



CITY COUNCIL
ATLANTA, GEORGIA

Municipal Clerk
Atlanta, Georgia

05-*R* -1136

A RESOLUTION:

CDP-05-35

BY COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

**A RESOLUTION ADOPTING THE NPU-X COMPREHENSIVE PLAN BY
REFERENCE INTO THE 2004-2019 COMPREHENSIVE DEVELOPMENT
PLAN OF THE CITY OF ATLANTA; AND FOR OTHER PURPOSES.**

WHEREAS, the Community Design Center of Atlanta (CDCA) has conducted the NPU-X Comprehensive Planning process for the areas of the City of Atlanta contained within Neighborhood Planning Unit "X" (NPU-X); and

WHEREAS, the residents and property owners in NPU-X have worked with the Community Design Center of Atlanta to develop a vision for residential, office, commercial and employment growth, and the appropriate and desirable means for accommodating the resulting transportation impacts; and

WHEREAS, this planning document entitled the NPU-X Comprehensive Plan has been developed based upon the direct input of the residents, property/business owners and other stakeholders in the study area; and

WHEREAS, the City Council wishes to adopt said plan as a guide for future development.

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

SECTION1: That the NPU-X Comprehensive Plan, a copy of which is attached hereto as Exhibit A, is hereby adopted by reference as a component of the Comprehensive Development Plan by the City Council of the City of Atlanta, Georgia.

SECTION2: That all resolutions and parts of resolutions in conflict herewith are hereby rescinded.

A true copy


Deputy Clerk

ADOPTED as amended by the Council
APPROVED by the Mayor

JUL05, 2005
JUL12, 2005

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Atlanta City Council

Regular Session

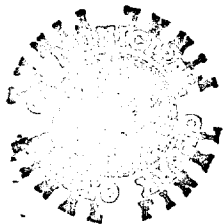
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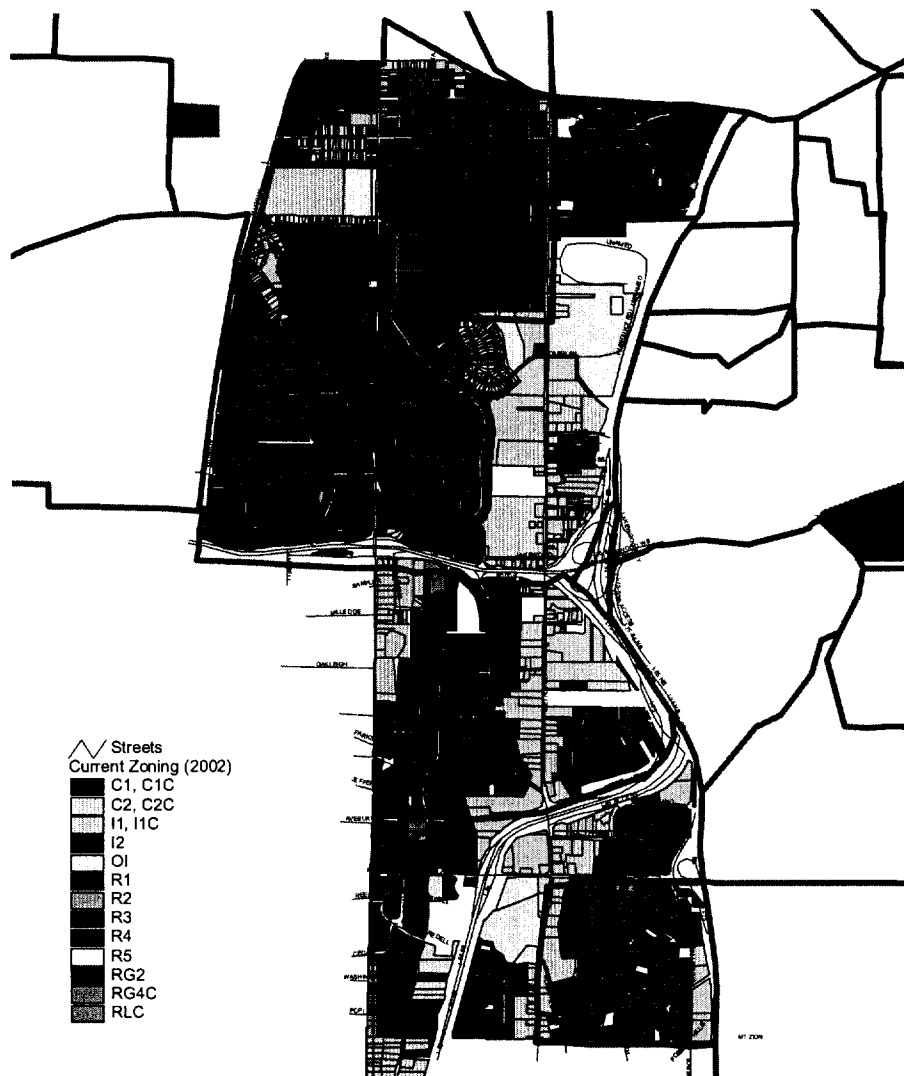
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Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	NV Muller	Y Sheperd	NV Borders

CONSENT I



NPU-X Comprehensive Plan



Prepared by: The Community Design Center of Atlanta
NPU-X Land Use Committee

May 2005

ACKNOWLEDGEMENTS

This document was developed under the coordination of the Neighborhood Planning Unit X Land Use Committee. Specific direction and assistance came from Joyce Shepard, NPU X Chair.

This document was prepared by the Community Design Center of Atlanta, Inc. with the help and cooperation of the City of Atlanta Department of Planning, Development and Neighborhood Conservation. This survey and assessment of development opportunities in NPU-X utilized undergraduate students from Georgia State University. The City of Atlanta Department of Planning, Development and Neighborhood Conservation and The Fulton County Tax Commissioner's Office the provided necessary resources and data to accomplish the project.

This report is a Community Development Project of the
City of Atlanta funded by the
U.S. Department of Housing and Urban Development
Community Development Program

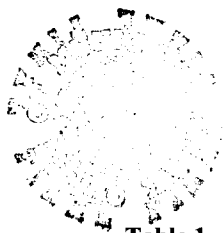
City of Atlanta Department of Planning, Development and Neighborhood Conservation

Shirley Franklin, Mayor

James Shelby, Acting Commissioner

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VISION STATEMENT

NPU-X is a large and vibrant residential community that has a heavy mixture of multifamily, single family and nonresidential commercial development. Community residents want to promote the conservation of single family housing, to improve and conserve multifamily housing, to support mixed-use development and to promote mixed income approaches to housing affordability. Residents want to guide high standards for underdeveloped commercial sections of the NPU. The NPU-X planning process has defined specific improvements that respond to deficiencies in the local infrastructure, needs for housing rehabilitation, new development on vacant lots and improvements to dilapidated, vacant and unattractive commercial property. The NPU-X neighborhoods will benefit from newly defined land use goals and capital improvement funding incentives that serve to improve their planning process and better refine and structure practical responses to development opportunities .

The NPU-X vision is to adopt a planning process that measures costs and specific sources of funding that adequately support community improvement implementation goals. Development plans that have been adopted or proposed for sub areas of NPU-X neighborhoods are to be incorporated and revised to support a consensus vision for a vibrant community. The community's vision is to aggressively address deficiencies in commercial service quality and neighborhood retail availability, to be inclusive and promote "smart growth", public transportation, affordable single family and multifamily housing, human services, a clean and safe environment, and to advocate expansion and improvements to open space, infrastructure and parks in each of the five neighborhoods.

EXECUTIVE SUMMARY

Introduction

This Comprehensive Plan serves as an update and expansion to the 1996 Stewart Avenue Redevelopment Plan and the 2004 Oakland City – Lakewood Livable Centers Initiative. It is a community driven initiative to create buy-in and vision for the growth and development of Neighborhood Planning Unit-X. This Comprehensive Plan serves as a comprehensive planning and development tool for the NPU and for the five neighborhoods. The Capitol View, Capitol View Manor, Sylvan Hills, Perkerson, and Hammond Park neighborhoods share an eastern border with Interstate 75. The Norfolk Southern rail corridor is the northern boundary for the NPU and the MARTA rail corridor and East Point are the western boundary. Langford Parkway (St Rte 166) divides NPU-X with Perkerson and Hammond Park due south of the highway.

All five neighborhoods are primarily residential areas of varied design and density. Capitol View Manor is an exception with bungalows of similar design built in the 1930's and 1940's. Capitol View is developed primarily with single story wood frame craftsman bungalows and cottages built earlier than the housing in Capitol View Manor and in general have more modest finishes.

Perkerson and Hammond Park are developed with modest brick ranch and wooden frame homes built during the 1950's and 1960's. Hammond Park and Perkerson also contain concentrations of multifamily housing located along Cleveland Avenue, Springdale Road, Mt Zion Road and Metropolitan Parkway. Over one thousand multi-family units were built during the 1960's and early 1970's in the two communities. Perkerson has over 500 units concentrated in two separate senior housing developments: Lakewood Christian Manor and Trinity Towers.

Sylvan Hills is divided into two distinct corridors: Metropolitan Parkway, which is primarily commercial and Sylvan Road. Sylvan Hills is the largest residential neighborhood in NPU X. The eastern side of Sylvan Road is developed with single story brick ranch homes and duplexes and the western side developed with older bungalows and new single-family infill. Sylvan Hills also has several multifamily developments. Recent development has occurred at Sylvan Circle, the Lakewood MARTA Station and a town home development under construction on Metropolitan Parkway in proximity to Sylvan Road and the Langford Parkway.

NPU-X is a community in transition. While 52.6% of the overall housing stock is owner-occupied, Hammond Park (39.8% owner-occupied) and Perkerson (44.7% owner-occupied) are developed as multi-family rental communities. The rate of home ownership in Sylvan Hills is 54.7%. Residents of NPU-X are relatively affluent African Americans (94%) with "middle-class" incomes. Less than one-fifth (19%) of NPU-X's current population lives below the poverty level compared to the City's average of 30%. The year 2000 Decennial Census reports the population of NPU-X to be 13,740. Over 30% of the community's residents (4,137) are children under the age of 18 and 12% of NPU-X's population (1,686) are over 65 years of age.

NPU-X is located in an area of Atlanta that is receiving renewed development attention. Large new housing developments in Sylvan Hills (Lakewood Pointe Townhomes, Columbia @ Lakewood, and Brookside Park), scattered site infill, and recent rehabilitation have accelerated the rapid appreciation of real estate values experienced in all NPU-X neighborhoods. The NPU-X neighborhoods have easy access to retail services at the West End Mall, Greenbrier Mall, and the emerging retail centers on Camp Creek Parkway.

Two MARTA Stations, the Ft. McPherson/Lakewood Station and Oakland City Station, service the NPU along the western edge of NPU-X. The Perkerson, Avery, and Emma Millican public parks provide 65 acres of green space and recreational amenities not available in most Atlanta neighborhoods. Recent housing development has addressed the most blighted residential areas in NPU-X.

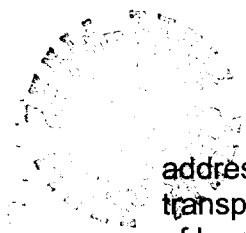
Increased levels of demand for new housing in NPU X have precipitated new developments that include:

- Brookside Park (Norsouth Corp.): 200 apartments and 30 single-family homes along Metropolitan Parkway north of Lakewood Avenue that are currently under construction.
- Lakewood Pointe (Progressive Redevelopment Inc): 50 townhomes on Lakewood Avenue east of the Ft McPherson MARTA Station that are currently under construction.
- Columbia at Sylvan (Columbia): 200 apartments on former Ft McPherson MARTA Station parking lot which has received approval from the City Planning Department with construction to proceed shortly.
- Crescent Hills (CAMP): 400 substandard apartments undergoing complete renovation near intersection of Cleveland Avenue and Metropolitan Parkway.
- Capitol View Infill (CAMP): 10 single-family infill housing units within the Capitol View neighborhood (Five units sponsored by Bank of America through a public-private partnership).
- Dill / Murphy Project (Capitol Corp): Proposal to develop 150 apartments for seniors adjacent to Oakland City MARTA Station.
- Avery Street Project: Proposal to develop 400 condominiums adjacent to Gilbert House in Perkerson.

Recent development pressure has strengthened the communities resolve to promote quality development, affordable housing and to secure planning and capital improvement support. Infrastructure improvements, the rehabilitation of all substandard housing and the expansion of commercial and retail services are consensus goals expressed by leadership and residents in all five neighborhoods. These goals have been supported by local civic leaders, sponsored by elected officials and by neighborhood residents who have participated in community meetings that developed the recommendations contained in this Comprehensive plan.

Land Use Recommendations

The five NPU-X neighborhoods are developed on 2,076 acres of land, 87.8% of which is residential. The condition of the housing in NPU-X is generally good. Although 53% of NPU-X's housing stock is owner-occupied, the rates of home ownership vary in each of the communities. Capitol View Manor (18% renter-occupied) contains scattered duplexes and no multi-family structures. Perkerson (55% renter-occupied) has its housing stock divided between small single-family dwellings and the senior housing high-rise. Hammond Park (60% renter-occupied) has modest cottages, and low-rise multi-family developments grouped on a 20-acre site south of Cleveland Avenue. Sylvan Hills (45% renter-occupied) has the most diverse housing stock with several multi-family developments along Sylvan Road north of the Langford Freeway and a concentration of duplexes in the center of the neighborhood along Brewer Avenue. Capitol View (36% renter-occupied) is mostly single-family dwellings with scattered duplexes. The older single-family homes in Capital View were well built originally and are now maintained to high standards.

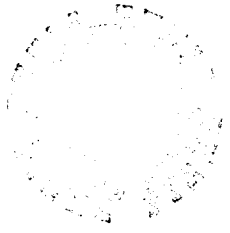


The NPU-X Land Use Plan supports community-sponsored initiatives that address comprehensive approaches to housing conservation and development, transportation, and neighborhood commercial development. The following is a summary of land use goals, objectives and recommendations that have been endorsed by the NPU residents through their Neighborhood Associations. New market pressures for townhomes and market-rate apartments coincide with land use and density changes. Goals for future land use in NPU-X are to maintain and conserve existing uses residential uses and to encourage the following changes:

- Industrial buildings and/or sites in the Capitol View and Sylvan Hills neighborhoods (Murphy Avenue Corridor) should support conversion to loft or neighborhood commercial uses.
- Commercial nodes along Dill Avenue @ Sylvan Road and Metropolitan Avenue should support higher density / mixed use "neighborhood commercial" development with parking.
- Neighborhood Commercial zoning nodes for existing retail in Sylvan Hills should be initiated.
- Density bonuses for Mixed Residential Commercial zoning along Metropolitan Parkway and Cleveland Avenue with Multi-Family zoning for existing apartment developments should be encouraged.
- Greenspace expansion in Sylvan Hills, Hammond Park, and Capitol View Manor and support to the Beltline Transit right-of-way for development of a recreational space and greenway trail.
- Transit-oriented developments at the Oakland City and Lakewood MARTA Stations should be initiated to promote neighborhood commercial and retail development standards to assure quality services that meet resident needs.

Recommendations:

1. The vitality and quality of life in NPU-X should be preserved and expanded with development incentives and revised zoning codes tailored to the neighborhoods. The great majority of housing in NPU-X (96%) is maintained to high standards. Sales data confirm recent trends of stable and appreciating market conditions for single-family housing.
2. Underutilized and substandard commercial property presents an opportunity to adopt new Quality of Life Zoning incentives that include Neighborhood Commercial and Mixed Residential Commercial development.
3. Residential property conditions were measured in 2004 (159 substandard housing units and 548 vacant lots). Blighted conditions exist in NPU-X at focal points: multifamily buildings on Sylvan Road; commercial structures on Metropolitan Parkway the Crossroads Shopping Center (Sylvan Hills) and abandoned automotive showrooms (Perkerson); scattered residential structures within Capitol View and Hammond Park; and abandoned industrial properties along the Murphy Avenue, Avon Avenue, and Sylvan Road corridors in Capitol View and Sylvan Hills. Addressing blight through



public/private partnership intervention and promotion of development opportunities is a priority. Housing codes should be uniformly applied to illegal conversions, zoning violations, and nonconforming commercial / nonresidential uses.

4. Lack of adequate sidewalk and landscaped access to businesses, building orientations that are hostile to pedestrians, blighted streetscapes with deficient infrastructure on Murphy, Metropolitan, Dill and Sylvan should be directly addressed through Quality of Life Zoning for the NPU.
5. Commercial vacancies, vacant lots, housing code violations and public safety are health hazards. Consistent and visible police presence and uniformly enforced housing and zoning codes are prerequisites to all quality of life improvements in the NPU X.
6. Pockets of blighted housing in Capital View, Perkerson and Hammond Park should be addressed comprehensively through nonprofit (CAMP) and commercial homebuilders.
7. Mixed-use development on the Metropolitan Parkway corridor and at the intersections of Dill Avenue and Sylvan Road should support retail and affordable housing.
8. Rezoning that allows higher density development on the Crossroads Shopping Center and adjacent commercial properties along Metropolitan Parkway should adopt LCI priorities and related quality of life zoning.
9. Targeted sections of undeveloped commercial land on Metro Parkway south of Langford Pkwy should be defined to support mixed-use development.
10. The 1st Baptist Church of Capital View, the ACHOR Center and the gymnasium at Dill and Metropolitan Pkwy should be redeveloped to support higher density residential land use and mixed use development.
11. Green space improvement initiatives should be supported in each neighborhood and include a Hammond Park / green space project at I-85 west, improvements to the Emma Millican Park in Capital View Manor, the expansion of Perkerson Park (Blank Foundation funded plan) for acquisition and expansion to Metropolitan Parkway in Sylvan Hills, the proposed Sylvan Hills park/green space acquisition north of the Lakewood MARTA station and the proposed Beltline greenway project that will abut the southern border of Capital View and Capital View Manor.



Housing Recommendations

Conservation of single-family residential housing is the primary goal for NPU-X and part of attaining that goal includes incentives that promote new single-family development on 137 of the 195 vacant and undeveloped parcels that are scattered throughout the five neighborhoods. New residential construction and extensive home improvements are widely evident in the Sylvan Hills and Capitol View neighborhoods. The 137 vacant parcels can easily accommodate cost effective new residential development. The presence of inexpensive and tax delinquent land can be an asset for affordable housing development. Public private partnerships can utilize the 314 parcels in the NPU that are tax delinquent (see Map 6) for two years or more that can support new residential development. Utilization of the Fulton/Atlanta Land Bank Authority and partnerships with nonprofit developers can accelerate the development of scattered vacant and tax delinquent parcels in the NPU.

One hundred twelve (112) single family homes in NPU-X are substandard and in need of extensive repair. Fifty-eight (51%) of these are located in Capitol View. There are six multifamily developments containing 30 substandard units. Rehabilitation projects can also support incentives for homeownership and cooperative housing. Counseling and consumer information can diminish predatory lending targeted to homeowners – typically senior citizen homeowners in need of repair assistance. CAMP would like to administer both a Senior Emergency Rehabilitation Program and a Revolving Rehabilitation Loan Program so that existing homeowners can participate in the overall community facelift.

Non-profit housing developers have been active in NPU-X. Habitat for Humanity has developed ten single-family homes in Capitol View. The Atlanta Neighborhood Development Partnership (ANDP) purchased the 120-unit Sylvan Circle apartment development in Sylvan Hills. CAMP has developed 10 single-family units in Capitol View in association with Bank of America. CAMP has extended its service area beyond Capitol View to include all of NPU-X, enabling the non-profit community development corporation to act as the primary sponsor of community development for the area. Developers have recently proposed the construction of over 1,000 units of new housing in NPU-X. CAMP, in partnership with Cooperative Resources Inc had rehabilitated the 350-unit Crescent Hills Apartments using the Housing Tax Credit Program.

- Brookside Park (Norsouth Corp.): 200 apartments and 30 single-family homes along Metropolitan Parkway north of Lakewood Avenue. [under construction]
- Lakewood Pointe (PRI): 50 townhomes on Lakewood Avenue east of the Ft McPherson MARTA Station. [under construction]
- Columbia at Lakewood (Columbia): 200 apartments on former Ft McPherson MARTA Station parking lot. [approved]
- Dill / Murphy Project (Capitol Corp): 150 apartments for seniors adjacent to Oakland City MARTA Station. [proposed]
- Avery Street Project: 400 condominiums adjacent to Gilbert House [proposed]
- Heritage Greene: 110 apartments on Springdale Road for rehabilitation [proposed].



Mixed-use development and new residential development on vacant residential land could generate over 2500 units new housing.

Community Parks and Neighborhood Beautification Recommendations

Perkerson Park is a major community greenspace and recreation asset that is primarily used by NPU-X and local residents. Access to the park is limited to one access road. Residents of the surrounding neighborhoods could improve their access through the acquisition of additional parcels north of Casplan Street and Metropolitan Parkway. These parcels could facilitate the development of a multipurpose recreational complex, greenspace, and biking and walking trails that connect the Oakland City MARTA Station to the South Bend / Lakewood Park and HIFI Buys Amphitheater. Emma Millican Park, located in Capitol View Manor adjacent to the Atlanta Metropolitan College campus, is underutilized and requires extensive maintenance. The purchase of adjacent parcels could expand the size of the park and enhance the quality of life at Capitol View Elementary.

Green Spaces on vacant lots control erosion and provide areas of natural beauty on parcels not conducive for housing development. Parcels 40 to 50 feet wide and 100 feet in depth located in areas that lie below street level are strong candidates for possible park sites. Hammond Park has no greenspace or recreational area. NPU-X recommends acquiring any available open space to establish a community park for Hammond Park. Proposed sites for greenspace acquisition are identified on Map 2. NPU-X recommends the following improvements be made to the following facilities:

- Preservation and maintenance of historic facilities in Perkerson Park.
- Develop preliminary plans for proposed recreational building for Perkerson Park at intersection of Metropolitan Parkway and Casplan Street.
- Landscaping and renovation of aging facilities in Emma Millican Park.
- Development of greenspace / community park in Hammond Park utilizing Department of Transportation right-of-way properties at Forrest Hill Road.

Intersection / Project Area	Work to Be Completed	Neighborhood	LCI Project
Emma Millican Park	<i>Acquisition of new parcels and maintenance of existing property</i>	Capitol View Manor	No
Perkerson Park	<i>Acquisition of new parcels and maintenance of existing property</i>	Sylvan Hills / Capitol View	Yes
Avery Park	<i>Acquisition of new parcels and maintenance of existing property, renovation of Gilbert House</i>	Perkerson	No
Diane Drive Park	<i>Acquisition of new parcels for development as open space / recreational area</i>	Hammond Park	No
Grand Avenue Park	<i>Acquisition of DOT right-of-way near Cleveland Avenue and Grand Avenue for use as open space</i>	Hammond Park	No
Sylvan Hills Park	<i>Acquisition of new parcels for development as open space / recreational area</i>	Sylvan Hills	Yes

Sidewalks and Pedestrian Safety Recommendations

LARGE ATTACHMENT:

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MANUAL(S)

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A RESOLUTION
BY: COMMUNITY DEVELOPMENT AND
HUMAN RESOURCES COMMITTEE

A RESOLUTION ADOPTING THE NPU-X
COMPREHENSIVE PLAN BY REFERENCE
INTO THE 2004-2019 COMPREHENSIVE
DEVELOPMENT PLAN OF THE CITY OF
ATLANTA; AND FOR OTHER PURPOSES.

ADOPTED BY

JUL 05 2005

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AS AMENDED

- ☐ CONSENT REFER
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FINAL COUNCIL ACTION

- ☐ 2nd
- ☐ 1st & 2nd
- ☐ 3rd
- ☒ Consent
- ☐ V Vote
- ☒ RC Vote

CERTIFIED

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JUL 05 2005

MAYOR'S ACTION

MAYOR