

Case For Expanding the Conservation Zones in the Chosewood Park Neighborhood as part of the Atlanta City Design and Atlanta Beltline Development Plans.

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Chosewood Park Today – Conservation Area Is Too Small.

A quick glance to Appendix A Panel #1, shows the Chosewood Park Neighborhood Atlanta City Design Plan Conservation Area as just a small speck of green in a big yellow sea. When comparing the relationship between High Density Areas (HDA) vs. Conservation Areas (CA) in Chosewood Park to Grant Park and Ormewood Park just to the North, Chosewood Park's HDA vs. CA appears very much out of balance.

The reason for this is Chosewood Park has only 334 Single family houses in it. Appendix C shows that prior to the 2010 Chosewood Park Development plan, multi-family units made up 53% of the housing stock in Chosewood Park. If the 2010 Chosewood Park development plan had been implemented, (which it was not) the amount of multi-family housing in Chosewood Park would have risen to 70%.

As part of the City of Atlanta 2016 CDP, adjustments were made to the 2010 plan such that the amount of multi-family housing in Chosewood Park after 2016 adjustments dropped back to 54%. However the %multi-family numbers already cited are really understated. Appendix B shows there most land north of Englewood Avenue crossing over Hill Street and then on to the railroad tracks West of Milton Avenue have been or will be re-zoned to some type of MR or MRC thus creating a huge potential inventory of multi-family housing in the areas designated as High Growth and as a Beltline Overlay planning area. If this happens the Chosewood Park Conservation Areas will not be conserving very much.

Until the Gladstone Apartment (known then as the Grant Park Apartments) were built in the early 1950's, Chosewood Park was 100% single family neighborhood. It should be noted half of the Galdstone Apartments were torn down around 2012 and the remaining half are slowly being boarded up. Any new development on the Gladstone property will be done probably after all structures on the property are torn down.

In 1970, Chosewood Park's identity as a single family neighborhood was further challenged when the Atlanta Housing Authority property Englewood Manor was built. Englewood Manor was torn down in 2009. It should be also stated the Englewood Manor was one AHA site that included a large amount of single family housing.

If the Conservation Areas are there to preserve the original intent of the neighborhood, then the current size of the Chosewood Park Conservation Area is too small. For the Atlanta City Design Plan and the Beltline Planning Overlay District to succeed, the Chosewood Park Conservation Area needs to be expanded.

Chosewood Park Conservation Area Adjustments And Beltline Planning Overlay District Suggestions

In order that Chosewood Park can be an effective partner neighborhood in the Atlanta City Design Plan, here are suggested adjustments to the Chosewood Park Conservation Area:

1. The Gladstone Apartments (P1 in Appendix B) be torn down and replaced with a single family development similar Benteen Park which is located East of the Benteen School off of Custer Avenue.
2. The AHA property formerly known as Englewood Manor (P2 in Appendix B) ceases to exist as a neighborhood under that name and be incorporated into the Chosewood Park neighborhood. In addition it too should be developed as a single family neighborhood in a manner similar to what was done when the High Point Apartments on Pryor Road were converted to the single family neighborhood now called High Point Estates as part of the Southside Redevelopment Plan. The Southside Development Plan was implement with AHA as a partner in the early 2000's.
3. Properties P5 and P6 in Appendix B at the intersection of McDonough Blvd and Sawtell Avenue be turned over to the Trust for Public Land with the intent of extending the existing City of Atlanta called Chosewood Park to Sawtell Avenue as requested in the 2011 Chosewood Park Park Vision plan.

If these recommendation are carried out, the Chosewood Park Conservation Area will expand to what can be seen in Appendix A Panel #2. In this plan, the Chosewood Park Conservation Areas are large enough to truly balance the expected levels of Multi-Family housing and retail in the High-Density Areas. In addition, Chosewood Park's historic identiy as a single family neighborhood with a park will be conserved.

The Atlanta Beltline Is A Post-Industrial Design Concept

If heavy industry was viable on the Beltline, it would still be there. Since most of the current track sits unused and the industrial sites around those track are empty or house legacy junk collection industries such as Paper Re-Cycling, Junk Yards, Auto Salvage Years or Towing Companies with lots similar to Auto Salvage yard, the Beltline can not succeed until legacy junk industrial use is moved to existing industrial parks near the city limits.

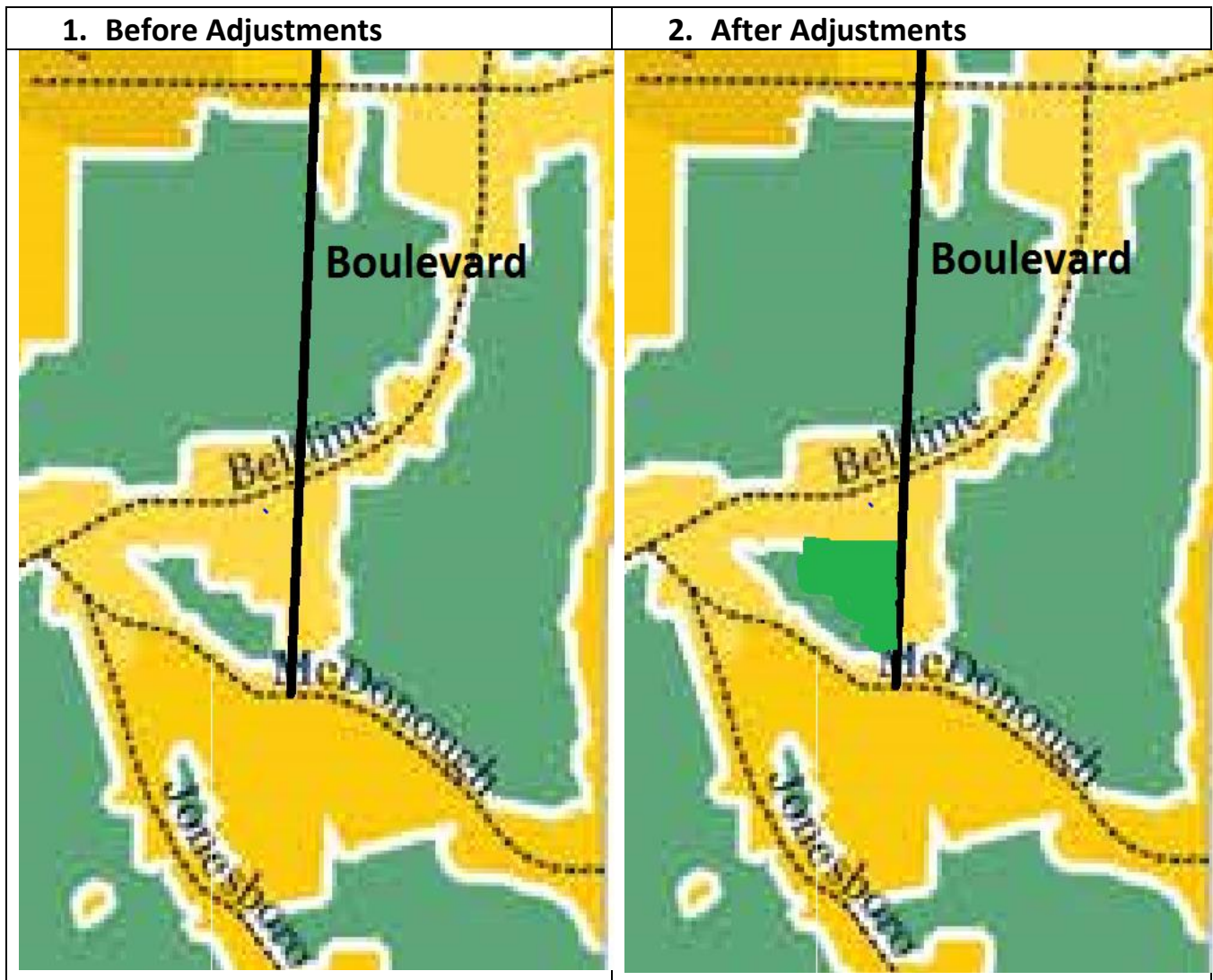
Therefore it is requested that Invest Atlanta provide incentives and/or plans to have the following business leave the Chosewood Park area:

- | | |
|---------------------------------|-------------------|
| 1. B&L Wrecker Service | P3 in Appendix B |
| 2. A-TOW | P4 in Appendix B |
| 3. City of Atlanta Public Works | P8 in Appendix B |
| 4. Paper Stock Company | P10 in Appendix B |

Appendix A

Chosewood Park Neighborhood and Vicinity Break Out of High Density Areas vs. Conservation Area Before and After Adjustments.

In panel #1, the Chosewood Park Conservation Area looks out of balance as compared to the Grant Park and Ormwood Park conservations area. When the AHA properties and Gladstone Apartment properties are made single family the Chosewood Park Conservation area appears more in balance with its neighbors.

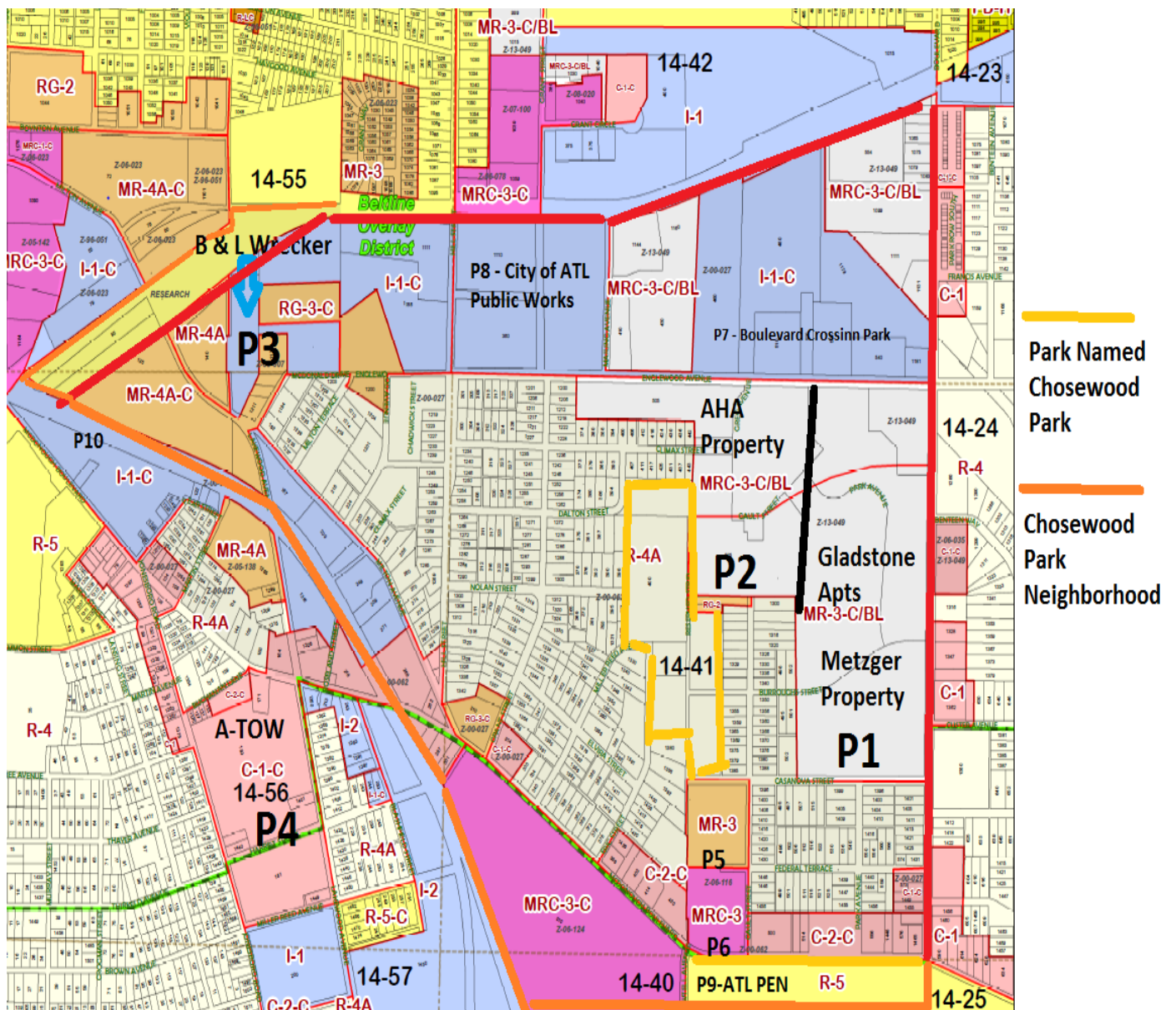


Appendix B

Chosewood Park Zoning and Key Properties Map

Here is the zoning map of the Chosewood Park neighborhood and surrounding areas.

- P1 = Gladstone Apartments and is owned by the Metzger Group
- P2 = AHA Property Known at Englewood Manor
- P3 = B&L Wrecker Service P3 & P4 are both in the Betline Overlay District
- P4 = A-Tow
- P5 = Parking Lot.
- P6 = Parking Lot
- P7 = Boulevard Crossing Park
- P8 = City of Atlanta Public Works
- P9 = Atlanta Penitentiary
- P10= Paper Stock Company



Appendix C

Chosewood Park Housing Stock Before 2010 Development Plan, After 2010 If 2010 Development Plan Implemented (which it was not) and After Adjustments are made due to the 2016 changes in the Chosewood Park Development Plan For the City of Atlanta 2016 CDP planning process.

For the detail on how these numbers were computed, see the attached document CP_CDP_Plan_Changes.pdf.

#	Housing Stock	2009 Housing Stock (A)	2009 Housing Stock % (B)	2010 CP Plan Housing Stock (C)	Existed Before 2010 CP Plan (D)	Total Proposed and Existing (E)	Total Proposed and Existing % (F)	Additions and Reductions 2010 CP Plan (G)	Total (E) + (G)= (H)	Total % (I)
0	Total Units	1,095	100%	3,071	771	3,842	100%	-543	3299	100%
1	Single Family	334	33%	173	334	507	13%	347	854	26%
2	Town homes	0	0%	510	0	510	13%	0	510	15%
3	Equity Multi-Family	147	13%	0	147	147	4%	0	147	4%
4	Multi-Family	582	53%	2,388	290	2,678	70%	-890	1788	54%
5	(1 + 2 +3) or Not Multi-family	513	47%	683	481	1,164	30%	347	1511	46%