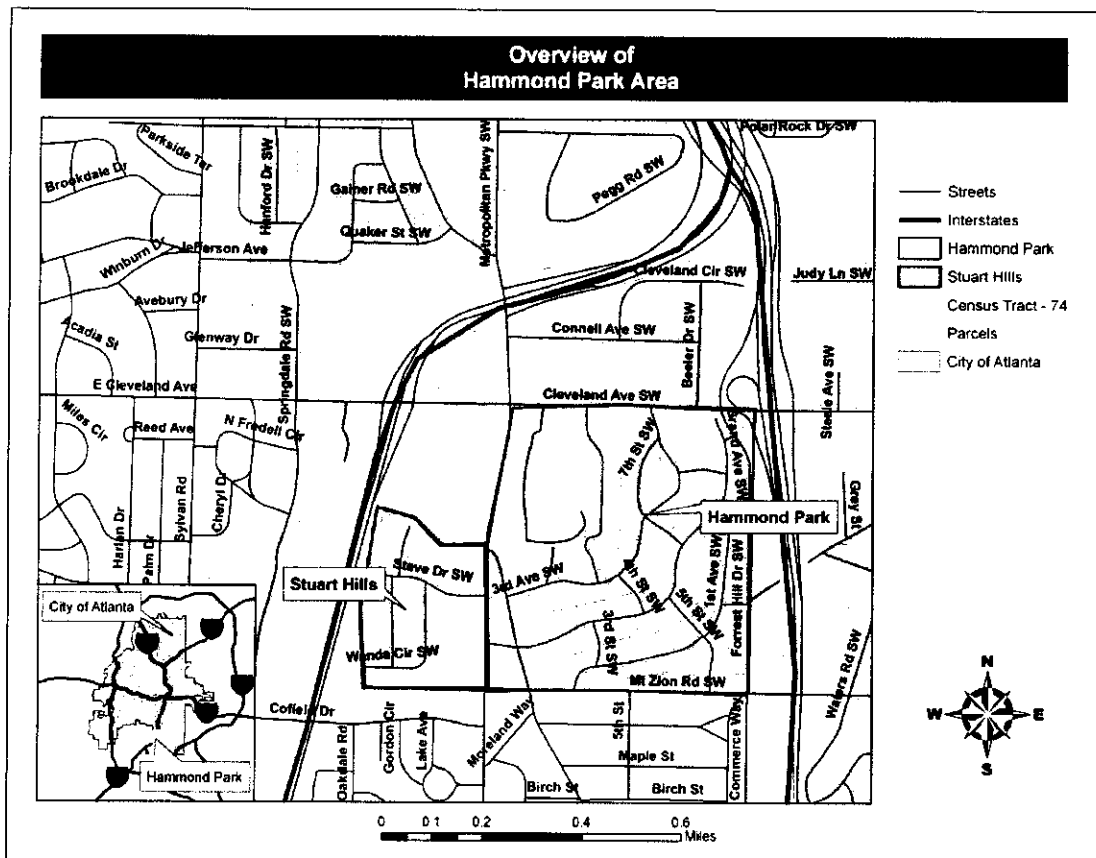
Many aspects of Hammond Park's past, present, and future are discussed in this report. It begins with a brief history of the community, followed by the neighborhood vision, which is presented to frame the catalogue of existing conditions that follows. A detailed analysis of the proposed CEP school is included within the plan. Recommendations based upon the community's goals, current conditions, and possible involvement with the CEP school are provided to help guide community leaders during plan implementation.

Study Area

Hammond Park is wedged between the Interstate 75/85 split in south Atlanta. The neighborhood is bounded by Cleveland Avenue to the north, Mt. Zion Road to the south, Metropolitan Parkway to the west, and Forest Hills Drive to the east. It shares the southern boundary with the City of Hapeville (Figure 1).

For the purposes of this study, the small area to the west of Metropolitan Parkway that lies between Cleveland Avenue, Mt. Zion Road, and Interstate 85 has also been included. Research determined the prior name of this area to be Stuart Hills. Therefore, the document refers to both Hammond Park and Stuart Hills separately at times, but planning recommendations are meant for the two areas combined, and referred to as the Hammond Park Neighbors.

Figure 1: Hammond Park Study Area



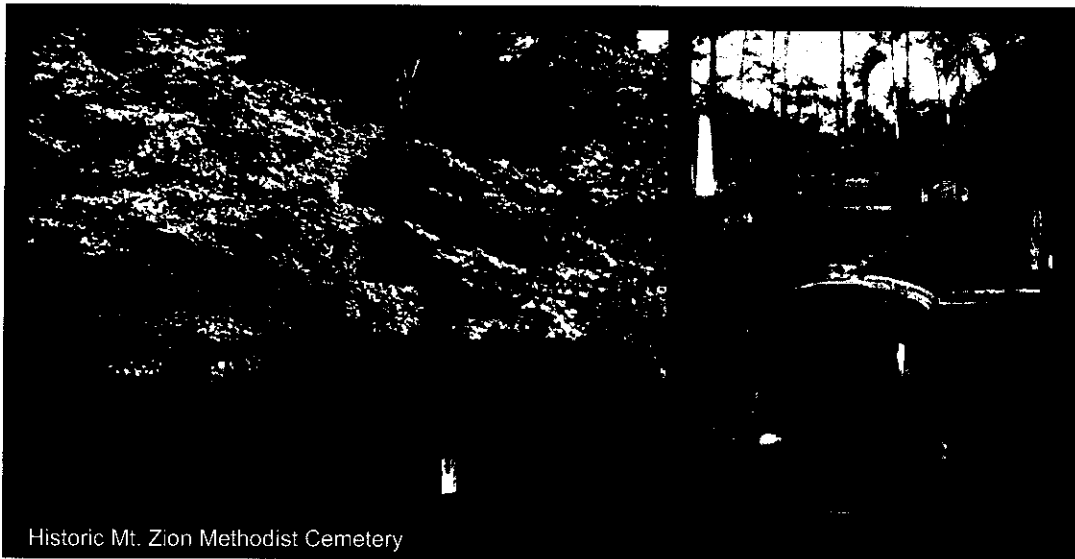
Methodology

The information used in this study is derived from a variety of sources that include Census data, archival research, field surveys, and community interviews. Wherever possible, the Hammond Park community is benchmarked for comparison against the neighboring Stuart Hills Area, Neighborhood Planning Unit X (NPU X), the City of Hapeville, and the City of Atlanta. Due to Census data reporting limitations, information for Hammond Park and Stuart Hills are reported at the block level and comprise an area slightly larger than these community's actual boundaries. However, for the illustrative purposes of this report this discrepancy is insignificant. Some information, like tax-delinquent properties and identified code violations, are only summarized at a high level in this report to prevent embarrassment on the part of affected residents. However, the detailed information was provided to community leaders for use at their discretion.

History of Hammond Park

The Church

Though the origin of the name “Hammond Park” is unknown, the neighborhood has a long history through its affiliation with Mt. Zion Methodist Church.¹ The site on which the present church sits was occupied by the original church at least 190 years ago.² The original Mt. Zion was built prior to the establishment of the City of Atlanta. Many of its congregants came from plantations and settlements from miles around, even as far south as Jonesboro. When the church was first built, wagons “laden with cotton could be seen creaking along the road to Macon, where the cotton was marketed,” from the surrounding neighborhood.³



Mt. Zion is credited with helping to establish two African-American churches – Hapeville’s Jones Chapel and East Point Methodist Church. Many prominent Atlantans were members of Mt. Zion. They include: Dr. Joshua Gilbert, first physician in Atlanta; Dr. William Gilbert, first physician in Fulton County; and Jefferson Perkerson, first sheriff of Fulton County.⁴

¹ Garrett, Franklin M (1980, July). *The Origins of Atlanta Area Place Names*. Atlanta History Center Kenan Research Center file.

² Fligg, C (1937, Nov. 28). Old Mount Zion Church Plans New Building. *The Sunday American*. Atlanta History Center Kenan Research Center file.

³ Greene, L (1938, Sept. 12). Passing... *The Atlanta Constitution*. Atlanta History Center Kenan Research Center file.

⁴ Ibid

The original church building was vandalized and stripped of its siding during Sherman's march towards Atlanta. Following the Civil War, it was repaired and stood unchanged until it was demolished in 1938 and replaced with the current brick structure. Timbers from the original church were used in what is today's Mt Zion Church.⁵

The City⁶

Hammond Park sits on the northern border of the City of Hapeville. Since the history of the neighborhood is undocumented, the area's history is drawn from that of neighboring Hapeville. Settlement in the vicinity of Hapeville can be traced back to the completion of the Central Railroad (formerly the Macon and Western Railroad). The area was covered in farmland and woods, much of which was destroyed during Sherman's Atlanta Campaign of 1864.

In 1871, Dr. Samuel Hape, a Civil War veteran, purchased 260 acres of land eight-miles south of Atlanta to start an orchard and farming town. By 1875, Hapeville's business center had a US Post Office, general store, schoolhouse, sawmill, cotton gin, corn mill, wagon shop, blacksmith, and brickyard. Mt. Zion Methodist Church, the "Mother Church of Hapeville," served most of the area's population.

The City of Hapeville was officially incorporated in 1891. In 1906, streetcar service was extended to Hapeville, allowing for easier access to Atlanta. Asa Candler, Sr. purchased 300 acres of nearby land for auto racing. By 1925, the City of Atlanta bought this land to create Candler Field, now Hartsfield-Jackson International Airport. In 1947, Ford Motor Company built a manufacturing plant in Hapeville. The airport and the Ford factory spurred residential growth in the city as workers sought nearby housing.



⁵ Steedman, M (1938, Oct. 2). Rebuilding Atlanta's Oldest Church. *Sunday Morning*. Atlanta History Center Kenan Research Center file.

⁶Ingram, R. (1963, May 30). *A Brief History of Hapeville, Georgia*. Atlanta History Center Kenan Research Center file.

The Avenue⁷

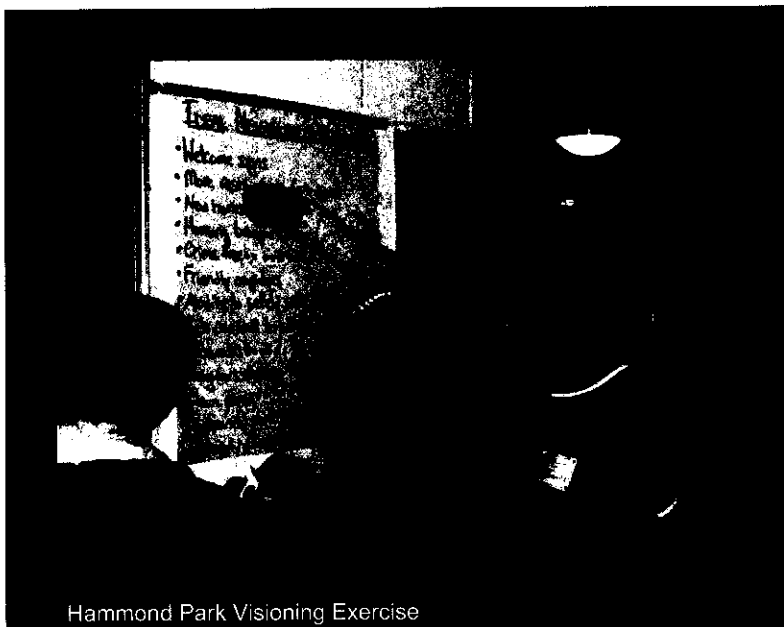
Prior to the construction of Interstates 75 and 85, Stewart Avenue served as Atlanta's main thoroughfare to Hapeville and the airport. The road dates back to 1900 and was named after Andrew P. Stewart, a Fulton County tax collector and philanthropist. For many years, the neighborhoods along Stewart Avenue were home to mainly white, blue-collar workers. These families eventually moved to the suburbs and were replaced by young, middle-class, African-American families. In 1978, the area had two major department stores, a shopping mall, movie theater, and upscale restaurants.

Stewart Avenue has been renamed Metropolitan Parkway. It is lined with abandoned businesses, vacant lots, fast-food restaurants, used-car lots, adult establishments, and many other uses. Its neighborhoods are made up of long-time elderly residents, young families, and renters of a mix of races and ethnicities. The area is going through a slow rebirth, beginning at the gentrifying northern end of Metropolitan Parkway. The Hammond Park neighborhood at the southern end of the corridor hopes to be part of this rebirth while retaining its current residents.

⁷ Charles, A (1996, Dec. 3). Goal: Clean Up Stewart Avenue's Act. *Atlanta Journal Constitution*, p. C6.
Hammond Park Community Plan

Community Vision

On February 9, 2006, the Georgia Tech Planning Team attended the Hammond Park Neighbors meeting. The team is from the Georgia Tech City and Regional Planning Graduate Program and is composed of Ellen Anderson, Sean Brady, Caroline Ellis, Jamie Henson, Crystal Jackson, and Byron Rushing. Atlanta City Councilwoman Joyce Sheperd and Hammond Park Neighbors President Gail Porterfield invited the team to help the community prepare for the impacts of an alternative school and to plan for the overall future of the neighborhood.



The meeting was attended by community residents and police officers from Zone 3. The residents revised and then completed a community survey (Appendix A) designed to help give insight into community strengths, weaknesses, and vision. The residents decided that the survey should be taken door-to-door in order to get a more complete picture of

the neighborhood's needs and aspirations. Door-to-door surveys were jointly conducted by the residents, Councilwoman Shepherd, Atlanta School Board member Yolanda Johnson, and the team on February 18 and March 4, 2006.

Survey results were shared at the March 16, 2006 Neighbors meeting. The meeting was attended by 15 residents, many of whom found out about the meeting via the survey process. Survey results were used as the basis for a visioning exercise that will guide the community planning process. The results of the visioning exercise are listed on the following pages. Items that are starred (*) are items with which some neighbors disagreed. Each resident had five votes, and the number in brackets [#] denotes the number of votes each item received during the prioritization exercise. Complete survey results can be found in Appendix B.

Community Assets

The Hammond Park community's assets, as defined during the survey and meeting process, break down into six categories. Many residents felt that they have some great neighbors, though some did disagree with the survey results that stated that there were many elderly neighbors and a feeling of community. Hammond Park is seen as a small, quiet, and private area with easy access to Atlanta's freeways and airport. In addition to the stores and services found adjacent to the neighborhood, residents felt that they had quick access to similar services outside of the area. Hammond Park was also viewed as an area of low traffic congestion with a good connection to the MARTA transit system. The neighborhood is served by good schools and an active historic church, both of which contribute to the community's well-being.

Neighbors

- Great neighbors
- Elderly neighbors*
- Everyone knows everyone*

Location

- Convenient location
- Easy access to airport, freeway, downtown
- Easy access to West End and Hughes Spalding hospital

Transportation

- Transit system
- Low traffic

Services

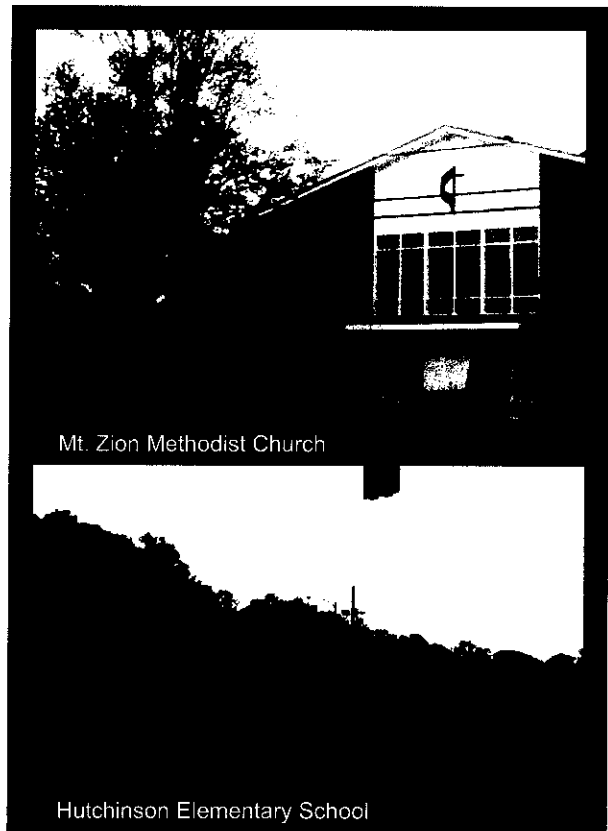
- Good stores & Banks (Kroger, Footlocker, Washington Mutual)

Organizations

- Good schools
- Mt. Zion Methodist Church

Aesthetics

- Small neighborhood
- Somewhat quiet & peaceful
- Privacy
- Community beauty



Community Challenges

Hammond Park is faced with many challenges. One of the biggest is that of crime and safety. Since the crackdown on illegal activities along Metropolitan Avenue, crime has increased in the interior of the neighborhood. Abandoned houses and poor street lighting provide a haven for criminals. Those attracted to the neighborhood because of the availability of drugs and prostitution often speed when driving through the streets of Hammond Park.

The community's natural beauty, which includes old stands of hardwood trees and great views of the city, is masked by junk cars, illegal dumping, and unkempt houses, many abandoned. Though there are many vacant lots, there is no park or playground in the neighborhood to serve the needs of residents.

Metropolitan Atlanta Rapid Transit Authority (MARTA) bus service serves the northern and western portion of Hammond Park, but does not service the southeastern quadrant. In addition, MARTA stops are not easily accessible by community residents, particularly the children or elderly, due to a lack of sidewalks in the community and poor street lighting. Bus shelters are not provided to this area's MARTA riders.

Residents reported that Hammond Park does not have access to laundry facilities or a sufficient number of sit down restaurants. Some residents feel that the area's schools need to provide better-prepared teachers.

Crime & Safety

- Crime
- Drugs
- Prostitutes
- Panhandling
- Trespassing
- Loitering on streets
- Loud music
- Speeding
- No speed bumps
- Stray animals
- Poor street lighting

Housing

- Abandoned houses
- Housing not affordable



Vacant house in Hammond Park

Aesthetics

- Junk cars
- Unclean yards
- Illegal dumping
- People just do not care
- Trash on street and in streams
- Bulky item garbage pick-up is inadequate

Transportation

- MARTA does not come through neighborhood
- Getting to bus stops is difficult for seniors
- No bus shelters
- No sidewalks

Services & Facilities

- No Laundromat
- No sit-down restaurants
- No playground
- No sports/athletics facilities

Organizations

- Need better teachers in schools



Illegal trash dumping at vacant house



On-street basketball goal

Community Visioning

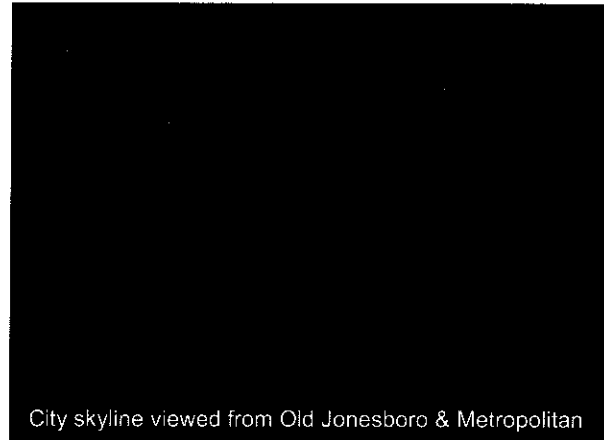
The residents of Hammond Park envision a crime-free neighborhood of well-maintained houses and yards. They would like to be able to safely walk to a community center and playground, places that can serve as neighborhood gathering spots. Hammond Park residents would like to have access to better stores and more restaurants. New and better opportunities for the young residents of the neighborhood are also sought in the form of after-school and training programs.

- Community park with playground & basketball [1]
- More restaurants (sit-down) [1]
- Slower-driving cars [1]
- Ability to safely walk down street [2]
- Walking track [2]
- New homes [4]
- After-school and training programs for youth [4]
- Well-lit streets [6]
- Community/Senior center [7]
- Housing brought up to code [9]
- Sidewalks [10]
- Clean yards [10]
- Crime-free [11]
- Wal-Mart [12]
- Welcome signs
- Friendly neighbors
- Kids can walk to school
- Neighbors working together
- Affordable housing & payment choices
- Laundromat
- Better garbage pick-up
- Recycling pick-up
- Bring the Fair back

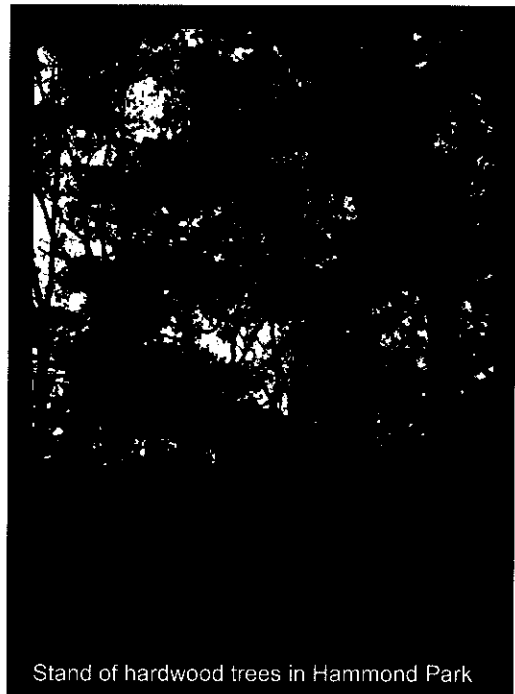
Community Goals

The following community goals were derived from the community visioning exercises. These goals have been used to guide the planning process.

- Advocate community and private community oriented facilities that are safe, convenient, accessible, and well-maintained.
- Develop a community-based approach to increase neighborhood safety and organize to implement the approach.
- Provide facilities and programs that offer recreational and educational opportunities for neighborhood residents, particularly the youth and elderly.
- Seek continued neighborhood diversity – demographic, economic, housing type, and land use.
- Establish and document the history of Hammond Park to increase residents' awareness of and pride in the community.
- Celebrate the natural beauty and aesthetics of the neighborhood.
- Encourage informed and committed residents, businesses, and community organizations to contribute to the shared vision of the neighborhood and implement programs and projects that support the vision.



City skyline viewed from Old Jonesboro & Metropolitan



Stand of hardwood trees in Hammond Park

Community Inventory

Demographics

In order to better understand the challenges and opportunities facing the Hammond Park area, this study will begin its catalogue of existing conditions by reporting the basic demographic information of the area: total population, total households, age distribution, race and ethnicity, household income, poverty status, and educational attainment. By reporting both current conditions and recent trends, this information can help better inform policy and planning decisions for the area. In each case this study has used the most accurate and detailed information possible, though for some categories the Census data is limited to protect the privacy of area residents.

Population

The fundamental measure of community growth, total population for the Hammond Park area has shown a dramatic increase since 1990, as shown below in Table 1. With 2,873 residents in 2000, the neighborhood has experienced a forty-three percent increase in residents, greatly above the City of Atlanta's rate of population increase. This growth on the city's south side is also reflected in both NPU X and the City of Hapeville.

In the tables below, note that Block Group #1 is slightly larger than, but still includes, the Hammond Park neighborhood. Likewise, Block Group #2 is slightly larger than the Stuart Hills neighborhood. We have provided both estimates of the populations in Hammond Park and Stuart Hills as well as the reported populations of the Census block groups in order to be clear about data sources and coverage areas.

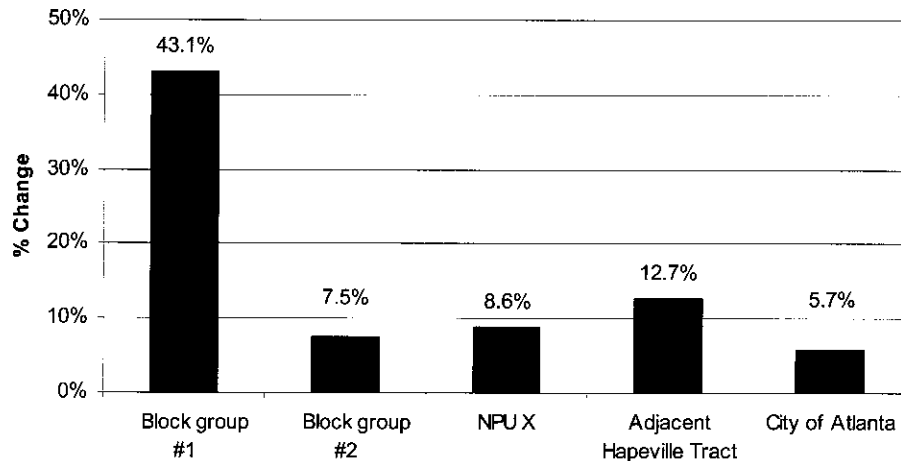
Table 1: Total Population, 1990-2000

Area	1990	2000	Percent Change
Hammond Park	-	2,240	-
Stuart Hills	-	272	-
Block group #1	2,007	2,873	43.1%
Block group #2	1,195	1,285	7.5%
NPU X	13,898	15,100	8.6%
Adjacent Hapeville Tract	5,483	6,180	12.7%
City of Atlanta	394,017	416,474	5.7%

Source: U.S. Census Bureau

The graph in Figure 1 further illustrates these differential rates of growth among these communities.

Figure 1: Population Change, 1990-2000



Households

The second measure of neighborhood growth is the increase of total households. While not as dramatic as its rise in total population, Hammond Park has experienced above average growth in new households compared to the City of Atlanta. The data presented in Table 2 does not highlight particular causes for the growth in households, but the Hammond Park area has increased significantly more than the adjacent neighborhoods and NPU X.

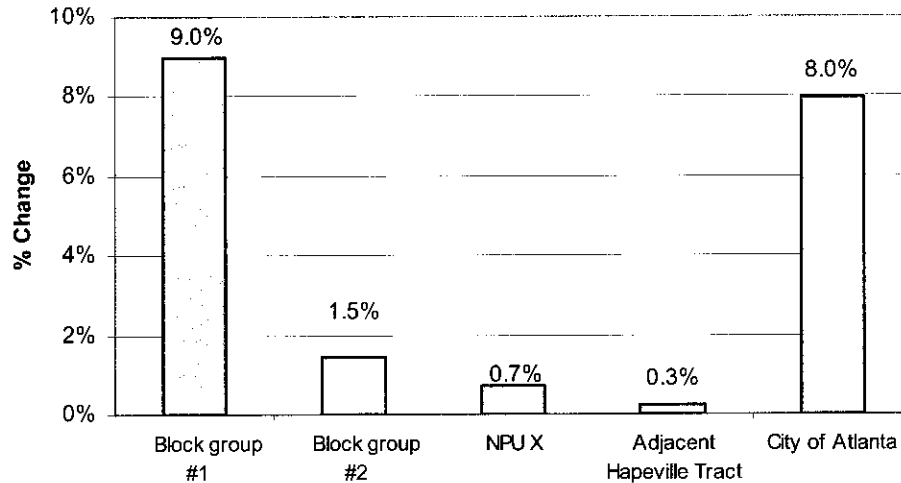
Table 2: Total Households, 1990-2000

Area	1990	2000	Percent Change
Hammond Park	-	593	-
Stuart Hills	-	85	-
Block group #1	702	765	9.0%
Block group #2	340	345	1.5%
NPU X	5,339	5,378	0.7%
Adjacent Hapeville Tract	2,369	2,375	0.3%
City of Atlanta	155,752	168,147	8.0%

Source: U.S. Census Bureau

Figure 2 illustrates the dramatic differences in household change between the Hammond Park area and its surrounding neighborhoods.

Figure 2: Household Change, 1990-2000



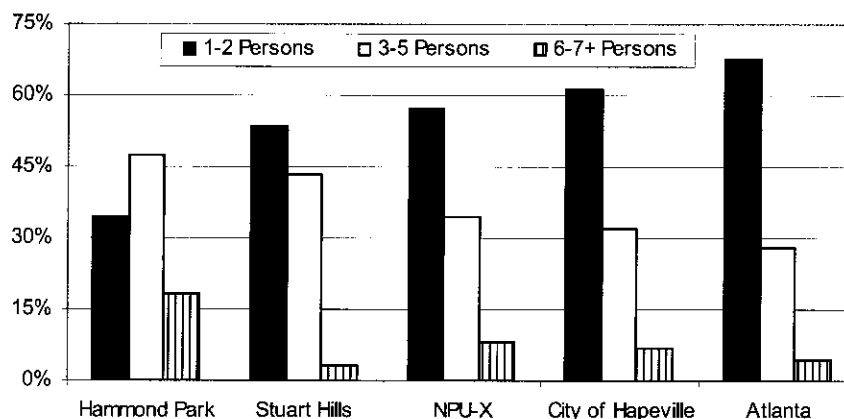
The size of households in Hammond Park is also an important component of the resident profile. provides data on the size of households as measured by the 2000 Census. This information is summarized in for comparison purposes.

Table 3: Household Size by Area, 2000

Area	1- Person	2- Persons	3- Persons	4- Persons	5- Persons	6- Persons	7- Persons +	Average Persons
Block Group #1 – Hammond Park Area	138	128	139	129	97	39	101	3.57
Block Group #2 – Stuart Hills Area	86	95	67	40	40	6	5	2.68
NPU-X	1,920	1172	843	630	394	211	226	2.62
Adjacent Hapeville Tract	765	688	347	260	155	72	88	2.55
City of Atlanta	64,677	49,362	23,216	15,508	8,090	3,917	3,472	2.28

Source: 2000 Census, SF3 Data, Table H16

Figure 3: Household Size by Area, 2000



Source: 2000 Census, SF3 Data, Table H16

Based upon this data, the households in Hammond Park are much larger than those in any other community considered. For example, 18 percent of all households in Hammond Park consist of at least six people. Hapeville, the next closest in this category, only has six percent of its households with six or more people in size. Hammond Park also has the lowest percentage of one-person and two-person households. This information is not surprising, as Table 28 in the Housing section of this report identified Hammond Park as having the highest proportion of overcrowded housing units of any of the neighborhoods considered. In combination with the information on overcrowding, it can be understood that Hammond Park residents have an above-normal family size, much larger than the average, and that the majority of these large families live in rental units.

Age Distribution

The age distribution of Hammond Park and Stuart Hills shows that Hammond Park has a more balanced spread of age groups compared to Stuart Hills, which in contrast has a large proportion of its population concentrated among children and senior citizens (Table 4).

Table 4: Age Distribution, 2000

Age	Hammond Park		Stuart Hills	
	Percent	Count	Percent	Count
Under 18	32.8%	513	23.9%	223
18-24	13.3%	208	7.8%	73
25-44	36.2%	566	31.9%	297
45-64	10.8%	169	9.1%	85
65 and older	6.9%	108	27.3%	254
Total Population	-	1,564	-	932

Source: Weighted estimation using U.S. Census Bureau data

Table 5 traces the growth and decline of these age groups in the larger block group areas between 1990 and 2000. Along with the total population growth that occurred during this time, Hammond Park experienced an increase in older residents. The most significant increase occurred in the 45-65 age range. However, two important portions of the population also grew: under 18 years and 25-44 years old. Along with the rise in households, these numbers possibly reflect a growing portion of families in the area. Stuart Hills remained much more stable in terms of age distribution, with the most significant increase occurring in the 45-64 age range.

Table 5: Percent Change in Age Distribution, 1990-2000

Age	Block group #1	Block group #2	NPU X	Adjacent Hapeville Tract	City of Atlanta
Under 18	35.3%	-7.3%	-0.2%	26.0%	-2.2%
18-24	67.0%	20.2%	22.5%	26.8%	6.5%
25-44	54.1%	-25.5%	-1.5%	19.5%	7.7%
45-64	110.6%	75.2%	48.1%	10.1%	21.4%
65 and older	-50.4%	-0.3%	-49.1%	-22.9%	-7.3%

Source: U.S. Census Bureau

The age distribution in Hammond Park generally follows trends in the area with an aging population, though Hammond Park also experienced increase in terms of younger adults and children. Stuart Hills notably experienced a growth in both the 45-65 and 65+ age ranges along with declines in the 25-44 group and children under 18. This indicates an aging population and points to specific policy recommendations for greater social amenities in the area.

Race and Ethnicity

Race and ethnicity can be difficult metrics to evaluate using Census data. The information is not provided for blocks or block groups, so only general information at the census tract level can be reported. However this information provides a very general understanding of the racial and ethnic characteristics in the area.

Census tract 74, which contains both Hammond Park and Stuart Hills in addition to several other smaller residential areas, follows the trends seen throughout the city with declining white populations and increasing Hispanic and Asian groups. As shown in Table 6, the area experienced very significant growth of both Hispanic and Asian populations between 1990 and 2000, and this changed the composition of the population from one characterized by decreasing white and increasing African American population.

Table 6: Race & Ethnicity, 1990-2000

	Hammond Park		Stuart Hills		Census Tract 74	
	1990	2000	1990	2000	1990	2000
White	-	216	-	26	790	401
Black	-	1,098	-	133	2,107	2,038
Hispanic	-	604	-	73	151	1,121
Asian or other	-	322	-	39	154	598

Source: U.S. Census Bureau

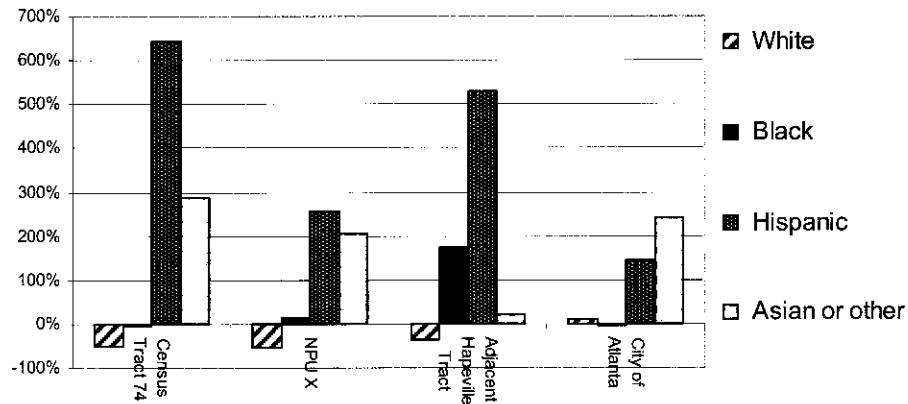
The substantial growth of Hispanic and Asian residents in the area out pace the neighboring areas, but are consistent with Hapeville, NPU X, and the City of Atlanta. The changing racial balance in the area points to policy recommendations for more social services and school facilities.

Table 7: Percent Change in Race & Ethnicity, 1990-2000

	Hammond Park	Stuart Hills	Census Tract 74	NPU X	Adjacent Hapeville Tract	City of Atlanta
White	-	-	-49.2%	-55.4%	-37.5%	9.3%
Black	-	-	-3.3%	15.2%	174.3%	-3.6%
Hispanic	-	-	642.4%	254.6%	530.9%	146.9%
Asian or other	-	-	288.3%	207.4%	21.7%	241.5%

Source: U.S. Census Bureau

Figure 4: Percent Change in Race & Ethnicity, 1990-2000



Hammond Park includes the most racially-diverse household mix of any of the comparison areas, with the highest percentage of Asians and the remaining households split among blacks, whites, and other races. While blacks represent the greatest number of households, no single racial type holds a majority in Hammond Park. This observation cannot be made of any of the other areas evaluated, where either whites or blacks represent greater than 50 percent of the households. Neighboring Stuart Hills is heavily dominated by black households. Hapeville, in contrast, is majority white.

Educational Attainment

Educational attainment is an important measure of the changing demographics of the area. Trends in Hammond Park point towards an increase in residents lacking a high school diploma while other educational levels remained nearly the same, with the exception of several additional graduate degrees.

Table 8: Educational Attainment of Population over 25 years old, 2000

Education	Hammond Park	Stuart Hills
No high school diploma	328	76
High school diploma	306	62
Some college	161	22
Associate's degree	31	3
Bachelor' s degree	16	11
Graduate or professional degree	4	3

Source: U.S. Census Bureau

Hammond Park shows a significant difference from both surrounding areas and the City of Atlanta. While the percentage of residents lacking high school diplomas dropped in other areas, the increase was very dramatic in the Hammond Park area (126.0 percent). Likewise, Stuart Hills experienced an increase of people who are not high school graduates (an increase of 21.1 percent) and decrease in people with advanced degrees (a decrease of 88.7 percent and 53.3 percent). The facts that the largest groups in both Hammond Park and Stuart Hills do not have high school diplomas suggests that adult literacy or some other type of adult education programs may be necessary for some of the residents to improve their employment prospects.

Table 9: Percent Change in Educational Attainment, 1990-2000

Education	Hammond Park	Stuart Hills	Block group #1	Block group #2	NPU X	Adjacent Hapeville Tract	City of Atlanta
No high school diploma	-	-	126.0%	21.1%	-0.6%	-18.6%	-17.0%
High school diploma	-	-	1.3%	-14.6%	11.4%	18.6%	3.6%
Some college	-	-	5.8%	-23.8%	37.0%	56.2%	11.2%
Associate's degree	-	-	-55.0%	38.5%	9.2%	1.2%	-2.2%
Bachelor' s degree	-	-	76.2%	-88.7%	-3.1%	-30.0%	36.1%
Graduate or professional degree	-	-	420.0%	-53.3%	-14.0%	216.9%	48.4%

Source: U.S. Census Bureau

Local Economy

Employment by Sector

It is important to understand Hammond Park's local economy in terms of jobs held by community members. Examining this data over a ten year period can help explain how the neighborhood and its residents are fairing compared to the surrounding area and the City of Atlanta.

Table 10 shows resident employment by industry for the year 2000. Census Tract 74, composed of block groups #1 and #2, encompasses the Hammond Park and Stuart Hills areas. Workers employed in construction and manufacturing constitute the largest concentrations and account for nearly one-half of all workers in the area. Both Hammond Park and Stuart Hills have higher proportions of their workforce engaged in construction, manufacturing, transportation, warehousing, and utilities than the City of Atlanta. Stuart Hills has higher proportions of residents working in finance, insurance, real estate, rental and leasing (FIRE) jobs, and arts, entertainment, recreation, accommodation and food services than the City.

Table 10: Resident Employment by Industry, 2000

Industry	Block Group #1	Block Group #2	NPU X	Adjacent Hapeville Tract	City of Atlanta
Agriculture and natural resources	0.3%	0.0%	0.4%	1.1%	0.4%
Construction	30.8%	7.2%	11.5%	12.6%	5.2%
Manufacturing	19.4%	15.2%	9.8%	10.3%	7.7%
Wholesale trade	4.5%	2.4%	3.5%	2.1%	3.3%
Retail trade	6.6%	1.6%	10.7%	12.6%	9.4%
Transportation, warehousing, utilities	7.3%	12.8%	8.7%	9.2%	5.9%
Information	0.9%	0.0%	2.9%	3.3%	5.7%
FIRE*	2.1%	10.8%	5.6%	8.2%	8.4%
Professional services	8.2%	14.8%	10.0%	10.6%	17.2%
Educational, health, social services	5.1%	11.2%	15.3%	9.8%	16.8%
Arts, entertainment, recreation, accommodation and food services	8.6%	10.8%	11.1%	12.8%	10.4%
Other services	4.7%	0.0%	4.9%	5.1%	4.7%
Public administration	1.5%	13.2%	5.7%	2.4%	4.9%
Total Resident Employment	1,285	250	5,762	2,828	182,936

Source: U.S. Census Bureau

*NOTE: FIRE stands for "Finance, insurance, real estate, or rental and leasing"

Unfortunately, employment data is not available at the block level. Approximations of resident employment by industry for Hammond Park and Stuart Hills were made using block groups one

and two of census tract 74. While these block groups encompass slightly more areas than the formal neighborhood boundaries, they do highlight differences between Hammond Park and Stuart Hills.

In 2000, Hammond Park had 1,285 employed residents age 16 years and older while the Stuart Hills area had just 250. Workers made up 44.7 percent of the Hammond Park area's total population in 2000 compared to 19.5 percent in Stuart Hills. The relatively low proportions are most likely due to the large proportion of children and senior citizens in the area, particularly in Stuart Hills. As was shown in Table 4, nearly one-third (29 percent) of residents in Hammond Park and Stuart Hills are under the age of 18. Fifty percent of residents are either under the age 18 or over the age 65 in Stuart Hills, explaining why this neighborhood has a smaller workforce.

Comparing employment by industry in 1990 and 2000, it is clear that both the Hammond Park and Stuart Hills areas have grown increasingly blue-collar and less retail-oriented in recent years. As shown in Table 11, both neighborhoods increased the proportion of residents working in construction and manufacturing between 1990 and 2000.

Table 11: Resident Employment by Industry (Neighborhood Approximations), 1990 - 2000

Industry	Block Group #1		Block Group #2	
	1990	2000	1990	2000
Construction	9.8%	30.8%	3.2%	7.2%
Manufacturing	14.5%	19.4%	13.7%	15.2%
Wholesale trade	2.5%	4.5%	1.9%	2.4%
Retail trade	15.3%	6.6%	13.3%	1.6%
Transportation, warehousing, utilities	11.9%	7.3%	4.3%	12.8%
Finance, insurance, real estate	4.4%	2.1%	9.2%	10.8%
Professional services	9.7%	8.2%	18.0%	14.8%
Educational, health and social services	20.3%	5.1%	17.3%	11.2%

Source: U.S. Census Bureau

Note: Because of differences in industry classification in the 1990 and 2000 census, not all industries are shown; "Professional services" is an abbreviation for professional, scientific, management, administrative and waste management services.

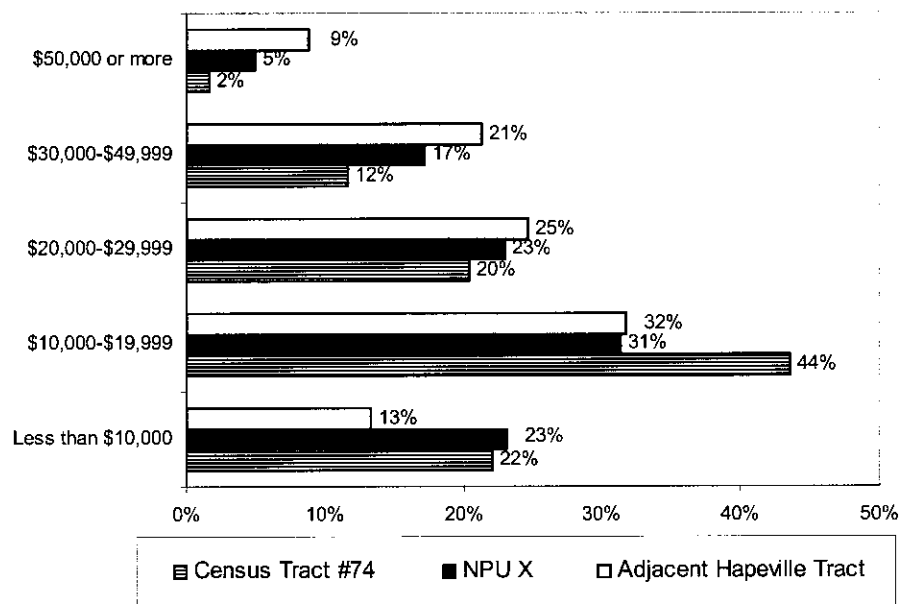
Hammond Park in particular has seen a decline in the proportion of residents holding jobs in white-collar industries including educational, health, and social services; professional services; and finance, insurance and real estate. In 1990, the highest proportion of residents worked in educational, health, and social services (20.3 percent) compared to 2000 where most residents worked in construction (30.8 percent). Stuart Hills has experienced similar shifts, although changes have not been as pronounced. In 1990, the highest proportion of residents in Stuart Hills worked in professional services (18.0 percent) compared to 2000 when most residents were

employed in manufacturing (15.2 percent). Both areas witnessed decreases in the percentage of workers employed in retail trade.

Wages

Wage data at the block group and neighborhood levels is not available through the Census. However, resident wages at the census tract level are available. The following graph shows resident wages by census tract in 1999. Residents of Hammond Park and Stuart Hills (located within census tract #74) make less money, on average, than residents who live elsewhere in NPU X or in nearby Hapeville neighborhoods. Sixty-four percent of residents in census tract #74 make less than \$20,000 per year, compared to 54 percent in NPU X and 45 percent in the adjacent Hapeville census tract.

Figure 5: Resident Wages, 1999



Source: Census Transportation Planning Package, prepared by the Employment and Training Institute, 2005.

Data from the Census reveals that total wage or salary income of residents in Stuart Hills has declined despite moderate population growth from 1990 to 2000, as shown in

Table 12. The decreased proportion of working-aged individuals (ages 25-44) living in Stuart Hills helps explain this trend. Hammond Park's total community income growth has kept pace with that of the City, however its population has grown more rapidly than Atlanta's population overall. This indicates that people living in Hammond Park make lower wages, on average, than the average Atlantan.

Table 12: Percent Change in Aggregate Wage or Salary Income and Population, 1990 – 2000*

Area	Change in Total Community Wage or Salary Income	Population
Block Group #1	78.5%	43.1%
Block Group #2	-18.8%	7.5%
NPU X	40.6%	8.6%
Adjacent Hapeville Tract	57.4%	12.7%
City of Atlanta	78.8%	5.7%

Source: U.S. Census Bureau

*Note: Receipts from the following sources are not included as income: capital gains, money received from the sale of property; the value of income "in kind" from food stamps, public housing subsidies, medical care, employer contributions for individuals, etc.; withdrawal of bank deposits; money borrowed; tax refunds; exchange of money between relatives living in the same household; and gifts and lump-sum inheritances, and insurance payments.

This analysis is confirmed by median household income (MHI) findings. As a measure of community affluence, median household incomes reflect the current situation of the Hammond Park area. While populations and households have increased, the median income in the area has stayed nearly the same. Incomes in the area hover around \$19,356, significantly lower than the surrounding neighborhoods and the City of Atlanta, as shown in Table 14: Inflation-Adjusted Median Household Income, 1990, 2000

The 1990 incomes were inflation-adjusted to reflect what the wages would be today (Table 14). After adjusting for inflation, Hammond Park residents have experienced a dramatic decline in real median household incomes, dropping from \$25,253 to \$19,356. However, Stuart Hills has experienced notable growth in median incomes, rising 17 percent and outpacing both NPU X and Atlanta.

Table 13: Median Household Income, 1990, 2000

Area	1990	2000	Percent Change
Block group #1	19,167	19,356	1.0%
Block group #2	22,548	34,770	54.2%
NPU X	19,783	26,457	33.7%
Adjacent Hapeville Tract	24,865	34,158	37.4%
City of Atlanta	22,275	27,188	22.1%

Source: U.S. Census Bureau

Figure 6: Median Household Income Percent Change, 1990-2000

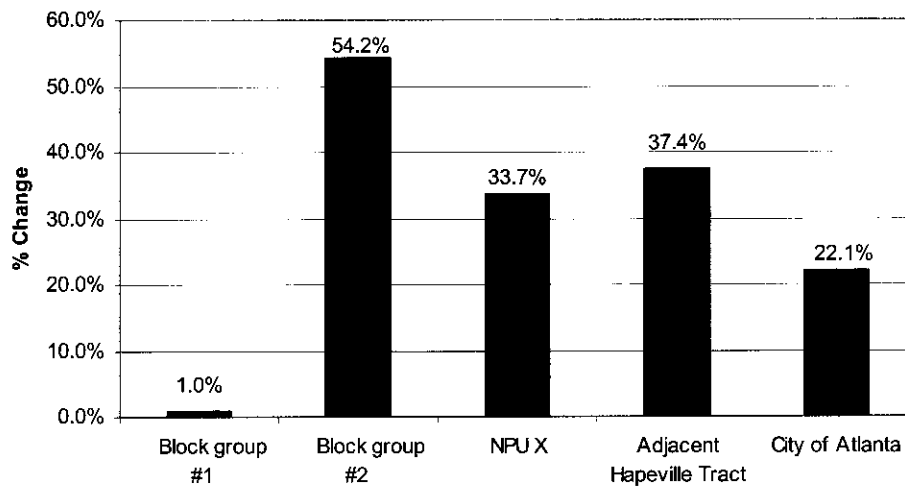


Table 14: Inflation-Adjusted Median Household Income, 1990, 2000⁸

	1990	2000	Percent Change
Block Group #1	\$25,253	\$19,356	-23.4%
Block Group #2	\$29,707	\$34,770	17.0%
NPU X	\$26,065	\$26,457	1.5%
Adjacent Hapeville Tract	\$32,760	\$34,158	4.3%
City of Atlanta	\$29,348	\$27,188	-7.4%

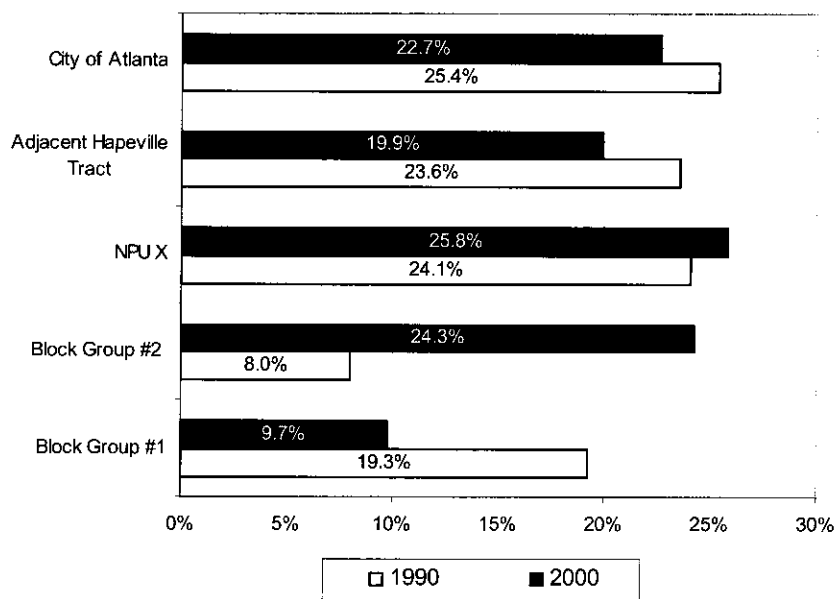
Source: U.S. Census Bureau

⁸ The Bureau of Labor Statistics "Consumer Price Index" was applied to 1990 income levels to adjust for inflation. As such, 1990 figures are listed as what they would have been in the year 2000.

¹⁰ Pickering Firm, Inc., "Stewart Avenue Redevelopment Plan." Department of Planning and Development, City of Atlanta, Georgia. October 1996.

The graph shown in Figure 7 helps to further clarify wage trends in the community. The proportion of households earning no income dramatically dropped between 1999 and 2000, falling from 19.3 percent to just 9.7 percent in Hammond Park. There are more households working now, but they are not making very high wages. In Stuart Hills, there has been an increase the proportion of households earning no income between 1990 and 2000 from 8.0 percent to 24.3 percent. When comparing these neighborhoods to NPU X and the adjacent Hapeville census tract, it is interesting to note that these areas have had relatively consistent and comparable levels of no income households between 1990 and 2000.

Figure 7: Percent of Households with No Wage or Salary Income, 1990 and 2000



Source: U.S. Census Bureau

Note: Receipts from the following sources are not included as income: capital gains, money received from the sale of property; the value of income "in kind" from food stamps, public housing subsidies, medical care, employer contributions for individuals, etc.; withdrawal of bank deposits; money borrowed; tax refunds; exchange of money between relatives living in the same household; and gifts and lump-sum inheritances, and insurance payments.

Poverty Status

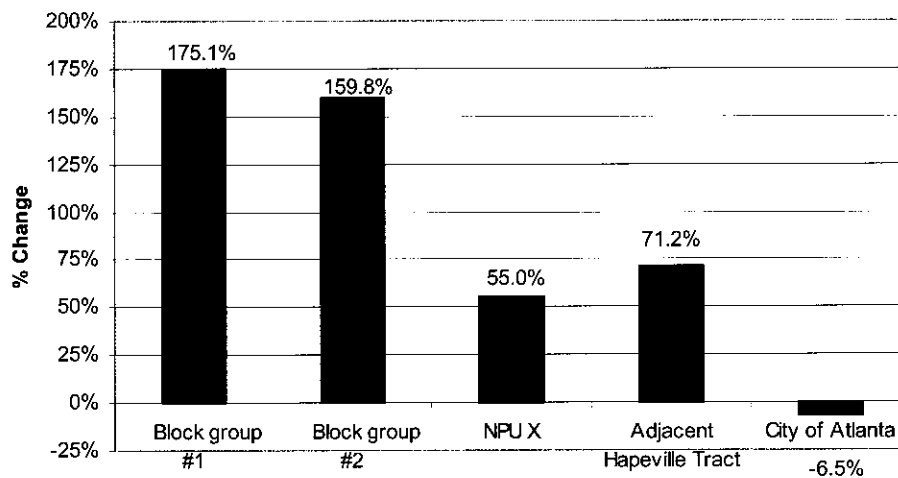
As demonstrated by median household incomes, Hammond Park has not done well in terms of proportions of the population above the poverty line. During the 1990's, the area experienced a significant increase of individuals living in poverty. While the immediate area has generally experienced similar trends, the City of Atlanta had a decline in the proportion in poverty. This indicates that Hammond Park has not shared the increased number of affluent individuals moving into the city.

Table 15: Population Below Poverty Line, 1990-2000

	1990	2000	Percent Change
Hammond Park	-	852	-
Stuart Hills	-	112	-
Block group #1	397	1,092	175.1%
Block group #2	204	530	159.8%
NPU X	2,729	4,231	55.0%
Adjacent Hapeville Tract	643	1,101	71.2%
City of Atlanta	102,364	95,743	-6.5%

Source: U.S. Census Bureau

Figure 8: Poverty Change, 1990-2000



Public Assistance Income

The number of households receiving public assistance can help gauge the level of social and community services needed to assist neighborhood residents. As shown in the following table, the Hammond Park area has relatively few households receiving public assistance. Stuart Hills, in comparison, has a substantially higher proportion of recipient households.

Table 16: Households with Public Assistance, 2000

	Number of Households	Percent of all Households
Block group #1	43	5.4%
Block group #2	49	15.9%
NPU X	477	8.9%
Adjacent Hapeville Tract	65	2.7%
City of Atlanta	9,234	5.5%

Source: U.S. Census Bureau

It is difficult to track the changes in households on public assistance over time because the U.S. Census Bureau has changed the way it tabulates assistance data and public assistance programs have been substantially restructured in recent years. However, data is available from 1990 and 2000 for households with public assistance and/or supplemental security income. Supplemental security income is provided to persons with disabilities that prevent them from working. During this time, the proportion of Atlanta households receiving public assistance and/or supplemental security income declined by about two percent, while local neighborhood levels increased. The number of households on aid in census tract 74 increased from 133 to 233 during this time. Of these 233 households, 60 percent are in the Hammond Park area (Table 17).

**Table 17:
Households with Public Assistance and/or Supplemental Security Income, 1990-2000**

	1990	2000	Percent Change
Block group #1	12.6%	17.4%	4.8%
Block group #2	12.3%	30.4%	18.2%
NPU X	9.9%	20.0%	10.1%
Adjacent Hapeville Tract	6.7%	8.3%	1.6%
City of Atlanta	13.6%	11.9%	-1.8%

Source: U.S. Census Bureau

Female Head of Household Families

It is important for communities to have an understanding of how many local families are supported by single mothers. These families are more likely to slip into poverty than two-parent households and their needs for child care are more urgent. The following table shows family poverty rates for the year 2000 compared to the substantially higher rates of female head of household families.

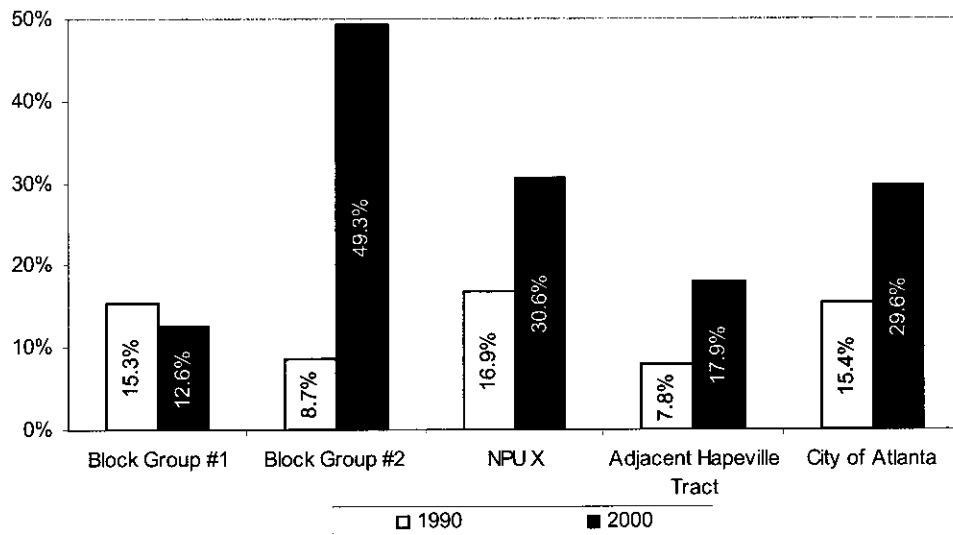
Table 18: Poverty Rates, 2000

Area	Families	Female Head of Household Families (No Husband Present with Related Children)
Block group #1	30.3%	38.4%
Block group #2	46.2%	58.2%
NPU X	25.2%	37.8%
Adjacent Hapeville Tract	13.7%	29.4%
City of Atlanta	21.3%	48.0%

Source: U.S. Census Bureau

In Hammond Park, 38.4 percent of families supported by single women are living below the poverty line compared to 58.2 percent in Stuart Hills. There are 223 families in Stuart Hills. Of these, 110 are female head of household families with related children present. Of these 110 female head of household families, 64 were living below the poverty line in 2000. As shown in the following graph, Stuart Hills experienced an increase of single mother supported families from 1990 to 2000, consistent with trends seen in NPU X, Hapeville, and the City of Atlanta. Hammond Park had a negligible decrease in female head of household families, from 78 in 1990 to 73 in 2000. Stuart Hill's proportion has increased nearly 3.7 times, up from 8.7 percent in 1990 to 49.3 percent in 2000.

Figure 9: Female Head of Household Families (No Husband Present, with Related Children)



Source: U.S. Census Bureau

Land Use, Zoning, and Retail Services

Land Use

The current land use for the Hammond Park area is almost entirely residential. Within residential uses, there is a significant amount of land in the neighborhood devoted to both multi-family and single-family residential. There are two sections of multi-family housing in the neighborhood. The larger of the two sections is in the northeastern quadrant of the neighborhood and the other section is in the far southeastern section across from the proposed CEP school site on Forest Hills Drive. Additionally, commercial uses line Cleveland Avenue on the north edge of the neighborhood. Adjacent to the CEP school in the east section of the neighborhood is a trucking company, a mini-storage warehouse, and a motel. Along Metropolitan Parkway, on the western edge of the neighborhood, are automotive sales and service outlets. The interior of the neighborhood, other than the two sections of multi-family dwellings, contains single family homes.

Zoning

Generally, the neighborhood's zoning is reflective of the present uses. There are no areas which appear to have been up-zoned in order to facilitate a change of use. All single family homes are zoned R4 which allows for single family homes on lots as small as 9,000 ft². Some single family homes on the north end of the neighborhood along Cleveland Avenue have been zoned Residential-Limited Commercial (RLC). This is a residential zone which allows low intensity commercial uses. The purpose of the zone is to help transition an

Zone	Zone Name
R4	Single Family Residential District-9000 ft lot
RLC	Residential-Limited Commercial District
RG2	Residential General District
C1	Community Business District
C2	Commercial Service District
I1	Light Industrial District

area from residential to office uses. Only seven parcels along Cleveland Avenue are in this zone. Along the vast majority of Cleveland Avenue as well as along Metropolitan Parkway, the land is zoned C1. The C1 zone allows for medium intensity commercial use such as strip shopping centers as well as mixed use residential development. A very small corner at the northeast edge of the neighborhood is zoned as C2 which allows for broader commercial uses than does C1. Additionally, the eastern edge of the neighborhood where the CEP school will be located is zoned I1 which allows for wholesaling, warehousing, storage, light manufacturing, and other retail establishments.

Services Survey

Based on a windshield survey of the area, many services and retail outlets exist within a short distance of Hammond Park. Most of these are concentrated at the northeast and northwest corners of the neighborhood. Both nodes contain many, but not all, items necessary for daily life.

Grocery
Kroger
Hispanic Meat Market
Vietnamese Grocery

At most, these two shopping nodes are no more than one mile from the most remote corners of the neighborhood. The vast majority of the neighborhood is within one-half mile of one of the two nodes though access to these nodes is far from safe and easy.

Apparel
Foot Locker
Athletes Foot
Payless Shoe Source

One of the retail nodes is located in the northwest corner of the neighborhood at the intersection of Cleveland Avenue and Metropolitan Parkway. This node is centered on the Kroger Supermarket in the northwest quadrant of the intersection. Also this node contains home goods stores Big Lots and Dollar Tree. Apparel and shoe stores Foot Locker, The Athletes Foot, and Payless Shoe Source are also located in the vicinity. Additionally, there are two banks at the intersection, Washington Mutual and Bank of America.

Banking
Bank of America
Washington Mutual

Pharmacy
Kroger Pharmacy
CVS

There is a stand-alone pharmacy, CVS, at the intersection as well as a pharmacy in the Kroger Supermarket. This node is also home to a medical care facility.

Domestic Supplies
K-Mart
Dollar Tree
Big Lots

The other node located at Cleveland Avenue and I-75 is centered on K-Mart. This node is considerably smaller than the one at Cleveland and Metropolitan and it contains an auto parts store, a convenience store, and various other shops along with the K-Mart. Between these nodes is an assortment of retail and services. There is a convenience store, a motel, a Christian bookstore, a coin laundry outlet, a Hispanic meat market, a Vietnamese grocery, and a dry cleaner.

Miscellaneous
Blockbuster Video
Radio Shack
Berean Christian Bookstore

In addition to retail options in the area, there are also multiple fast food dining options. At the Metropolitan Parkway node there is an Arby's, Burger King, W. K. Wings, and Mrs. Winners. Along Cleveland Avenue between Metropolitan Parkway and I-75 there are other dining options, including a Krystal and a Checkers. There are also some sit-down restaurants in the neighborhood. In the I-75 node, there is a seafood restaurant, a soul food restaurant, a Mexican

restaurant, and a Chinese restaurant. At the Metropolitan Parkway node, there is the Jade Buddah Chinese restaurant as well as Gratitude's bar and restaurant.

The area is also home for many automotive related businesses. This is especially the case for Metropolitan Parkway south of Cleveland Avenue. With the exception of non-automotive businesses clustered around the intersection of Metropolitan Parkway and Cleveland Avenue as well as Mount Zion United Methodist Church and the Fulton County Child-Adolescent Services facility, the entire corridor is focused on automotive related businesses. There are auto parts stores, used car dealerships, auto mechanic shops, tire shops, and what appear to be junk car lots.

Area Studies

Earlier studies have been performed on Hammond Park and the surrounding area. In 1996, a redevelopment plan was created by a consultant for the City's Department of Planning and Development for what was then Stewart Avenue, now Metropolitan Parkway. Among its suggestions pertaining to Hammond Park was the proposal to redevelop the Metropolitan Parkway corridor south of Cleveland Avenue into a well landscaped boulevard and entry into the city containing a mix of uses in place of the automotive shops in the area. The plan suggested changing the area's zoning from C2 to C1 so that automotive services would no longer be allowed. This change was made, but the automotive focus of the area persists as "grandfathered" uses, and the landscape entry to the city has yet to materialize.¹⁰

Another more recent report has been published which analyzes NPU X, of which Hammond Park is a part. The report was submitted to the City of Atlanta in March 2004 by the Community Design Center of Atlanta. Its major focus was to encourage the conservation and expansion of residential land uses. In particular, the plan focused on establishing mixed use residential development throughout NPU X. This would be accomplished through a series of subsidies as well as changes in zoning. Zoning of the Metropolitan Parkway corridor would change to Mixed Residential Commercial – Medium Density (MRC-2) which provides for a mix of pedestrian friendly commercial and residential uses. The zoning of the Cleveland Avenue corridor would change to a Multi Family – 3 (MG-3) Quality of Life District in order to support affordable housing and preserve existing residential communities. Thus, the major corridors along the northern and western edges of Hammond Park would become residential with some commercial uses.¹¹ Part

¹¹ The Community Design Center of Atlanta, "NPU X Strategic Plan." City of Atlanta Department of Planning, Development and Neighborhood Planning. March 12, 2004.

of the argument behind these proposals is to encourage more pedestrian access to these areas by Hammond Park and other nearby residents. The zoning changes have not yet been made.

Service Deficiency

Hammond Park is fortunate to be located near a variety of retail establishments. There is a major grocery in the neighborhood in addition to two smaller ethnic groceries. Multiple outlets exist in which to purchase items used everyday as well as items used much less frequently. Additionally, there are two banks and two pharmacies. The neighborhood has four gas stations and two laundries. There are a variety of restaurants and apparel stores in the area. The major deficiency with Hammond Park's services is access. Though there is a variety of retail and service options within a short distance, access is oriented heavily toward automobiles and pedestrians must walk moderate distances across busy roads to reach the retail areas. None of the establishments are actually located within the neighborhood where residents would have easier access to the services.

During community surveys, many residents voiced their concern about a lack of sidewalks that makes walking in the neighborhood dangerous. Residents are also concerned about crime in the neighborhood and are not willing to walk in the neighborhood. Thus, as a result of crime, a lack of sidewalks, and automobile-focused accessibility, the abundant retail amenities located in close proximity to Hammond Park are actually far less accessible than they might appear. To be sure, automobile access is essential for the patrons of some stores. Few people want to walk home with a week's worth of groceries, but many residents might walk to a restaurant, a pharmacy, a shoe store or a movie rental store if access were safer and more convenient.

Benefits of Entering the Metropolitan Parkway TAD

Presently, a tax allocation district (TAD) is being discussed for the Metropolitan Parkway corridor. A TAD functions as a sort of cash advance to a community that is paid off automatically by rising property taxes over time. Current plans end the proposed district at Metropolitan Parkway and Cleveland Avenue. If this district were extended down Metropolitan Parkway through Hammond Park to the Hapeville City limit, there would be benefits to the larger district as well as to the portion of the district in Hammond Park. Currently, this section of Metropolitan Parkway is lined with automobile sales and service facilities. The area has the look and feel of an industrial zone even though it is zoned for commercial use. This is in stark contrast to Metropolitan Parkway in Hapeville, which becomes Dogwood Drive adjacent to and south of Hammond Park. Dogwood Drive is a very pleasant and stable residential neighborhood. If the Metropolitan Parkway TAD were to be extended to the Hapeville border, there is the potential for the Metropolitan Parkway

corridor to begin to experience change emanating from Hapeville and moving north. The pleasant residential development of Hapeville could serve as an anchor for the redevelopment of the southern portion of the corridor thus strengthening the entire corridor.

As a result of the TAD's extension to the Hapeville City limit, Hammond Park could be the beneficiary of TAD funds and planning attention for redevelopment. The funds could be used for mobility improvements such as sidewalks and lighting and they could be used to subsidize development that would enhance and serve the corridor. There should also be an overlay zoning district that would establish design guidelines for the district, further assisting the neighborhood in its revitalization. However the TAD funding will be utilized, Hammond Park will benefit by both the increased attention it will receive from planners and city officials as well as the capital to foster development and other necessary infrastructure improvements. Streets will become safer and there will be a focus from which to help invigorate the surrounding area.

Transit and Mobility

Pedestrian-Friendly Environments

In workshops, in meetings with the planning team, and in response to surveys, residents expressed the desire to have a safer, more accessible, and pedestrian-friendly environment. In addition to the safety concerns associated with its inadequate sidewalk network, residents seek a more accessible pedestrian system to link them with transit stops and rail stations.

The neighborhood's existing sidewalk system is very limited. The lack of sidewalks along Metropolitan Parkway and the lack of continuous sidewalks along Cleveland Avenue, principal arterials that define the boundaries of the neighborhood, is dangerous. The high-speed traffic along these neighborhood corridors is not conducive to safe walking and ultimately discourages transit mobility. In addition to sidewalks, security features and traffic calming measures, such as speed humps, raised intersections, and textured roadways, could improve Hammond Park's pedestrian safety.

The majority of Hammond Park's interior streets do not have sidewalks. Residents have cited inadequate sidewalks as one of their major neighborhood issues. The inadequate linkage of neighborhood sidewalks affects the safety and comfort of pedestrians and impedes walkers from moving beyond rather small areas. At the very least, wide sidewalks should be provided along Metropolitan Parkway and Cleveland Avenue, where the majority of bus stops are located and there is a high level of pedestrian traffic.

The NPU-X Strategic Plan recommends traffic calming measures, such as the addition of speed bumps on Dearwood Drive between Cleveland Avenue and Third Avenue.¹² The study also recommends a realignment of the roads at the intersection of Metropolitan Parkway and Cleveland Avenue to reduce the probability of pedestrian and vehicular accidents. Crosswalks, pedestrian bridges, street parking, and textured road surfaces are examples of other features that would increase pedestrian safety and reduce automobile traffic speed.

¹² The Community Design Center of Atlanta, "NPU X Strategic Plan." City of Atlanta Department of Planning, Development and Neighborhood Planning. March 12, 2004.

Transportation to Work

According to the University of Wisconsin-Milwaukee Employment and Training Institute, which compiled transportation data from the long-form 2000 Census, of the 1,490 total employed workers in Census Tract 74, 33.2 percent drive to work alone, 46 percent drive to work in carpools of two or more people, and 235 neighborhood residents (15.8 percent) use mass transit as their primary mode of transportation to work. Because there are no rail stations within walking distance of the area, one-sixth of the work force rides MARTA buses to work.

Table 19: Mode of Transportation to Work, Census Tract 74, 2000

Transportation Mode	Number	Percent
Total Workers	1490	100.0%
Drive Alone	495	33.2%
Carpool	685	46.0%
Mass Transit	235	15.8%
Other	75	5.0%

Source: U.S. Census Bureau, 2000

MARTA Stations

The four MARTA stations nearest Hammond Park are listed in the following table. Their distance from Hammond Park was estimated from Steve Drive in Stewart Hills because of its proximity to the outer boundaries of the western edge of the neighborhoods. MARTA rail service is *not* within walking distance of the neighborhood and can only be accessed by automobile or bus. The proposed location of the CEP school is even farther from MARTA rail stations than the distances cited in Table 20, since the school will be located in the southeast quadrant of the neighborhood. To access MARTA, pedestrians will have to walk to MARTA bus stops on Cleveland Avenue or Metropolitan Parkway

Map 1 in Appendix C shows Census Tract 74 and Hammond Park in relation to the four closest MARTA stations. The Lakewood-Ft. McPherson and the East Point MARTA stations are between three and four miles from the neighborhood. Oakland City and College Park stations are both approximately 5 miles from the neighborhood. The presence of I-85 further inhibits pedestrian accessibility to these stations. The impedance of the interstate and the distance between MARTA rail stations and the neighborhood indicate that Hammond Park residents must reach MARTA stations by bus or automobile.

Table 20: Nearby MARTA Stations

MARTA Station	Miles to Hammond Park*
Oakland City	4.6
Lakewood-Ft. McPherson	3.6
East Point	3.2
College Park	4.7

Source: MARTA

*NOTE: Distance from MARTA station to CEP location (avoiding highways), 2930 Forrest Hill Drive, Atlanta, GA, 30315

The proposed location of the CEP school on Forrest Hill Drive is on the southeastern edge of the neighborhood and is not within walking distance of any MARTA bus stops. Access to MARTA from the proposed CEP site is only possible by walking through a significant portion of the neighborhood to reach one of the bus stops located on Metropolitan Parkway or Cleveland Avenue.

Neighborhood Bus Stops and Bus Routes

According to a National Personal Transportation Study, residents will generally walk a quarter-mile distance to a bus stop and one-half-mile to a rail stop.¹³ Please see Table 22 for a complete list of bus stops within a quarter-mile radius of Hammond Park. Also provided in this table is the information acquired from geographic information systems (GIS) analysis, which approximates the number of boardings (people entering the bus), alightings (people leaving the bus), and trips made at each of the stops. All of the local bus routes are listed, and the map makes clear that all of the bus stops are located only along the neighborhood's two major thoroughfares—Metropolitan Parkway and Cleveland Avenue.

The willingness of pedestrians to walk to transit also depends on factors other than distance, such as terrain, the availability and condition of sidewalks, trees, street furniture, and other amenities. The amount and speed of automobile traffic also affects a pedestrian's willingness to walk. In addition, the presence of community amenities impacts the distance that pedestrians are willing to walk to bus stops.¹⁴

There are thirty bus stops that are easily accessible to Hammond Park residents and workers, as identified by the analysis shown on Map 2 in Appendix C. This analysis employs one-quarter-mile rings to define areas of the neighborhood that are "unserved" by MARTA bus stops. This

¹³ John Holtzclaw, "Using Residential Patterns and Transit to Decrease Auto Dependence and Costs." National Resources Defense Council. June 1994.

¹⁴ Holtzclaw, 1994.

was determined by identifying only the MARTA bus stops that lie within a quarter-mile radius of Hammond Park and to the east of Interstate 85. All of the bus stops are located along major thoroughfares, including Cleveland Avenue, Metropolitan Parkway, and Sylvan Road. Map 2 shows that there are no bus stops on any other street in Hammond Park. All of the bus stops are along the periphery of the neighborhood and no bus routes enter into the neighborhood. Neighborhood residents have commented that MARTA bus route 93 comes into the neighborhood to turn around on Old Jonesboro Road, but there is no bus stop at this location.

The count of daily boardings and alightings at the bus stops accessible to Hammond Park is displayed in Table 21. The Cleveland Avenue bus route (Route 78) is the busiest route in terms of passenger boardings and alightings, with over 650 passengers that are picked up and dropped off at the bus stops along this route per day. This route has nine bus stops in the neighborhood. The Hapeville/Metropolitan Parkway route (Route 95) also serves Hammond Park. There are 21 stops in the neighborhood on this bus route, which averages 180 boardings and alightings daily.

Table 21: Summary of Hammond Park Bus Routes¹⁵

Bus Route	Bus Stop Location	Rail Stations Served	Daily Boardings	Daily Alightings
Route 78	Cleveland Avenue	Lakewood	644	684
Route 95	Hapeville/Metropolitan Pkwy	West End	173	191

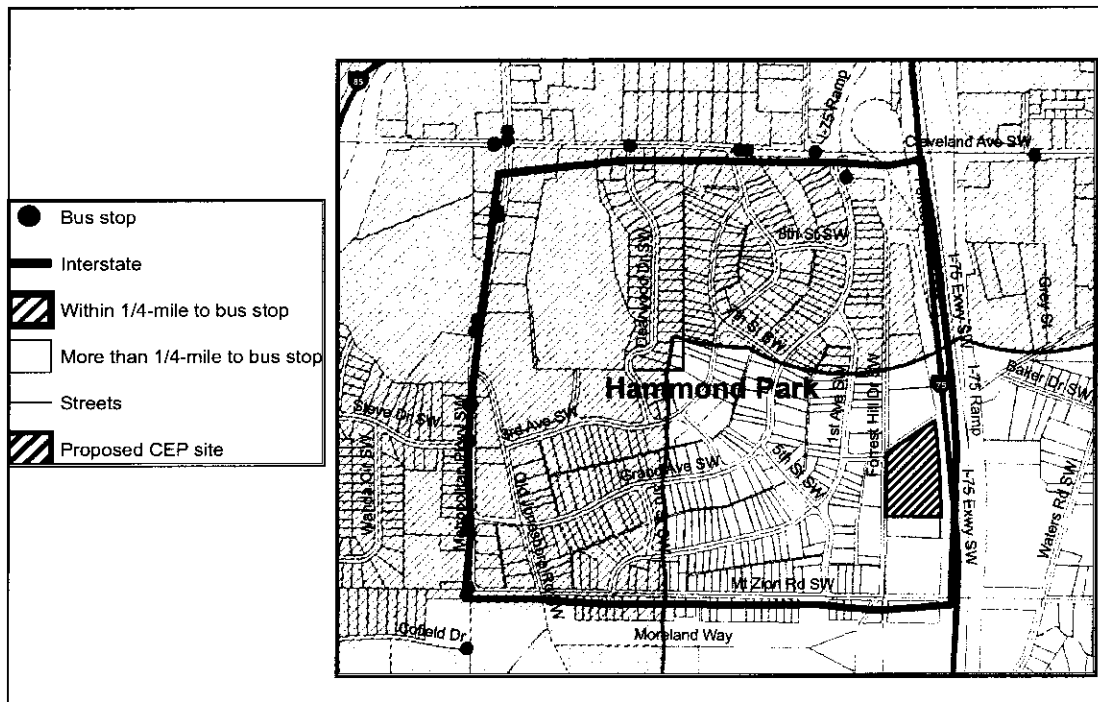
The only area in Hammond Park not accessible to bus stops within a quarter-mile radius is the southeast corner, which includes 5th Street SW, 4th Street SW, most of 1st Avenue SW, and part of Grand Avenue, Forest Hill Drive, and Mt. Zion Road. Approximately 170 parcels of land in the southeast section of Hammond Park are not within a quarter-mile of a MARTA bus stop. These parcels are zoned residential with the exception of several parcels on Forrest Hill Drive that are zoned for industrial uses.

The proposed site for the CEP school is included in these industrially-zoned parcels and is not within quarter-mile of a bus stop. The closest bus stop to the proposed CEP site is at the intersection of Metropolitan Parkway and Mt. Zion Road, which is approximately one-half-mile away. Alternatively, pedestrians can walk north along Forrest Hill Drive to reach the bus stop at the intersection of Grand Avenue and Cleveland Avenue. See Figure 10 or Map 3 in Appendix C for a larger view of the proposed CEP site and the distance to nearby bus stops.

¹⁵ This excludes Route 93 (Sylvan Hills), which was not cited in the data. Route 93 serves (1) Cleveland Avenue (at Metropolitan Parkway), (2) Calhoun Avenue, (3) Springdale Road, and (4) Sylvan Road (at Pekerson Road).

The proximity of CEP to MARTA bus stops is primarily a concern for parents of children who seek to visit the school. This is true because CEP and Atlanta Public Schools are supposed to provide students with secured transportation both to and from school. According to security protocol, students should not be walking to MARTA bus stops. In the cases of students who become ill during the day or students who are late to school, the procedures are rather unclear. Please refer to “Operations” in the section of the document titled “Overview of Community Education Partners” for further discussion of how transit and the school’s functioning relate.

Figure 10: Bus Route Service Areas



Bus Stop/Transit Facilities

Adequate bus stops require pedestrian accessibility through appropriate sidewalks, locations visible to bus drivers and passengers, convenient locations, proper spacing between stops, safe conditions for drivers and passengers, and finally, adequate passenger facilities.¹⁶ None of the bus stops in Hammond Park provide cover or shelter for riders. Transit facilities should be designed and maintained with respect for passengers. Priority should be given to the bus stops with the highest ridership. Table 22 ranks the bus stops from those with the highest number of boardings and alightings to those with the fewest.

¹⁶ "Making a Good Stop." (April 2004). http://www.the-bus-stops-here.org/good_stop.html.

Table 22: Bus Stops Ranked by Ridership

	Bus Stop Location	Route	Daily Boardings	Daily Alightings
1	CLEVELAND AVE SW & METROPOLITAN PKY S	78	95	99
2	METROPOLITAN PKY SW & CLEVELAND AVE S	95	87	88
3	CLEVELAND AVE SW & STEELE AVE SW	78	39	45
4	CLEVELAND AVE SW & BEELER DR SW	78	22	10
5	CLEVELAND AVE	78	21	17
6	CLEVELAND AVE SW & STEWART AVE SW	78	21	35
7	METROPOLITAN PKY SW & CONNELL AVE SW	95	18	16
8	METROPOLITAN PKY SW & CLEVELAND AVE SW	95	13	14
9	CLEVELAND AVE SW & 3RD AVE SW	78	9	0
10	CLEVELAND AVE SW & DEARWOOD DR SW	78	8	13
11	CLEVELAND AVE & GRAND AVE	78	8	16
12	CLEVELAND AVE SW & THIRD AVE	78	8	8
13	METROPOLITAN PKY SW & OLD JONESBORO R	95	8	8
14	METROPOLITAN PKY SW & STEVE DR SW	95	7	5
15	METROPOLITAN PKY SW & MT ZION RD SW	95	6	5
16	METROPOLITAN PKY SW & CONNELL AVE SW	95	5	7
17	DOGWOOD DR & MORELAND WAY	95	4	1
18	METROPOLITAN PKY SW & GRAND AVE SW	95	3	2
19	METROPOLITAN PKY SW & CLEVELAND AVE	95	3	5
20	DOGWOOD DR & COFIELD DR	95	1	2
21	METROPOLITAN PKY SW & STEVE DR SW	95	1	3
22	METROPOLITAN PKY SW & MT ZION RD SW	95	1	2
23	METROPOLITAN PKY SW & OLD JONESBORO RD SW	95	1	0
24	METROPOLITAN PKY & MORELAND WAY	95	1	0
25	DOGWOOD DR & GORDON CIR	95	1	5
26	METROPOLITAN PKY SW & CLEVELAND AVE	95	0	2
27	METROPOLITAN PKY & GORDON CIR	95	0	3
28	METROPOLITAN PKY SW & GRAND AVE SW	95	0	0
29	METROPOLITAN PKY & COFIELD DR	95	0	1
30	METROPOLITAN PKY & OLD JONESBORO RD	95	0	0
Total			391	412

Source: MARTA

The availability of sufficient space for bus shelters also plays an important role in their placement. Shelters may be provided by MARTA which currently has a backlog of shelters in storage.

The most prominent reason for bus shelters in and around Hammond Park is the need for protection from weather conditions and climate. As part of the shelter, benches increase the comfort of waiting passengers and are particularly important for elderly riders.

Other bus stop elements that are important to consider as part of a passenger facilities improvement program include information signage and trash receptacles. While it is not

necessary to have both of these amenities at each bus stop, the bus stops should be prioritized in terms of ridership and available space for these amenities.



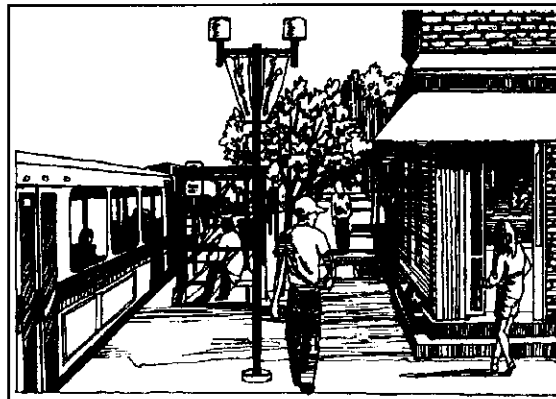
Hammond Park Bus Stop

Public transit stops are often used to leverage new community amenities in existing neighborhoods. If designed appropriately, transit stops can function as catalysts for small-scale projects and the development of activity nodes that include restaurants and services for the neighborhood, such as daycare and convenience stores. Because community amenities and greenspace are sparse in Hammond Park, bus stops present a logical opportunity for community enhancements.

The specific quality of each Hammond Park bus stop has not been evaluated in depth. Potential methods to better assess the suitability of MARTA bus stops, customer satisfaction and amenities

include the following:

- Departure and/or arrival times
- Mode of travel (bus only, rail only, or combination. Since the MARTA bus system is designed to provide feeder service to the rail system, nearly all trips involve both modes)
- Accessibility (access for persons with disabilities or elderly riders)
- Safety concerns (lighted facilities if traveling at night)
- Minimal wait time



Source: City of Calgary, "Transit Friendly Design"

Housing

Homes in the Hammond Park community consist mainly of single-family homes on lots one-quarter acre in size or greater. Apartments are concentrated to the east along Forrest Hills Drive and in the northwest corner of the community near the intersection of Cleveland Avenue and Metropolitan Parkway. The following inventory of housing was derived from Census 2000 SF 3 (long form) data, housing sales data from the Fulton County Tax Assessor, and a field survey conducted on March 29, 2006. This information is provided to evaluate the current state of Hammond Park's housing stock in comparison to the neighboring Stuart Hills community, the City of Hapeville, NPU X, and the City of Atlanta.

Overview

The 2000 Census identifies 844 homes in Block Group #1, which includes the Hammond Park community and is slightly larger. In comparison, the Stuart Hills community (Block Group #2) to the west consists of only 368 homes. The estimated sizes of housing stock for other areas of comparison are shown in Table 23.

Table 23: Number of Housing Units by Area, 1990-2000

Area	1990	2000
Block Group #1 – Hammond Park Area	799	844
Block Group #2 – Stuart Hills Area	409	368
NPU-X	5,997	5,848
Adjacent Hapeville Tract	2,670	2,538
City of Atlanta	182,754	186,998

Source: 1990 Census, SF3 Data, Table H001, 2000 Census, SF3 Data, Table H1

The above information illustrates the relative size of each comparison area and the growths in number of units between 1990 and 2000. While Hammond Park is over twice as large as Stuart Hills it is almost a third the size of the City of Hapeville in units. This comparison illustrates that Hammond Park is a relatively dense residential community. It is also evident from the data in Table 23 that the number of household units in Hammond Park increased between 1990 and 2000 while both Stuart Hills and Hapeville housing stocks have decreased.

Although Hammond Park's housing stock consists largely of single family homes, many of these are rental properties. This emphasis on rental property is typical of the area, as shown in Table 24.

Table 24: Housing Stock Composition, 2000

Area	Percent Rental	Percent Owned
Block Group #1 – Hammond Park Area	69.3%	30.7%
Block Group #2 – Stuart Hills Area	85.3%	14.7%
NPU-X	57.0%	43.0%
Adjacent Hapeville Tract	52.3%	47.7%
City of Atlanta	56.3%	43.7%

Source: 2000 Census, SF3 Data, Table H7

A majority of the residents in all areas shown in the table above are renters. However, renters are more heavily concentrated in Hammond Park and Stuart Hills, with two-thirds (69.3 percent) of residents in the Hammond Park area and 85.3 percent in the Stuart Hills area. It is important to note that the data in Table 24 only describes the type of tenant (renter or owner) living in a property and not the type of property itself. For example, no apartments are located in Stuart Hills even though this area has the highest concentration of renters.

The average (or median) age of the housing stock provides a measure of housing quality. The more recent the median age, the greater the availability of current housing amenities like an electrical system with adequate amperage, grounded outlets, air conditioning, etc. The median age of housing stocks, as of 2000, are provided in Table 25.

Table 25: Median Age of Housing Stock by Area, 2000

Area	Year
Block Group #1 – Hammond Park Area	1962
Block Group #2 – Stuart Hills Area	1972
NPU-X	1958
Adjacent Hapeville Tract	1957
City of Atlanta	1962

Source: 2000 Census, SF3 Data, Table H35

Although not the most modern, the Hammond Park area's housing stock is of comparable age or newer to most of the surrounding area. The Stuart Hills area is the only community with more modern housing than Hammond Park. The City of Hapeville, by comparison, has generally older homes than Hammond Park. In comparison to the surrounding areas, Hammond Park does not suffer from housing quality problems associated with having significantly older homes.

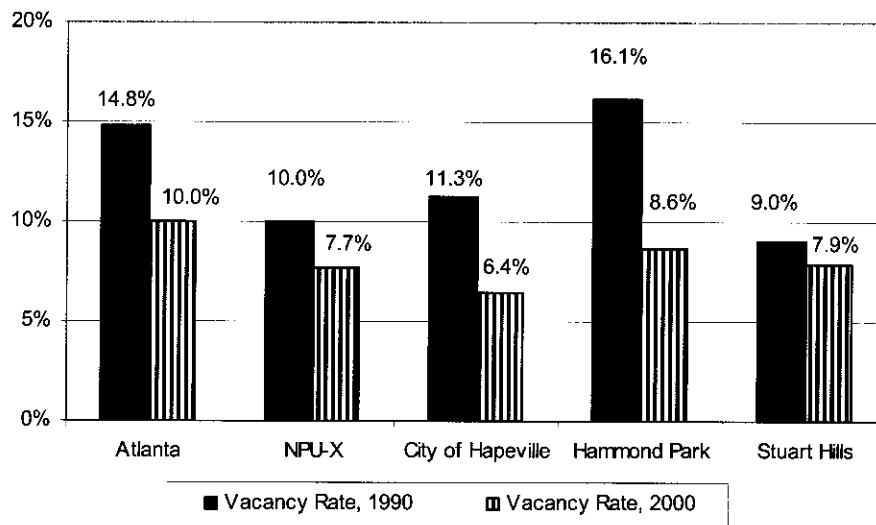
Vacant properties are an indicator of community vitality. Generally, the lower the number of vacant properties in an area, the more prosperous the neighborhood. Typically, vacancy rates run between five and ten percent. Table 26 provides vacancy rates for Hammond Park and surrounding areas in 1990 and 2000. Figure 11 summarizes this data to show the change over time.

Table 26: Housing Occupancy by Area, 1990-2000

Area	Vacancy Rate, 1990	Vacancy Rate, 2000
Block Group #1 – Hammond Park Area	16.1%	8.6%
Block Group #2 – Stuart Hills Area	9.0%	7.9%
NPU-X	10.0%	7.7%
Adjacent Hapeville Tract	11.3%	6.4%
City of Atlanta	14.8%	10.0%

Source: 1990 Census, SF3 Data, Table H004, 2000 Census, SF3 Data, Table H6

Figure 11: Housing Vacancy Rates, 1990-2000



Source: 2000 Census, SF3 Data, Table H6

The Hammond Park area had the highest vacancy rate of all areas considered in 1990. However, the Hammond Park area's vacancy rate has also shown the greatest decline of any of the areas. Between 1990 and 2000, the vacant housing stock has fallen from 16.1 percent to 8.6 percent. The planning team analyzed vacancies through a windshield survey in March 2006 and concluded that the vacancy rate had increased to 25.2 percent in the Hammond Park neighborhood (which is slightly smaller than the Hammond Park area represented by Block Group #1).

In addition to vacancy rates, rents and sales prices are another indicator of community vitality. Many areas in the City of Atlanta are gentrifying and, while there are many positive dimensions of gentrification, over time the existing residents can find themselves priced out of their own homes. As property values rise with prosperity, so too do the property taxes that are based on those property values. Table 27 provides average rent and sales data between 1990 and 2000 for Hammond Park and surrounding areas. All values are provided in constant 2000 dollars to adjust for the effects of inflation.

Table 27: Average Rent and Sales Prices by Area in 2000 Dollars, 1990-2000

Area	Avg. Rent, 1990	Avg. Price, 1990	Avg. Rent, 2000	Avg. Price, 2000
Block Group #1 – Hammond Park Area	\$650	\$58,405	\$481	\$75,000
Block Group #2 – Stuart Hills Area	\$632	\$89,186	\$500	N/A
NPU-X	\$640	\$73,944	\$464	\$88,214
Adjacent Hapeville Tract	\$625	\$82,996	\$713	\$70,000
City of Atlanta	\$626	\$178,872	\$733	\$212,861

Source: 1990 Census, SF3 Data, Tables H043 & H061, 2000 Census, SF3 Data, Tables H59 & H87

Although rents and sales prices are generally lower in Hammond Park, versus the surrounding areas, the community's rise in property value is significant. Between 1990 and 2000, home values rose approximately 28% in Hammond Park. This is higher than the City's 19% increase. Over the past six years, the home values in Hammond Park rose less than one percentage point to an average of \$75,643.82 in equivalent 2000 dollars (or \$81,000 in current dollars) (based on current property sales as determined by the Fulton County Tax Assessor's office). Sales ranged between 27 and 32 homes per year in Hammond Park. This rate of increase is very modest, and the fact that prices are still well under \$200,000 means that gentrification has not yet begun. Neighborhoods north of Hammond Park along Metropolitan Parkway are gentrifying and Hammond Park should begin now to preserve the affordability of some of the housing stock so that current residents can afford to continue to live in the neighborhood. The recommendations section has suggestions for how to accomplish this.

Although 2000 Census sales data was not available for Stuart Hills, 2005 values taken from tax data indicate an average sales price for this area of approximately \$80,403.19 in equivalent 2000 dollars (or \$86,296.46 in current dollars). This amount represents an approximate 10% decrease in the average property value in Stuart Hills since 1990. However, without knowing the sizes of the units that sold, it is not possible to say if prices declined generally.

Between 1990 and 2000, rents in the Hammond Park area declined by 26% and in the Stuart Hills area by 21%. In contrast, rents in Hapeville, NPU-X, and Atlanta increased. No data are available for current rents in any of these areas, but the increasing vacancies in the overall Hammond Park housing stock imply a weak and oversupplied rental market.

While sections of Hammond Park are stable and have increasing property values and rents, other sections are afflicted by crime, prostitution, and drug dealing. These activities are damaging the surrounding community and pushing rents down.

Housing Needs

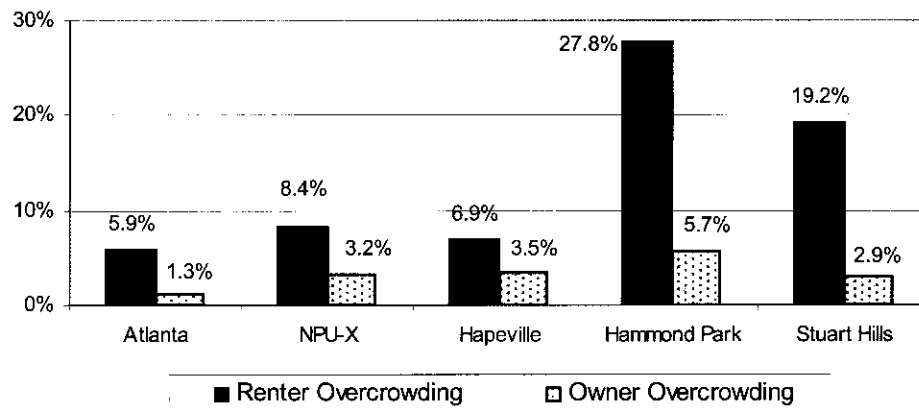
The U.S. Census, U.S. HUD, and the Georgia Department of Community Affairs define overcrowding as more than one person per habitable room in a home. Table 28 provides the percentages of overcrowding for renters and owners that fit this definition in the Hammond Park area and the five comparison areas. Figure 12: Overcrowding by Area, 2000 graphically illustrates the differences among communities.

Table 28: Overcrowded Homes by Area, 2000

Area	Renter Overcrowding	Owner Overcrowding
Block Group #1 – Hammond Park Area	27.8%	5.7%
Block Group #2 – Stuart Hills Area	19.2%	2.9%
NPU-X	8.4%	3.2%
Adjacent Hapeville Tract	6.9%	3.5%
City of Atlanta	5.9%	1.3%

Source: 2000 Census, SF3 Data, Table H20

Figure 12: Overcrowding by Area, 2000



Source: 2000 Census, SF3 Data, Table H20

Hammond Park has a much greater percentage of overcrowding among its renters than any of the other areas evaluated. The Stuart Hills community ranks second behind Hammond Park, although overcrowding among its renters is much lower. Among home owners, however, the percentage of overcrowded units is not as different between Hammond Park and Stuart Hills. Living conditions in Hammond Park housing, as measured by overcrowding, are significantly worse for renters than in any other surrounding area. The low incomes described earlier in Tables 13 and 14 and in Figure 6 are reflected again in the overcrowding data. Many of the families in Hammond Park do not have enough income to either rent or own adequate housing and have to live in overcrowded conditions.

The facilities available in Hammond Park area housing is another important indicator of housing needs. Plumbing and kitchen facilities are essential to healthy living and are tracked by the U.S. Census, U.S. HUD, and Georgia Department of Community Affairs as a result. Information on the percentage of homes lacking these facilities is provided in Table 29.

While the proportions are small, with none higher than 3.3%, on average homes in the Hammond Park area have a greater proportion of deficiencies in plumbing and kitchen facilities than the other surrounding areas. Although homes in Stuart Hills are slightly higher in plumbing deficiencies, Hammond Park has more than a percentage point greater proportion of kitchen deficiencies than any other area considered. In combination with the data from Table 28 addressing crowded living conditions, the quality of the Hammond Park housing stock can be characterized as both more deficient in essential attributes and more crowded than surrounding areas.

Table 29: Homes Lacking Plumbing and Kitchen Facilities by Area, 2000

Area	Percent Lacking Plumbing (H47)	Percent Lacking Kitchens (H50)
Block Group #1 – Hammond Park Area	3.1%	3.3%
Block Group #2 – Stuart Hills Area	3.5%	1.9%
NPU-X	1.2%	2.2%
Adjacent Hapeville Tract	0.7%	1.1%
City of Atlanta	1.0%	1.4%

Source: 2000 Census, SF3 Data, Tables H47 & H50

The final characterization of Hammond Park residents is the financial strength of their housing position. One of the widely-accepted measures of housing needs is cost burden. Cost burden represents the proportion of a household's total income that is required to cover home-related expenses. Cost burdened households are defined as those households that must devote 30 percent or more of their total income to housing expenses. The proportion of cost-burdened households in the Hammond Park area and its surrounding communities is provided in Table 30.

Table 30: Cost-Burdened Households by Tenure and by Area, 2000

Area	Cost-Burdened Renters	Cost-Burdened Owners
Block Group #1 – Hammond Park Area	43%	29%
Block Group #2 – Stuart Hills Area	49%	46%
NPU-X	47%	34%
Adjacent Hapeville Tract	40%	22%
City of Atlanta	43%	29%

Source: 2000 Census, SF3 Data, Tables H69 & H94

Over 40 percent of Hammond Park renters are considered cost-burdened. When compared with the incomes shown earlier in Table 14, it is clear that there is insufficient money left in many household budgets for other essential purchases such as food, school supplies, and transportation. The slightly lower rates of cost burdening in owner-occupied housing (29 percent pay over 30 percent of their income for housing) reflects an older population that had the good fortune to purchase their homes earlier at less-expensive prices. Nevertheless, nearly one-third of owners pay more than both U.S. HUD and the State of Georgia deem desirable.

In general, there are only two alternatives to these situations – increase incomes through job training and economic development or produce or acquire more affordable housing in the neighborhood. Both of these choices will be discussed in the policy recommendations section.

Tax Delinquent Properties

As a part of the evaluation of Hammond Park's housing stock, a review of the Fulton County tax assessor's records was conducted to identify tax delinquent properties. The purpose of this analysis was to identify neglected homes that might be used to the community's benefit in the creation of new park or community facilities. This information is summarized in Table 31.

Table 31: Tax Delinquent Properties in Hammond Park

Street	Number of Properties	Delinquent Since	Taxes Due
Dearwood Drive, SW	3	1997	\$ 3,491.56
Eighth Street	2	1997	\$ 5,519.43
Fifth Street, SW	2	2002	\$ 481.39
First Avenue, SW	6	1997	\$ 4,194.60
Forrest Hills Drive	1	1997	\$ 1,827.57
Grand Avenue SW	3	1999	\$ 3,118.13
Mount Zion Road, SW	1	2003	\$ 189.56
Old Jonesboro Road	1	2003	\$ 24.62
Seventh Street, SW	2	1998	\$ 2,200.32
Total	21		\$ 21,047.18

As can be seen in the above table, a total of 21 tax-delinquent properties were identified in Hammond Park. Several of these are contiguous and some are larger off-street parcels. These tax-delinquent properties are located throughout Hammond Park. Because these properties can be acquired at a lower cost, tax-delinquent properties were considered among other resources in proposing the park locations found in the Parks and Greenspace section.

Windshield Survey

A windshield survey was conducted on March 29, 2006 to field verify the status of the housing stock in Hammond Park. The basis for the analysis of code violations was the City of Atlanta's Neighborhood Deputies program guidelines. A total of 424 homes were evaluated. Generally, homes were observed to be in good condition with little to no structural deficiencies. Homes were generally well maintained, although many vacant buildings were identified in the area. The findings of this survey are summarized in Table 32, Table 33, and Figure 13.

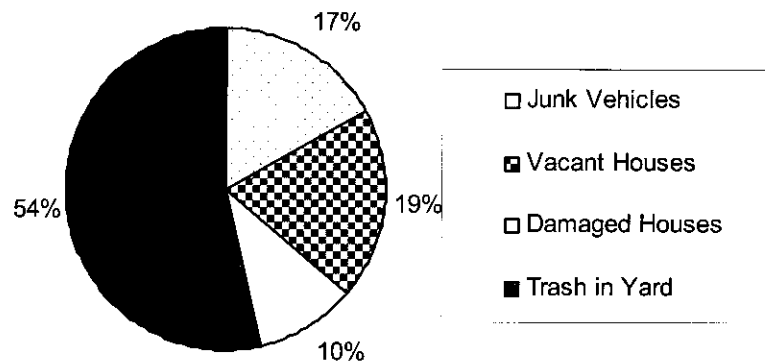
Table 32: Summary of Vacant Properties in Hammond Park

Abandoned Building Type	Occurrences
Vacant house (open)	10
Vacant house (sealed)	74
Vacant house (boarded up)	23

Table 33: Observed Code Violations in Hammond Park

Code Violation	Occurrences
Junk vehicle(s) in yard	24
Junk Vehicle(s) on street	4
Vacant lot (overgrown)	12
Vacant lot (trash/ debris)	10
Vacant house (open)	10
Deteriorated/damaged house	17
Debris in street or sidewalks	9
Abandoned appliances	8
Trash on property	42
Overgrown yard	23
Scrap tires	7

Figure 13: Hammond Park Code Violations by Type



The most prevalent code violation was trash on the property. Junk vehicles were also a sizeable portion of the violations. Substantial efforts are required to reduce the number of code violations. Hammond Park Neighbors should work with Councilwoman Shepard and the Bureau of Planning to bring pressure on the owners of properties that are not compliant with the law.

Also of great concern is the number of vacant homes in the neighborhood. There are 97 vacant and closed houses in Hammond Park. Some of these – the 23 that are boarded-up – are likely in

foreclosure and will be brought back to the market when their legal complications have been concluded. Most of the 74 units that are vacant and sealed are not being actively marketed.

Hammond Park Neighbors should seek the assistance of the Community Alliance of Metropolitan Parkway (CAMP) and other non-profits to intercede in these units' operations to try to restore them to occupancy.

The 10 units that are vacant and open constitute a serious threat to the community. Aggressive code enforcement should insist that these buildings are closed as soon as possible. These open buildings provide an accessible and dangerous location for drugs, prostitution, and other criminal activity to occur. Each of these facilities should be secured at the earliest opportunity by the land owner.

To avoid undue attention within the community, specific information on the code violations observed is withheld from this report. However, this information has been transmitted to the Hammond Park Neighbors organization.

Safety

Location of Crimes

Reported crime statistics for the years 2003, 2004, and 2005 were collected from the Atlanta Police Department for the purposes of this report. In order to include only the crimes reported in the Hammond Park neighborhood, GIS was used to locate the addresses of reported crimes, and only the crimes reported within the boundaries of Hammond Park are included in this analysis. Figure 14 shows the locations of reported crime incidents for 2003, 2004, and 2005.

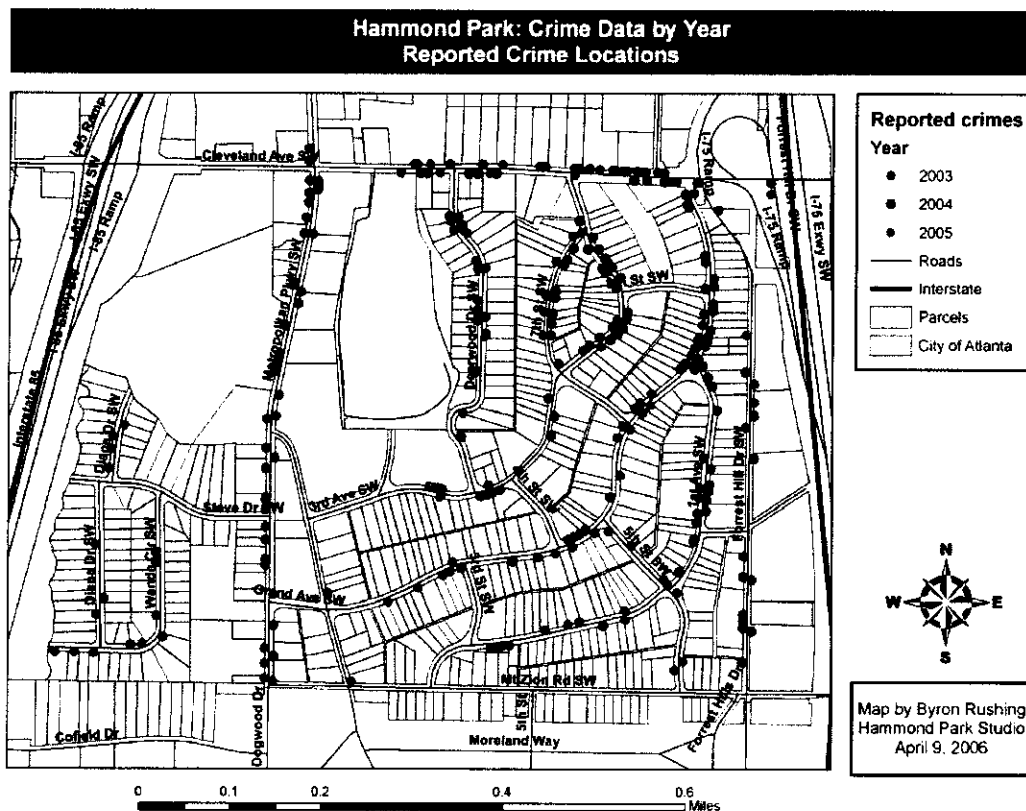


Figure 14: Reported Crime Locations for 2003, 2004, and 2005

Crime has remained consistently distributed for all three reported years, with most events occurring along major streets and at intersections. Several neighborhood streets are of particular concern, with most crime events occurring in the northern half of the neighborhood and within a relatively short distance of Cleveland Avenue.

Criminal Offenses

The categories of crimes reported have been condensed into eleven overarching categories. Table 34 displays criminal offenses for 2003, 2004, and 2005 in these major categories, and the detailed list of crimes reported is included in Appendix D. Data on runaway juveniles have been omitted from Table 34 due to inconsistent correlation between 2003 and the other years, but this information is included in the Technical Appendix.

Table 34: Criminal Offenses – Hammond Park, 2003-2005

Crime Type	2003	2004	2005
Alcohol offenses	16	42	58
Criminal trespass	9	7	21
Disturbing the peace	28	50	42
Drug offenses	23	27	83
Fraudulent activity	25	15	22
Property damage	65	41	65
Prostitution	15	17	22
Sex Offenses	7	17	14
Terroristic threat/intimi	22	10	6
Weapons Charges	5	2	10
Miscellaneous	19	40	45
Total	234	268	388

Source: Atlanta Police Department, 2003,2004,2005

When the number of runaway juveniles reported is omitted from the data, the number of crimes reported in Hammond Park increased from 234 to 268 (15 percent) between 2003 and 2004, and from 268 to 388 (45 percent) from 2004 to 2005 (Table 35).

The most commonly reported criminal offense in Hammond Park in 2003 was property damage (65 reported). This amount declined between 2003 and 2004, and increased again in 2005. In 2004, disturbing the peace was the most commonly reported crime, followed by alcohol offenses, property damage, and miscellaneous offenses. The number of alcohol offenses reported increased more than any other category between 2003 and 2004 (163-percent increase) and increased again between 2004 and 2005 by an additional 38 percent. The number of sex offenses reported increased by 143 percent between 2004 and 2005. The number of sex offenses declined, however, between 2004 and 2005.

Table 35: Percent Change in Crime, 2003-2004, and 2004-2005

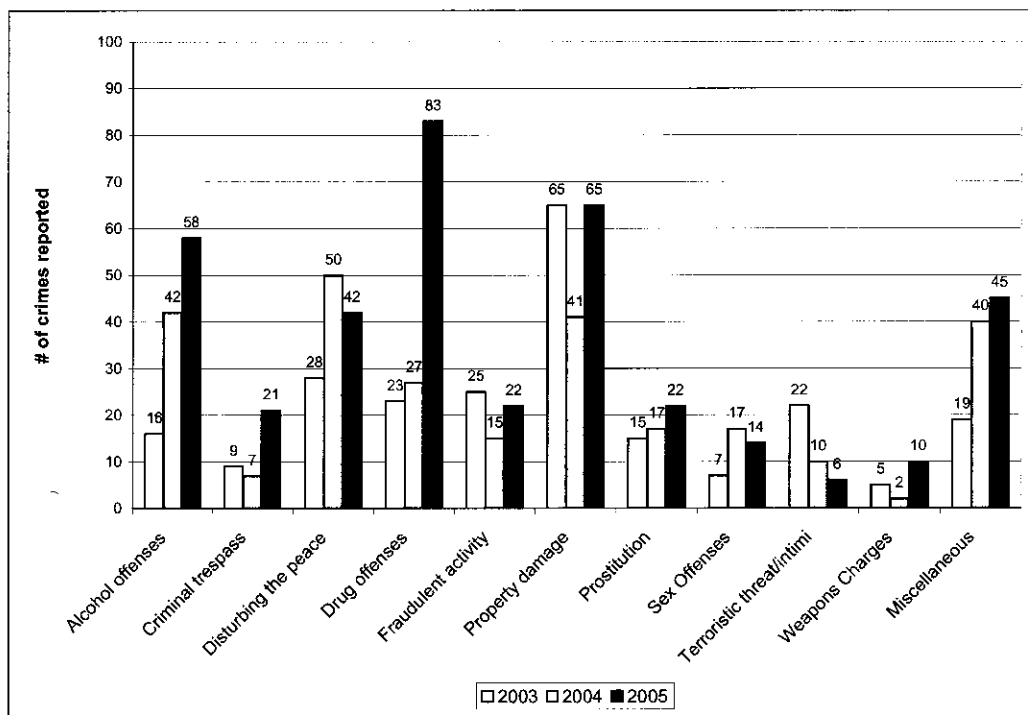
Crime Type	2003	2004	Percent change
Alcohol offenses	16	42	163%
Sex Offenses	7	17	143%
Miscellaneous	19	40	111%
Disturbing the peace	28	50	79%
Drug offenses	23	27	17%
Prostitution	15	17	13%
Criminal trespass	9	7	-22%
Property damage	65	41	-37%
Fraudulent activity	25	15	-40%
Terroristic threat	22	10	-55%
Weapons Charges	5	2	-60%

Crime Type	2004	2005	Percent change
Weapons Charges	2	10	400%
Drug offenses	27	83	207%
Criminal trespass	7	21	200%
Property damage	41	65	59%
Fraudulent activity	15	22	47%
Alcohol offenses	42	58	38%
Prostitution	17	22	29%
Miscellaneous	40	45	13%
Disturbing the peace	50	42	-16%
Sex Offenses	17	14	-18%
Terroristic threat	10	6	-40%

Source: Atlanta Police Department

From 2004 to 2005, the number of weapons charges increased from 2 to 10, while drug offenses increased from 27 to 83, and criminal trespass incidents tripled. Incidents of disturbing the peace decreased between 2004 and 2005, and terroristic threats reported declined from 22 to 6 between 2003 and 2005.

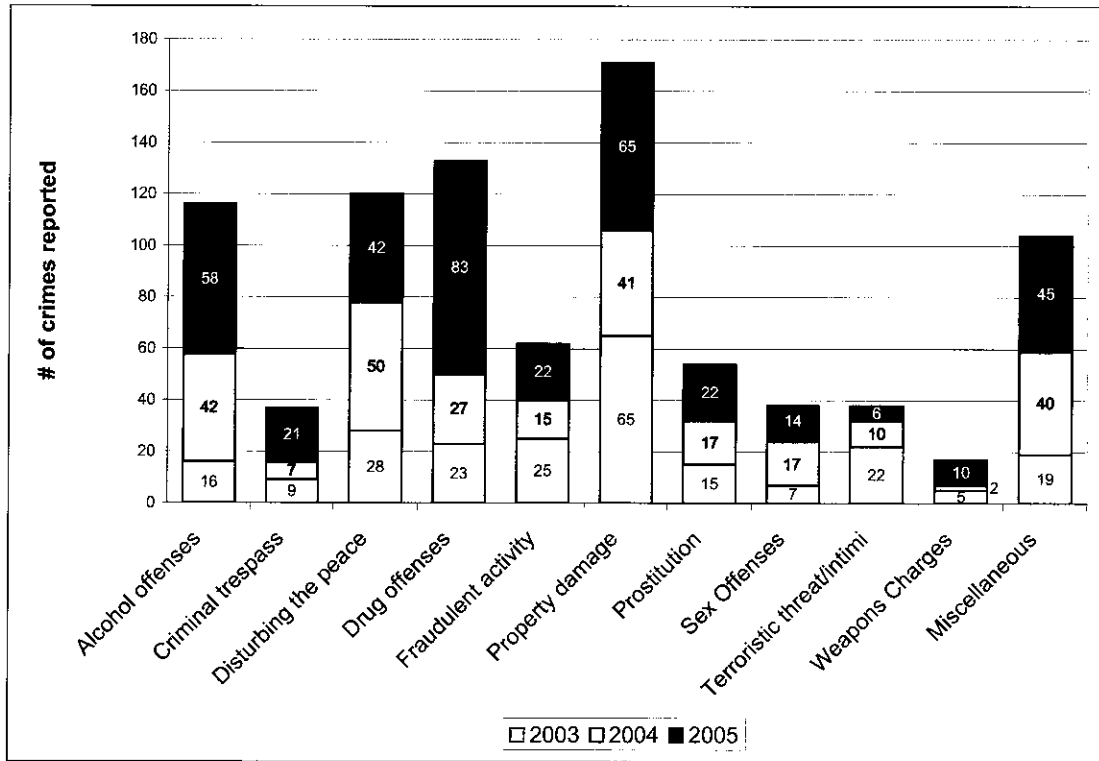
Figure 15: Criminal Offenses – Hammond Park, 2003-2005



Source: Atlanta Police Department, 2003,2004,2005

Figure 16 graphically displays the cumulative crimes reported for all three years. The most frequently reported criminal offense in Hammond Park, in sum, for all three years, was property damage. Drug offenses, disturbing the peace, and alcohol offenses are among the next most frequently cited crimes in the neighborhood. Appendix D has a more detailed description of the subcategories of crimes that are included in the eleven broader categories. The subcategories are not necessarily consistent for all three years. For example, vagrancy was not specifically reported in the data in 2003, but was included within the miscellaneous category for 2004 and 2005.

Figure 16: Reported Criminal Offenses – Hammond Park, 2003-2005



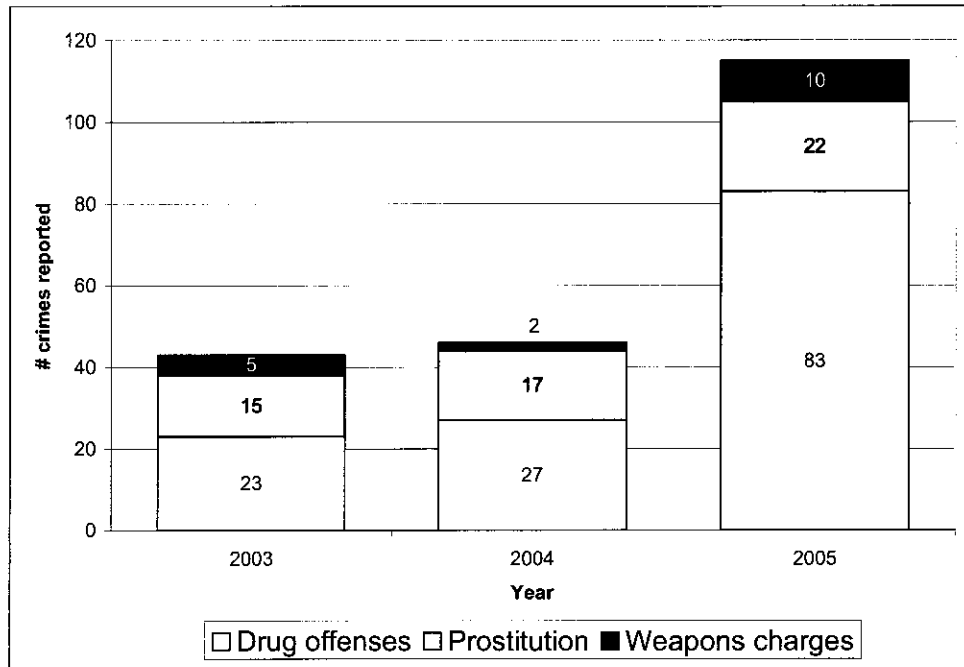
Source: Atlanta Police Department, 2003,2004,2005

Drugs, Prostitution, and Weapons

Drugs and prostitution are frequently cited by Hammond Park residents as a primary neighborhood issue. The number of reported drug, prostitution, and weapons offenses have all increased in the last three years.

Figure 17 graphically represents the increase in all three of these crimes. The number of drug offenses quadrupled between 2003 and 2005, the amount of prostitution increased by almost 50%, and the number of weapons charges doubled.

Figure 17: Drugs, Prostitution, Weapons



Source: Atlanta Police Department, 2003,2004,2005

The subcategories within the broader group of drug offenses varies between all three years. Table 36 identifies the specific drug-related offenses for the three years, And indicates that there was a significant increase in the drug-related incidents that were listed for all three years. The reported incidents of marijuana possession and cocaine possession both increased substantially between 2003 and 2005.

Table 36: Drugs Offenses - Hammond Park, 2003-2005

DRUG OFFENSE	2003	2004	2005
MARIJUANA POSSESSION	1	15	31
MARIJUANA SALES	N/A	1	N/A
DUI OF DRUGS	N/A	1	1
AMPHETAMINE POSSESSION	N/A	N/A	1
COCAINE FREE TEXT	N/A	N/A	1
COCAINE POSSESSION	17	9	40
COCAINE SALES	5	N/A	8
HALLUCINOGEN SALES	N/A	N/A	1
POSSESSION OF DRUG- RELATED ITEMS	N/A	1	N/A
Total	23	26	83

Source: Atlanta Police Department, 2003,2004,2005

The prostitution category includes both prostitution and "procuring for prostitution/ pimp" in 2003 and 2004, but 2005 does not include "procuring for prostitution/ pimp" specifically. Criminal offenses of prostitution increased from 15 crimes reported in 2003 to 22 in 2005.

Weapons charges decreased slightly between 2003 and 2004, but then increased to 10 in 2005. In 2003 and 2004, weapons charges include "weapons" and "carrying concealed weapons." The weapons charges category included more detailed categories in 2005. In addition to the two categories in the other years, 2005 crime data also included "possession of other weapon" and "carrying prohibited weapon."

Parks and Greenspace

Park areas are essential pieces of a neighborhood. They serve as community gathering places, safe playgrounds for children, and help meet regional environmental needs. This study has examined gaps in existing parks and greenspaces for the area and suggests several potential locations for the Hammond Park neighborhood.

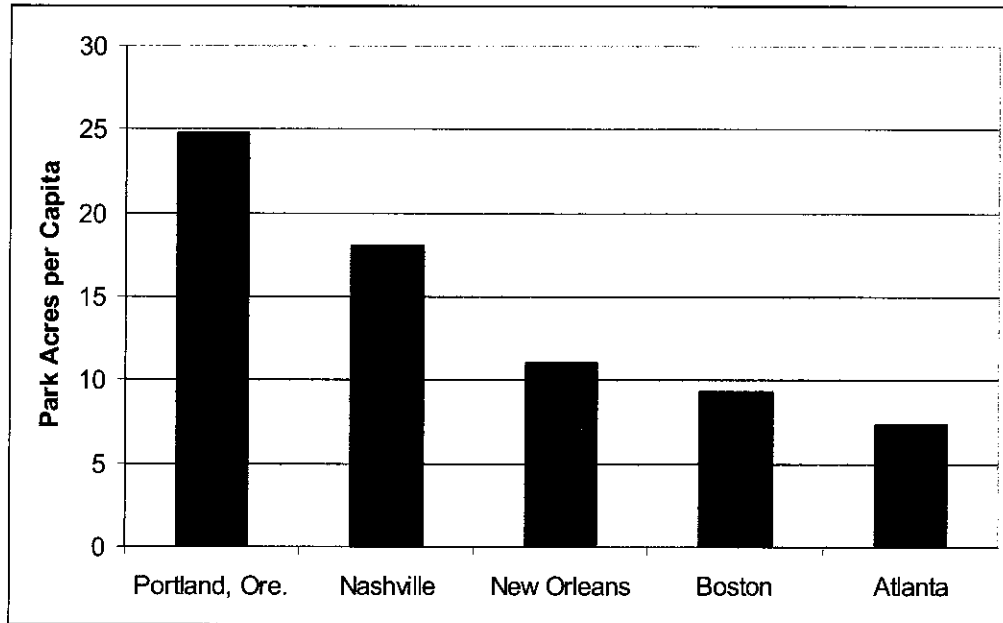
The City of Atlanta has continually ranked low nationally in total park acres and park acres per capita. Table 37 shows population, total park acres, and park acres per capita for selected national cities. In a recent survey by the national Trust for Public Land, Atlanta was reported to have just over three-thousand park acres and roughly seven-and-a-half acres per capita.¹⁷ This puts the city low on both total and per capita acres.

Table 37: Parks and Greenspace Acres for Selected National Cities

City	Population (2002)	Total Parks and Preserves within City (Acres)	Parks and Preserves per 1000 Residents (Acres)
Jacksonville	762,000	82,349	108.1
San Diego	1,260,000	37,968	30.1
New York	8,084,000	36,646	4.5
Houston	2,010,000	21,252	10.6
Charlotte/Mecklenburg County	735,000	17,042	23.2
Portland, Ore.	539,000	13,357	24.8
Chicago	2,886,000	11,729	4.1
Nashville/Davidson County	569,000	10,237	18.0
Boston	589,000	5,457	9.3
New Orleans	474,000	5,228	11
Atlanta	425,000	3,147	7.4

¹⁷ Trust for Public Land. "New Data on City Parks." Retrieved April 2006 from http://www.tpl.org/tier3_cd.cfm?content_item_id=5960&folder_id=985

Table 38: Park Acres per Capita for Selected National Cities



Total and per capita acres are only one measure of a city's park system, however. Parks and greenspace areas must be easily and safely accessible to neighborhood residents. National standards generally state that parks should be within one quarter-mile of residences to be reached comfortably by walking. Figure 18 shows the closest city parks to the Hammond Park neighborhood. The closest city park is just under one mile from the neighborhood and all three of the closest parks require crossing interstate highways to reach.

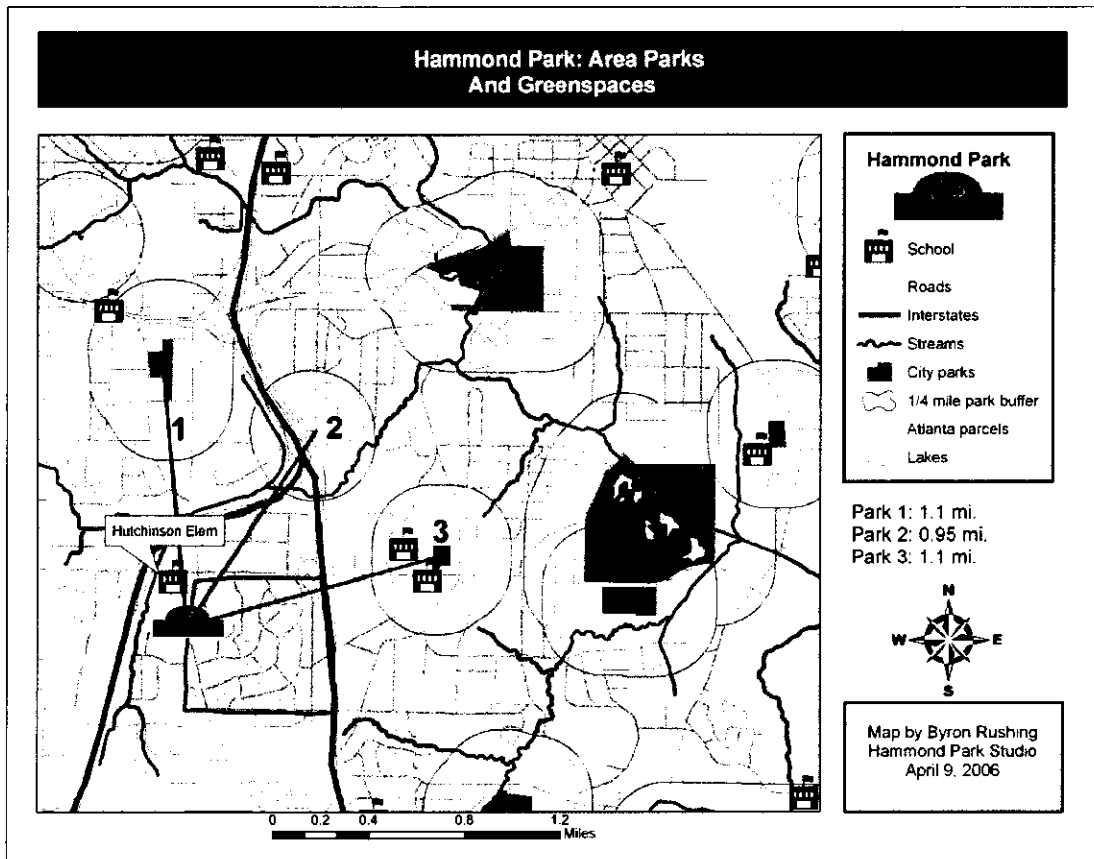


Figure 18: Parks and Greenspaces Nearby

Through a windshield survey and a public records search, the study team was able to compile a significant amount of data on the Hammond Park neighborhood. After compiling and reviewing this data, several locations stand out as potential sites for new neighborhood parks and playgrounds. Figure 19 shows selected sites, along with potential gateway locations and community centers. The main criteria for parks were centrality to the neighborhood, parcels that would be easily accessible, and parcels that would be obtainable through legal means. These sites were chosen after a brief review and are presented for further comment and refinement by the neighborhood.

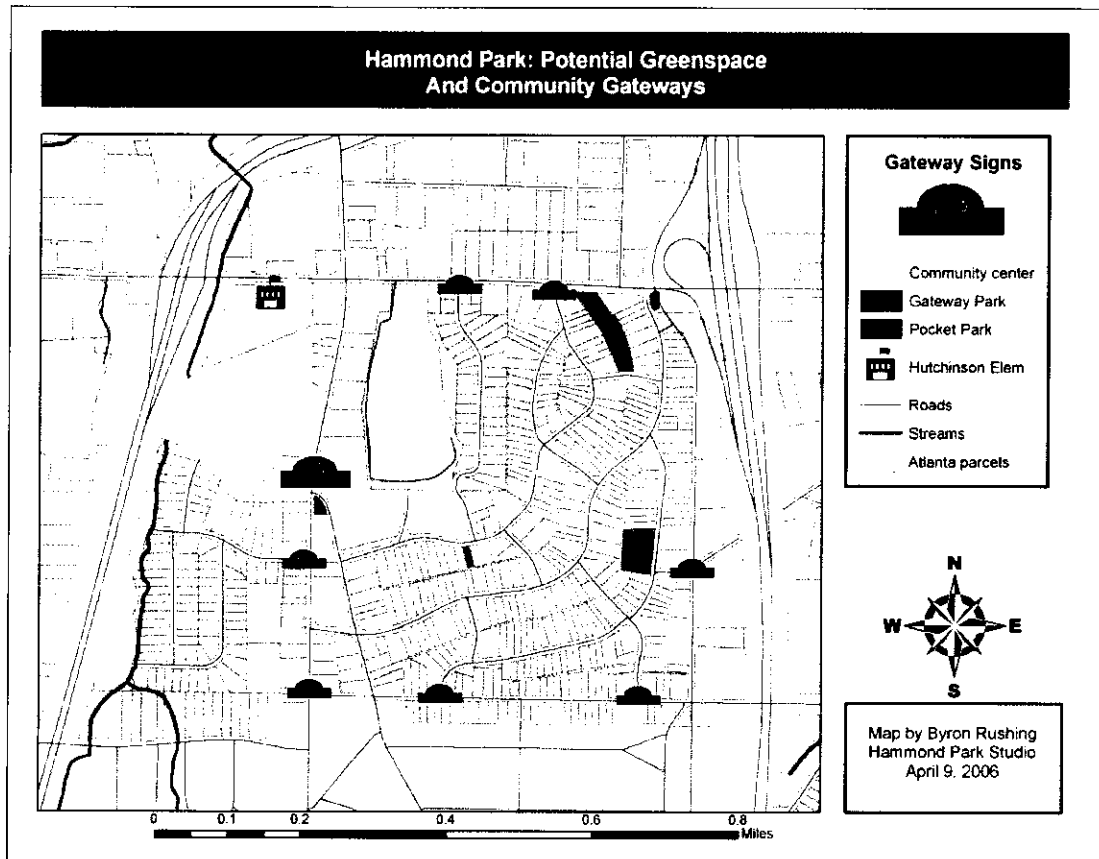


Figure 19: Potential Sites for Parks and Gateways

The most notable features of Figure 19 are the gateway signs (Appendix E) and parks. Two parcels are suggested as gateway parks because of their prominence to the neighborhood and their ability to increase the visual attractiveness of Hammond Park. One, at the intersection of Metropolitan Parkway and Old Jonesboro Road, is near the most prominent high point in the neighborhood. The other, along Cleveland Avenue just west of Interstate 75, alerts motorists and pedestrians that they are in Hammond Park. It also would make a comfortable spot for residents who have walked to the commercial facilities across the interstate to rest for a moment. These sites, in addition to major intersections along the perimeter of the neighborhood, should be marked by special Hammond Park signs to delineate the boundary of the neighborhood and greet visitors entering Hammond Park. Building community is an important way to nurture both businesses and residents in the area. Providing community parks allow residents an area to congregate. Clearly labeling the neighborhood will help to both forge a common identity and to create a more attractive and friendly neighborhood.

Analysis of CEP School

Overview of Community Education Partners

Background of Company

Community Education Partners (CEP) is a 10 year old, private, for-profit corporation providing alternative education services for public school districts. Typically, CEP enters into a contract for service with urban public school districts where the district pays CEP to provide educational services directly to students. As a result, CEP opens or takes over an alternative school or schools. CEP hires principals and staff to deliver alternative education services to students referred to the program. In addition to a staff selected by the corporation, CEP usually requires a building to be built, purchased, or renovated in order to establish an environment that is conducive to its style of instruction.

Presently, CEP operates schools in eight cities: Houston, Texas; Philadelphia, Pennsylvania; Charleston, South Carolina; Richmond, Virginia; Panama City, Florida; Orlando, Florida; St. Petersburg, Florida; and Atlanta, Georgia. Additionally, CEP's program has been endorsed by a variety of citizens and citizen groups. Martin Luther King III has endorsed CEP as has 100 Black Men of America¹⁹. Both claim that CEP makes a positive contribution to student achievement and society.

Structure of Program

CEP has created an alternative school program that provides a structured learning environment for students who have struggled both academically and behaviorally in the regular classroom setting. The program focuses on what CEP calls the "Three Bs," Be here, Behave, and Be learning. By focusing on these basic tenants, CEP aims to "increase attendance, make schools safer and accelerate learning in reading and math."²⁰

In the CEP model, students are placed in the alternative school setting for at least 180 school days (one school year) and separated into small groups of approximately 25 students according to school grade and gender. Four of these small groups make up what CEP calls a "learning

¹⁹ <http://www.communityeducationpartners.com/endorse.asp>

²⁰ <http://www.communityeducationpartners.com/aboutcep.asp>

community.” Each learning community contains approximately 10 staff members. Of the 10 staff members, there are four teachers, four teacher assistants, an instructional leader, and an assistant. For every two learning communities, there is a Student Service Specialist who observes and listens to students. This person is also responsible for recommending students to counseling, which is conducted by outside providers. Thus, the overall student to staff ratio is approximately 10:1 but the student to teacher ratio is in the range of 20:1.

Upon arrival at CEP, the student and their parent(s) or guardian, are oriented to the CEP program. The student is then evaluated to determine his or her math and reading skills. He or she is also evaluated concerning the behavior that has led to their referral to CEP. Once these areas have been assessed, CEP along with the student, establishes an individual academic and behavioral plan that will guide the student through their stay at CEP.

To facilitate student achievement, CEP provides a highly structured learning environment. Students are separated by gender and grade level into classes. Additionally, students are required to wear uniforms and to keep their hands by their sides while in halls. Jewelry and backpacks are banned from school. Lunches are brought to students to decrease interaction with other students. As it is assumed by CEP that too much interaction among students can cause behavioral problems, interaction between students is kept to a minimum and emphasis on instruction is maximized.

To further facilitate what CEP would refer to as a better learning environment, a specially designed school facility is required. A typical school building with a long hall and classrooms along the hall is not desired by CEP. The basic design employed by CEP is a type of pod structure with four classrooms surrounding a central common area. This is the physical structure of what CEP refers to as a “learning community.” Each learning community is designed to be isolated from other learning communities in order to decrease student interaction. Thus, students rarely, if ever, leave their learning community.

Operations

In Atlanta, students arrive at CEP by Atlanta Public Schools (APS) buses. Buses are dispatched to various pick-up points across the city. These pick-up points are not necessarily in front of students' homes but are central points where students gather to wait for the bus. Buses that transport CEP students to school carry only CEP students and run later than buses transporting students to other APS schools²¹. Thus, CEP students do not interact with other APS students at

²¹Henson, Jamie. Personal interview with Kathy Augustine, Deputy Superintendent, APS. Conducted April 12, 2006.

bus stops, on buses, or in the school facility. Upon arrival inside the security envelope at the CEP facility, the bus is surrounded by security guards and students are escorted into the school in small groups. Prior to entering the school, all students go through metal detectors and are subject to search.

Once in the school, CEP security officers are stationed around the school. These officers are supplemented by off-duty Atlanta Police Department (APD) officers who are paid to patrol the school. In addition to patrolling the school, security forces may be dispatched to the surrounding neighborhood to retrieve students who belong in the school. APD officers stationed in the school work with the neighborhood's police precinct to help insure the safety of the students as well as the neighborhood.

Procedures for dismissing students in the afternoon are very similar to arrival procedures. Students are escorted to the buses in an orderly fashion and are dropped off at certain points throughout the city. However, the procedure for students leaving during the day due to sickness or other reason is less clear. Ideally, a parent or other adult comes to the facility to collect the student, however not all families have access to an automobile and can pick up their child. If this is the case, there are multiple options for the student to get home. Someone from CEP could drive them home or police officers may transport students to their homes. As this is time consuming, it is not often the case. These same officers may also transport the student to a MARTA bus stop or rail station or the student may be given a MARTA token and told to walk to the bus stop.

A similar indefiniteness surrounds the case of a student who is late arriving at school. Medical appointments or other obligatory events may occasionally necessitate a student's late arrival. Late arrivals pose a similar but more difficult problem than do early dismissals. Assuming the student does not have access to private transportation, the student may only arrive by MARTA bus or by being picked up by someone from the CEP school, as it is highly unlikely that any students will walk to school. This creates a dilemma for the school and neighborhood. Either students are forced to walk through the neighborhood after they exit the MARTA bus or the school must pick up and potentially wait for the student at a bus stop, rail station, or some other point.

Student Impact

Generally speaking, there have been two levels of results claimed by CEP, direct and indirect. The direct results include the outcomes for students enrolled in the program and are limited to those students. For these students, according to CEP, attendance is high and the rate of learning

is high as well. Indirect results are those that are manifested in the system as a whole resulting from the efforts of CEP. These effects usually come in the form of lower level of violence in the school system. CEP has claimed that by instituting their program, overall violence rates in the school system have decreased. To assess the validity of these assertions, an independent review of the actual results from other CEP schools across the country was conducted. An overview of these results follows.

In Houston, CEP is credited by the district superintendent with lowering violent school crimes by 23percent and reducing school arrests by 20 percent²². Though causality is impossible to determine, these effects were attributed to providing a safer school environment as well as removing potentially violent students from the student population. Houston has also credited CEP with improving participating students' average performance in reading by 2.5 years and improving math skills by 1.7 years in 180 days²³.

Additionally in Houston, the two CEP schools have performed relatively well with respect to attendance and drop-out rate. The two CEP schools average approximately an 85% attendance rate and less than a 1 percent drop-out rate²⁴. Though the attendance rate is lower than the attendance rate of 90percent to 95percent for regular education schools²⁵, it is higher than the 75percent to 84percent attendance for other district alternative schools. Additionally, the low drop-out rate is lower than other alternative schools as well as other regular education facilities²⁶.

The Atlanta CEP school has had problems with attendance as well as performance. In 2004, more than 50percent of students were absent 15 or more days and in 2005, about 40percent of students were absent 15 or more days²⁷. Additionally, the school did not meet its adequate yearly progress goals. Only about 10percent of students are considered proficient or better for their grade level in Mathematics and about 25 percent of students were considered proficient or better for their grade level in English and Language Arts²⁸. While it is to be expected that alternative school students would have higher rates of absenteeism and lower levels of performance, it is difficult to imagine how education can be occurring with such high rates of

²²Markely, Melanie. New School Gets Credit for Cutting HISD Crime. *Houston Chronicle*. December 4, 1997.

²³Editorial Board. An Educational Reform Everyone Agrees On. *Philadelphia Inquirer*. July 30, 1999.

²⁴http://www.houstonisd.org/HISDPortal/departments/article_collection_front/0,3147,31059228_34996841_0_54549261,0.html, Retrieved February 25, 2006.

²⁵http://www.houstonisd.org/HISDPortal/departments/article_collection_front/0,3147,31059228_34996841_0_54499308,0.html, Retrieved February 25, 2006.

²⁶Ibid.

²⁷http://www.doe.k12.ga.us/_reports/ayp_2005/second.asp?SchoolID=761-0403-b-0-1-0-0-0-0-0-0-0, Retrieved February 25, 2006.

²⁸http://www.doe.k12.ga.us/_reports/ayp_2005/performance.asp?SchoolID=761-0403-b-0-1-0-0-0-0-0-0-0, Retrieved February 25, 2006.

absenteeism and low rates of achievement. These assessments cast doubt on CEP's claims of increasing attendance rates and achievement levels.

Another problem for CEP has been high staff turnover and poor instruction. In Charleston's new CEP facility that began operation in August 2005, both the principal and 17 other employees have already resigned²⁹. High turnover has been a problem in Atlanta as well. The facility has had multiple principals in its short existence³⁰. Atlanta's CEP school has also had problems with its level of instruction. To combat this, APS has instituted the PLATO personalized instruction and standards-driven assessment and accountability learning system which accurately reflects student progress in order to hold CEP accountable for its level of instruction. Previously, CEP had been using an evaluation instrument that inflated gains in achievement. Additionally, APS requires CEP to report standardized testing results as a school, rather than allowing CEP students' test results to be recorded with their home school, in order to further increase accountability. CEP is also addressing teacher quality as APS has been dissatisfied with the quality of teachers retained by CEP³¹.

In addition, parents have concerns about the CEP program. Parents in Panama City, Florida have challenged the involuntary assignment of students to CEP programs, citing inconsistent standards between CEP students and students enrolled in the regular public education system³². The difficulties in operating alternative educational programs can lead to stress and frustration for staff as well as parents, so these data should not be interpreted as conclusive of problems but instead as cautions requiring further investigation.

Community Impact

In order to more fully evaluate CEP's impact on students and the surrounding community, an overview of Charleston, South Carolina's CEP facility was conducted. Charleston was chosen because the CEP facility will be located in a neighborhood similar to Hammond Park. Additionally, in depth case studies were conducted on CEP's Philadelphia and Houston operations. These two cities were chosen because CEP has operated in both cities for several years and has more than one school in each city. Local newspapers were surveyed for information pertaining to CEP in each city, academic research was reviewed, and community members near the CEP facilities were contacted. Additional information about the schools, where

²⁹Corregge, Diette. Early Returns Are Mixed At School for At-Risk Students. *The Post and Courier*. January 29, 2006.

³⁰Henson, Jamie. Personal interview with Kathy Augustine, Deputy Superintendent, APS. Conducted April 12, 2006.

³¹Ibid.

³²Calhoun, S. Brady. Parent Contests School Board Recommendation. *The News Herald*, Panama City, Florida. September 15, 2005.

available, was gathered by an evaluation of data posted for each school concerning achievement and attendance.

Charleston

Remarkably similar to CEP in the Hammond Park community is the establishment of CEP's Murray Hill Academy in Charleston, South Carolina and the approach to the existing community taken by the Charleston County School District. The Bonds Avenue community, where Murray Hill Academy will be permanently located by late August 2006, already suffers from a high drug-related crime rate³³. Residents are concerned about the school's potential to add further crime to their area and have voiced their concerns to the School Board. Unfortunately, the School Board had already made the decision to locate Murray Hill Academy in the area because the land was already owned by the City and the site was centrally located.

Although not yet operational within the Bonds Avenue neighborhood, no significant impacts to the community in which Murray Hill is temporarily located have been observed since the school opened in August 2005. Diette Courreggee, a reporter contacted by the authors for further comment, was not aware of CEP students leaving the facility and causing trouble for surrounding residents³⁴. In general, the reporter felt that while CEP had been very hands-off with the community and unresponsive to inquiries, the community at large has not been very vocal in opposition once the facility began operation.

Shop owners in the area were contacted to determine the impact of the school on the surrounding neighborhood. Of the three merchants contacted, none reported any specific problems. The on-duty manager of a local Subway deli acknowledged that CEP students did eat at her restaurant but had always been well behaved and never caused problems³⁵. The manager at a local convenience store did not knowingly have any experience with CEP students³⁶.

³³Adcox, Seanna. District Chief Apologizes to School's Neighbors. *The Post and Courier*. August 11, 2005.

³⁴Brady, Sean. Email correspondence with Diette Corregge, dated February 20, 2006.

³⁵Brady, Sean. Telephone interview with on-duty manager at Subway. Conducted February 23, 2006 at 6:20 PM.

³⁶Brady, Sean. Telephone interview with owner of Complete Corner Convenience Store. Conducted February 24, 2006 at 10:15 AM.

Houston

CEP Facilities

Houston Independent School District (HISD) contracts with CEP to run two alternative/disciplinary schools. The first, which opened in 1997, was called the Beechnut school, and it occupied an abandoned Wal-Mart in the Sharpstown neighborhood. The second, called the Ferndale campus, opened a year later in an old furniture warehouse.³⁷

Length of Stay

According to a 2001 *Houston Press* article the average stay for children in Texas alternative schools is 18 days, making Houston Independent School District's mandatory 180 day assignment ten times the state average.³⁸

"Many of the students were first assigned to [Houston's] CEP [schools] in the 1999-2000 school year 'and they are still there...as of spring 2002 without any record of any further violations,'" according to Billy G. Jacobs, senior director of Texas Education Agency's Safe Schools Division.³⁹ Students who have been in Houston's CEP schools for three years are "voluntary" students supposedly placed or retained there by their parents. "Although [Houston Independent School District] claimed in its correspondence with the [Texas Education Authority] that parents had re-enrolled students voluntarily at the alternative schools set up to handle chronic offenders, Jacobs said that the district was 'unable to provide documentation to support their claims that parents had requested that their children remain' and in fact, could not produce any parent request forms."⁴⁰

- Issue: Undocumented parental consent for extended assignment to CEP
- Recommendation: Require explicit written records of pupil assignments to CEP by APS, by parents, and by CEP. All documentation should be kept on file by APS.

Community Impacts

"The image the community has, though, the one perpetuated by its leaders, is that these students are really dangerous... In fact, statewide, between 75 percent and 85 percent of the students

³⁷ Grossman, W. (2000). Making (Up) the Grade. *Houston Press*. April 6. New Times, Inc.

³⁸ Downing, M. (2001). Letting Go. *Houston Press*. August 23. New Times, Inc.

³⁹ Downing, M. (2002). Million-Dollar Babies. *Houston Press*. June 27. New Times, Inc.

⁴⁰ Ibid.

placed in disciplinary alternative education programs are there on a discretionary basis, rather than a criminal, mandatory one.”⁴¹

- Question: Can data summarizing the rationales for assignment to CEP be provided to Hammond Park Neighbors semi-annually?

Harris County’s sheriff’s deputy Lennon Evans, a certified crime prevention specialist, performed an unannounced safety audit of one of the Houston CEP schools in November 1999. He noted that students were arriving late and unsupervised, metal detectors did not work properly, and security gate arms were up.⁴² He noted that the “opportunity for crime is high throughout campus.”⁴³

- Issue: Ensuring that safety equipment and security measures are monitored
- Recommendation: Organize six unannounced security audits of the CEP facility by the Atlanta Police Department each year (an average of one every six weeks). Provide written reports of the audits to CEP, APS, City Council, Board of Education Representatives, and Hammond Park Neighbors within one week of the audit.

In 2003, Pasadena Independent School District cancelled its contract with CEP. Part of the reason was that the district’s superintendent said that “some kids the district sent to CEP didn’t show up for ten or 15 days at the alternative school, and CEP didn’t notify the district that the children were truant.”⁴⁴

- Issue: In Pasadena, CEP students did not show up for school and the corporation did not notify the school district.
- Recommendation: APS should monitor CEP attendance records. Raw attendance data should be supplied to APS weekly, and APS should assign staff to analyze CEP and APS assignment data. Should problems similar to the ones identified in Pasadena occur, more vigorous data collection and analysis approaches should be instituted.

Program Assessment

“Jacobs (senior director of the Texas Education Agency’s Safe Schools Division) is in the process of developing a system to assess alternative education programs throughout the state. He wants to know, for instance, how many kids actually leave CEP and never go back to any other school. How many children never get promoted? At the end of the assessment, Jacobs hopes he’ll be able to say which alternative programs are succeeding and which are doing poorly in regards to preparing students for standardized testing. He’ll be able to say which ones have disproportionate numbers of special ed and

⁴¹ Downing, M. (2002). Million-Dollar Babies. *Houston Press*. June 27. New Times, Inc.

⁴² Grossman, W. (2000). Making (Up) the Grade. *Houston Press*. April 6. New Times, Inc.

⁴³ Ibid.

⁴⁴ Grossman, W. (2003). PISD Plans to Quit CEP. *Houston Press*. February 27. New Times, Inc.

minority students. He wants better explanations of why so many discretionary students are going to disciplinary programs as opposed to other alternative programs.”⁴⁵

Jacobs notes that one of the biggest challenges to completing such a program is that the state has “for several years never gotten complete data from Houston Independent School District on any of the DAEP (Disciplinary Alternative Education Programs).”⁴⁶

- Question: Did Jacobs ever succeed in completing an assessment?
- Issue: CEP was not held accountable at the state level for data reporting requirements and data that was provided was unverifiable.
- Recommendation: APS appears to be providing vigorous oversight of CEP regarding testing regimens and test data. The same level of thoughtful evaluation should be applied to rationales for assignment to CEP, attendance performance, disciplinary actions, and other important dimensions of educational program operations.

Heather Brown, a spokeswoman for HISD noted in a 2002 interview that performance of CEP students was not tracked. Graduation rates of students who attended CEP were not calculated. Furthermore, TAAS (Texas Assessment of Academic Skills) scores were folded back into the students’ home schools. In essence, the district had no idea how its CEP students were doing on statewide standardized tests. The district claimed that CEP was beneficial but did not track data to back up this statement.⁴⁷

- Issue: Measuring CEP’s performance in educating students
- Recommendation: APS should be responsible for conducting all pre- and post-testing as well as all state mandated standardized testing. Furthermore APS should collect attendance and graduation data for CEP students to compare to students in other APS schools. All of this data should be publicly reported.

Tom Kellow, who formerly worked for HISD’s Department of Research, performed his own evaluation of CEP in September of 1999. His evaluation, which was based

“not on CEP-generated findings, but on recognized testing standards for all the kids in the district. Kellow looked at CEP students’ scores on the TAAS (Texas Assessment of Academic Skills) and the Stanford Achievement Test (SAT-9). He found that both reading and math scores on the Texas Learning Index (which shows growth) and the percentage of students who passed the TAAS were actually lower *after* they attended CEP. The same for SAT-9.”⁴⁸

Richardson, CEP’s CEO, argues that TAAS are not good measures for performance and progress because although students may improve by many grade levels they may still be too far

⁴⁵ Downing, M. (2002). Million-Dollar Babies. *Houston Press*. June 27. New Times, Inc.

⁴⁶ Ibid.

⁴⁷ Downing, M. (2002). Million-Dollar Babies. *Houston Press*. June 27. New Times, Inc.

⁴⁸ Grossman, W. (2000). Making (Up) the Grade. *Houston Press*. April 6. New Times, Inc.

behind to pass the TAAS. However, Kellow's assessment measured growth in scores before and after CEP not just if they passed or failed the test.⁴⁹

- Issue: Percent growth in statewide standardized tests scores are not examined when evaluating CEP's performance. Growth should be greater after attending CEP if it is truly providing a better service than the district formerly provided in-house.
- Recommendation: APS should conduct longitudinal studies on CEP students that assesses students' scores on state mandated standardized tests before, during, and after their studies at CEP. CEP should be held accountable for achievement levels that are lower than the APS average.

Pasadena Independent School District (PISD) cancelled its contract with CEP in 2003 intending to create its own alternative education program. A district spokesman explained that PISD pulled out because administrators felt they could do a better job in-house.⁵⁰ While the district's superintendent emphasized that the deal was not broken due to performance problems, former teachers have come forward claiming that CEP had not graded the student's final exams, report cards were not mailed home, and grades were inflated to ensure that students passed their courses. In response to these allegations, Pasadena placed a full-time secretary at CEP to track student records in the fall of 2001.⁵¹

- Issue: Maintaining accurate student records and reporting scores to parents and home schools in a timely manner.
- Recommendation: APS should reserve the right to place an APS employee in the CEP school to collect raw data. Initially APS oversight should assess the accuracy, completeness, and substance of CEP data reports. APS should also make certain that all complaints are thoroughly investigated. Only if significant problems arise should APS exercise its right to place an employee on the school site.

Dr. Kathryn Montross was hired by HISD in 2000 as the administrator of the Ferndale CEP campus. However shortly after her arrival:

"Montross was surprised to learn that their children had not even received report cards from the spring semester. Parents didn't know what grades or what credits their children received. They had no idea what level their children were going to be in – or even where they would be placed the next year. Teachers pitched in and searched for the missing cards. They found an unmailed stack of nearly 2000 report cards for Ferndale students from the Pasadena Independent School District. They also found a matching stack of the same students' four-month-old final exams that had never been graded. Those tests account for 25 percent of the final grade. So Montross wondered where the grades on

⁴⁹ Grossman, W. (2000). Making (Up) the Grade. *Houston Press*. April 6. New Times, Inc.

⁵⁰ Grossman, W. (2003). PISD Plans to Quit CEP. *Houston Press*. February 27. New Times, Inc.

⁵¹ Ibid.

the report cards had come from. Employees, she recalls, told her they had been made up.

On their hands and knees, Montross and her staff looked under cabinets and waded through boxes in search of students' academic folders. But most of the work was missing. Montross was certain she could find the students' work to justify the grades and assuage the 20 to 30 angry parents calling her every day. 'The work had to be somewhere,' she says. 'But it wasn't.'

Concerned that grades had been fabricated, Montross went to her boss, former Ferndale school administrator Anthony Edwards, on August 11. In an account of events that is sharply disputed by CEP officials, Montross recalls Edwards telling her that the ungraded exams and unsent report cards weren't important. He said that she needed to focus on getting the new school year started.

Frustrated with his repeated brush-offs, Montross phoned CEP headquarters in Nashville, Tennessee, and talked to Chief Operating Officer Scott Leftwich. It was August 15, the day before school started, and she told Leftwich she felt uncomfortable stepping out of CEP's chain of command. But as a respected educator she felt far more uncomfortable with fabricated grades.

After she outlined her concerns Montross says, Leftwich -- like Edwards--told her she just needed to concentrate on starting the school year and not worry about the past. He assured her that he would keep her call confidential, she remembers.

At 9 p.m. that day she was fired."⁵²

- Issue: Alleged malfeasance and illegal retaliatory dismissal
- Recommendation: APS should require that CEP make its grievance process transparent and that whistleblower protections are available to CEP employees. APS should monitor the CEP grievance process and assess allegations of illegal or unprofessional conduct.

Conflict of Interest

In 2001, the *Houston Press* reported that Houston school board member Larry Marshall was accepting \$72,000 per year from CEP for consulting work. He did not voluntarily share this information with his school board colleagues nor with the attendants of conferences he spoke at touting CEP's performance. Details of his financial arrangements with CEP became public after Mr. Marshall gave a sworn deposition on February 6, 2001 in a lawsuit filed by former HISD

⁵² Grossman, W. (2000). Learning Curve: Ungraded exams. Suspect scores. Departing teachers and lawsuits. Is this alternative school really passing the test on its highly touted educational claims? *Houston Press*. October 15. New Times, Inc.

administrator Frank Watson, who accused Marshall of “trying to unethically influence HISD to do business with a health care provider that had also paid Marshall for consulting services.”⁵³

- Issue: Alleged conflict of interest
- Recommendation: APS should review its codes of ethics and of professional conduct to ensure that potential conflicts of interest are avoided. Codes should be revised, if necessary, and enforced.

Philadelphia

CEP Facilities and Program

One CEP facility, which opened in 2002, is currently located at 4224 North Front Street (formerly located at 12th Street and Allegheny Avenue)⁵⁴. This facility is 0.33 mile away from Edison High School (151 West Luzerne Street) and is the source of conflict with students at Edison. Another CEP facility is located at Front Street and Hunting Park Avenue and has been in operation since 2000⁵⁵.

Classrooms, limited to 20 students, are staffed by a teacher and an assistant. Counselors and police also are on staff. At CEP, classes are single-sex for ages 12 to 16. Students earning an honors designation for exemplary behavior or academic performance are permitted a co-ed class learning environment.⁵⁶ Computers are used during approximately 30 percent of classroom time⁵⁷.

Forty percent of the teachers at CEP are certified in Pennsylvania and the rest have bachelor's degrees and are working toward their certification. CEP's contract calls for a maximum student enrollment of 1,875⁵⁸.

⁵³ Downing, M. and Grossman, W. (2001). Learning How to Survive (at) CEP. *Houston Press*. May 31. New Times, Inc.

⁵⁴ Snyder, Susan. District Finds Promise In Disciplinary School Run By Firm: Students' effort and attendance have been looking up during its six months of operation. The institution is a first for Philadelphia. *The Philadelphia Inquirer*. May 9, 2001.

⁵⁵ Dean, Mensah M. "We're a Different Kind of School": Young Offenders are Thriving at this City Campus. *Philadelphia Daily News*. November 12, 2002.

⁵⁶ Snyder, Susan. District Finds Promise In Disciplinary School Run By Firm: Students' effort and attendance have been looking up during its six months of operation. The institution is a first for Philadelphia. *The Philadelphia Inquirer*. May 9, 2001.

⁵⁷ Dean, Mensah M. "We're a Different Kind of School": Young Offenders are Thriving at this City Campus. *Philadelphia Daily News*. November 12, 2002.

⁵⁸ Snyder, Susan. District Finds Promise In Disciplinary School Run By Firm: Students' effort and attendance have been looking up during its six months of operation. The institution is a first for Philadelphia. *The Philadelphia Inquirer*. May 9, 2001.

Security measures in place require students to walk through halls in a single line, to the right, with hands in their pockets. Book bags and purses are not allowed. Neither is jewelry or makeup. Uniforms are required. Students must walk through metal detectors and submit to a pat-down. Infractions spur detentions and calls to parents⁵⁹.

Length of Stay

Students in Philadelphia must attend CEP for 182 days, or a full school year. However, CEP students in Philadelphia must return to their regular school by their senior year⁶⁰.

Community Impacts

CEP's impact on the community in Philadelphia is largely one of elevated violence among school children:

- Students at CEP and at Edison High School, located very close to each other, have a history of conflict. One former student and current employee of Youth United for Change (YUC), Emmanuel Filpo, stated that a year or two ago students at Edison were being attacked and beat up on a daily basis by the CEP kids after school. These attacks always took place at the common Southeastern Pennsylvania Transportation Authority (SEPTA) bus stop shared by CEP and Edison. YUC petitioned the school board and gathered parent support to push for security reforms at CEP. The Philadelphia school board responded by busing all CEP students directly from their homes to the CEP facility, adding police officers at the Edison HS bus stop, and adding police officers at the CEP facility during loading and unloading times to ensure that kids made it into the building. While there are still occasional fights between Edison HS and CEP kids, the frequency of violence has died down substantially since the security reforms⁶¹.
- In April 2004, CEP girls were involved in a fight with girls from another school at the SEPTA subway stop at Broad and Spring Garden, with the fight recorded on video⁶².

⁵⁹ Ibid.

⁶⁰ Ibid.

⁶¹ Filpo, Emmanuel. Employee of Youth United for Change. Telephone interview conducted March 24, 2006 from 12:15 to 12:30 pm by Sean Brady.

⁶² Action News. Student Attacked on SEPTA Bus. *ABC 6 Action News*. October 22, 2005. Available online at URL: <http://abclocal.go.com/wpvi/story?section=local&id=3572410>. Accessed March 13, 2006.

CEP students have also posed a safety threat to others in the community:

- A college student at Temple University in Philadelphia, Ms. Yanez Perez, was attacked by CEP students on a Route 57 SEPTA bus on Monday, October 17, 2005 and in her words "I just took a beating..."⁶³.
- In December 2004, Philadelphia police arrested two CEP students who beat up a school bus driver and knocked the driver "out cold"⁶⁴.
- CEP students had a reputation for terrorizing people on the SEPTA subway after school and for excessive horseplay. One CEP student was decapitated by a moving train⁶⁵.

Because the CEP facility is located in a largely industrial area, direct community impacts are minimal:

- No crime related to CEP students has been observed at businesses in the area⁶⁶.
- No residents near the CEP facility have been disturbed by CEP students because the school is located in an industrial area and there are no homes located nearby⁶⁷.
- Issue: Potential for violence or criminal behavior by CEP and other students.
- Recommendation: Transportation to and from CEP for regularly scheduled student trips, for students who leave school during the day, and for students who arrive late are the most important dimensions of potential community impact on Hammond Park. Transportation must be secure, protect the neighborhood from the students, and given Hammond Park's high level of crime, protect the students from the neighborhood. More extensive recommendations at the end of this section emphasize these points and the necessity to continuously monitor and adapt to changing security situations.

⁶³ Ibid.

⁶⁴ Ibid.

⁶⁵ Socolar, Paul. "Re: School Research Request on Community Education Partners." Email Correspondence between Sean Brady and Paul Socolar. Response dated March 12, 2006.

⁶⁶ Filpo, Emmanuel. Employee of Youth United for Change. Telephone interview conducted March 24, 2006 from 12:15 to 12:30 pm by Sean Brady.

⁶⁷ Ibid.

Program Assessment

CEP Students are on record in favor of their experiences at the school. The following favorable observations were taken from newspaper articles about CEP's program:

- "Everybody works at their own pace here. And the teachers really do try to get you on the right track," said Jamir Moore, 16, whose stealing got him kicked out of a charter school and into a boot camp for three months last year. "They make the lessons fun."⁶⁸
- "The teachers are more like us; they're from our neighborhoods," said Camacho, 16, who planned to play football at South Philadelphia High before he took his spin in the stolen car⁶⁹.
- Jessica Vazquez, 16, is a ninth-grader who's supposed to be in 11th grade. She said the school's small size makes it impossible to cut class and fight, two things that got her bounced from a regular middle school to a district disciplinary school and eventually to a boot camp in South Mountain, PA⁷⁰.
- "You don't get a choice but to be good, or else they get in touch with your PO [probation officer] and your family," said a 15-year-old Germantown High student, sent there after getting caught selling drugs in school⁷¹.
- "It's like you teach yourself. But I like it because you can go at your own pace," said a 13-year-old from Jones Middle School, who had been caught carrying a knife in school. "At other schools, if you finish, you have to wait for everybody else."⁷²
- Issue: Student evaluations of CEP operations are not explicitly required.
- Recommendation: APS should conduct semi-annual formal, written queries of CEP students regarding their perceptions and assessments of the school and its programs.

Press coverage of the CEP program garnered some endorsements from school officials as well:

- "Philadelphia Schools Superintendent David Hornbeck is negotiating to bring CEP to Philadelphia within the next year. What's got everyone excited about CEP are statistics like these: In CEP's first year, crime in Houston schools declined 23 percent. In year two,

⁶⁸ Dean, Mensah M. "We're a Different Kind of School": Young Offenders are Thriving at this City Campus. *Philadelphia Daily News*. November 12, 2002.

⁶⁹ Ibid.

⁷⁰ Ibid.

⁷¹ Snyder, Susan. District Finds Promise In Disciplinary School Run By Firm: Students' effort and attendance have been looking up during its six months of operation. The institution is a first for Philadelphia. *The Philadelphia Inquirer*. May 9, 2001.

⁷² Ibid.

crime dropped another 26 percent. In 180 days, average performance of CEP students improved 2.5 years in reading and 1.7 in math⁷³.

- "CEP's per-pupil cost in Philadelphia is about \$13,000 a year; the district pays its average cost, nearly \$7,000, and the state covers the rest of the tab. Under its five-year contract, the company would face financial sanctions if student attendance faltered; it would earn bonuses for improvement. For low-performing academic students who have been at the school for at least 120 days, reading or math scores must increase by one grade level - or the company will continue to educate them at no additional cost to the district"⁷⁴.

However, not all evaluations of CEP's program in Philadelphia are positive:

- The Philadelphia school district superintendent, Paul Vallas, has acknowledged that there are too many kids at CEP, well over 1000 at the main facility⁷⁵.
- An Internet poll in October 2002 by Philadelphia Student Voices (www.student-voices.org), a program funded by the Annenberg Public Policy Center, showed that more than 70 percent of respondents oppose sending all juvenile offenders to an alternative school regardless of the offenses⁷⁶.

Atlanta

Pitts Elementary Location

Presently, CEP operates an alternative school in Atlanta at the former Pitts Elementary School site near the former Perry Homes in Northwest Atlanta. The facility housing the school is in poor repair and does not fit the CEP model for a school building. Additionally, there have been problems securing the building and students have been seen leaving the building. Some students have been seen embarking on MARTA buses while others have slipped into the surrounding area. There have also been reports of students committing crimes in the adjacent neighborhoods⁷⁷. In the Spring of 2006, there was a fire at the school that is still under investigation at this writing.

⁷³ An Educational Reform Everyone Agrees On: 3 B's Mean A+ Program For Schools. *The Philadelphia Inquirer*. Editorial. July 30, 1999.

⁷⁴ Snyder, Susan. District Finds Promise In Disciplinary School Run By Firm: Students' effort and attendance have been looking up during its six months of operation. The institution is a first for Philadelphia. *The Philadelphia Inquirer*. May 9, 2001.

⁷⁵ Socolar, Paul. "Re: School Research Request on Community Education Partners." Email Correspondence between Sean Brady and Paul Socolar. Response dated March 12, 2006.

⁷⁶ Dean, Mensah M. We're a Different Kind of School: Young Offenders are Thriving at this City Campus. *Philadelphia Daily News*. November 12, 2002.

⁷⁷ Henson, Jamie. Class interview with Joyce Sheperd, Atlanta City Council Person. Conducted January 18, 2006.

Hammond Park Site Selection

From the early stages of CEP's contract with APS, a permanent site for the alternative school has been sought. Hammond Park was selected for the CEP alternative school following an exhaustive search for sites throughout the City of Atlanta. Initially, the school board planned to purchase and build or renovate a site in a commercial area. This process would have required neighborhood approval. Following an initial search, viable sites were identified but were rejected after area residents opposed the location of the facility in their neighborhoods. As APS rethought the process, they decided to locate the school in a building the system already owned. Once this decision was reached, the choice was made to locate the school in Hammond Park at the former teacher education center.

Potential for Conflict with the Neighborhood

There is significant potential for the cross-pollination of problems with Hammond Park and the CEP alternative school. Currently, Hammond Park is a crime-plagued neighborhood that struggles with vacant and abandoned housing, prostitution, and drug addiction. On Grand Avenue alone, which bisects the neighborhood, approximately one-third of homes are vacant and/or abandoned. This has led to the proliferation of prostitution and drug abuse in the neighborhood. Vagrants, drug dealers, and prostitutes reside in the neighborhood's abandoned housing. Furthermore, neighbors claim that these unwanted residents practice their vices openly. Drugs are sold and prostitutes attempt to solicit potential patrons openly on Hammond Park's streets.

With the neighborhood in such a precarious position in terms of open criminal activity, the decision to locate an alternative school in the area has the potential to cause many problems for both the neighborhood as well as CEP students. The criminal element present in the neighborhood could be inviting to wayward students. Unsupervised students leaving school could easily find themselves entangled in drug use and prostitution without any significant effort. There is also the potential for students to vandalize the neighborhood as well. If unsupervised students were able to leave campus, it is possible that they could bring crime in the neighborhood to a new level.

Additionally, procedures for dismissing students will need to be evaluated. While afternoon dismissal is controlled, special releases due to issues such as student sickness and doctor appointments are causes for concern. Presently, if a student needs to leave campus and is not picked up by a parent, the student would be dismissed to catch a bus or ride with a security officer to a bus stop or rail station. However, the nearest bus stops from the CEP facility are on

the opposite edges of the neighborhood about half a mile away. If students were either forced or allowed to walk through the neighborhood, serious problems could result. There may even be problems if a student was escorted to a bus stop or rail station as the student could easily exit the bus or train and find their way back into the neighborhood.

It will also be necessary to secure the school from the neighborhood as it is possible for crime in the neighborhood to spread to school grounds. There is the potential for property crimes as well as personal crimes such as assault and robbery. In order to counteract this threat, a significant level of security will have to be provided. There is a need for extra security officers and fencing to provide an environment safe from the outside world.

Mitigation Opportunities

When evaluating potential mitigation options, Murray Hill Academy in Charleston, South Carolina requires further attention. This case is important for two reasons. First, its similarities provide a good example for the potential impacts on Hammond Park. Second, the residents on Bonds Avenue were able to convince the School Board to provide them with compensation for the impact of Murray Hill.

The residents on Bonds Avenue were successful in making their voices heard as well as in seeking mitigation. Superintendent Goodloe-Johnson responded to residents' frustrations at not being heard with both an apology and an attempt at compensation. In addition to promising that the Charleston County School District would "be a better neighbor" in the future, Goodloe-Johnson also offered that residents could use the new school as a community center and promised to assign two new police officers to the school⁷⁸.

The reaction of Philadelphia's school board to its problems with CEP offers a second example of neighborhood compensation. Faced with a substantial rise in assaults from CEP students on transit bus patrons and other public school students, the Philadelphia School Board agreed to community demands, led by the YUC organization, and increased the number of police officers assigned to the area (both at CEP and at Edison High School). The School Board also instituted a dedicated public bus program to remove the CEP students from SEPTA public transit, a decision already made for the Hammond Park facility by APS.

⁷⁸ Adcox, Seanna. District Chief Apologizes to School's Neighbors. *The Post and Courier*. August 11, 2005.

Organizational Suspensions

It must be noted that CEP was non-responsive in requests for information. Contact was attempted with the local school in Atlanta as well as with the national office in Nashville. After an extensive interview with CEP's Atlanta lawyer and submission of a detailed project description, CEP indicated that they would only respond to the written questions to which they would choose to respond. As it required over a month to reach this point in the negotiations, the researcher concluded that CEP would not answer serious inquiries. CEP did in fact answer questions which one researcher submitted, however a request for an interview to discuss these questions was not granted. The responses to the questions submitted were generally vague and not insightful as to how CEP administers their schools. This non-responsiveness is consistent with the experience of at least two reporters in separate cities attempting to report on CEP. Both reporters noted that CEP never returned their calls, though one of the reporters did say that he received a packet of company literature. The information that was gathered came through information received from CEP through Atlanta Council-woman Joyce Sheperd, searches of newspaper articles in cities with CEP schools, school web sites, and personal contact with community members. Thus it is possible that some of the potential problems and alleged problems may in fact not be problems. However this can not be confirmed due to CEP's unhelpful corporate attitude.

In addition to CEP's pattern of non-cooperation, questions were also raised about the statistics cited by CEP to show the "measurable" improvements they have made. With respect to attendance, CEP's practice of attendance registration was questioned. One objection noted that students are counted as present for a whole day even if they arrive at 2:00 when school concludes at 3:30⁷⁹. This would allow the school to seem like it was improving attendance when it really was using inaccurate record keeping. Additionally, there have been reports that CEP in Atlanta does not have enough certified teachers to educate students. It is important to keep in mind that these are questions raised and not necessarily points proven. Unfortunately, confirmation about the truth or falsehood of these allegations was not found.

⁷⁹ Correspondence provided by Joyce Sheperd.

Conclusions

After reviewing CEP's performance in Atlanta as well as other cities, some conclusions can be drawn. First, most information provided from CEP is heavily sanitized to remove uncomplimentary data and as such must be objectively confirmed. This is illustrated by the overstatement of student progress claimed as a CEP success. Second, CEP is a closed private organization and is not transparent to the public it serves. This is confirmed by the lack of interaction with staff of CEP. Multiple requests for information and interviews with CEP staff have been denied. All correspondence with CEP has been controlled and most correspondence has come through their attorney. In light of CEP's self-biased perspective and closed culture, significant public oversight of CEP is necessary to insure that CEP's activities conform to current public standards of quality.

Concerning the location of an alternative school in Hammond Park, there is the potential to bring harm or stability to the neighborhood. If oversight of the facility is lacking, the already fragile neighborhood could even more heavily impacted by crime. There is the potential for students to contribute to the neighborhood's drug traffic and prostitution. Yet with proper oversight of the facility by APS, there is the potential to enhance the neighborhood. Security forces necessary for school safety and truancy pick-up could also serve to enforce the law and deter crime in the neighborhood. An expanded bus route designed to support school activities could serve the neighborhood by providing enhanced transit service. Additionally, the facility can serve as a safety net for students by keeping them out of the Department of Juvenile Justice system, off the streets, and in the classroom. There is the potential for a win-win situation for students and neighborhood residents if handled correctly.

The key to improving the neighborhood will be to insist that APS do what is necessary to provide a safe environment for students as well as the neighborhood. At times it may be necessary to voice concerns to APS concerning the operation of the school. At other times it may be necessary to report crimes by and truancy of students. The neighborhood must stay engaged with APS. If Hammond Park residents disengage, APS may not be able to help maintain a safe environment for the neighborhood and the quality of life will continue to decrease. Thus if residents accept the school in their neighborhood, they must be willing to vigilantly watch the school and demand safety. Otherwise the CEP school has the potential to do more damage than good to the neighborhood.

Recommendations

To foster a better neighborhood and a safe school, the following recommendations are offered. These recommendations pertain to adequate security, safe transportation, accurate measurement and responsible oversight of CEP, as well as community engagement. The following recommendations and service are to be added to already existing services provided by CEP, APD, and/or APS.

Security

APS should fund an APD police officer position that patrols Hammond Park during times the CEP facility is in use in addition to security provided at the school. The officer's sole responsibility will be to patrol Hammond Park and to work with school and neighborhood representatives to ensure neighborhood safety.

APD should conduct random safety audits of the CEP facility to insure that security procedures are being followed and that students may not leave the facility without authorization and neighborhood residents may not enter the facility without authorization. These sweeps should be conducted at least every six to eight weeks and occur with no prior notice to school officials.

Transportation

APS should prepare detailed policy and procedure guidelines addressing late arrivals, early dismissals, and parent transportation of students. Students should not have the option of leaving school property unsupervised and entering Hammond Park. APS should consider an alternative transportation system that at the very least drops off and picks up the students at the nearest MARTA rail station. Another option of providing safe transportation for students and parents is expanding the 93 MARTA bus route to circle through the CEP campus similar to how the 19 MARTA bus circles through the Veterans Administration Hospital campus so students do not have to walk through the neighborhood and parents have access to the school.

If this alternative is implemented, periodic queries of area MARTA bus drivers should be conducted to ensure that students are not creating problems on the busses or leaving the busses after one or two stops.

Measurement and Oversight

APS must continue to insist on accurate measurement of CEP student achievement and attendance. Student achievement must be measured by an accurate assessment tool upon initiation and completion of studies at CEP. Additionally, longitudinal studies measuring student progress on state standardized tests must be undertaken. Attendance should also be accurately counted. This data should then be submitted to APS in a timely manner for evaluation of CEP's performance. To insure that all data is collected and is accurate, APS should place an employee who reports only to APS to oversee CEP's data collection and reporting.

Engagement

Most importantly, Hammond Park Neighbors must continue to engage APS, CEP, and APD in order to facilitate accountability by APS and CEP and neighborhood safety. Representatives from APS, CEP, and APD should attend Hammond Park Neighbors monthly meetings and make a report on the status of crime in the neighborhood and status of events at the CEP school. Neighbors should be able to voice their concerns about the school and neighborhood crime as well as be able to hear of what efforts are being undertaken by APS, CEP, and APS.

Community Strategic Actions & Implementation Recommendations

The Hammond Park neighborhood can help guide its future by taking strategic actions to respond to the challenges and opportunities of the area. Specifically, the Hammond Park Neighbors association can encourage residents to play an active role in deterring crime, improving neighborhood conditions, and advocating the development of better facilities and services in the area. The following are actions and implementation steps to help promote a desirable future for the neighborhood. These recommendations are based upon the research and analysis presented in previous sections of this report. Actions are grouped by community goal category and are prioritized into short-term, mid-term, and long-term actions, as designated by the following symbols: **S** = Short-term action = Mid-term action **L** = Long-term action

- **Develop a community-based approach to increase neighborhood safety and organize to implement the approach.**

S *Create a formal Safety Committee of the Hammond Park Neighbors to focus on implementing strategic actions and serve as liaisons to the Atlanta Police Department.*

S *Work with Council Member Joyce Sheperd to formulate a Hammond Park approach to crime and safety.*

[Contact: Joyce Sheperd, Atlanta City Council, District 12 – 404.330.6053, jmsheperd@atlantaga.gov]

S *Work with the City of Atlanta to improve lighting conditions within the neighborhood.* Possible resources include the Atlanta Quality of Life Bond Program. In addition, the City of Atlanta, the Atlanta Public School System, and Community Education Partners should be asked to contribute to this safety improvement.

[Contact: City of Atlanta Department of Public Works/ Quality of Life Bond Program – 404.330.6739, <http://atlantaga.gov/Government/PublicWorks.aspx>]

- S** *Request that Community Education Partners and the Atlanta Public School System fund a police officer dedicated to patrolling Hammond Park during daylight hours.*

This would help ensure that students attending the school are not exposed to crime and will help intervene with truant students.

[Contact: Yolanda Johnson, Atlanta Board of Education, District 6 – 404.802.2200, yjohnson@atlanta.k12.ga.us]

- S** *Request that Community Education Partners and the Atlanta Public School System provide a monitored busing system that delivers students directly from home to school and back.*

[Contact: Yolanda Johnson, Atlanta Board of Education, District 6 – 404.802.2200, yjohnson@atlanta.k12.ga.us]

- S** *Request that the Atlanta Public School System and Atlanta Police Department provide unannounced independent security audits of the Community Education Partners school every six weeks.*

The results of these audits should be reported to the Hammond Park Neighbors within one week of their execution.

[Contact: Yolanda Johnson, Atlanta Board of Education, District 6 – 404.802.2200, yjohnson@atlanta.k12.ga.us]

Distribute magnets to neighborhood residents that outline steps to take to report crime and contain key community contact information.

Contact information should include Atlanta Police Department Zone 3, Council Member Joyce Sheperd, Atlanta School Board Member Yolanda Johnson, Community Education Partners School, and Hammond Park Neighbors leaders. Small grants may be available to cover the cost of the magnets from local non-profits, such as United Way of Metropolitan Atlanta.

[Contact: Gail Conyers, Annual Community Investment Program, United Way – 404.527.7301, gconyers@unitedwayatlanta.org and Jennie Medeiros, Community and Neighborhood Investment Funds, United Way – 404.527.7308, jmedeiros@unitedwayatlanta.org, <http://www.unitedwayatlanta.org/GranteePartners/docs/OpportunitiesForFunding.pdf>]

Establish a Neighborhood Deputies Program to monitor and report housing code violations.

[Contact: City of Atlanta Bureau of Code Compliance – 404.330.6190, <http://www.atlantaga.gov/government/planning/codescompliance.aspx>]

Work with the Atlanta Public School System to insure that all CEP students who are either late for school or who have to leave school not in the care of parents do not autonomously transit Hammond Park. An APS Truant Officer should collect and deliver these students from/to CEP and MARTA rail stations.

[Contact: Yolanda Johnson, Atlanta Board of Education, District 6 – 404.802.2200, yjohnson@atlanta.k12.ga.us]

Community Education Partners should report to the Atlanta Public School System each week the names and number of students who were tardy and who had to leave school early.

Atlanta Public School System should report this information, along with a report of late-arriving or early-departing students transported to/from CEP to/from MARTA rail stations to the APD officer in charge of protecting the Hammond Park neighborhood.

[Contact: Yolanda Johnson, Atlanta Board of Education, District 6 – 404.802.2200, yjohnson@atlanta.k12.ga.us]

Obtain monthly written reports of all Hammond Park area crimes from the Atlanta Police Department.

[Contact: Major Earnest Finley, Zone 3 Commander, APD – 404.624.0674, <http://www.atlantapd.org/index.asp?nav=Zone3&menu=64>]

Participate in neighborhood safety training sponsored by the city, county, and non-profit organizations.

- L** *Utilize the City of Atlanta's Code Enforcement and In-Rem procedures to eliminate open vacant structures.*

[Contact: City of Atlanta Bureau of Code Compliance – 404.330.6190, <http://www.atlantaga.gov/government/planning/codescompliance.aspx>]

- L** *Investigate inclusion in Atlanta's Weed & Seed Program to help coordinate federal, state, municipal, and community resources to co-design neighborhood action plans that reduce crime, monitor juveniles, keep students in school, revitalize neighborhoods and build community capacity.*

[Contact: Karen Rogers, City of Atlanta, Weed and Seed Program Director – 404.330.6086, http://www.atlantaga.gov/mayor/weed_seed.aspx]

- **Advocate community and private community-oriented facilities that are safe, convenient, accessible, and well-maintained.**

S *Work with the City of Atlanta to obtain sidewalks on primary neighborhood streets and improve crosswalks.*

Sidewalk installation should begin along major roads, such as Cleveland, Old Jonesboro, and Metropolitan. Interior neighborhood streets, such as 3rd and Grand, should take place later. Possible resources include the Atlanta Quality of Life Bond Program. In addition, the Atlanta Public School System and Community Education Partners should be asked to contribute to this safety improvement.

[Contact: City of Atlanta Department of Public Works/ Quality of Life Bond Program – 404.330.6739, <http://atlantaga.gov/Government/PublicWorks.aspx>]

S *Ask MARTA to provide MARTA bus shelters at neighborhood area bus stops.*

MARTA may already have shelters on hand to provide to the Hammond Park area. In addition, the Atlanta Public School System and Community Education Partners should be asked to contribute to this safety improvement.

[Contact: Paul Grether, MARTA – 404.848.5000, pgrether@itsmarta.com]

Pursue the extension of the proposed Metropolitan Parkway TAD to include the section of Metropolitan Parkway that runs through Hammond Park to the City limits.

[Contact: City of Atlanta Bureau of Planning – 404.330.6145, <http://www.atlantaga.gov/government/planning/burofplanning.aspx>]

Partner with the City of Atlanta to evaluate the use of traffic calming devices, such as speed tables and speed monitoring displays, and implement traffic calming speed bumps from the Hammond Park/NPU-X plan.

[Contact: City of Atlanta Department of Public Works – 404.330.6240, <http://atlantaga.gov/Government/PublicWorks.aspx>]

Investigate the rerouting of the MARTA bus route 93 turnaround loop to transit the interior of the neighborhood.

This would entail the bus traveling from Metropolitan, down Mt. Zion, and up Forest Hill to make the connection back to Cleveland.

[Contact: Paul Grether, MARTA – 404.848.5000, pgrether@itsmarta.com]

- **Provide facilities and programs that offer recreational and educational opportunities for neighborhood residents, particularly the youth and elderly.**

S *Recruit youth mentoring programs and job-training programs to the neighborhood.*

Possible programs include the Boys & Girls Club, Big Brothers – Big Sisters, Cool Girls, Boy Scouts – Girl Scouts, etc. If possible, base the programs out of Hutchinson Elementary or Mt. Zion Church until a permanent community center can be established.

[Contact: United Way of Metropolitan Atlanta – 404.527.7200]

Create a small park and playground in the interior of the neighborhood to provide a safe place to play basketball and gather with neighbors. Possible resources include the Atlanta Quality of Life Bond Program, the Atlanta Office of Parks, and Park Pride.

[Contact: City of Atlanta Department of Public Works/ Quality of Life Bond Program – 404.330.6739, <http://atlantaga.gov/Government/PublicWorks.aspx>; City of Atlanta Department of Parks, Recreation, and Cultural Affairs – 404.817.6788, <http://www.atlantaga.gov/Government/Parks.aspx>; Park Pride – 404.817.6761]

L *Build a community center that will serve the needs of residents of all ages.*

One suggested site is the current orphanage property, which is already government-owned, contains structures that could be renovated into a center, ample land for recreational facilities, and a central location. Diverse funding resources will be needed for this effort.

[Contact: City of Atlanta Department of Parks, Recreation, and Cultural Affairs – 404.817.6788, <http://www.atlantaga.gov/Government/Parks.aspx>]

- **Seek continued neighborhood diversity – demographic, economic, housing type, and land use.**

S *Continue to pursue the Mixed Residential/MRC-2 rezoning along Metropolitan Parkway that was recommended in the Hammond Park/NPU-X Strategic Plan.*

[Contact: City of Atlanta Bureau of Planning – 404.330.6145, <http://www.atlantaga.gov/government/planning/burofplanning.aspx>]

- S** *Endorse explicit recommendations from the NPU-X Redevelopment Plan as they relate to land use and zoning.*

[**Contact:** City of Atlanta Bureau of Planning – 404.330.6145,
<http://www.atlantaga.gov/government/planning/burofplanning.aspx>]

Utilize area resources as needed to continue to protect neighborhood diversity.

[**Contact:** Community Alliance of Metropolitan Parkway (CAMP) – 404.765.2800, campinc@bellsouth.net; Community Design Center of Atlanta (CDCA) – 404.523.6966; Community Housing Resource Center (CHRC) – 404.624.1111, www.chrcatlanta.org; Atlanta Neighborhood Development Partnership/Mixed Income Communities Initiative (ANDP/MICI) – 404.522.2637, www.andpi.org; Georgia Tech City & Regional Planning Program – 404.894.2350]

Track neighborhood price increases to monitor for gentrification (>5% increase/year).

[**Contact:** Community Alliance of Metropolitan Parkway (CAMP) – 404.765.2800, campinc@bellsouth.net; Community Design Center of Atlanta (CDCA) – 404.523.6966; cdcatlan@bellsouth.net]

Develop and be prepared to deploy a neighborhood-wide education campaign to prevent the ill effects of gentrification.

[**Contact:** Atlanta Neighborhood Development Partnership/Mixed Income Communities Initiative (ANDP/MICI) – 404.522.2637, www.andpi.org]

- L** *Work with CAMP to develop quality housing that is accessible to current neighborhood residents.*

[**Contact:** Community Alliance of Metropolitan Parkway (CAMP) – 404.765.2800, campinc@bellsouth.net]

- **Document the history of Hammond Park to increase residents' awareness of and pride in the community.**

- S** *Work with area university history and communication departments to gather and document oral and visual history.*

[**Contact:** Richard Laub, Georgia State University, Director of Heritage Preservation – 404.463-9206, hisrel@langate.gsu.edu; Georgia State University, Department of Communication – 404.651.3200; Georgia Tech School of History, Technology, and Society – 404.894.3196, <http://www.hts.gatech.edu>; Savannah College of Art and Design Atlanta – 404.253.2700]

Pursue National Register of Historic Places listing for Mt. Zion Methodist Church and its cemetery.

[**Contact:** Georgia State Historic Preservation Office – 404.656.2840, <http://hpd.dnr.state.ga.us>]

Archive oral and visual history findings with the local library and Atlanta History Center.

[Contact: Cleveland Avenue Branch, Fulton County Library System – 404.762.4116; Keenan Research Center, Atlanta History Center – 404.814.4000]

- L** *Incorporate historical research findings into informational markers and an educational publication or brochure.*

- **Celebrate the natural beauty and aesthetics of the neighborhood.**

- S** *Create a formal Beautification Committee of the Hammond Park Neighbors to focus on implementing strategic actions.*

- S** *Establish a neighborhood-wide protocol for handling illegal dumping.*

[Contact: Illegal Dumping Community Partnership, City of Atlanta Department of Public Works – 404.521.DUMP, publicworks@atlantaga.gov]

- S** *Hold neighborhood cleanup days on a regular basis.*

[Contact: Hands On Atlanta – 404.979.2800, <http://www.handsonatlanta.org>]

- S** *Hold neighborhood tree planting days.*

[Contact: Neighborwoods Program, Trees Atlanta – 404.522.4097, <http://www.treesatlanta.org>]

Install street sign toppers at key intersections to help create neighborhood identity.

Similar to other Atlanta neighborhoods that have funded the design and installation of these signs. A suggested design is incorporated into this report as Appendix E.

[Contact: Doraville Sign-A-Rama – 770.936.8571]

Create prominent gateway signage at the intersections of Metropolitan with Old Jonesboro and Cleveland with Forest Hills.

- L** *Establish gateway pocket parks at the intersections of Metropolitan with Old Jonesboro and Cleveland with Forest Hills.*

These parks will serve as additional neighborhood gathering spaces and take advantage of the city skyline views.

[Contact: City of Atlanta Department of Parks, Recreation, and Cultural Affairs – 404.817.6788, <http://www.atlantaga.gov/Government/Parks.aspx>]

- **Encourage informed and committed residents, businesses, and community organizations to contribute to the shared vision of the neighborhood and implement programs and projects that support the vision.**

S *Recruit sufficient membership to institute a neighborhood committee structure.*
Suggested committees include: Neighborhood Safety; Beautification; Community Partnerships; and Events. The Community Partnerships committee could be responsible for outreach to local businesses, tracking land use and zoning issues, and applying for additional planning opportunities, such as the Livable Centers Initiative, and the plan for a Metropolitan Parkway/South Atlanta Tax Allocation District.

S *Appoint block captains to help recruit and provide safe transport of residents to neighborhood meetings.*

S *Investigate opportunities for community organizing training.*
[Contact: Atlanta Neighborhood Development Partnership – 404.522.2637, www.andpi.org]

S *Participate in NPU-X and Atlanta Planning Advisory Board meetings and activities.*
[Contact: City of Atlanta, NPU Coordinator – 404.330.6899]

S *Partner with neighborhood businesses to provide meeting refreshments.*

S *Seek out general neighborhood funding opportunities.*
[Contact: Community Foundation for Greater Atlanta – 404.688.5525, <http://www.atlcf.org>; Lakewood Amphitheater Community Fund]

Create a “Welcome to Hammond Park” flyer to distribute to new neighbors.

This information sheet would include key community contacts, neighborhood meeting schedule, NPU-X information, City Council information, public safety tips and procedures, and neighborhood history.

Distribute a monthly neighborhood newsletter to create awareness of community issues and events.

TECHNICAL APPENDICIES

Appendix A - Hammond Park Community Survey

Hammond Park Community Survey

Sponsored by: the Hammond Park Neighbors & the Georgia Tech City and Regional Planning Program

Your ideas count! Help make your neighborhood a better place to live.

Please complete this survey so that the Hammond Park Neighbors can develop a plan that best represents those who live here. Skip any question that makes you feel uncomfortable, but please keep in mind that the more you answer, the better we will be able to serve you. All responses will be kept confidential!

Instructions: Rate on scale, 1= very unsatisfied...5= very satisfied

Public Works	Street repair (pot holes)	1 2 3 4 5
	Sidewalks	1 2 3 4 5
	Lighting	1 2 3 4 5
	Weekly trash collection	1 2 3 4 5
	Illegal dumping (tires, furniture, etc.) & litter removal	1 2 3 4 5
	Abandoned car removal	1 2 3 4 5
	Bulky item pick up – Items too large for trash (abandoned couches, etc.)	1 2 3 4 5
	Sewers & storm water drainage	1 2 3 4 5
	Water quality	1 2 3 4 5
	Other (write in)	

Police & Safety	Parking enforcement	1 2 3 4 5
	Law enforcement	1 2 3 4 5
	Leash law enforcement	1 2 3 4 5
	Building code enforcement	1 2 3 4 5
	Level of crime	1 2 3 4 5
	Neighborhood safety	1 2 3 4 5
	Other (write in)	

Quality of Life	Community beauty	1 2 3 4 5
	Parks and greenspaces	1 2 3 4 5
	Playgrounds	1 2 3 4 5
	Sports and athletic facilities	1 2 3 4 5
	Access to social services	1 2 3 4 5
	Access to shopping & personal services	1 2 3 4 5
	Access to quality restaurants	1 2 3 4 5
	Housing choice & affordability	1 2 3 4 5
	Quality of housing	1 2 3 4 5
	Library services	1 2 3 4 5
	Quality of schools	1 2 3 4 5
	Community meeting spaces	1 2 3 4 5
	Friendliness of neighbors	1 2 3 4 5
	Other (write in)	

Transportation	Transit system (MARTA)	1 2 3 4 5
	Bus stop facilities	1 2 3 4 5
	Parking availability	1 2 3 4 5
	Pedestrian and bike access	1 2 3 4 5
	Amount of traffic	1 2 3 4 5
	Other (write in)	

Continued on the other side...

Hammond Park Community Survey (page 2)

Tell us a bit more about your community...

Strengths

What are the 3 BEST things about Hammond Park?

Challenges

What are the 3 WORST things about Hammond Park?

Vision

Please describe your IDEAL neighborhood.

More About You

► I am a stakeholder in the Hammond Park neighborhood because I am a... (check all that apply):

- ☐ Renter ☐ Homeowner ☐ Rental Property Owner ☐ Employee
☐ Business Owner ☐ Church member ☐ Library User ☐ Other _____

► How many ADULTS live in your home? _____ Please list their ages: _____

► How many CHILDREN live in your home? _____ Please list their ages: _____

► How long have you lived/worked in Hammond Park? _____

► How do you most often get to work/school/shopping? (check all that apply):

- ☐ Walk or Bike ☐ Drive ☐ MARTA ☐ Other _____

► Would you like to get involved with the Hammond Park neighbors? **Yes** **No**

► Would you like to be notified of opportunities to plan for Hammond Park's future? **Yes** **No**

NAME: _____

ADDRESS: _____

PHONE: _____ EMAIL: _____

PLEASE RETURN TO:

Mt. Zion Methodist Church • 2840 Metropolitan Pkwy. • Atlanta, GA 30315

Thank you for your time!

Hammond Park Community Plan

Appendix B - Hammond Park Survey Results

Background

Door-to-door surveys were jointly conducted by Hammond Park residents, Councilwoman Sheperd, Atlanta School Board member Yolanda Johnson, and the team on February 18 and March 4, 2006.

A scale from 1 to 5 was used, with 1= very unsatisfied through 5= very satisfied.

Results are given as means, unless otherwise noted.

Public Works	Street repair (pot holes)	2.8
	Sidewalks	1.7
	Lighting	3.0
	Weekly trash collection	3.3
	Illegal dumping (tires, furniture, etc.) & litter removal	2.3
	Abandoned car removal	3.1
	Bulky item pick up – Items too large for trash (abandoned couches, etc.)	2.9
	Sewers & storm water drainage	3.5
	Water quality	3.6
Other (write in) : clean out creeks, remove trash from forested areas		

Police & Safety	Parking enforcement	3.2
	Law enforcement	3.4
	Leash law enforcement	2.8
	Building code enforcement	3.0
	Level of crime	3.0
	Neighborhood safety	3.4
	Other (write in): Doing great job; Fence off apartments from residences; Not happy with APD	

Quality of Life

Community beauty	2.5
Parks and greenspaces	1.6
Playgrounds	1.6
Sports and athletic facilities	1.7
Access to social services	2.3
Access to shopping & personal services	3.5
Access to quality restaurants	3.0
Housing choice & affordability	2.8
Quality of housing	2.8
Library services	2.9
Quality of schools	2.9
Community meeting spaces	2.2
Friendliness of neighbors	3.3
Other (write in)	

Transportation

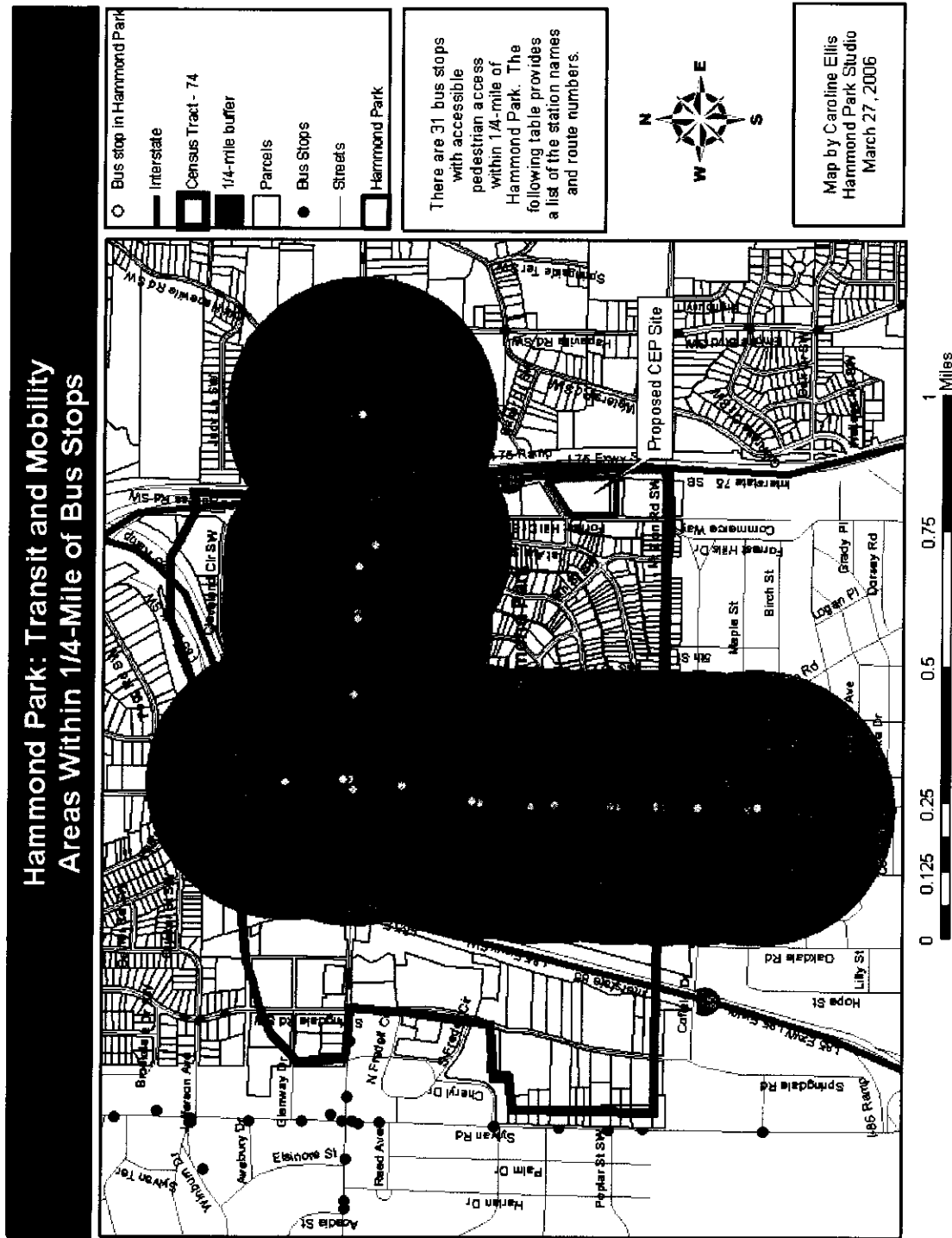
Transit system (MARTA)	3.3
Bus stop facilities	3.3
Parking availability	3.5
Pedestrian and bike access	2.7
Amount of traffic	2.9
Other (write in)	

Stakeholder Information:

Renter	21.4%
Homeowner	75.0%
Rental Property Owner	3.6%
Church Member	7.4%
Library User	14.8%

Stakeholder Information: (continued)	Average Number of Adults in Household:	2
	Age Range of Adults (In Years):	21 – 84
	Average Number of Children in Household:	1.3
	Age Range of Children (In Years):	<1 – 17
	Average Length of Residency (In Years):	17.6
	Transportation - Walk/Bike:	4.8%
	Transportation - Drive:	85.7%
	Transportation – MARTA:	33.3%
	Would like to get involved with the Hammond Park Neighbors:	16 (YES)
	Would like to be notified of opportunities to plan for Hammond Park's future:	17 (YES)

Map 2 – Hammond Park: Transit and Mobility Areas Within 1/4-Mile of Bus Stops



Appendix D - Hammond Park Crime Statistics

Criminal Offenses, Hammond Park, 2003

FRAUD	25
BAD/WORTHLESS CHECK	5
COUNTERFEITING-FREE TEXT	4
EMBZ-THF BY CONV-BUS PRP	4
FORGERY OF CHECK	4
FRAUD-ILIG USE OF CRCARD	1
FRAUD-IMPERSONATION	4
FRAUD-SWINDLE	1
OTHR FRAUDUL ACTIVITY-FT	2
WEAPONS CHARGES	5
CARYING CONCEALED WEAPON	4
WEAPNS FREE TEXT	1
SEX OFFENSES	7
CHILD MOLESTATION	1
INDECENT EXPOSURE	1
SEX OFFENSE FREE TEXT	3
SODOMY	2
PROSTITUTION	15
PROCURING FOR PROST/PIMP	2
PROSTITUTION	13
DRUG OFFENSES	23
COCAINE POSESSION	17
COCAINE SALES	5
MARIJUANA POSSESSION	1
ALCOHOL OFFENSES	16
DUI OF ALCOHOL	2
DWI	5
LIQUOR LAW FREE TEXT	8
LIQUOR POSSESSION	1
PROPERTY DAMAGE	65
DAMAGE TO PROP BUSINESS	10
DAMAGE TO PROP PRIVATE	52
DAMAGE TO PROP PUBLIC	1
ARSON-PUBLIC BUILDING	1
OTH-ARSON OFNS-FREE TEXT	1
DISTURBING THE PEACE	28
DISORD CONDUCT	8
DISTURBING THE PEACE	10
HARASSING COMM	1
PUBLIC PEACE FREE TEXT	8
FAMILY OFFENSE FREE TEXT	1

MISCELLANEOUS	19
THF BY RECV STOLEN PROP	2
POSSESSION OF STLN PROP	9
MISC OFFENSE	4
MAKING FALSE REPORT	3
HOUSE OF ILL REPUTE	1
TERRORISTIC THREAT/INTIMI	22
RUNAWAY JUVENILE	97
CRIMINAL TRESPASS	9
TOTAL	331

Criminal Offenses, Hammond Park, 2004

FRAUD	15
COUNTERFEITING-FREE TEXT	4
EMBZ-THF BY CONV-BUS PRP	2
EMBZ-THF BY CONV-OTHER	1
FORGERY OF CHECK	1
FRAUD-IMPERSONATION	5
OTHR FRAUDUL ACTIVITY-FT	2
WEAPONS CHARGES	2
WEAPNS FREE TEXT	1
POSS OF OTHER WEAPON	1
SEX OFFENSES	17
INDECENT EXPOSURE	9
SEX OFFENSE FREE TEXT	5
SODOMY	2
INCEST	1
PROSTITUTION	17
PROCURING FOR PROST/PIMP	6
PROSTITUTION	11
DRUG OFFENSES	27
COCAINE POSESSION	9
MARIJUANA POSSESSION	15
MARIJUANA SALES	1
DUI OF DRUGS	1
POSS DRUG RELATED ITEMS	1
ALCOHOL OFFENSES	42
DWI	2
LIQUOR LAW FREE TEXT	12
LIQUOR POSSESSION	28
PROPERTY DAMAGE	41
DAMAGE TO PROP PUBLIC	1
ARSON-PUBLIC BUILDING	40
DISTURBING THE PEACE	50
DISORD CONDUCT	26
DISTURBING THE PEACE	6
PUBLIC PEACE FREE TEXT	16
FAMILY OFFENSE FREE TEXT	2

MISCELLANEOUS	40
THF BY RECV STOLEN PROP	3
POSSESSION OF STLN PROP	13
MISC OFFENSE	13
MAKING FALSE REPORT	4
OBSTRUCT CRIM INVEST	1
STALKING	1
VAGRANCY FREE TEXT	2
KIDNAPPING-MINOR	1
CURFEW VIOLATION	1
EXTORTION-OTHER-FREE TEXT	1
TERRORISTIC THREAT/INTIMI	10
RUNAWAY JUVENILE	2
CRIMINAL TRESPASS	7
Total	270

Criminal Offenses, Hammond Park, 2005

FRAUD	22
EMBZ-THF BY CONV-BUS PRP	1
EMBZ-THF BY CONV-OTHER	2
FORGERY OF CHECK	1
FRAUD-ILIG USE OF CRCARD	7
FRAUD-IMPERSONATION	4
FRAUD-SWINDLE	1
OTHR FRAUDUL ACTIVITY-FT	4
FORGERY-OF OTHER OBJECT	1
FORGERY-OTHER-FREE TEXT	1
WEAPONS CHARGES	10
CARYING CONCEALED WEAPON	4
WEAPNS FREE TEXT	3
POSS OF OTHER WEAPON	2
CARYING PROHIBITED WEAPON	1
SEX OFFENSES	14
INDECENT EXPOSURE	3
SEX OFFENSE FREE TEXT	3
SODOMY	7
STATUTORY RAPE	1
PROSTITUTION	22
DRUG OFFENSES	83
MARIJUANA POSSESSION	31
DUI OF DRUGS	1
AMPHETAMINE POSESSION	1
COCAINE FREE TEXT	1
COCAINE POSESSION	40
COCAINE SALES	8
HALLUCINOGEN SALES	1
ALCOHOL OFFENSES	58
DUI OF ALCOHOL	10
DWI	10
LIQUOR LAW FREE TEXT	37
LIQUOR SALES	1
PROPERTY DAMAGE	65
DAMAGE TO PROP BUSINESS	16
DAMAGE TO PROP PRIVATE	48
DAMAGE TO PROP PUBLIC	1
DISTURBING THE PEACE	42
DISORD CONDUCT	25
DISTURBING THE PEACE	10
HARASSING COMM	1
PUBLIC PEACE FREE TEXT	6

MISCELLANEOUS	45
THF BY RECV STOLEN PROP	2
POSSESSION OF STLN PROP	4
MISC OFFENSE	19
MAKING FALSE REPORT	4
OBSTRUCT CRIM INVEST	5
VAGRANCY FREE TEXT	6
CURFEW VIOLATION	1
CRUELTY TOWARD CHILD	1
COMMERCIAL FREE TEXT	3
TERRORISTIC THREAT/INTIMI	6
RUNAWAY JUVENILE	1
CRIMINAL TRESPASS	21
TOTAL	389

Hammond Park: Crime Data 2005 Crime Locations by Type

Appendix E – Proposed Hammond Park Street Sign Topper

