



Land Use Action Plan Meeting 1: Joseph E. Boone Corridor/Mims Park
Westside Future Fund
Tuesday March 29th, 2016

Overview and Action Plan: Slideshow presented by Dhiru Thadani of Thadani + Associates

- Review of all plans and recognition of planning fatigue
- Team is reviving the efforts into one larger plan (as opposed to several smaller ones) given new developments (i.e. Mercedes-Benz Stadium)
- Some goals of the development on the westside:
 - o Building for the economic market, specifically preventing market leakage (people shopping elsewhere)
 - o Utilizing MARTA accessibility
 - o Preserving historic character (height limits etc.)
 - o Expanding tree cover

Refresher on Westside TAD Study: Slides read by Jesse Wiles of APD

- Recommendation that have been implemented from TAD Master Planning Process are:
 - o Housing Restoration Loans are now a reality, program guidelines have been developed
 - o Offering legal services for home-owner repairs and problems with taxes

Mims Park Update: Update from Curt Soper of Trust for Public Land

- The Trust for Public Land creates parks and conserves land for people to use and enjoy
- Atlanta projects include: National Park Service expansion of MLK site, creation of BeltLine, protecting land along the Chattahoochee River, and now Mims Park
- Memorandum of Understanding approved by City Council in December 2015
- Consultant (with local team members) have been identified
- Plans to utilize participatory design process.
- Goal is to break ground in August 2016 and open in early 2017

Audience Questions:

- Nate Dyer: What are average home values around parks such as Mims Park?
 - o Response: I don't look into those kinds of things.



Break-out Discussion Read-Outs: Attendees self-selected into tables organized by topic and discussion points were read aloud after 35 minutes

1. *Public Services* – Needs can easily turn into action items. Top concerns: mental health services; connecting services to residents (advertising, providing transportation, extended hours etc.); job readiness (job creation designed for this community, preparing residents with literacy, digital literacy, etc.); creating a job availability matrix; providing childcare for employees and transportation to jobs; mentoring programs (adults , young adults, and children) subsidies for programming; using Mims Park as a focal point of activities for fitness and health; creating more gathering spaces to let people meet their neighbors
2. *Mims Park* – art opportunities; education for youth; advertising the timeline of the park development. The main monument is the column (an 80 ft piece with General Hitchiti on top of it (first peacekeeper in the state). Interactive technology component for the history of the Westside
3. *Environment/Ecology* – Health concerns and flooding of the built environment; mold/mildew in homes; mosquito problems; mold prevention assessment of neighborhood
4. *Multi-Family Housing* – historical area, cultural center and Transit-Oriented Development; concerns about density; will multi-family impact single-family homes?; make it safe for pedestrians to cross Boone; how can development on Boone affect vacant properties further inside the neighborhood; what makes multi-family viable? (transit, convenience)
5. *Historic/Cultural Preservation* – Need to know where you come from to know where you’re going, ensure that we’re not doomed to repeat our history but also use what worked before; historical house and building identification (MLK adult home, Maynard Jackson’s apartment building, Julian Bond home, Mrs. Lucky’s house, Herndon Home, original West Hunter Baptist, classic ballroom, Paschal’s old and new, Ms. Prather’s home, Echols funeral home, Sellers funeral home, plethora of churches, Bethune & Kennedy Schools), creation of an African-American walking history trail
6. *Single-Family Housing* – Multi-family units drawing single-family residents away; affordability of the units; renovation assistance for owners AND landlords to attract renters
7. *Education & Training* – importance of 0 – 18 yr old learning; STEM head-start; turning abandoned buildings into training centers, childcare facilities, YMCAs, etc.; lease Bethune for a 10 yr projection of its value don’t sell it; when they cut the schools off the communities will disappear so stabilize existing school; keep Kennedy as a middle school; stop labeling our boys and girls as failures and expecting them to rise
8. *Faith-Based Institutions* – better partnerships with churches; existing programs include pancake breakfasts, building senior units, homeless services; opportunities: history tours, youth services, re-entry programs
9. *Market Analysis* – where can we handle density and commercial support; what is the impact of the Northside Entertainment District; setting aside land for local entrepreneurs/small businesses
10. *Transportation/Transit* – Make Walnut St a connection point; fix dead-ends in neighborhood (Mayson Turner); stormwater/sewer issues at intersections like Boone/Vine; poor cross-community access; improved directional signage, night-time security (emergency poles) and street lighting; houses with porches, and designing landscape for crime prevention (shorter bushes); inefficient bus routes to existing stations (i.e. a 2 hr bus route to get to a train station only 1.5 miles away)

All official notes/videos/recordings will be made available on PlanWestside.com

The Westside Communities Alliance is led by Georgia Tech’s Ivan Allen College of Liberal Arts, College of Architecture, and Office of Government and Community Relations.