Agenda

• Words of Welcome
  – Joy Fitzgerald
  – Councilmember Ivory Young
• Choice Neighborhoods Basics
• The Power Of Partnerships
• Previous Plans & Projects
• Planning Stations
Choice Neighborhoods Team

- Joy Fitzgerald – Atlanta Housing Authority
- Trish O’Connell – Atlanta Housing Authority
- Marvin Nesbitt – Atlanta Housing Authority
- Gwen Weddington – Atlanta Housing Authority
- James Talley – Atlanta Housing Authority
- Debra Stephens – Atlanta Housing Authority
- Kathleen Miller – Atlanta Housing Authority
- Melinda Eubank – Atlanta Housing Authority
- Monica Buchanan – Atlanta Housing Authority
- Eric Pinckney – The Integral Group
- Amon Martin – The Integral Group
- Hope Boldon – Integral Youth and Family Services
- John Skach – Urban Collage
- Niti Gajjar – Urban Collage
- Contente Terry – Contente Consulting
- Semira Ajani – Contente Consulting
- Dr. Norman Johnson, PhD
What is Choice Neighborhoods?

- HUD grant that builds upon the HOPE VI model
- Transform the distressed housing and neighborhood
  - Healthy, sustainable community
  - Quality housing, schools, neighborhoods, transportation, and services
- AHA received a Choice Neighborhoods Planning Grant to support the planning for the revitalization of University Homes and the surrounding AUC neighborhoods
- Goal is a Neighborhood Transformation Plan that will be the basis of future grant opportunities
What are the Components of the Neighborhood Transformation Plan?

- **People** – quality, affordable housing; health and safety; employment and education.

- **Housing** – Energy efficient, sustainable, accessible, with internet connectivity; mixed income; physically and financially viable.

- **Neighborhoods** – services such as high performing public schools, high quality early learning programs, high quality parks and recreational facilities; effective public transit, walking and biking options to connect to work and/or local services; access to economic development and employment opportunities.
Why This Area?

- **Institutional Catalyst**
  - Atlanta University Center
- **Neighborhood Investment**
- **Existing Investment by AHA**
  - CollegeTown at West End
  - Villages at Castleberry Hills
  - Magnolia Park Apartments
  - Former University Homes site
Who Are the Stakeholders for Choice Neighborhoods?

- **Students** – early childhood, elementary, middle, high school and college.
- **Residents** – anyone who lives in the community, i.e., renters, owners, seniors, students.
- **Business Owners** - retail, restaurants, medical providers, dental care, legal assistance, real estate services, banks, barber/beauty shops, etc.
- **Community Partners** – health care providers, financial institutions, government, public safety, faith based organizations, utilities, educators, transportation, neighborhood associations and planning units, community development corporations, non-profits, etc.
What is the Plan?

• Create a Neighborhood Transformation Plan
  – AHA will work collaboratively with its partners, ambassadors and stakeholders
  – Construct a Neighborhood Transformation Plan which will include the former University Homes, AUC, the AUC Neighborhood, Ashview Heights, and Vine City
  – This plan will be the basis for applying for future federal, state and/or local funding opportunities
Process Overview

• Completed Focus Group Meetings:
  – Students: Washington High School Students - 9/8/11
  – AUC Students and Staff - 10/6/11
  – Social Services: 9/15/11
  – Residents: 9/22/11 (2 sessions)
  – Businesses: 9/27/11

• Community Meetings:
  – Kick-off/Visioning #1 - 10/13/11
  – Kick-off/Visioning #2 - 10/15/11
  – Neighborhood Green Frameworks: November

• Neighborhood Transformation Plan to be completed April 2012
Emerging Themes

Six focus group meetings conducted with residents, business owners, social service providers and students within CN yielded the following themes:

- **Education** - Enhancements to educational programs and institutional partnerships are essential for successful lifelong learning.
- **Employment** - Investment in job creation, livable incomes and small business development.
- **Safety** - Physical disinvestment influences criminal activity and creates an unsafe environment.
- **Housing and Neighborhoods** - Preservation of history, culture, and architectural character along with affordability of housing provide options to maintain and attract a diverse population.
- **Health and Wellness** - Access to facilities, goods and services are essential for promoting healthy living.
Power of Partnerships: Atlanta University Consortium as an Anchor

• Transformation Plan Model: University of Pennsylvania and Surrounding Neighborhoods
  - **REASON FOR PLAN:** Neighborhoods suffered from high crime rates, low academic achievement and lack of quality business and housing development
  - **IMPACT OF PLAN:** Plan led to reduction in crime, increase in school scores and increase in business and development activity
  - The University of Pennsylvania and neighboring public schools played a key role in the Transformation Process
Q & A
Neighborhood Transformation Plan Elements

- The plan is a comprehensive vision document, built on neighborhood dialogue and consensus, that acts as a roadmap for pursuing future federal funding from a variety of agencies.
- The plan should be balanced, with equal emphasis on the social as well as the physical.
- The plan should be based on a thorough assessment of need.
- The plan should include recommendations on:
  - Alternative mobility and transportation choice
  - Equitable, affordable housing
  - Neighborhood economic development
  - Access to employment and education
  - Sustainability and green building
What is Our Planning Context?

• No shortage of plans – at least 18 plans done for the CN area in the last ten years.

• Great diversity of planning – redevelopment plans, corridor plans, transportation plans, greenspace plans, economic development plans.

• Many plans extend beyond the CN boundary but affect what happens in the neighborhoods.

• At least eleven plans have been officially adopted by the city, with strong continuous community input.
The Plans:

- Redevelopment Plans
  - Vine City (2004)
  - Beltline (2005)
  - English Avenue (2006)

- Corridor Plans
  - MLK Drive (2005)
  - Northside Drive (2005)
  - Simpson Road (2006)

- LCI Plans
  - West End (2001)
  - Vine City (2009)

- Other Plans
  - Castleberry Hill
  - Connect Atlanta
  - Proctor Creek
Plan Features
Recommendations for our CN area include:

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<tr>
<th>Plan Name</th>
<th>Year</th>
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<td>Castleberry Hill Master Plan, 2000</td>
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<td>West End LCI, 2001</td>
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<td>Vine City Redevelopment Plan, 2004</td>
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<td>Beltline Redevelopment Plan, 2005</td>
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<td>MLK Jr. Drive Corridor Plan, 2005</td>
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<td>Northside Drive Corridor Plan, 2005</td>
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<td>Simpson Road Corridor Plan, 2006</td>
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<td>Connect Atlanta Plan, 2008</td>
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<td>Vine City / Washington Park LCI, 2009</td>
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<td>Proctor Creek Watershed Study, 2011</td>
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Common Themes

- **Walkability** – Safe, comfortable and extensive sidewalk network with traffic taming to minimize pedestrian conflicts.

- **Transportation Options** – Transportation elements to allow multiple ways to move around – trails, bike facilities, transit.

- **Sustainable Open Space** – Parks that are in harmony with the natural environment and contribute to its improvement.

- **Quality Affordable Housing** – Diverse, mixed-income, energy-efficient, internet connectivity and designed to be compatible with the surroundings.

- **Goods & Services** – Daily provisions, services and job opportunities within walking distance of housing.

- **Historical Narrative** – Recognition of the neighborhood’s legacy.
Theme: Pedestrian / Bike Improvements

Projects:

- Streetscapes / bike improvements on MLK, Lowery, Boone
- Bike striping on Brawley, Lawton, Westview
- Urban streetscape on Northside Drive
- BeltLine multi-use trail
Theme: Roadway Improvements

Projects:
- Access control on MLK
- Lane and access adjustments on Boone
- Northside Urban Boulevard
- Traffic circle at Langhorn and Westview
Theme: Transit

Projects:

• New bus service on Boone
• New bus shelters at key locations
• Ashby station repairs
• Beltline LRT
• Northside BRT
Theme: Parks & Open Space

Projects:

• Vine City Park
• Cleopas Johnson Park
• Dean Rusk Park
• Scattered neighborhood pocket parks
• Eco-parks in flood areas
Theme: Housing Development

Projects:
- Magnolia Place and environs
- College Town
- UCDC single-family infill
- Vine City scattered-site infill and rehabilitation
Theme: Mixed-Use / Commercial Development

Projects:
- Historic Westside Village
- Mixed-use infill along Boone
- Mixed-use TOD at Northside
- Vine City neighborhood center
- Bakery Redevelopment
Conclusions

• **Repetitive** – Many recommendations are repeated in successive plans, confirming their importance to stakeholders.

• **Physical** – The plans are heavily biased toward the physical environment – i.e. “bricks-and-mortar” projects.

• **Progress** – There has been some level of implementation for almost every recommendation, both by public and private agents.
What’s Missing?

• Comprehensive enhancements to the educational scaffold: early learning, K-12, post-secondary, trade schools / job training, mentoring, apprenticeships, etc.

• Cutting-edge economic development strategies that are actionable and relevant to the neighborhoods and its residents.

• Leveraging resources and building capacity through partnerships and collaborations among non-profits, institutions, and individuals to pursue more layered funding sources.
Schools:
1. Dean Rusk Early Learning
2. Bethune Elementary
3. M. Agnes Jones Elementary
4. Kennedy Middle
5. Washington High
Education Strengths

• Cradle to Career Educational Opportunities.
• AUC - Largest consortium of African American colleges and universities in the country.
• Atlanta Promise Neighborhoods - Education, health, and social development focused.
• Self-sufficiency network - Agencies, institutions and non profit organizations.
Economic Development Strengths

• Critical to the transformation plan
• Emerging themes
  – Living wage jobs
  – Skills training
  – Opportunities for youth
• AUC Corridor has a variety of strengths it can build on to attract and grow new industries:
  – Access
  – Distribution Centers
Partnership Strengths

Project successes within CN have been influenced by partnerships between:

- Neighborhood and Community Associations
- Community Development Corporations
- NPU’s
- Faith-based Institutions
- Schools
- Non Profit groups
- Agencies
- Philanthropic Foundations
- Private Sector
Join Us in the Process

- **Planning Stations** – Give us your perspectives on the neighborhood areas inside the Choice boundary
  - Station 1: Neighborhood History
  - Station 2: Strategic Issues
  - Station 3: Partnerships
  - Station 4: Survey
Three neighborhoods • One community • One voice
The Choice is Yours!