

# THOMASVILLE HEIGHTS NEIGHBORHOOD PLAN



## THOMASVILLE HEIGHTS NEIGHBORHOOD PLAN

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### Prepared for:

Community Foundation For  
Greater Atlanta,  
City of Atlanta  
Atlanta Housing

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# EXECUTIVE SUMMARY

An executive summary of the Thomasville Heights Neighborhood Plan is outlined in the following section.



# EXECUTIVE SUMMARY

## PLAN BACKGROUND

The Thomasville Heights neighborhood is a community of focus for Community Foundation for Greater Atlanta (CFGA). In 2021, CFGA sought to deepen its involvement in the neighborhood by initiating a place-based neighborhood planning effort. Due to the large amount of land owned by the Atlanta Housing Authority and the City of Atlanta, both entities joined the planning effort to ensure a cohesive neighborhood development strategy was achieved between the partners.

## NEIGHBORHOOD CHARACTER

The Thomasville Heights neighborhood, located in SE Atlanta, is bound by Moreland Avenue to the east, Norfolk Southern rail line to the south, New Town Circle SE to the west and McDonough Boulevard and the former Atlanta Housing Authority Thomasville Heights housing development to the north. It is located in Neighborhood Planning Unit Z and in the Atlanta City Council District 1.

Similar to other neighborhoods of this era, Thomasville Heights was shaped in the 1950's by urban renewal. The core of the neighborhood is primarily single-family housing units with the subsequent introduction of several multifamily developments in Forest Cove Apartments, and Thomasville Heights Public Housing. Today, the Forest Cove Apartments sit vacant while the Thomasville Heights Public Housing has been demolished and is now a large vacant property. There are also large areas of vacant land owned by private and public entities all of which are prime for development.

The population of Thomasville Heights is 2,840. Residents have a median income of \$17,176, with 50% renters. The largest age cohorts are represented by those that are under 18 and those that are over 65 years of age. The neighborhood is represented by the Thomasville Heights Civic League which is actively involved with advocating for the improved quality of life for current and future community members.

### Major Takeaways

#### Homeownership and Residential Trends

- The homeownership rate decreased over the last decade and is now 50%, down from 57% in 2010;
- At least 50 homeowners do not currently have a homestead exemption, thereby exposed to increasing property taxes;
- The average resident in Thomasville Heights can no longer afford sale prices in the neighborhood; and
- The low number of sales also supports the information provided by the Steering Committee that the neighborhood consists of a significant amount of long-term residents.

#### Opportunities

- Assist existing homeowners without a homestead exemption to apply for and receive a homestead exemption;
- Support a homeowner rehabilitation program that can assist homeowners with safety issues in their homes;
- Work with seniors to modify their homes to accommodate their needs as they age;
- Focus on the creation of generational wealth by ensuring property can be easily inherited;
- In the surrounding southeast Atlanta market only 25% of all recently completed projects are affordable, with 3% dedicated to affordable homeownership. This provides an opportunity for new developments in Thomasville to provide additional affordable units.
- Support workforce housing homeownership opportunities by providing down-payment assistance for potential home buyers; and
- Utilize vacant land in Thomasville Heights to develop homeownership and rental opportunities for various income levels.

## COMMUNITY ENGAGEMENT

The Thomasville Heights Neighborhood Plan was developed between May 2022 and May 2023. The plan was led by input received from a steering committee, community members, and project stakeholders. This goal of this plan is to create a guide for the development of the Thomasville Heights community that builds upon addressing the needs of current residents while planning for future community members. Below are the vision and goals created by the Thomasville Heights Community.

### THOMASVILLE HEIGHTS NEIGHBORHOOD PLAN VISION

***"Thomasville Heights is a safe, thriving mixed-income neighborhood that protects its historic residential character, prioritizes quality education, supports houses of worship, and has easy access to goods and services."***

#### Goal 1 :Conserve

- Ensure legacy residents can remain in their homes;
- Preserve the existing character of the neighborhood;
- Share the history and culture of the neighborhood with future generations;
- Protect and improve existing affordable housing in the neighborhood;
- Support the reopening of Thomasville Heights Elementary School; and
- Support the Thomasville Heights Civic League.

#### Goal 2: Create

- Establish new homeownership opportunities;
- Improve access to youth recreation and programming;
- Increase connectivity between the neighborhood and community assets;
- Improve pedestrian infrastructure in the neighborhood;
- Invest in infrastructure that reduces vehicular speed;
- Establish a schedule for City services, such as right of way clearance;
- Develop new for sale and rental housing;
- Promote neighborhood safety and stability; and
- Develop neighborhood retail space.

## IMPLEMENTATION PLAN

The Implementation Plan serves as a guide for transitioning the Thomasville Heights Neighborhood Plan from its planning stages to actionable next steps in the implementation phase. This section is comprised of the neighborhood master plan, neighborhood preservation guide, and implementation matrices. Together these elements lay the foundation for what future development in Thomasville Heights could look like, coupled with strategies to preserve and promote the existing community going forward.

### Neighborhood Improvement

The Neighborhood Improvement section includes the overall Thomasville Heights Master Plan. The master plan delineates potential development scenarios for priority sites that are publicly owned and controlled by project partners, and catalytic sites that can be transformative if developed with the community's vision. Below are the master plan goals:

- Redesign of McDonough Boulevard to improve the connectivity within the neighborhood
- Introduce of walking trails and increase greenspace
- Create a more connected and walkable community
- Introduce a range of housing types to support households at different incomes
- Introduce higher density uses along Moreland Avenue and McDonough Boulevard

### Neighborhood Preservation Guide

The Neighborhood Preservation section contains preservation recommendations for the Thomasville Heights Neighborhood. The neighborhood vision svision was created with inputs by the Steering Committee and community, and directly influences plan recommendations.. Each recommendation is tied to one of the two goal categories, Create or Conserve, highlighting the relationship between goals and recommendations.

### Community Retention

The community retention sub-section of the Neighborhood Preservation Guide includes recommendations to retain existing residents in Thomasville Heights as changes and development occur in the neighborhood and the City. These strategies are essential to ensure existing residents are not displaced as new development is introduced in Thomasville Heights and growth pressures increase. Below are the recommended community retention and neighborhood improvement strategies.



#### Conserve Strategies

- |                                    |                                                |
|------------------------------------|------------------------------------------------|
| 1 Homeowner Rehabilitation Program | 4 Community Land Trusts                        |
| 2 Property Tax Assistance          | 5 Support the Thomasville Heights Civic League |
| 3 Homeowner Education              | 6 Historic Preservation                        |



#### Creation Strategies

- |                           |                                |
|---------------------------|--------------------------------|
| 1 Down Payment Assistance | 3 Youth and Senior Programming |
| 2 Neighborhood Safety     | 4 Partnership Schools          |

### Neighborhood Improvement Strategies

The Neighborhood Improvement Strategies section provides recommendations on how to improve the existing Thomasville Heights neighborhood through short and long term strategies. Below are the recommended improvement strategies.

#### Neighborhood Improvement Strategies

- |                                      |                                  |
|--------------------------------------|----------------------------------|
| 1 Neighborhood Gateways Signage      | 7 Faith-based Affordable Housing |
| 2 Street Sign Toppers                | 8 Leveraging Publicly Owned Land |
| 3 Community Assets                   | 9 Design Guidelines              |
| 4 Greenspace and Recreation          | 10 Land Use                      |
| 5 Transportation and Infrastructure  | 11 Zoning                        |
| 6 Partner with Non-Profit Developers |                                  |

### Implementation Tables

Strong partnerships and community support are critical to successfully implementing the Thomasville Heights Neighborhood Plan. The partners listed below were involved in the planning process and will be necessary to transition from planning to implementation. Thomasville Heights residents will serve as champions of the plan and will ensure the implementation stays on track and aligns with their priorities.

- Atlanta Public Schools;
- Atlanta Housing;
- Atlanta Police Department;
- Community Foundation for Greater Atlanta
- City of Atlanta;
- Focus Community Strategies;
- Habitat for Humanity;
- Invest Atlanta;
- Thomasville Heights Civic League; and
- Private Property Owners.

# NEIGHBORHOOD PLAN PARTNERSHIP

The Thomasville Neighborhood Plan is supported by the Thomasville Heights Neighborhood, Community Foundation for Greater Atlanta, the City of Atlanta, and Atlanta Housing.



## PLAN BACKGROUND



The Community Foundation has worked in Thomasville Heights for several years and selected this community to complete in-depth place-based work. The City of Atlanta and Atlanta Housing are both large public sector property owners in the neighborhood and joined the planning effort the Community Foundation started. The plan's goal is to ensure residents establish the vision and goals for the neighborhood, guide the development of publicly-owned land, and put strategies in place to ensure that as the neighborhood develops existing residents can remain in the neighborhood. The early collaboration of funders and property owners in a neighborhood plan is unique and creates the opportunity to develop an implementation focused plan.

Each public sector organization brings a unique perspective to the plan. At the start of the planning process, a visioning session was held with each organization to understand their goals and objectives for the neighborhood plan and, when applicable, the property they own. A summary of each visioning session is included below.

### Community Foundation for Greater Atlanta

Goals the Community Foundation for Greater Atlanta has for the neighborhood plan include:

- Ensure existing residents' voices drive the planning process;
- Establish goals and a vision for the neighborhood to guide redevelopment;
- Create data driven community retention strategies that will help legacy residents remain in their homes; and
- Design a neighborhood plan supported by the community, and adopted by City Council that can be implemented.

### City of Atlanta

The City of Atlanta owns several properties in Thomasville Heights, both developed and undeveloped. Due to the significant amount of property owned by the City in the neighborhood and their essential role in implementation, it is critical to understand the goals and objectives of the City for this neighborhood plan. The City of Atlanta goals include:

- Build trust with existing Thomasville Heights residents;
- Support community retention strategies for existing residents;
- Develop affordable housing;
- Build consensus for how city-owned land should be developed;
- Support transportation investments, including trail/greenway connections; and
- Determine potential stabilization strategies that have short implementation timeframes.

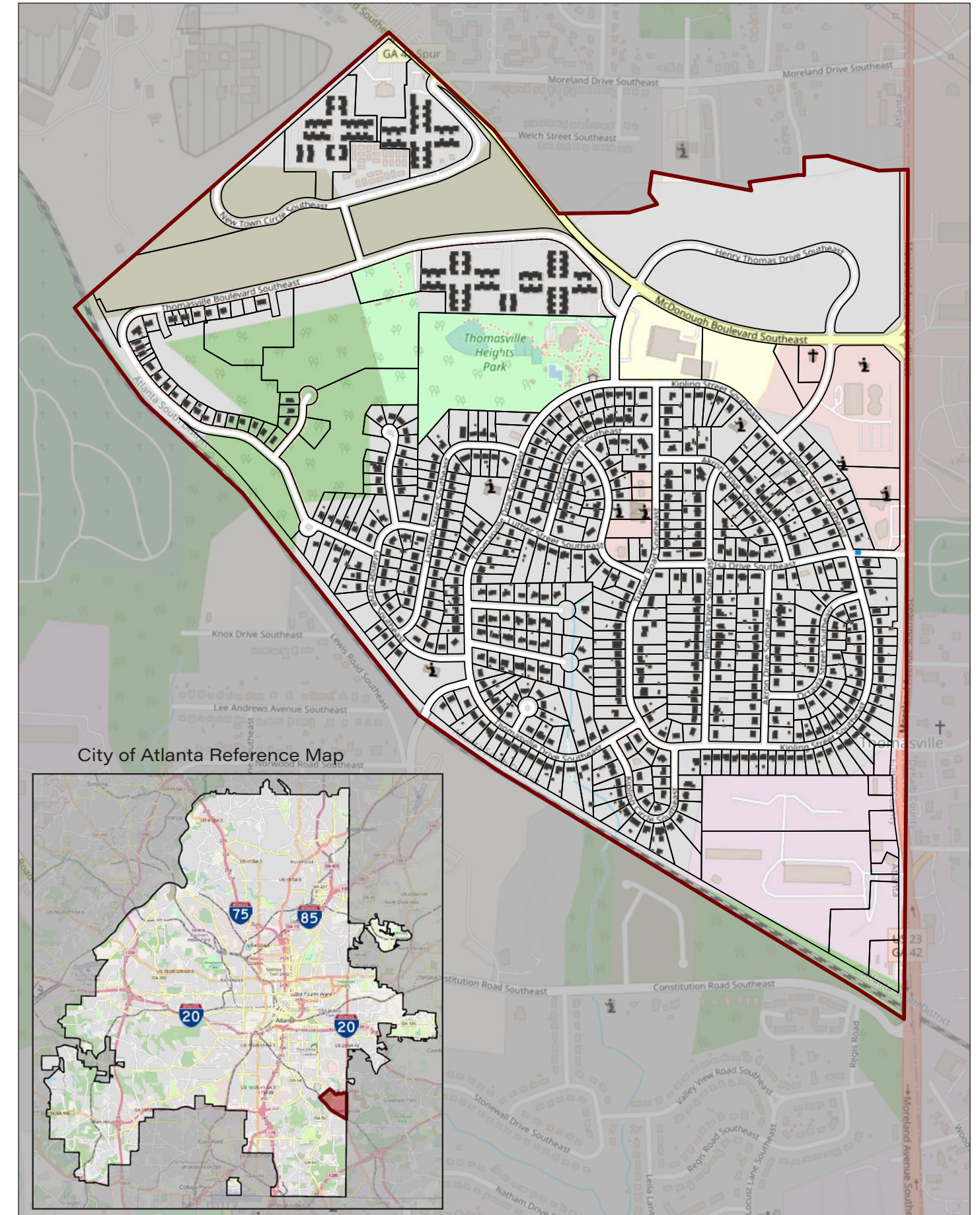
### Atlanta Housing

Atlanta Housing owns 36 undeveloped acres in Thomasville Heights that are presently undeveloped. The Housing Authority is examining potential development scenarios for their site and intends to use this planning process to inform their development plans. Goals that Atlanta Housing has for their development and the neighborhood plan include:

- Create a development that minimizes the need for new infrastructure;
- Use a mixed-income approach to development that includes rental and homeownership opportunities;
- Focus on creating a development that is family oriented; and
- Include greenspace and green infrastructure in the redevelopment of their property.

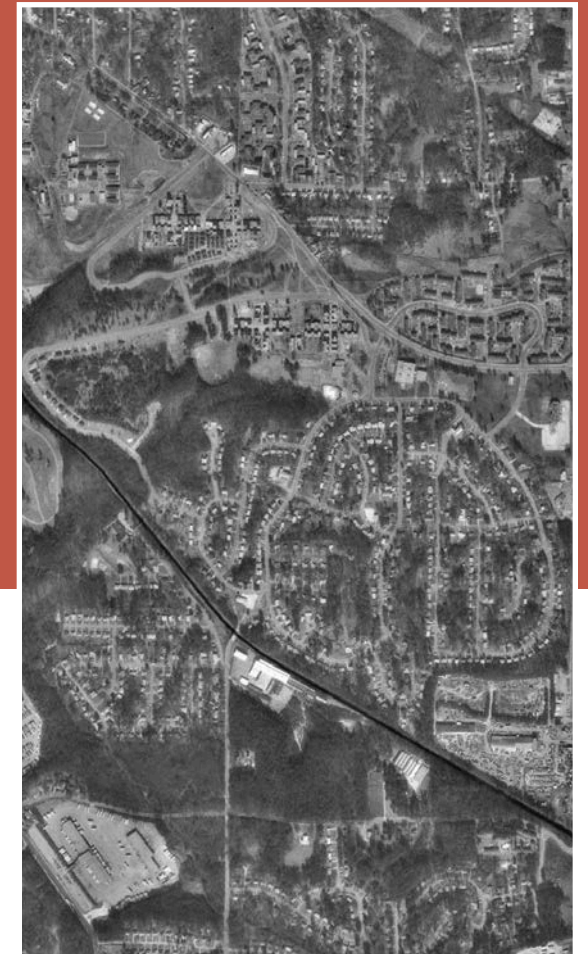
It is also important to note that the redevelopment plans for the Forest Cove multifamily apartments will directly impact the final development program for the Atlanta Housing and the City of Atlanta sites. All three entities desire a plan that is supported by the community, adopted by City Council, and ready for implementation.

## STUDY AREA



# THOMASVILLE HEIGHTS HISTORY

This section includes the history of Thomasville Heights collected from residents, stakeholder archives, and local news sources.



## URBAN RENEWAL

The Urban Redevelopment Plan for the Thomasville Urban Redevelopment Area was completed in 1959. Prior to the Plan, Thomasville Heights consisted primarily of single family homes on large lots in a rural-like setting. Figure 1 shows how the neighborhood looked before Urban Renewal, while Figure 2 and Figure 3 show the Urban Renewal plans for the neighborhood. The area's preliminary plan serves as this neighborhood plan's current boundary. The plan covered 277.7 acres of land and, like other Urban Renewal Plans across the country, was focused on removing slum living conditions and developing modern housing and amenities. The specific objective of the Thomasville Urban Redevelopment area was to create a viable residential neighborhood complete with schools, parks, playgrounds, and commercial districts. The Urban Renewal Plan outlined how Thomasville Heights would be developed, including neighborhood amenities.

The original plan for Thomasville Heights called for primarily residential uses, specifically single-family homes, on new streets created as part of the land acquisition and clearance. These new residential units were constructed as part of the Urban Renewal Plan. The plan laid out specific guidelines including setbacks, building height, and minimum unit size.

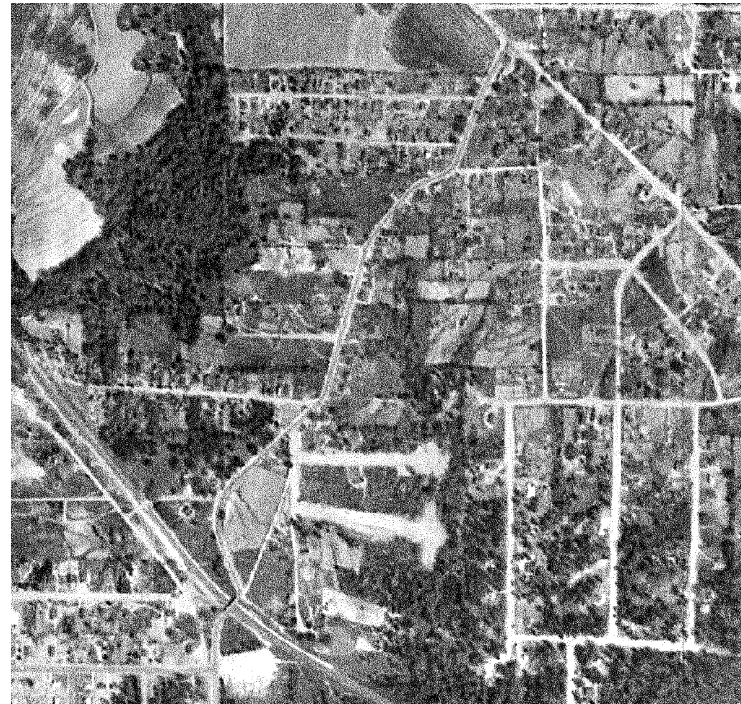
The multifamily portion of the neighborhood is concentrated north of McDonough Boulevard where the Atlanta Housing Authority constructed 350 units of low rent public housing. These units eventually became known as Thomasville Heights and were completed in 1967. Images of the Thomasville Heights public housing development are shown in Figure 5.

This plan also included neighborhood amenities, including parks, schools, and commercial space. As seen in Figure 3, the proposed elementary school fronted McDonough Boulevard next to the proposed park.

Several properties were not acquired via the Urban Renewal Project, including some residential properties and local churches. An urban renewal volunteer-based program was established to help existing properties meet the City of Atlanta codes. The program did not provide direct financing but guided how these properties could be brought up to current living standards. The unacquired property is shown in Figure 3.

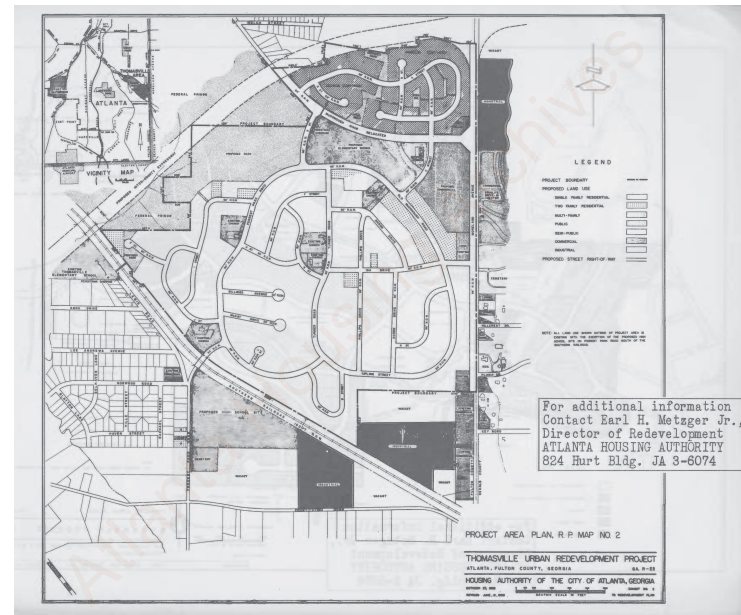
Lastly, this initial plan shows a highway connection through the northwest section of the neighborhood that would separate the neighborhood from the Federal Penitentiary to the west. The highway was never built.

Figure 1: Thomasville Heights in 1955



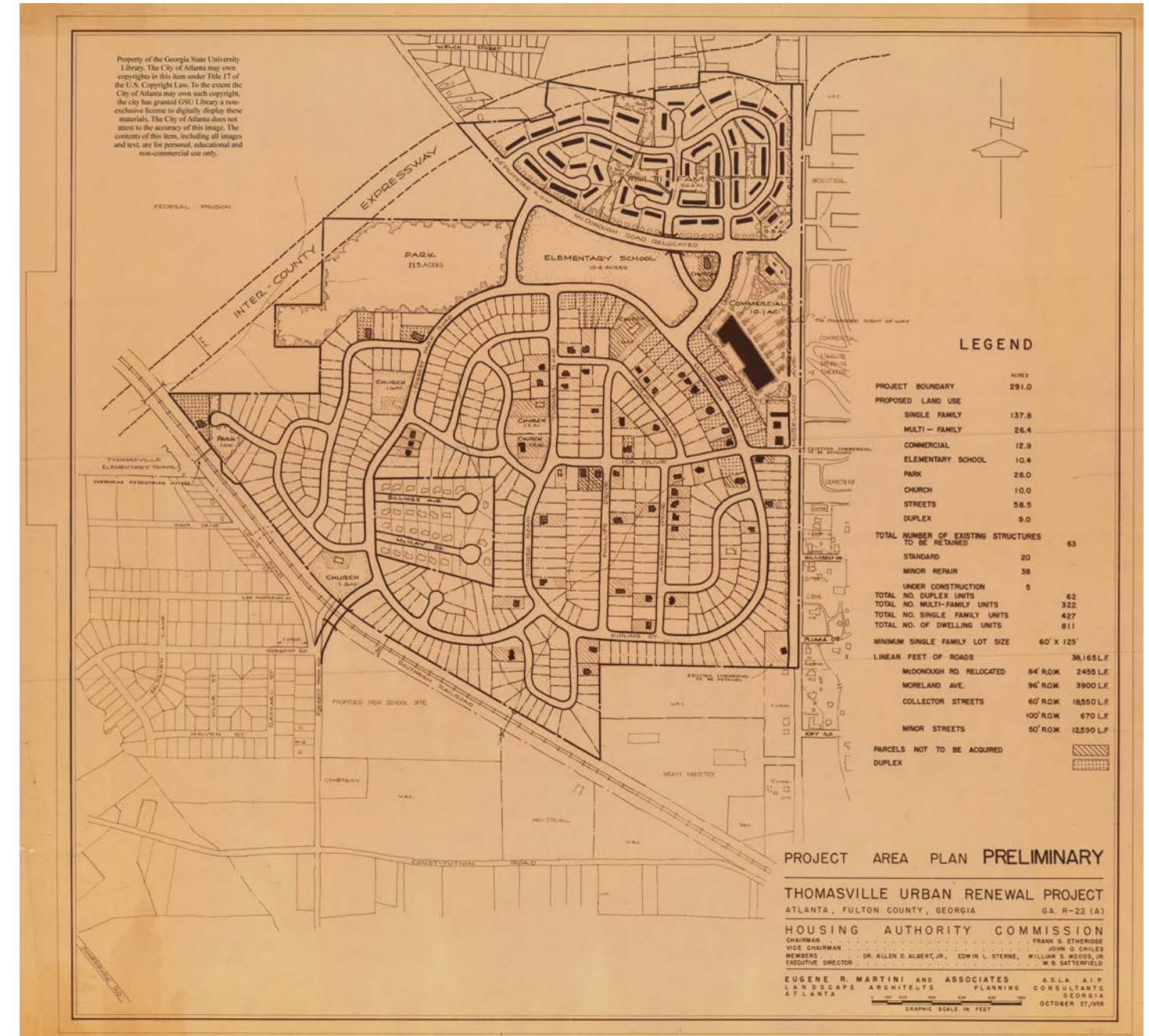
Source: Ophelia Lee

Figure 2: Thomasville Heights Urban Renewal Project Zoning



Source: Atlanta Housing

Figure 3: Thomasville Heights Urban Renewal Project Preliminary Plan



Source: Atlanta Housing

The current neighborhood development pattern largely follows the initial plan in Figure 3. The proposed highway connection in the northwest corner was never constructed, and there is no commercial space at Moreland Avenue and McDonough Boulevard. The Thomasville Heights public housing development was demolished by Atlanta Housing in 2010, and the property remains vacant.

Eventually, a request for proposal (RFP) was published for the remaining 96 acres in Thomasville Heights, as shown in Figure 4. The RFP was issued in 1968 for 96 acres of land. The RFP outlined several developer requirements. They are summarized below:

- At least 300 units of housing should be developed for families with the lowest incomes;
- The plan called for the construction of 811 housing units ranging from Single Family, to Duplex to Multifamily Residential units. The developer must set aside land to be acquired by the Atlanta Board of Education for the development of two primary schools and a middle school;
- Unusable land in the project area would be acquired and developed by the City of Atlanta to expand on the existing park;
- Neighborhood-focused retail will be permitted to serve residents and the surrounding community; and
- Utilities will be installed in the project area at no expense to the developer.



The Forest Cove apartments were built as a result of this RFP. . As shown in Figure 6, the development's original name was Seasons Four, providing affordable housing for low-income Black families. The layout of these buildings has primarily remained the same since they were built in the early 1970s. The other requirements outlined in the RFP also impacted the existing development pattern and land ownership composition. The City of Atlanta and the Atlanta Public Schools still own property in the development area included in the RFP.

Today's urban pattern of Thomasville Heights remains intact from the Urban Renewal plan of the 1950s and 1960s. There has been limited infill development, so a majority of the housing stock is also from this time period.

Figure 5: Thomasville Heights Public Housing



Source: Atlanta Housing

Figure 4: Thomasville Heights Urban Renewal Project Request for Proposal



Source: Atlanta Housing

Figure 6: Marketing Material for Affordable Housing in Thomasville Heights

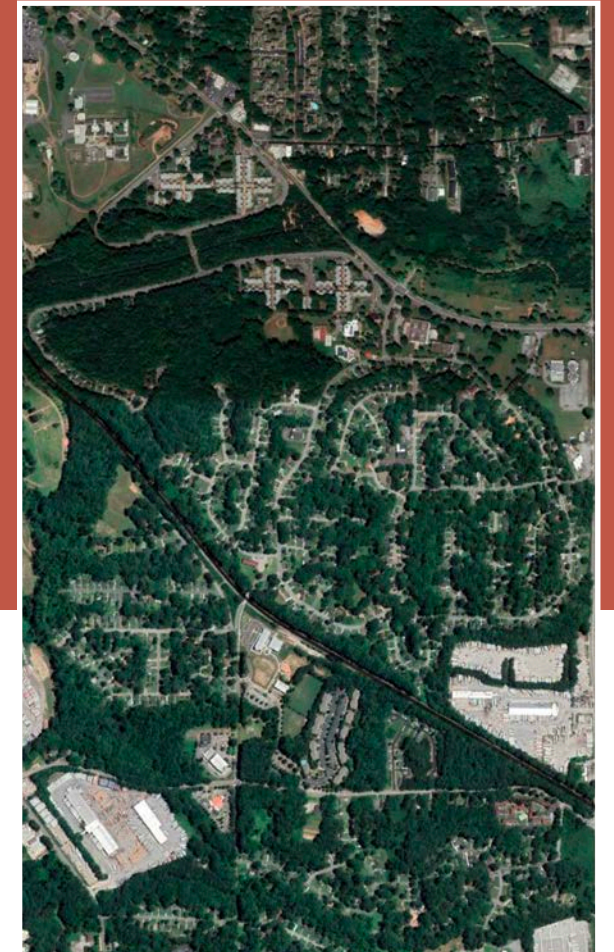


Source: WABE

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# THOMASVILLE HEIGHTS TODAY

This section examines existing conditions in the Thomasville Heights neighborhood, including demographics and land use.



# NEIGHBORHOOD PROFILE

The Neighborhood Profile highlights the current demographics of Thomasville Heights, compared to the City of Atlanta. This section describes the demographic profile of Thomasville Heights and compares it to that of the City of Atlanta. Demographic statistics are detailed by four categories: ...; population, income, housing and education, and employment (which are combined into one).

Figure 7: Age Composition

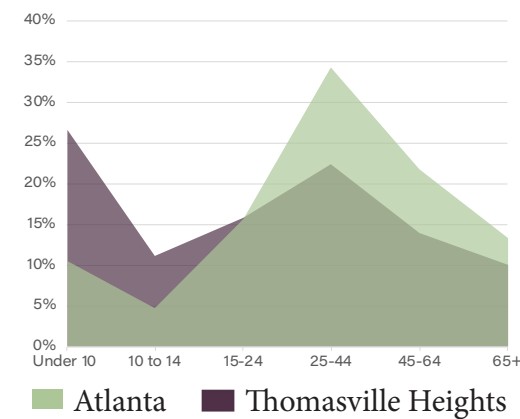


Figure 8: Average Household Size

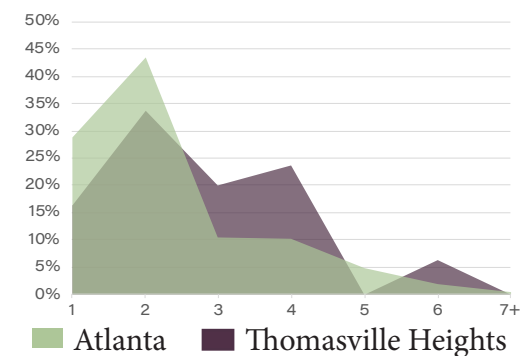
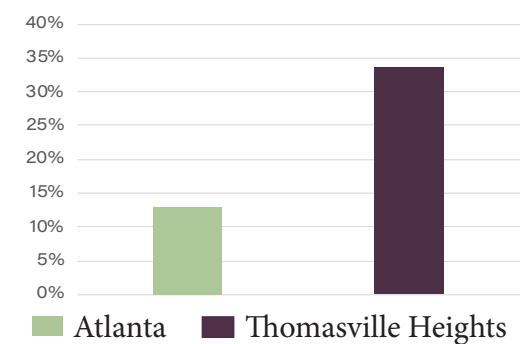


Figure 9: No Access to Internet



Source: American Community Survey, ESRI Business Analyst

Table 1: Demographic Summary

Demographic Category	City of Atlanta	Thomasville Heights
<b>Population Characteristics</b>		
Total Population (2000)	425,469	4,104
Total Population (2010)	429,144	2,851
Total Population (2020)	511,326	2,840
Total Households	228,671	826
Median Age	35	23
Below 18 Years of Age	18%	43%
Above 65 Years of Age	13%	10%
Average Household Size	2	3.4
<b>Income</b>		
Median Household Income	\$68,886	\$17,176
Average Household Income	\$111,376	\$46,651
Poverty Rate	17%	57%
<b>Housing</b>		
Median Homeowner Property Value	\$290,400	\$84,762
Average Household Rent	\$1,216	\$755
Renters paying more than 30% of income in rent	47%	58%
Renters paying more than 50% of income in rent	24%	44%
Ownership Rate	35%	33%
Vacancy Rate	15%	12%
Access to Internet	87%	66%
<b>Education and Employment</b>		
At least High School Diploma	90%	75%
At least Bachelor's Degree	30%	6%
At least Graduate/Professional Degree	25%	2%
Unemployment Rate	6.5%	26%

## Population and Income

The population of the neighborhood has declined from 4,104 in 2000 to 2,840 due to the demolition of the Thomasville Heights Housing. Residents are primarily Black, as shown in Figure 10. A small percentage (2%) of residents identify as having Hispanic Origin in the neighborhood. Because residents can identify their Hispanic Origin and choose a race category, the charts in Figure 10 add up to more than 100%. The median age in Thomasville Heights is over a decade younger than the median age of residents in the City of Atlanta. The significant difference in the median age can be partially explained by the high percentage of residents under 18 in Thomasville Heights (43%) compared to the City (18%).

The median household income of the neighborhood is \$17,176, compared to the median household income of Atlanta, which is \$68,886. The significantly lower median income directly contributes to the higher poverty rate in the neighborhood, which is 57%, over three times the City's poverty rate, of 17%.

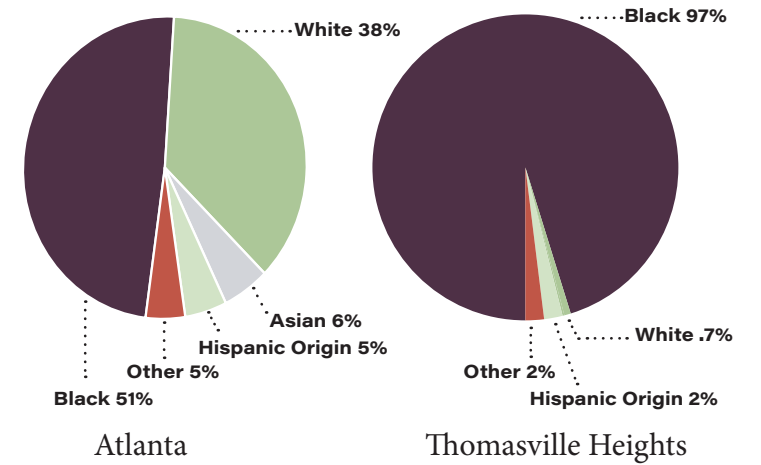
Figure 11 shows the income difference between residents in Thomasville Heights and the City of Atlanta. In Thomasville Heights, 63% of households earn less than \$25,000 a year, compared to 22% of households in the City. 82% of households in Thomasville Heights earn less than \$75,000 a year, compared to 53% in Atlanta.

## Education and Employment

In Thomasville Heights, 75% of residents have at least a High School Diploma, which is 15% lower than in the City of Atlanta, at 90%. In Atlanta, 30% of residents have at least a Bachelor's Degree, compared to 6% of residents in Thomasville Heights. Only 2% of residents in Thomasville Heights have a Graduate/Professional Degree compared to 25% in Atlanta.

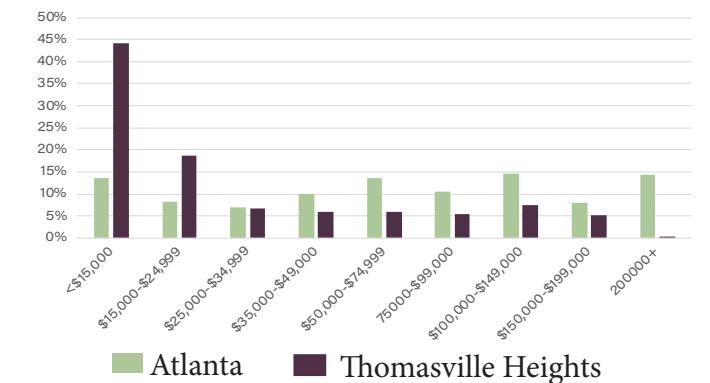
The unemployment rate in Thomasville Heights is 26%, compared to 6.5% for the City of Atlanta. The high unemployment also contributes to the high poverty rate in the neighborhood.

Figure 10: Racial Composition Chart



Source: American Community Survey, ESRI Business Analyst

Figure 11: Income Distribution



Source: American Community Survey, ESRI Business Analyst

## CENSUS TRACT COMPARISON

Forest Cove, a 396-unit 100% subsidized housing development in Thomasville Heights, and significantly impacts the neighborhood's overall demographics. Forest Cove is in a different census tract than the single-family portion of the neighborhood, so data was examined for each census tract to understand the differences between the two geographies. While the census tracts do not align precisely with the project boundary, they highlight significant differences between the two portions of the neighborhood. A summary of major data points can be found in Table 2.

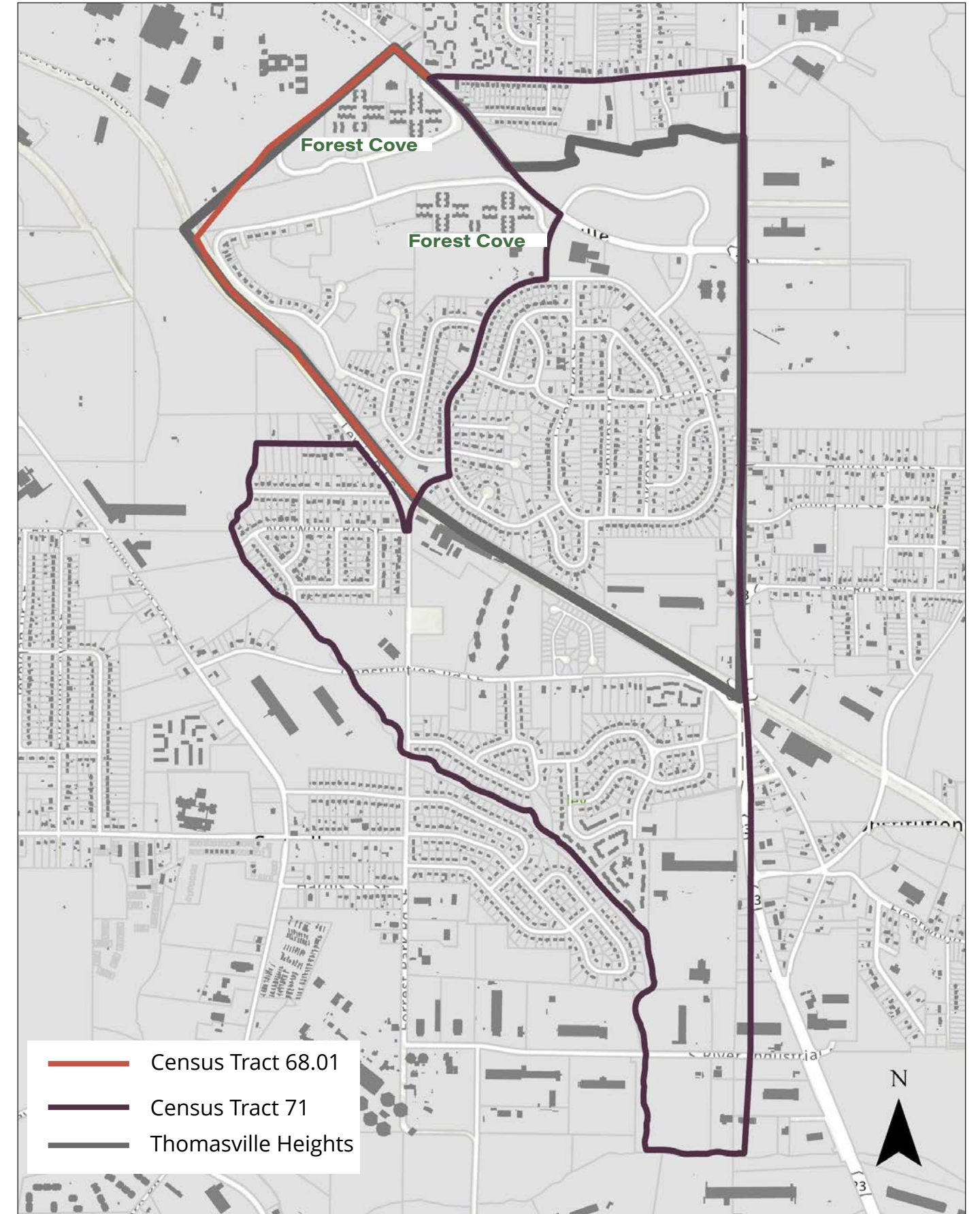
Table 2: Census Tract Summary

Topic	Thomasville Heights	Census Tract 71 (Single-Family Portion)	Census Tract 68.01 (Forest Cove)
Population	2,840	2,663	2,040
Population Under 18	43%	29%	58%
Population Over 65	10%	19%	6%
Poverty Rate	57%	28%	78%
Median Income	\$17,176	\$25,208	\$13,750
Renter Occupied Units	55%	54%	88%
Average Household Size	3.4	2.8	4

Significant differences between the census tract that contains Forest Cove (68.01) and the census tract that contains the single-family portion of the neighborhood (71) include:

- The population under 18 is twice as high in census tract 68.01 compared to census tract 71;
- Census tract 68.01 has a poverty rate of 78% compared to 28% in census tract 71;
- Rental property makes up an overwhelming majority of property (88%) in census tract 68.01 compared to 54% in census tract 71;
- Census tract 71 has almost three times as many residents over 65 as census tract 68.01; and
- The median income in census tract 68.01 is \$11,458 less than in census tract 71.

Figure 12: Local Census Tracts



## PREVIOUS PLANS AND STUDIES

A list of previous plans and studies that affect Thomasville Heights are shown below. Previous recommendations from these plans will be considered in the planning process, and incorporated where appropriate.

### (2008) SOUTH MORELAND AVENUE LCI STUDY

The Livable Centers Initiative program focuses on creating plans to identify strategies and recommendations for transportation and land use to build livable and sustainable communities. The South Moreland Avenue LCI Study focuses on the Moreland Avenue corridor south of I-20 to Constitution Road. The plan identified short and long-term recommendations to enhance the livability of the South Moreland Avenue corridor.

Major Takeaways:

- Trees and open space are essential to residents along the corridor;
- Neighborhood residents prioritized stronger code enforcement and a reduction in vacant and blighted properties;
- Development should focus on creating a range of housing types that cater to a mix of incomes, along with neighborhood servicing retail; and
- Thomasville Heights should be developed into a mixed-income residential neighborhood that includes single-family and multifamily housing types and access to the adjacent creek system and additional open space.

### (2018) ATLANTA'S TRANSPORTATION PLAN

The plan focuses on creating safe, mobile, affordable transportation that supports economic development and job growth while decreasing congestion. The plan outlines recommendations to support future transportation needs as the City continues to grow and strives to reduce car dependency. The intersection of Moreland Avenue and McDonough Boulevard is one of the highest injury intersections in Atlanta;

- Thomasville Heights has no dedicated bike lanes; and
- Supports identifying and creating connections to nature networks, like the South River Forest Trail.

### (2007) NPU-Z REDEVELOPMENT PLAN

The NPU Z Redevelopment Plan was created to highlight community desires for growth and development in the NPU and match implementation recommendations with funding opportunities. The Redevelopment Plan focuses on maintaining the existing character of the established single-family neighborhoods, protecting existing multifamily housing, and supporting high-quality development on underutilized parcels.

Major Takeaways:

- Substandard housing rehabilitation, infrastructure improvements, and expanded commercial and retail services are all critical to NPU Z residents;
- There are illegal dumpsites in the neighborhood, including several in Thomasville Heights;
- A majority of NPU Z is zoned R-4, and residents do not want new development to impact the single-family character of existing neighborhoods negatively;
- Thomasville Boulevard sees a lot of criminal activity due to its isolated location and the lack of development along the road;
- Thomasville Heights has the lowest incomes in NPU Z, driven mainly by the high number of residents in subsidized housing and seniors; and
- 46% of households in Thomasville Heights have lived in the neighborhood for at least ten years.

### (2019) ONE ATLANTA: STRATEGIC TRANSPORTATION PLAN

The One Atlanta Strategic Transportation Plan is the first strategic transportation plan for the City focused on creating a safe, more equitable, and more sustainable transportation network. The plan also focuses on increasing the reliability and efficiency of the entire transportation system.

- Thomasville Heights is a Community of Concern, meaning Thomasville Heights is one of the neighborhoods with the greatest transportation burdens;
- Due to being a Community of Concern, transportation investments should be prioritized in the neighborhood;
- Sidewalks should be installed in all Atlanta neighborhoods;
- Connect more neighborhoods by expanding the multi-use trail network; and
- Add or improve lighting for pedestrians across the City of Atlanta.

2019

### ONE ATLANTA: HOUSING AFFORDABILITY ACTION PLAN

Examines the state of housing in the City of Atlanta, identifies challenges to affordable housing, and outlines goals and strategies to preserve and increase affordable housing. A vital objective of this plan is to create or preserve 20,000 affordable units and create an affordable City for all who want to call Atlanta home, especially long-term residents.

- Vacant publicly owned land should be leveraged for affordable housing, where possible;
- Community retention strategies should be incorporated into neighborhood plans when they are completed in vulnerable areas;
- Explore expanding the Anti-Displacement Tax Relief Program to other vulnerable neighborhoods in Atlanta;
- Increase the use of state and local exemptions for homeowners; and
- Expand homeowner opportunities through a Down Payment Assistance Program.

2021

### PLAN A (CITY OF ATLANTA COMPREHENSIVE DEVELOPMENT PLAN)

Plan A or The Comprehensive Development Plan (CDP) for the City of Atlanta establishes planning recommendations and priorities to guide the growth and development of the and covers all aspects of planning, including land use, transportation, housing, economic development, nature, and historic preservation. The CDP outlines the core values for the City of Atlanta, which are equity, progress, ambition, access, and nature, which guide the overall plan for the City. The capital improvements section of the CDP is updated yearly and lists projects that are eligible for impact fee funding.

Major Takeaways:

- Thomasville Heights is an equity framework target neighborhood, making tactical transportation projects eligible to borrow materials from the Atlanta Department of Transportation;
- Focus on prosperity without displacement, and create positive outcomes for people at risk of being priced out of their neighborhoods;
- There is support to implement anti-displacement measures in neighborhoods facing increased economic pressures; and
- Update the zoning ordinance to match the built pattern of the neighborhood.

2020

### CITY OF ATLANTA FUTURE PLACES PROJECT

The Future Places Project provides a comprehensive understanding of the historic preservation program in the City of Atlanta. The plan evaluated current preservation work and shared recommendations on how the City can address future preservation work, including how to expand the definition of what is considered historic.

Major Takeaways:

- Thomasville Heights was developed by the Atlanta Housing Authority and the federal government in the 1960s and 1970s as the Thomasville Urban Redevelopment Project;
- Thomasville Heights was one of 33 neighborhoods where a windshield survey was completed due to the high concentration of property 40 years of age or older and no previously recorded survey work;
- 94% of the buildings in Thomasville are 40 years or older;
- A majority of the housing stock in the neighborhood is brick veneer ranch homes dating from the 1950s and 1960s; and
- Thomasville Park and the neighborhood directly to the south of the park all appear to have high integrity and could be eligible for listing on the National Register.

2022

### VISION ZERO ANNUAL REPORT & INTERIM ACTION PLAN

This Interim Action Plan is the first update to the Vision Zero initiatives adopted in 2020. The updated shares the work completed to date by and outlines the next steps to help the City of Atlanta achieve the Vision Zero goals.

Major Takeaways:

- Traffic injuries are significantly more common on larger arterial streets such as Moreland Avenue;
- Streetlights have been installed throughout Atlanta, including Thomasville Heights;
- The average travel time to work for Thomasville Heights residents is 36.4 minutes compared to the Citywide average of 27.8 minutes;
- In Thomasville Heights, 40% of residents do not have access to a vehicle, compared to 17% of residents in the City; and
- The Atlanta code was updated in June 2021 to enable new traffic calming initiatives.

2023

### SOUTH RIVER FOREST STUDY

The South River Forest is a proposal for an expansive 3,500-acre network of connected greenspaces along the South River and its tributaries.

Major Takeaways:

- Proposed greenway route includes connecting to Thomasville Heights neighborhood, entering through the Atlanta Housing site and continuing through Thomasville Heights Park to South View Cemetery.

## EXISTING LAND USE

The information in this section describes the existing land use for each parcel within Thomasville Heights.

APD-U conducted a windshield survey and examined 590 parcels to provide land use and parcel information. The following analysis organizes the collected land use information into 15 descriptors, shown below.

### Land Use Category Descriptors

- Single Family Detached: Single family dwelling with no shared walls;
- Single Family Attached: Single family dwelling with shared walls;
- Duplex: Two Family dwelling with shared walls;
- Triplex: Three family dwelling with shared walls;
- Quadplex: Four family dwelling with shared walls;
- Multifamily: Multifamily dwelling with shared walls;
- Commercial: Used for business and sales;
- Office: Used for professional, or bureaucratic work;
- Mixed Use: Used for living and working;
- Industrial: Used for factories or warehouses;
- Institutional: Used for spiritual practice or education;
- Recreation: Used for exercise and park space;
- Parking Lot: Paved lot used for vehicle parking; and
- Utility: Used for electrical or water management systems.
- Undeveloped: No use or structure;

The dominant land use in Thomasville Heights is single-family detached homes, found on 87% of all parcels, followed by undeveloped land that accounts for 49 or 8% of all parcels.

### Major Takeaways

- There are 1,148 residential units in Thomasville Heights, 87% of which are single-family detached homes; and
- There are 49 parcels of undeveloped land which amounts to 8% of all parcels in the study area.

Figure 13: Parcel Count by Land Use

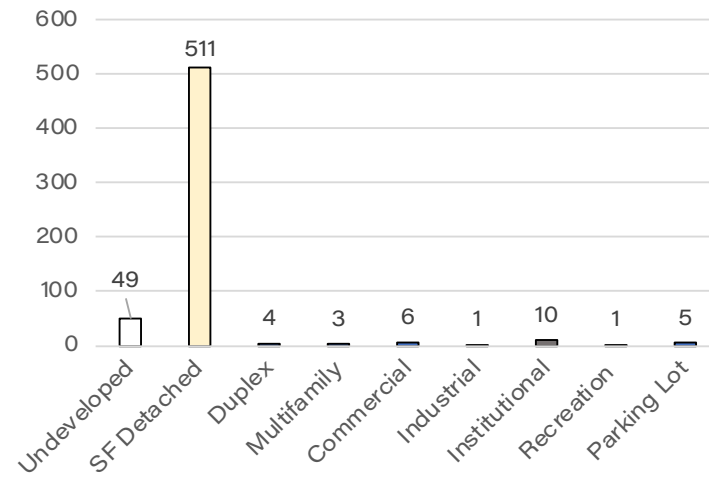
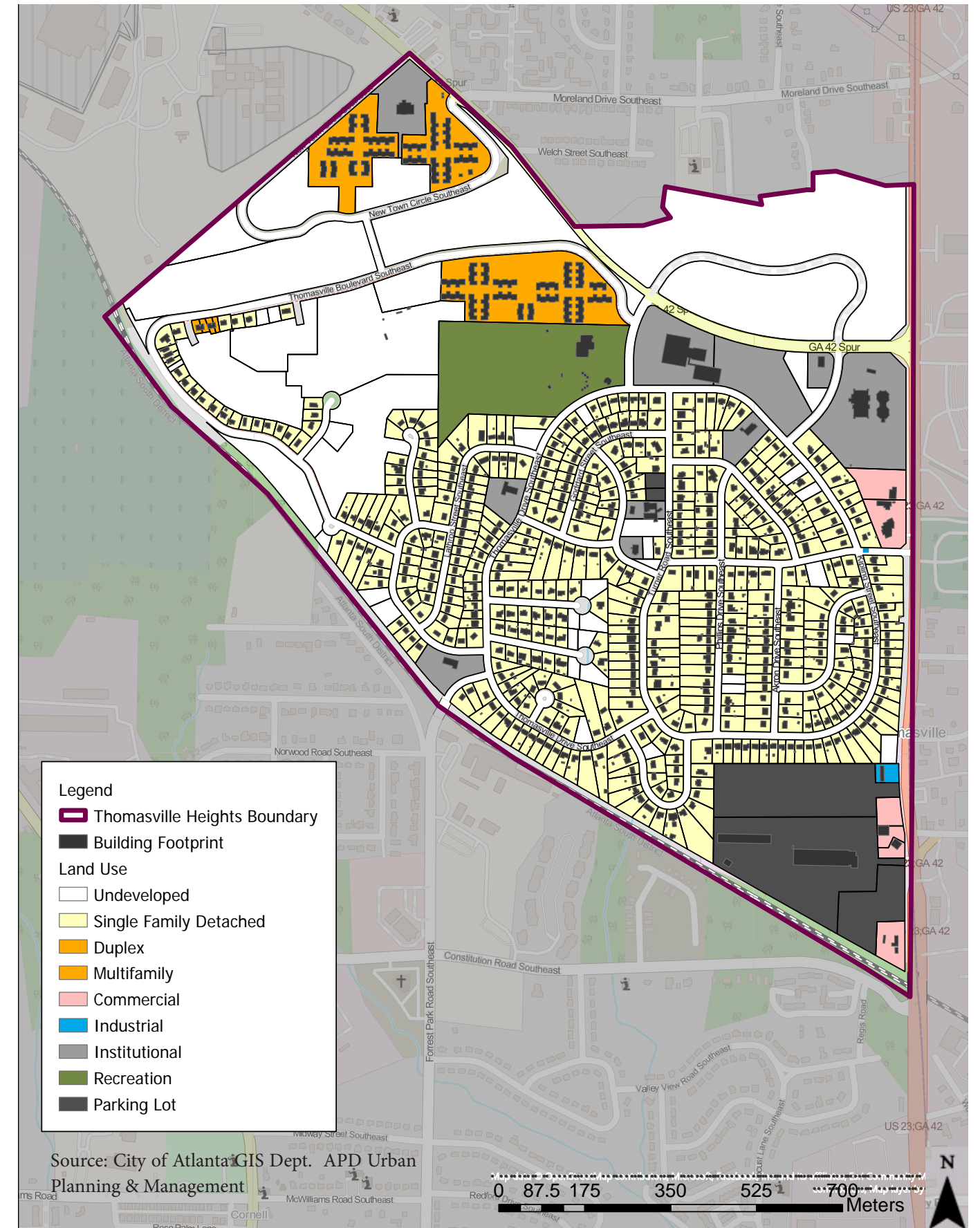


Table 3: Existing Land Use

Category	Parcel Count	%	Acreage
SF Detached	511	86%	144.98
SF Attached	0	0%	0.00
Duplex	4	1%	0.37
Triplex	0	0%	0.00
Quadplex	0	0%	0.00
Multifamily	3	1%	22.35
Commercial	6	1%	4.53
Office	0	0%	0.00
Mixed Use	0	0%	0.00
Industrial	1	0%	0.30
Institutional	10	2%	29.05
Recreation	1	0%	16.54
Parking Lot	5	1%	26.21
Utility	0	0%	0.00
Undeveloped	49	8%	137.18
<b>Total</b>	<b>590</b>	<b>100%</b>	<b>381.51</b>

Source: APD Urban Planning & Management

Figure 14: Existing Land Use Map



## BUILDING CONDITION

The condition of structures on each parcel was also surveyed. Current exterior building conditions were collected from the street, via an external visual survey. Internal building conditions were not collected, due to limitations inherent in the survey methodology. A map was created to visualize the location of the structures and their corresponding condition (Figure 16).

### Building Category Descriptors:

- Dilapidated: Extensive rehabilitation or demolition needed;
- Deteriorated: Major repairs needed (roof, foundation, siding, windows);
- Poor: Deferred maintenance requires general repairs, more than \$1,000;
- Fair: Minor repairs, less than \$1,000;
- Good: Sound condition;
- Under Construction: New structure in progress;
- Rehabilitation: Rehabilitated structure; and
- Underdeveloped: Land that is not utilizing its full potential
- Undeveloped: No structure on parcel

Of the 590 parcels surveyed, 83% are in good or fair condition. Less than 10% of parcels are in poor (5%), deteriorated (1%), and dilapidated (1%) condition. Undeveloped parcels account for 8% of all parcels in the neighborhood.

Of the 510 single-family detached homes in Thomasville Heights, 470 are in good and fair condition, and 28 are in poor condition. Five single-family homes are deteriorated, and five are dilapidated.

Building conditions by acre provides an alternative way to understand overall conditions in the neighborhood. There are 151 acres of undeveloped land in the community, accounting for 40% of the neighborhood acreage. This is a significant amount of undeveloped land, especially for a neighborhood the size of Thomasville Heights. It is important to note that not all of this land is eligible to be redeveloped. Property suited for redevelopment is identified during the design phase of work.

While there are only eight dilapidated parcels, they account for 24 acres in the neighborhood and are primarily driven by the condition of Forest Cove Apartments.

### Major Takeaways

- Undeveloped land accounts for 40% of all land in the neighborhood;
- A majority of the single-family homes in Thomasville Heights are in good or fair condition; and
- Forest Cove Apartments account for a majority of the dilapidated acreage in the neighborhood.

Figure 15: Parcel Count by Building Condition

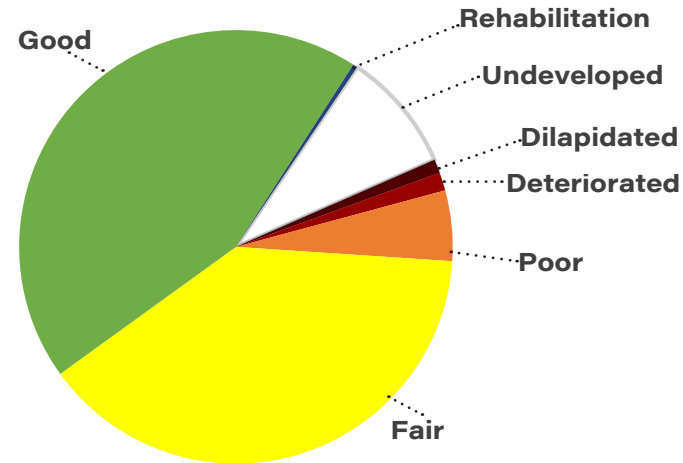


Table 4: Building Condition

Criteria	Parcel Count	Percentage
Dilapidated	6	1%
Deteriorated	21	4%
Poor	514	87%
Fair	230	39%
Good	260	44%
Rehabilitation	2	0.3%
Undeveloped	49	8%
Total	590	100%

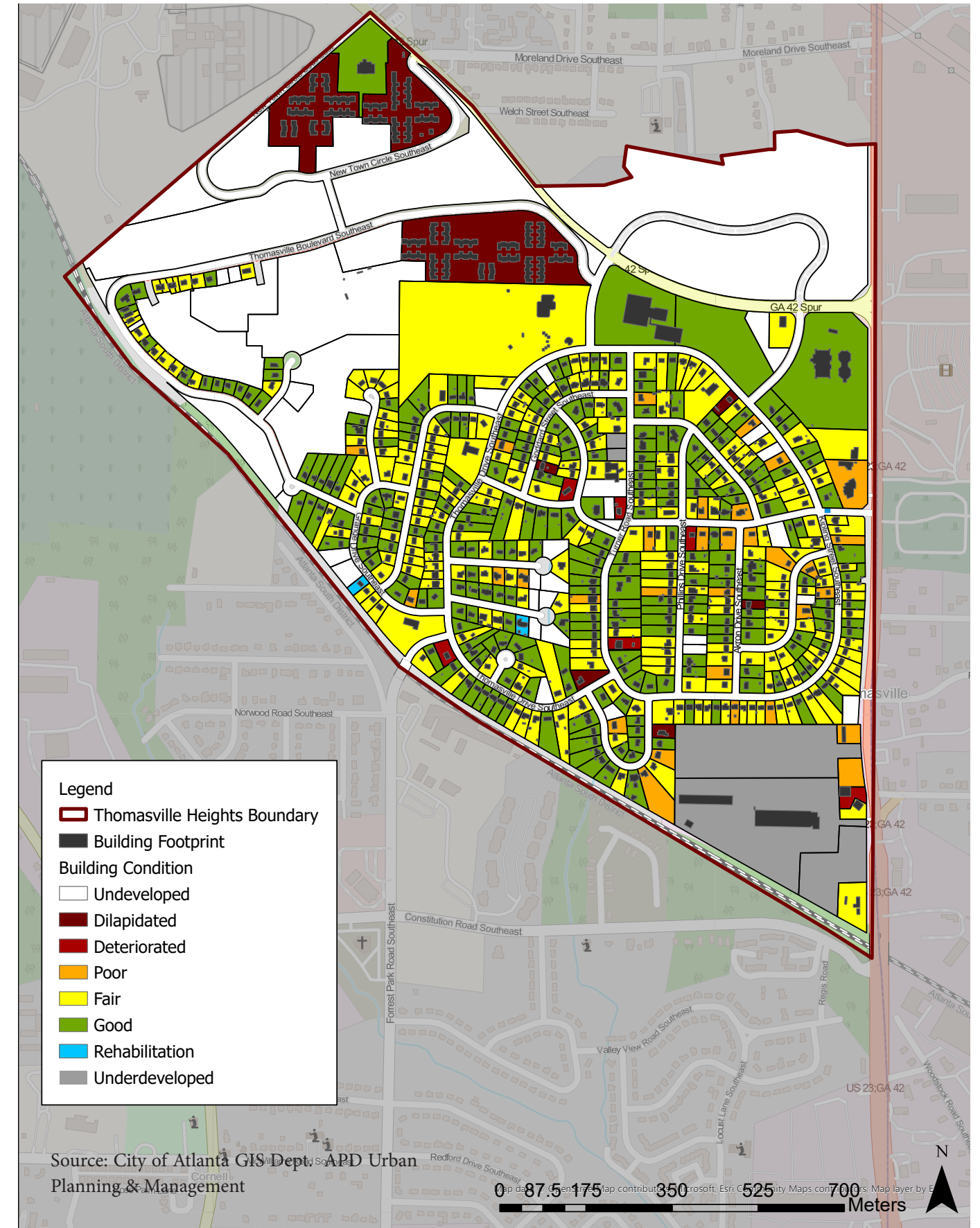
Source: APD Urban Planning & Management

Table 5: Condition by Acreage

Criteria	Acreage
Undeveloped	150
Dilapidated	24
Deteriorated	2
Poor	11
Fair	99
Good	95
Rehabilitation	0.3
Total	381

Source: APD Urban Planning & Management

Figure 16: Current Building Conditions





## EXISTING TENURE

Building occupancy identifies parcels with occupied structures, vacant structures, or no structures as illustrated in Figure 18. Parcels were examined for signs of activity (car, mail, trash cans) or no activity (no cars or trash cans, significant overgrowth, open entry) to determine building occupancy. Parcels were sorted into four categories:

- Vacant Lot: There is no structure or use on the parcel;
- Occupied Lot: The parcel is being used, but there is not a structure on it;
- Vacant Building: There is a structure on the lot, but it is not currently occupied;
- Occupied Building: There is a structure on the parcel and it is currently in use.

Overall, Thomasville Heights has a low vacancy rate, with 87% of the buildings in the neighborhood occupied. A vacancy rate of 4% indicates a healthy community that is not experiencing issues with vacant and abandoned property.

Figure 17: Existing Tenure

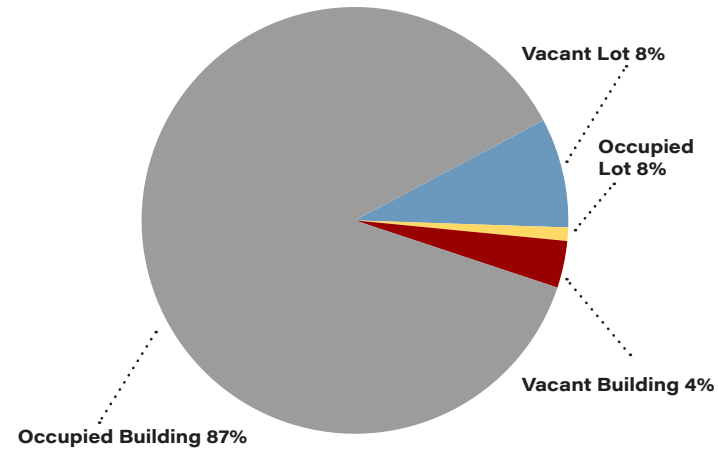
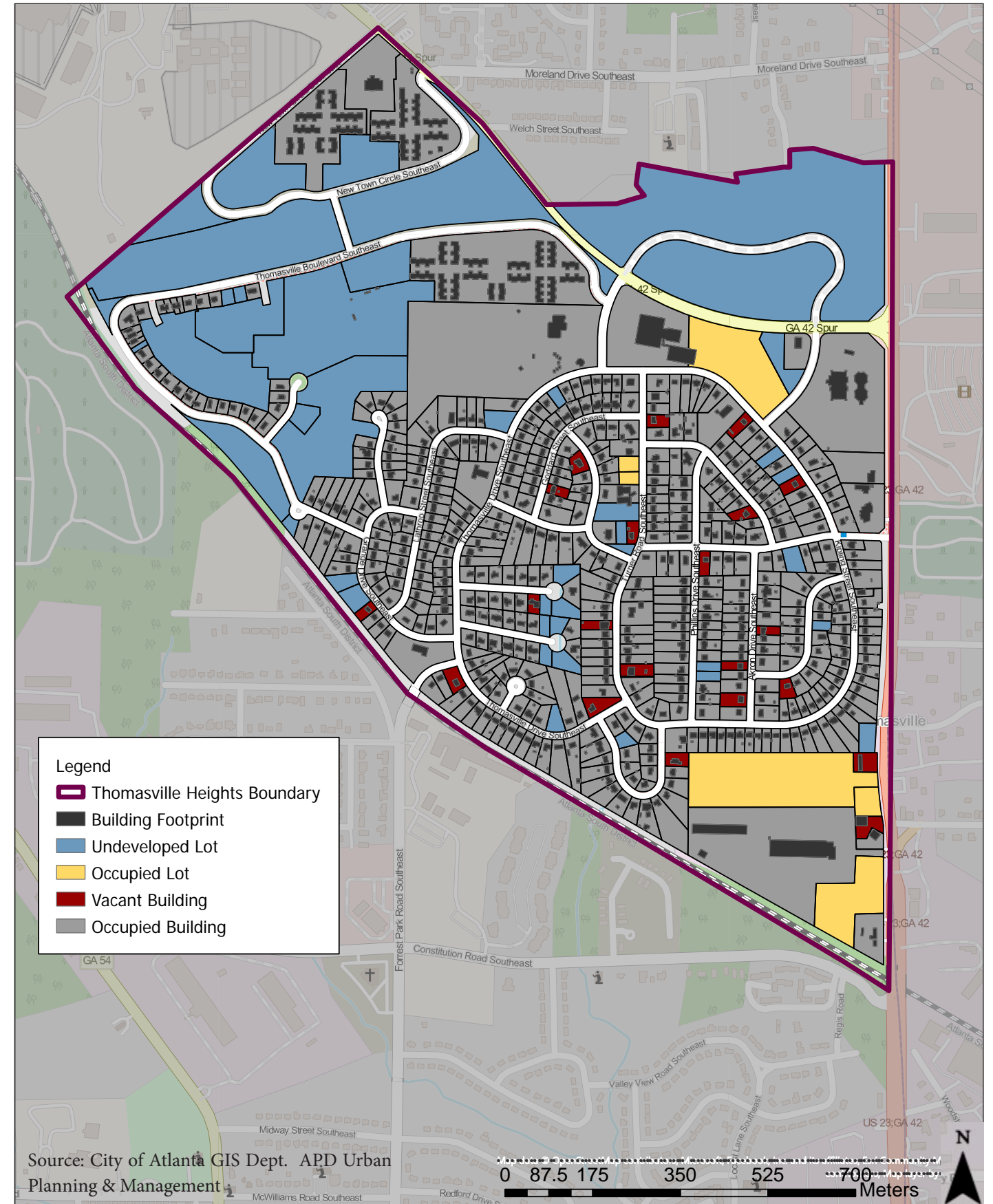


Table 6: Tenure

Criteria	Count	Percentage
Vacant Lot	49	8%
Occupied Lot	6	1%
Vacant Building	21	4%
Occupied Building	514	87%
Total	590	100%

Source: APD Urban Planning & Management

Figure 18: Existing Tenure Map



## EXISTING ZONING

Figure 19 depicts the current zoning map of the neighborhood. The majority of Thomasville Heights is zoned "R-4 Single Family Residential," that has a primary use of single-family detached dwellings. The 24.4 acres located between New Town Circle and Thomasville Blvd is zoned C-1-C, a Community Business District Conditional classification that allows for the development of medium density retail or to encourage residential use either as a single or as a single or mixed-use development. Higher density zoning is located along Moreland Avenue, including higher density residential (RG-2), commercial (MRC-2 and C-2), and industrial (I-1) uses. A brief summary of the intent of each zoning category located in Thomasville Heights is below.

Several parcels have zoning categories with a C at the end, which is conditional. This means that when the property was rezoned, additional criteria for development was part of the approved zoning. These conditions can be found in the adopted zoning legislation at the City of Atlanta Office of Zoning and Development in the Department of City Planning.

### Residential

#### R-4 Single-Family Residential District

Supports the conservation of existing single-family neighborhoods, and the development of new single-family communities at a medium density. Dwelling should not exceed more than one unit per 9,000 square feet.

#### R-5 Two-Family Residential District

Allows medium-density residential areas that support structures that are owner-occupied and to expand the variety of rental stock in the City. This zoning designation also enables the conversion of single-family homes to two-family use.

#### R-G Residential General District

Allows for a range of residential densities completable to the surrounding residential development pattern, and with the Comprehensive Development Plan. Two-family and multifamily uses are both permitted under this zoning category.

#### MR-3 Multifamily Residential District Regulations

Supports multifamily development up to eight stories and zero-lot-lines.

### Commercial and Mixed-Use

#### C-1 Community Business District

Allows for medium-intensity retail and services in areas where this type of development is established or established as part of the Comprehensive Development Plan. Residential development is also encouraged, either as a single or mixed-use development.

#### C-2 Community Service District

Supports the development of a variety of sale, service and repair activities, and the development of residential use either as a single or mixed-use development.

#### MRC-1 Mixed Residential Commercial District

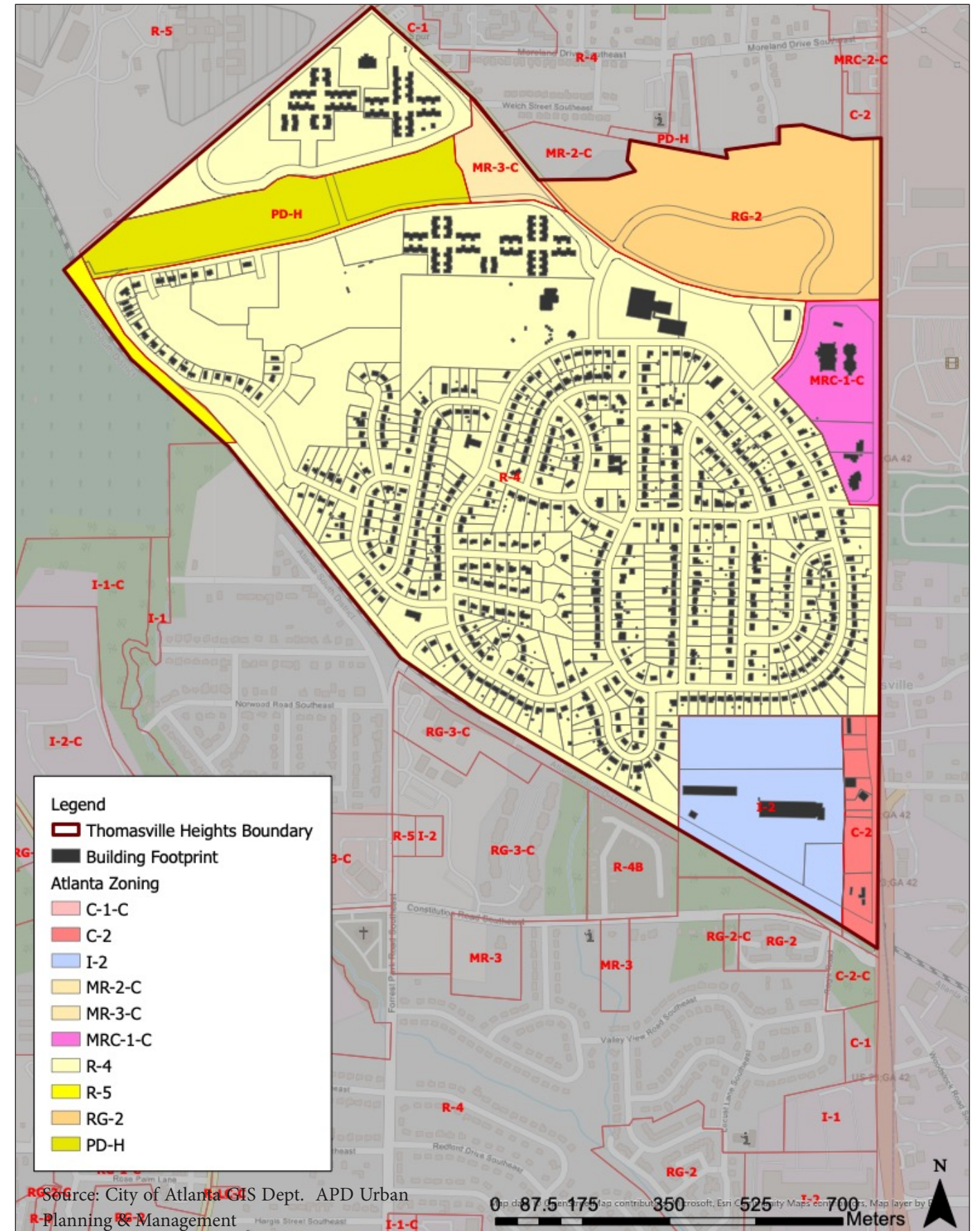
Supports mixed-use developments that are pedestrian-oriented and compatible with the existing character of the surrounding neighborhood.

### Industrial

#### I-2 Mixed Heavy Industrial District

Permits heavy industrial uses and light manufacturing, storage, wholesaling and warehousing, repair services, and sale lots. This zoning category should only be expanded in areas with direct transportation access to major transportation facilities and limited conflict with residential districts.

Figure 19: Existing Zoning in Thomasville Heights



## FUTURE LAND USE

The City of Atlanta's future land use map is part of the 2021 Comprehensive Development Plan. The Future Land Use Map, shown in Figure 20, includes the future land use categories found in Thomasville Heights. A more detailed description of each category is included below. Currently, the future land use designation for a majority of the neighborhood is Single Family Residential (SFR), including the Forest Cove Apartment complex. The parcel owned by Atlanta Housing has a High Density Residential future land use designation.

### Residential

#### Single-Family Residential

This future land use designation consists of detached single-family houses with one house per lot. Some lots may have accessory dwelling units when zoning allows. Schools and churches are allowed in residential with a special use permit.

#### Medium Density Residential

Supports a mix of housing types from single-family houses to duplexes, triplexes, quadruplexes, townhouses, and mid-rise multifamily buildings such as apartments, condos, and lofts. Commercial is sometimes allowed as an accessory use.

#### High Density Residential

Housing types range from single-family to mid-rise and high-rise multifamily residential buildings and are typically located in Atlanta's centers and corridors. The location of these uses should be more prevalent along transit and corridors. These future land uses will accommodate growth with less need for cars and more opportunities to walk, bike, and use transit.

### Mixed-Use and Commercial

#### Low Density Commercial

Supports small-scale, low-intensity commercial development with uses such as retail, restaurants, and other neighborhood-oriented services. This scale of commercial development was more common in Atlanta's residential neighborhoods and can still mix very well with single-family housing and other housing types. Residential uses are allowed in this category.

#### Mixed Use Low Density

This category is for a mix of residential and commercial uses. Development is at a scale and intensity compatible with a typical neighborhood setting and uses often cater to local residents.

### Public

#### Community Facilities

This future land use designation includes public facilities such as public schools, fire stations, police precincts, maintenance yards, water plants, health centers, senior centers, libraries, etc.

#### Open Space

Land preserved for active or passive open space. Uses on urban open spaces range from parks and recreation centers to conservation areas, golf courses, and cemeteries. Often these are the areas for nature in the city and places for wildness, retreat and recreation, and comfort.

### Office/Industrial

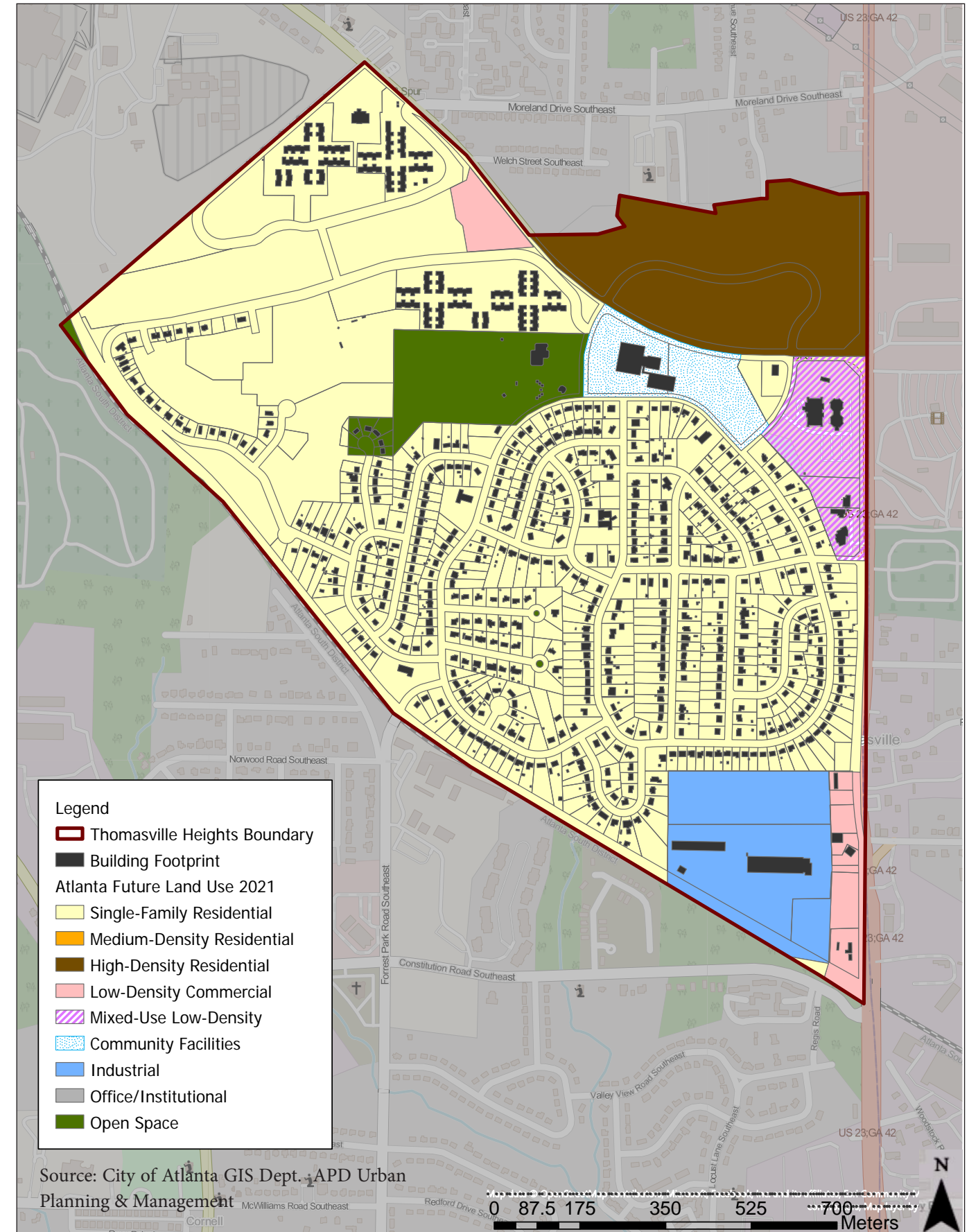
#### Industrial

Supports industrial uses such as warehousing, distribution, transportation, manufacturing, refining, production, construction, truck and rail terminals, industrial parks, and related support services.

#### Office/Institutional

This category supports office park and large institutional uses. It is not a commonly used future land use designation.

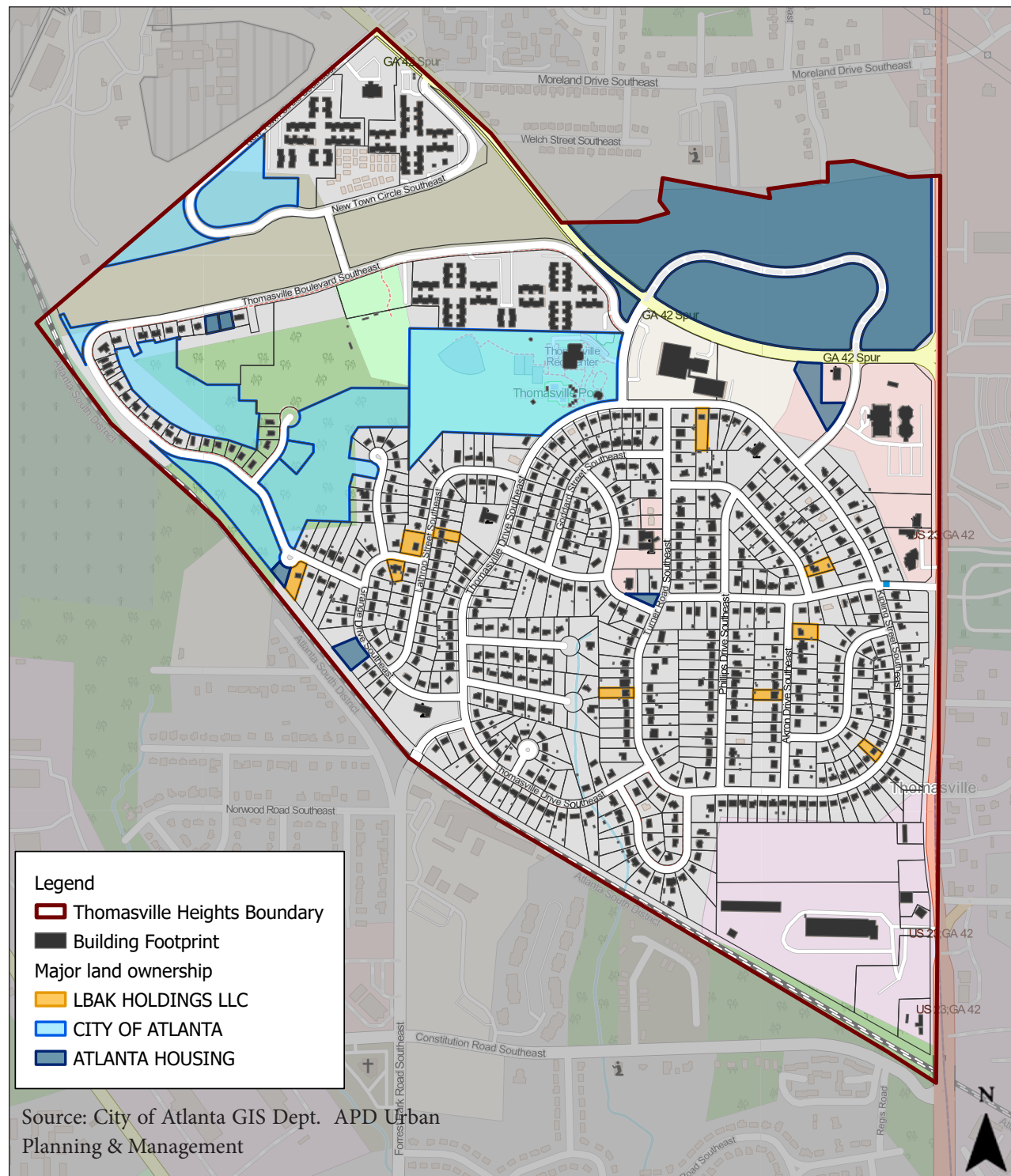
Figure 20: Existing Future Land Use Map



## MAJOR PROPERTY OWNERSHIP

There are three property owners that own multiple properties in Thomasville Heights (Figure 21), two of which are public entities (Atlanta Housing and the City of Atlanta). Atlanta Housing owns nine parcels, the largest of which is located north of McDonough Boulevard. The City of Atlanta owns eight parcels, mostly concentrated near the Thomasville Park and Recreation Center. The third owner is an LLC that owns ten single-family homes.

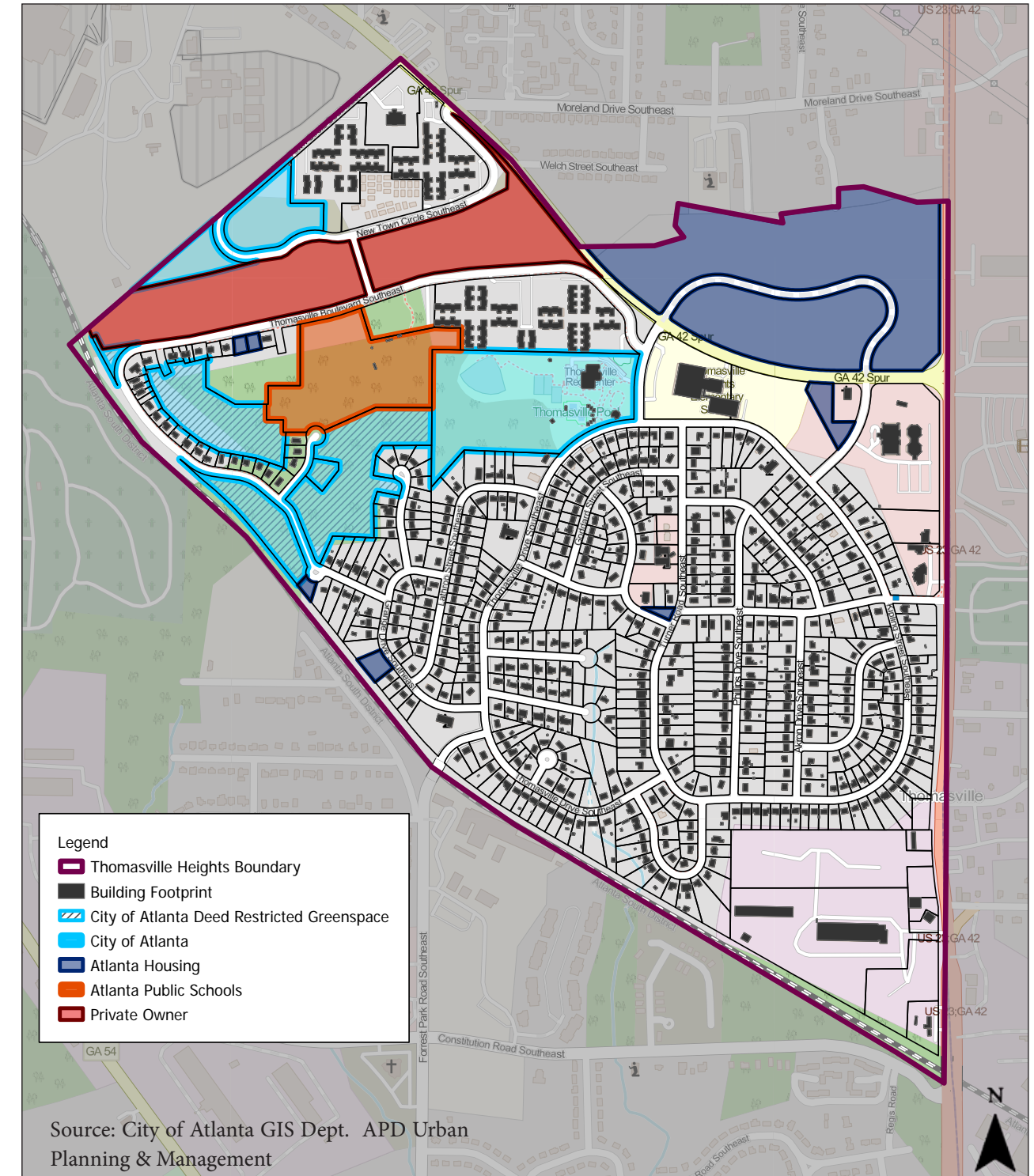
Figure 21: Major Property Ownership



## PROPERTY OWNERSHIP OF UNDEVELOPED LAND

Due to the significant amount of undeveloped land in the neighborhood, it is critical to understand property ownership (Figure 22). Four property owners in the neighborhood own 10+ acres of undeveloped land. Three owners are public entities: Atlanta Public Schools, Atlanta Housing, and the City of Atlanta. The fourth majority property owner is private entity. It is important to note that most of the land owned by the City of Atlanta is deed restricted as greenspace. Even with the deed-restricted property, the significant public ownership of undeveloped land creates a unique opportunity to create developments that focus on the community's needs and desires.

Figure 22: Major Property Owners of Undeveloped Land



# TRANSPORTATION EXISTING CONDITIONS

Existing conditions of transportation related infrastructure was examined to better understand the multi-modal framework in the neighborhood.

## Roadway Existing Conditions

Existing roadway conditions are shown in Figure 23. Moreland Avenue, the eastern boundary of Thomasville Heights, is a truck route that supports regional transportation and experiences the highest amount of daily traffic, compared to the rest of the neighborhood. Based on the annual average daily traffic rate, McDonough Boulevard, from Henry Thomas Drive to Moreland Avenue, is overbuilt as a five-lane road. If a road is overbuilt, more lanes are available than required to support the daily traffic. Overbuilt roads also encourage speeding and impact safety for pedestrians, bicycles and transit riders. Thomasville Boulevard is also an overbuilt road, creating dangerous speeding opportunities.

## Crashes (2019-2021)

Crash data between 2019 and 2021 was analyzed to determine recent crash patterns, locate dangerous roads and intersections within the neighborhood. These are illustrated in Figure 24 ...and summarized in Table 7. During this time frame, most crashes occurred on the boundary streets of Thomasville Heights, McDonough Boulevard, and Moreland Avenue.

The intersection of McDonough Boulevard and Moreland Avenue has the highest concentration of crashes and also where bicycle and vehicle accidents with fatalities. All four pedestrian involved incidents also occurred at this intersection. Overall this intersection accounts for 25% of vehicular crashes and 23% of vehicular crashes with serious industry.

Several vehicular crashes, including some with injuries, occurred at the intersection of McDonough Boulevard and New Town Circle, near the entrance to Forest Cove Apartments. Kipling Street and Thomasville Drive SE also experienced a high number of crashes.

Table 7: Neighborhood Crash Data 2019-2021

Crash Type	Total	Injuries	Fatalities
Vehicles	302	31	1
Bicycle	1	1	0
Pedestrian	4	2	0

Figure 23: Roadway Vehicular Traffic

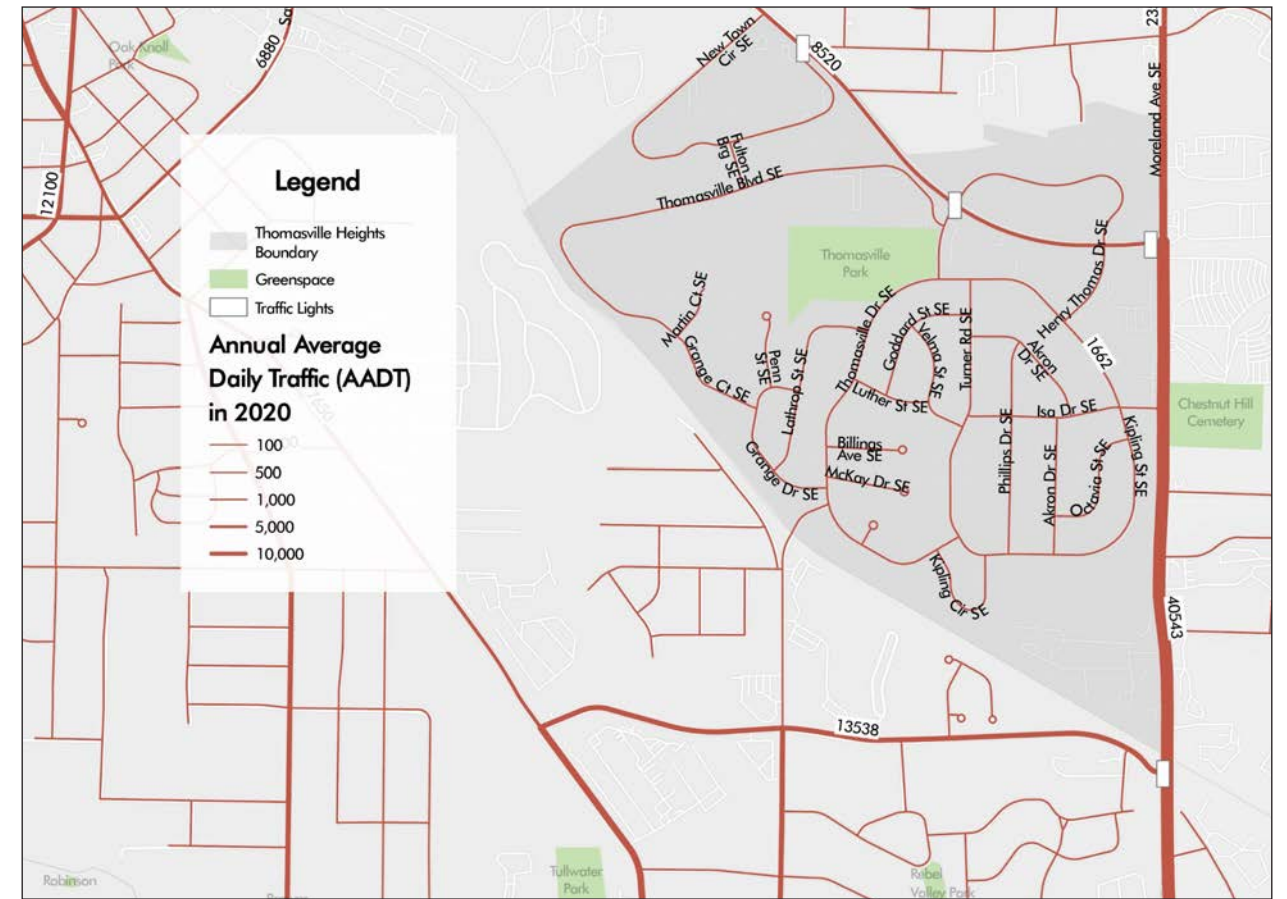
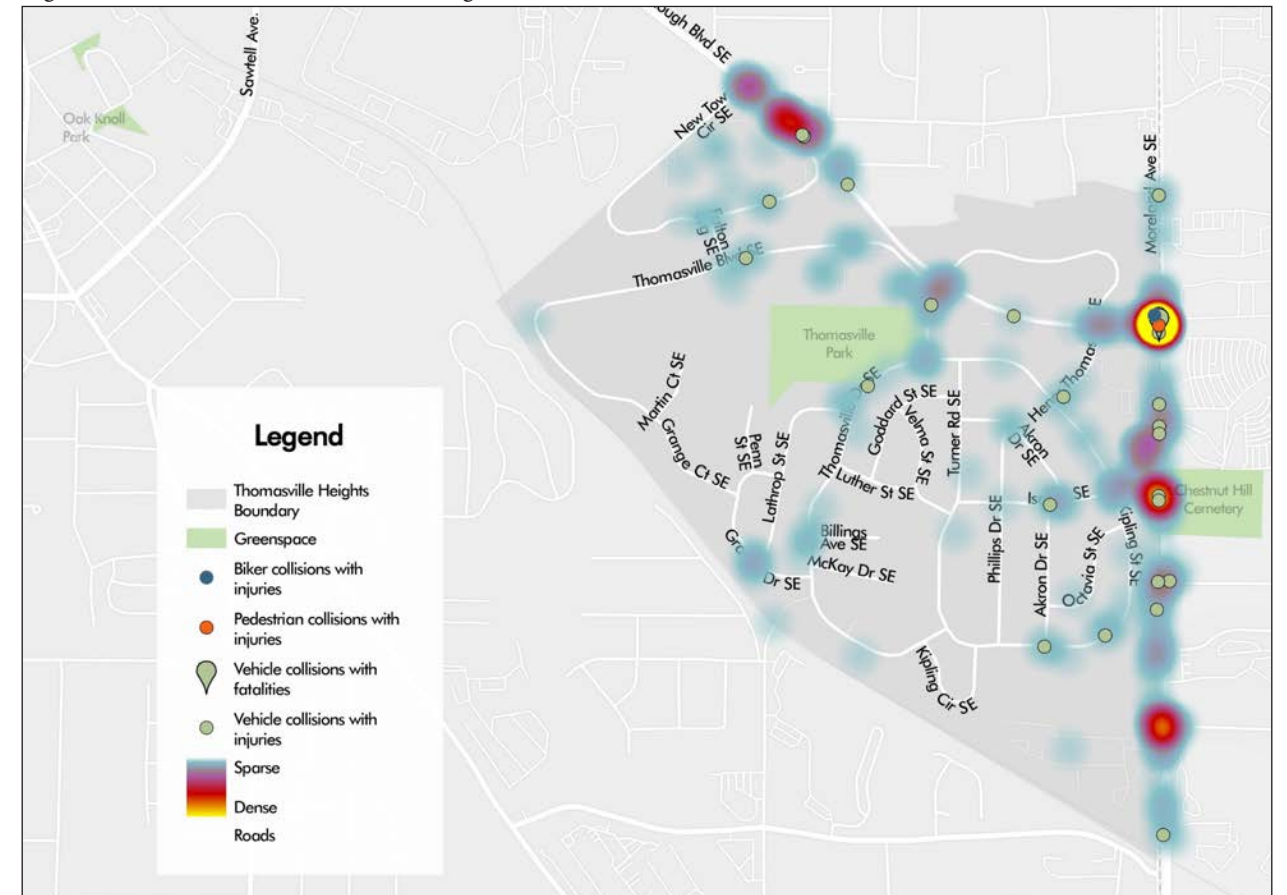


Figure 24: Crash Data in Thomasville Heights 2019-2021



**Transit Overview**

Figure 25 shows the MARTA bus routes that serve Thomasville Heights which include Route 49 and Route 4. Route 832 has stops just north of the neighborhood boundary, on Moreland Avenue and Moreland Avenue Drive SE.

- Route 49 runs along McDonough Boulevard and ultimately connects to Five Points station in downtown Atlanta, with service occurring every 30-minutes.
- Route 4 runs along Moreland Avenue and links to the Inman Park/Reynoldstown MARTA station located on Dekalb Avenue, with service occurring every 40-minutes.
- Route 832 does not directly service the neighborhood but is within walking distance and is the only route connecting to Atlanta’s west side. Currently, route 832 has service every 60 minutes.

**Transit Ridership**

Figure 26 shows the average daily ridership of MARTA buses in 2019. Route 49, along McDonough Boulevard has the highest total daily ridership, with 475 riders, and contains the two stops with the highest concentration of riders, which are at McDonough Boulevard at Moreland Avenue Drive and McDonough Boulevard at New Town Circle. Both of these stops are close to Forest Cove Apartments, with a high population of households without vehicles.

Route 4, which runs mainly along Moreland Avenue, has the second highest ridership with 118 average daily riders. The stop at Moreland Avenue and Isa Drive has the highest number of riders and a stop near the southern neighborhood boundary.

With the current bus design network, Kipling Street and Turner Road serve as the primary internal transit streets.

Figure 25: Transit Overview

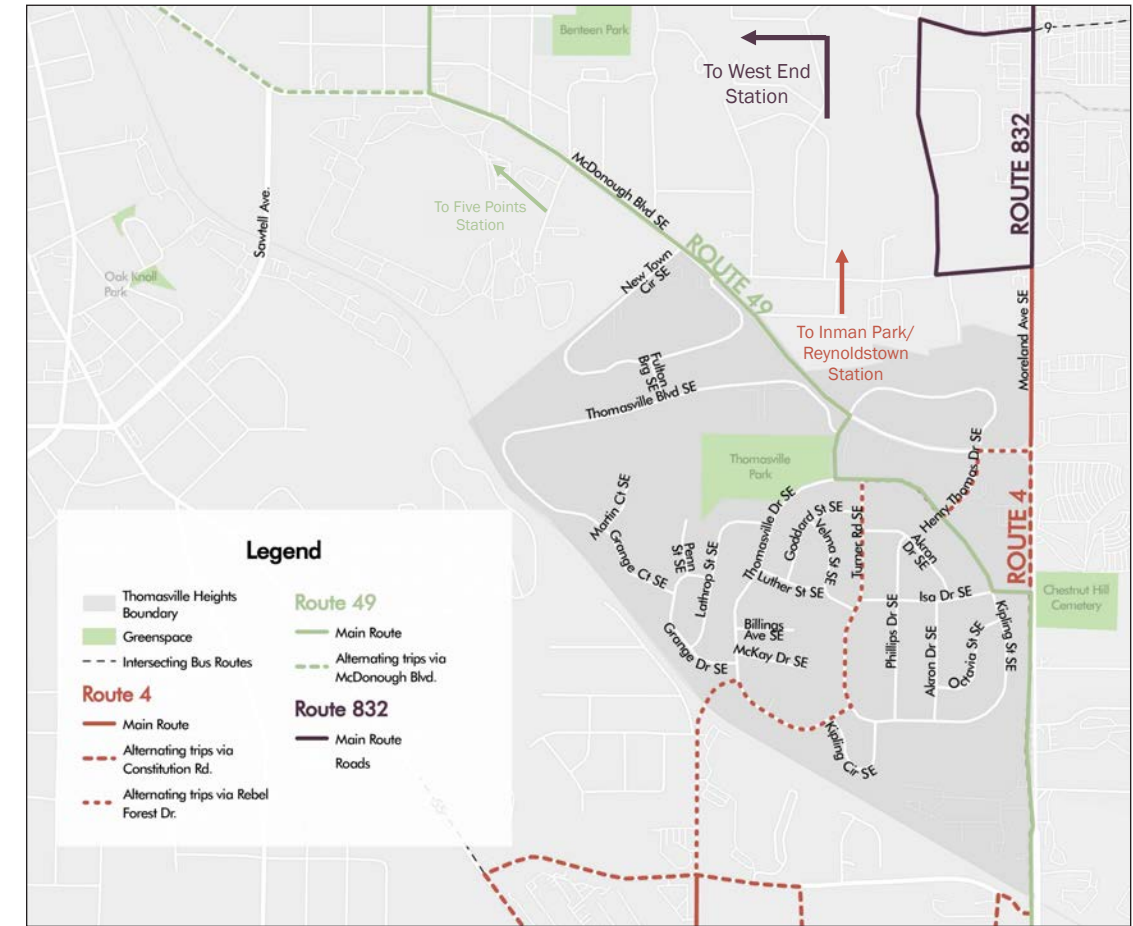
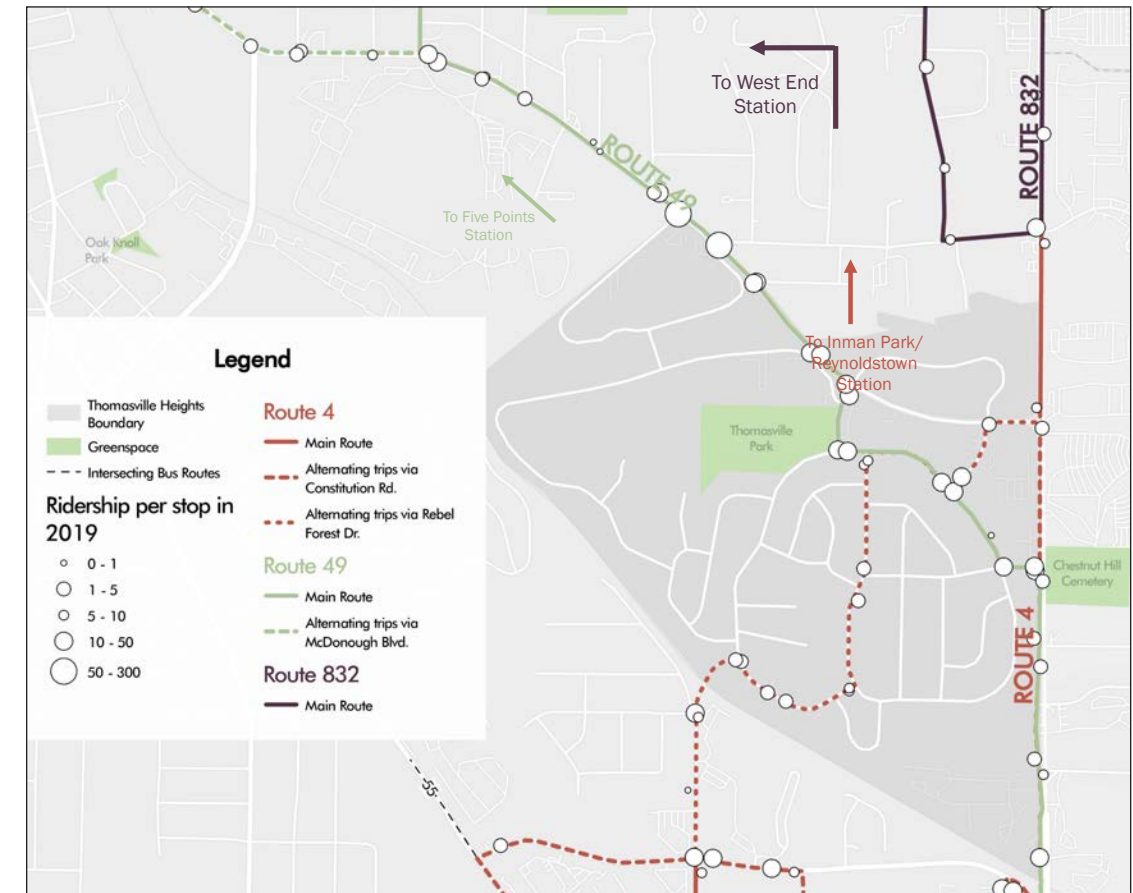


Figure 26: Transit Ridership



## INFRASTRUCTURE EXISTING CONDITIONS

### Sidewalks

Figure 27 shows current sidewalk locations, and their condition. Most streets in Thomasville Heights have sidewalks on at least one side of the street. The streets where there are no sidewalks include:

- Fulton Bridge Road;
- SE Corner of Henry Thomas Drive at Kipling Street;
- Northside of Forest Park Road;
- McKay Drive SE; and
- Billings Avenue SE.

The sidewalks on McDonough Boulevard and Moreland Avenue are in good condition. The New Town Circle sidewalks are overall in poor condition. Sidewalks along Thomasville Boulevard are in marginal condition. As you move southwest into the single-family portion of the neighborhood, most streets have sidewalks on one side of the road and are in marginal condition. The very southeast section of Kipling Street has sidewalks that are in poor condition.

### Utility Infrastructure

A summary of all the existing utilities in Thomasville Heights is shown in Figure 28. Overall the sewer lines follow the existing street network except in the following locations:

- Atlanta Housing site to Woodland Ave and Hazelrig Drive and Welch Street;
- Thomasville Park to Thomasville Boulevard;
- Luther Street to Thomasville Drive via the cul-de-sacs of Billings Av, and McKay Drive;
- Along the Federal Penitentiary property line; and
- Mount Nebo Baptist Church to McDonough Boulevard to Henry Thomas Drive.

Figure 27: Current Sidewalk Condition

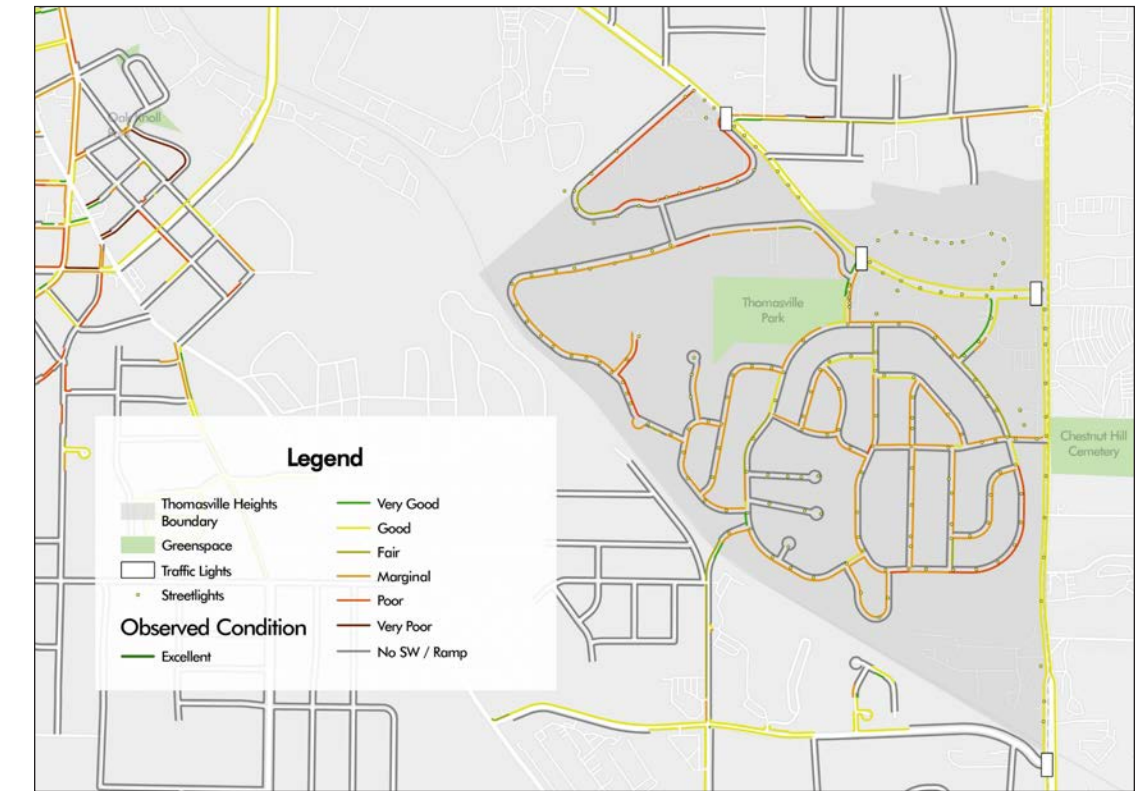
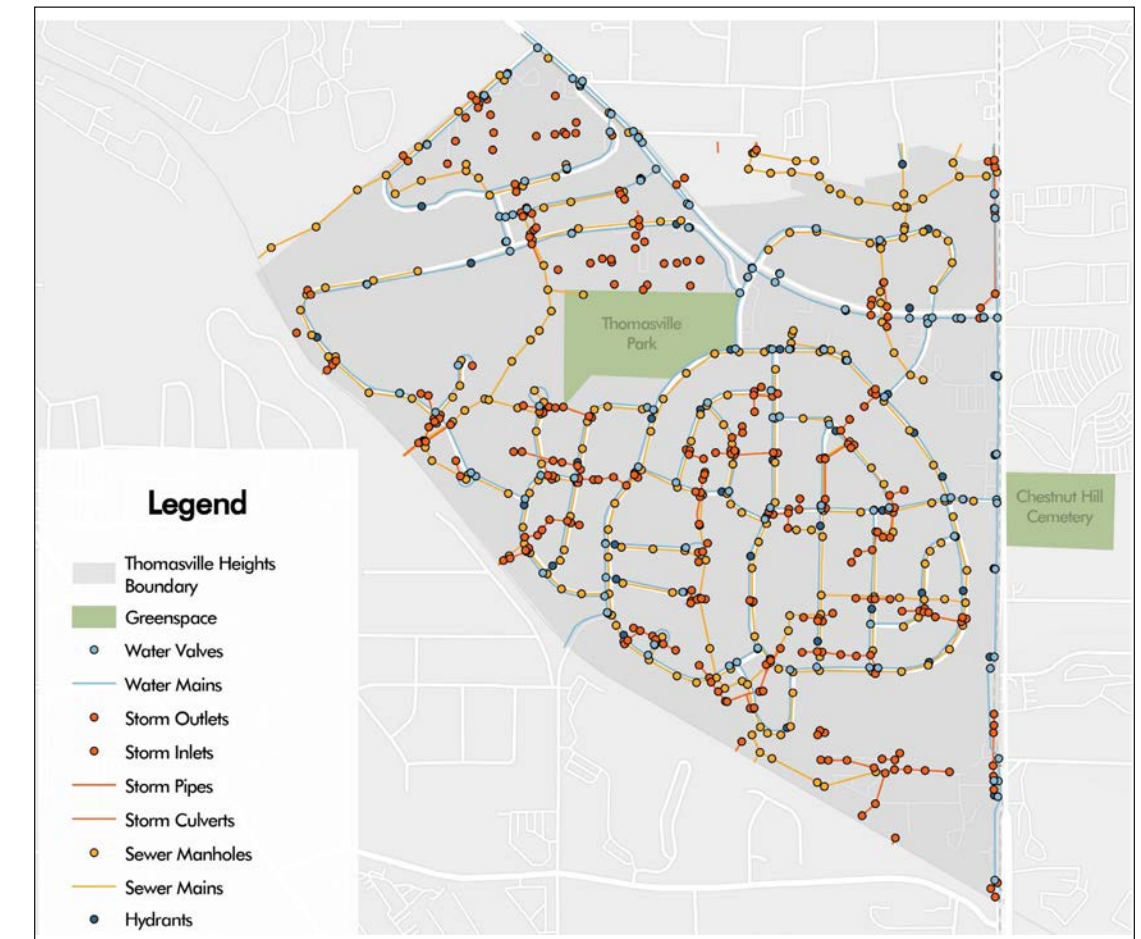


Figure 28: Utility Infrastructure



# EXISTING CONDITIONS MAJOR TAKEAWAYS

## Neighborhood Demographics

- In Thomasville Heights, the median household income is \$17,176 compared to \$68,886 in the City of Atlanta;
- The population under 18 is twice as high in census tract 68.01, which includes Forest Cove, compared to census tract 71, which contains the single-family portion of the neighborhood; and
- The average household size in Thomasville Heights is 3.4, compared to 2 for Atlanta. The large number of families that lived in Forest Cove is the primary reason for the larger household size.

## Previous Plans and Studies

- New developments should include a range of housing types affordable to a mix of incomes and increase connectivity to surrounding amenities;
- It is important to plan for alternative modes of transportation in new development;
- The City is focused on prosperity without displacement; and
- Thomasville Heights inventory of historic building stock is potentially eligible for certification as a historic district.

## Existing Conditions

- Single-family buildings account for 86% of all structures in the neighborhood, indicating this is a majority single-family neighborhood;
- 83% of all buildings in the neighborhood are in good and fair condition; and
- Only 4% of all buildings in the neighborhood are vacant, highlighting that high vacancy is not a concern in the neighborhood.

## Zoning and Land Use

- The interior of the neighborhood is currently zoned single-family, with more intense zoning categories found along Moreland Avenue and McDonough Boulevard;
- The future land use map locates the highest residential density on the Atlanta Housing parcels; and
- Low density commercial along McDonough Boulevard is considered appropriate, according to the future land use map.

## Major Property Owners

- Seventy Six (76) acres of undeveloped land in the neighborhood is owned by public entities;
- Of this amount, 20.5 acres are deed restricted and will be maintained as green space;
- Atlanta Housing owns the largest acreage of undeveloped land in the neighborhood, totaling 36 acres; and
- A private developer owns 25 contiguous acres in the neighborhood.

## Transportation and Neighborhood Infrastructure

- Moreland Avenue and McDonough Boulevard are the most dangerous intersection in the neighborhood;
- Three MARTA bus routes currently operate in or near the neighborhood and can take residents to the Five Points, Inman Park/Reynoldstown, and West End MARTA transit stations;
- Route 49 currently provides the most frequent service, with with a 30 minute frequency or a 30 minute headways;
- Some of the undeveloped parcels lack infrastructure connections; and
- There are sidewalks in most streets within the neighborhood, but they are in poor condition.

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# THOMASVILLE HEIGHTS: THE MARKET

This section examines the current residential and commercial market conditions for the neighborhood, and surrounding area.



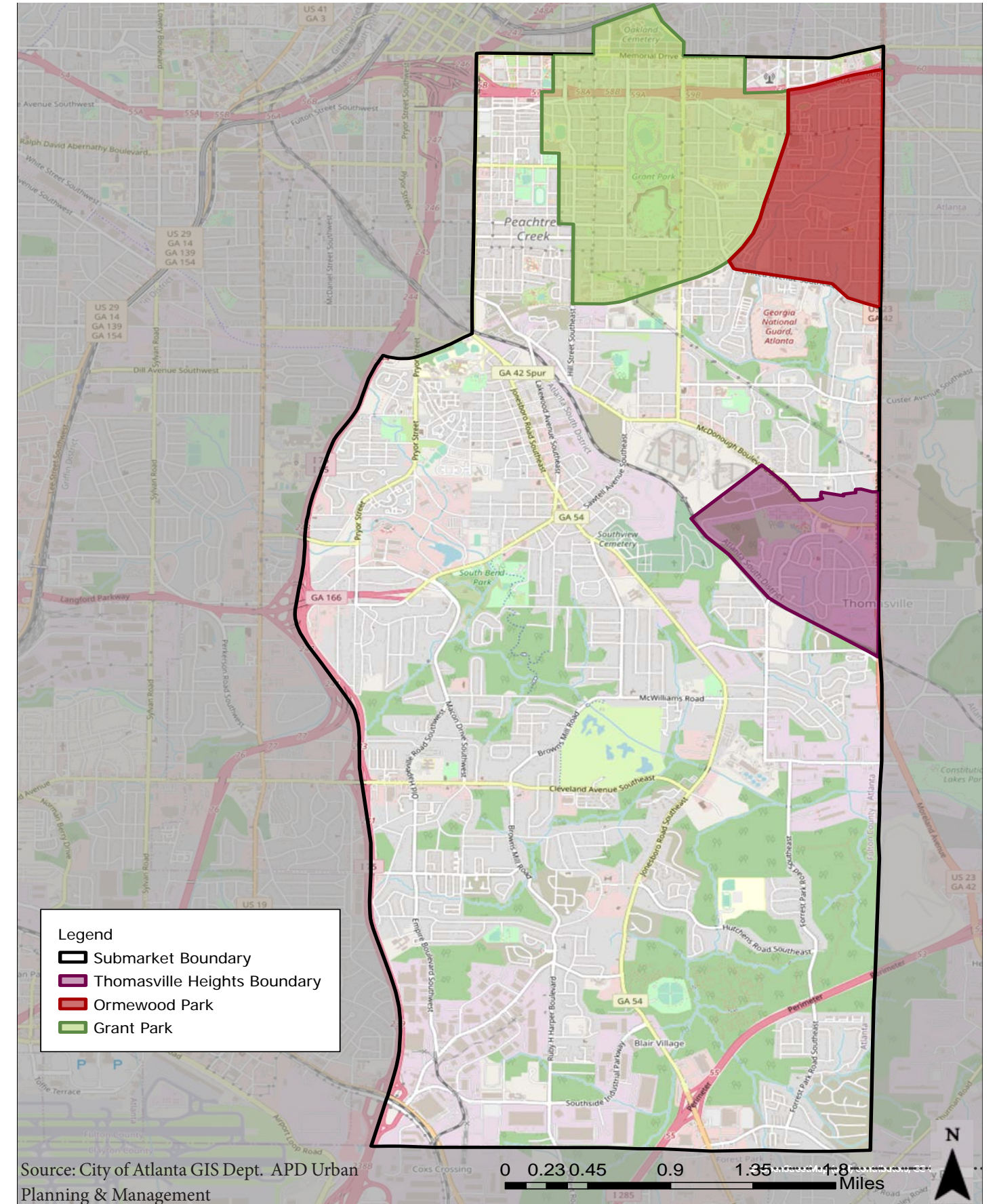
## MARKET ANALYSIS OVERVIEW

The market analysis details the existing residential and commercial market trends of the Thomasville Heights neighborhood and the surrounding area. This section summarizes market trends that impact potential development and illustrates housing pressures existing residents face.

### Study Area Methodology

Figure 29 shows a map of the sub-market study area. The sub-market study area compares trends in the Thomasville Heights neighborhood to the larger market from 2010 to 2020. Grant Park and Ormewood Park are compared to Thomasville Heights due to their proximity and trends occurring in the neighborhood. Grant Park, one of the oldest neighborhoods in Atlanta, saw significant reinvestment throughout the early 2000s and is now an expensive in-town neighborhood. Ormewood Park, just east of Grant Park, is experiencing substantial investment and rapidly rising property values. Both areas are within walking distance of the BeltLine and other amenities that make them desirable neighborhoods. For this analysis, Grant Park serves as a mature neighborhood that has already experienced significant change and investment, and Ormewood Park serves as a neighborhood currently experiencing heavy investment and change. Thomasville Heights is on the cusp of change and is starting to experience interest and investment.

Figure 29: Market Analysis Study Area



# GENERAL TRENDS

## Demographic Trends

Demographic trends are important to understand the makeup of residents, and trends that are occurring. Trends of certain indicators are important because it can highlight changes occurring in the neighborhood.

### Educational Attainment

Changes in educational attainment are one of the primary variables when measuring gentrification or displacement, as people with higher educational attainment often displace people with lower educational attainment. Figure 30 shows the educational attainment trend for the census tracts that encompass Thomasville Heights.

- Residents with lower educational attainment decreased between 2010 and 2020, while households with higher education degrees increased simultaneously;
- Between 2010 and 2020, renters with a high school diploma and below decreased, while renters with some college increased by 14%; and
- The most significant changes occurred with homeowners with no high school diploma, an 8% decrease, and homeowners with at least a bachelor's degree increasing by 16%.

### Average Household Size

The average household size in a neighborhood is important, because it highlights the current family structure, and can inform what type of housing should be developed in the future.

- Figure 34 shows that rental households are responsible for the increase in four and five person households, and households with over seven people. These large household sizes are driven by Forest Cove, occupied by families when the census data was captured. Forest Cove has 2, 3, and 4-bedroom units, offering accommodations for larger families;
- In owner-occupied units, the share of one-person households increased from 21% to 43%, the most between 2010 and 2020 of any owner-occupied family structure. There was a slight increase in three-person owner-occupied homes and a decrease in every other category;
- The changes in household size show that renter households are getting larger while owner-occupied homes are getting smaller, with one-person families accounting for over a third of all owner-occupied households; and
- Overall, Thomasville Heights has seen a decrease in one and two person households, with an increase in four and five person households, and households with more than seven people.

### Household Age

Understanding the current breakdown of household age is essential because it reflects the life stage of people in the neighborhood and can help inform the types of amenities they would like to see. Below are some major takeaways regarding household age.

- Figure 32 shows that overall there has been a decrease in residents aged 15-34 and 55-64 and an increase in residents aged 35-54;
- Owner-occupied households in Thomasville Heights are much older on average than renters in the neighborhood;
- Over half of the owner-occupied households are headed by people 65 and over, with the second highest age cohort of owners being 35-54;
- Homeowners aged 35-54 have increased by 15% between 2010 and 2020, indicating that younger people are purchasing homes in the neighborhood, but not people in their 20's or early 30's;
- Rental households are significantly younger than owner-occupied households, with 76% of renters younger than 54. The largest cohort of renters are residents aged 15-34, and the smallest cohort of owner-occupied homes; and
- The high percentage of young renters is impacted by Forest Cove Apartments, where most renters are young.

### Mortgage by Age

Examining mortgage by age highlights the age cohorts that have the highest housing costs. Traditionally, you expect younger households to hold a majority of the mortgage debt, and for fewer homeowners to have mortgage debt as they age. If a high number of seniors have mortgage debt, it can make it more difficult for them to retire. Understanding mortgage by age can also highlight what age groups are purchasing homes. Figure 38 compares the mortgage by age in Thomasville Heights to the wider market.

- Similar to the larger market, the highest percentage of homeowners with a mortgage is the age cohort of 35-54.
- The percentage of homeowners with a mortgage in this age range increased in Thomasville Heights from 20% in 2010 to 55% in 2020; and
- There was a slight decrease in the broader market of the same-age cohort. There are almost no homeowners under 35 with a mortgage in Thomasville Heights, a downward trend that has occurred since 2010. This decrease is also seen in the wider market and is a trend occurring nationally.

Figure 30: Thomasville Heights Educational Attainment

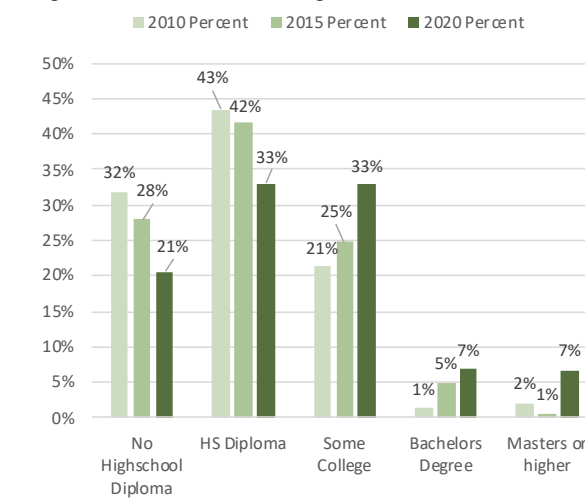


Figure 33: Educational Attainment Breakdown

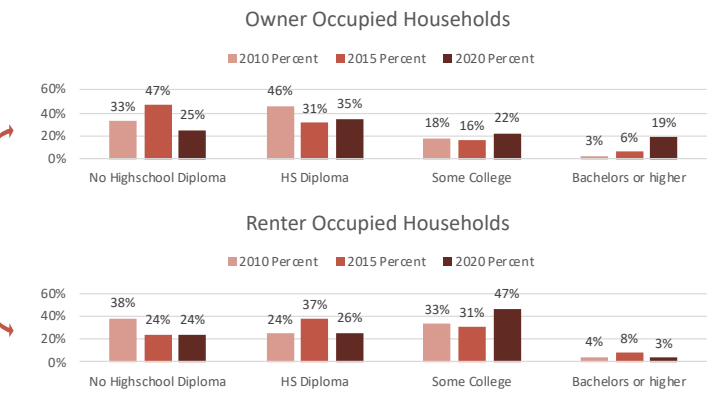


Figure 31: Thomasville Heights Average Household Size

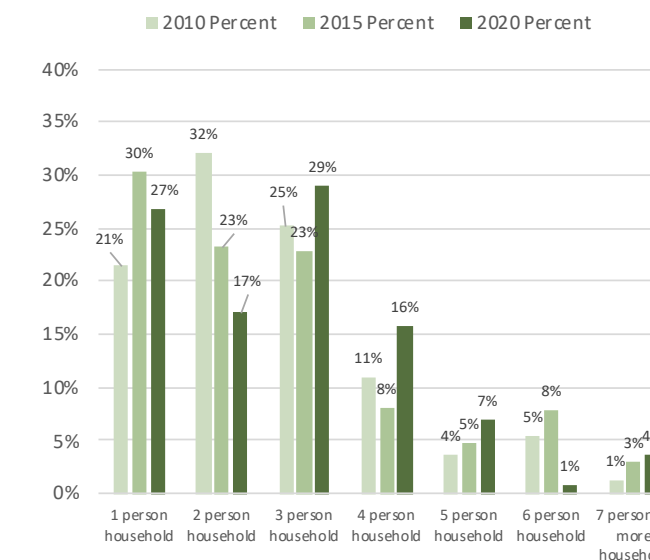


Figure 34: Average Household Size Breakdown

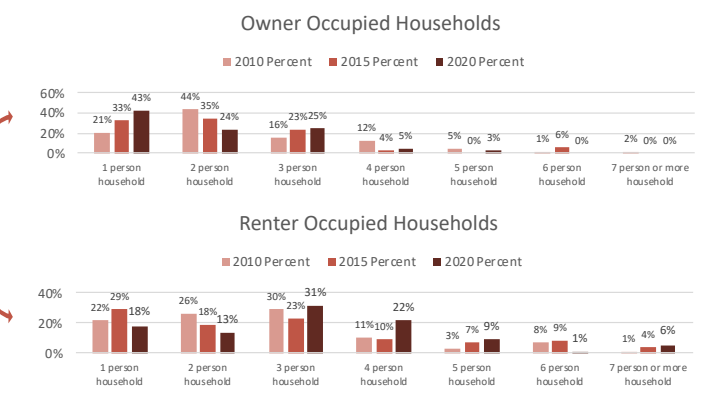


Figure 32: Thomasville Heights Age of Householder

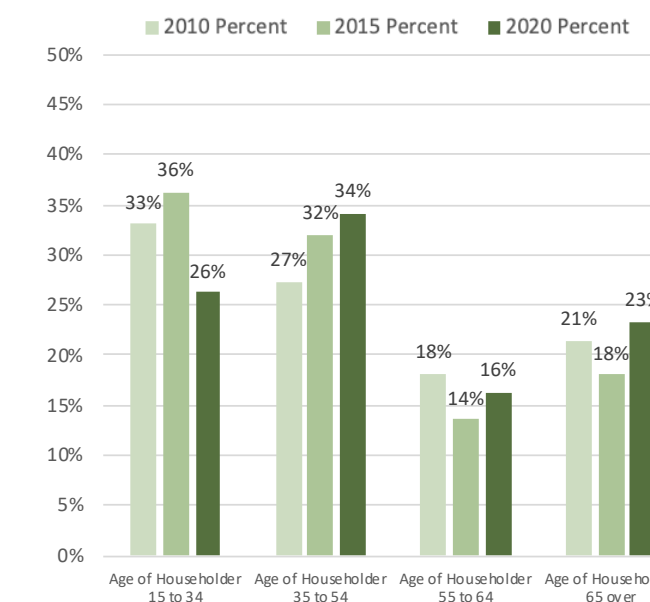
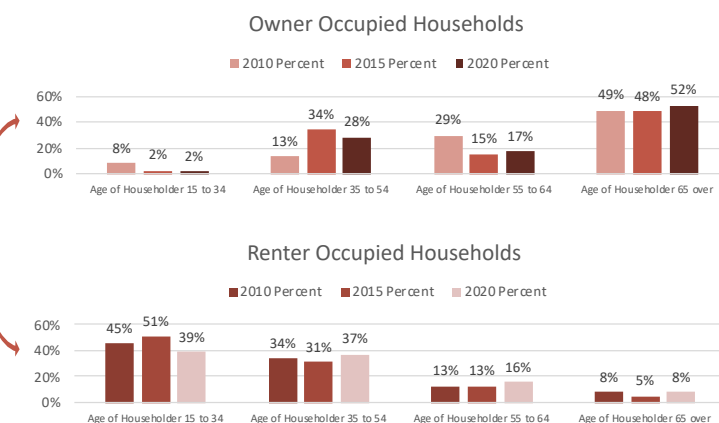


Figure 35: Age of Householder Breakdown



In Thomasville Heights, 36% of homeowners over 65 have a higher rate of still having a mortgage than the larger market area at 16%. The amount has increased in both areas, but Thomasville Heights has seen a more rapid increase. There are several reasons this could occur including:

- New senior homeowners have purchased homes with a mortgage in the neighborhood;
- Existing senior homeowners have taken out a second mortgage; or
- Homeowners with a mortgage in the 55-64 cohort have graduated to the over 65 cohort.

Regardless of the reason, there is a higher percentage of seniors with mortgage debt, which can make it more difficult for them to retire, and more vulnerable to losing their homes if they cannot keep up with their housing costs.

**Owner-Occupied Cost Burden**

- Percentage of cost-burdened homeowners has increased between 2010 and 2020.
- Between 2010 and 2020, the number of cost-burdened homeowners who earn more than \$35,000 has decreased to zero.
- The most significant shift in cost-burdened is in homeowners that make between \$35,000-\$49,999, which went from 90% in 2010 to 0% in 2020.

**Rental Occupied Cost Burden**

- Lower-income households are severely rent-burdened in both Thomasville Heights and the larger market.
- There has been an increase in renters with incomes between \$35,000 and \$49,000, likely due to increased rents at previously affordable properties.
- Higher incomes are not very rent burdened in both Thomasville Heights and the larger market area because rents are lower than the Atlanta average.
- Overall, the lowest-income renters have been and remained rent burdened, with middle-income households starting to see an increase in rent burden as rents in this market area continue to rise. Households with the highest incomes have a very minimal rent burden.

**Expected Population Growth**

Over the next five years, Atlanta is expected to see a population growth of almost eight percent (Figure 36). Southeast Atlanta, where Thomasville Heights is located, a 5% increase in population is expected over the next five years. More specifically, South Atlanta will experience a higher growth of residents aged 30-54, compared to the City, and a loss of residents aged 20-29 compared to an increase in the City (Figure 37). The anticipated rise in residents aged 30-39 is almost twice the rate of the City, and is important to highlight since this is the typical age range that people tend to start families, thus impacting the types of housing and amenities they want. These factors are often also important to people aged 40-54, who often have children at home. As this segment of the population increases, family-friendly neighborhoods with appropriate housing options and good access to schools become essential.

Figure 36: Five Year Population Growth

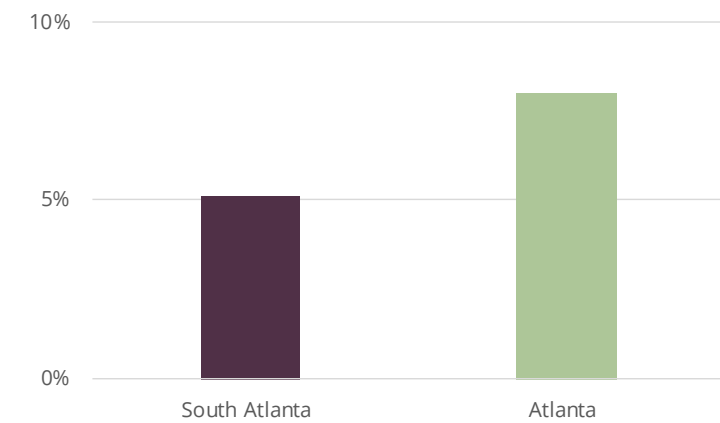


Figure 37: Five Year Population Growth by Age Group

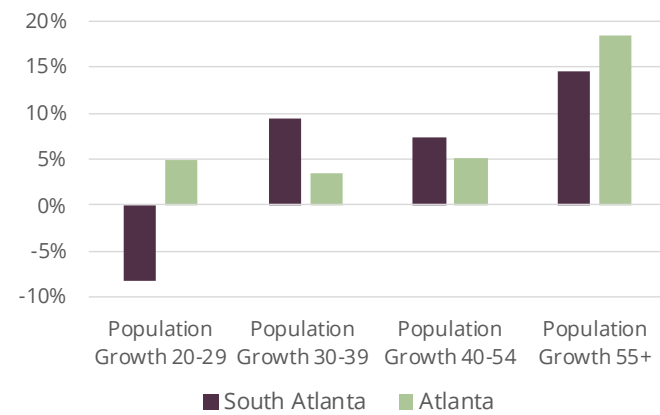


Figure 38: Mortgage by Age

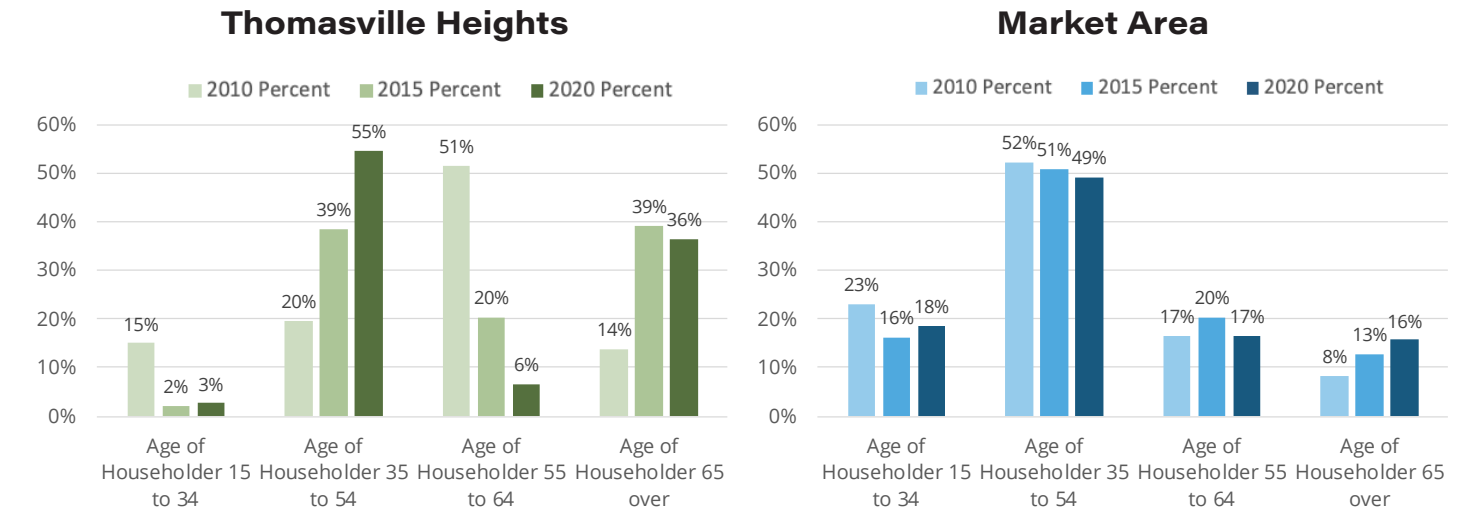


Figure 39: Owner Occupied Cost Burden by Household Income

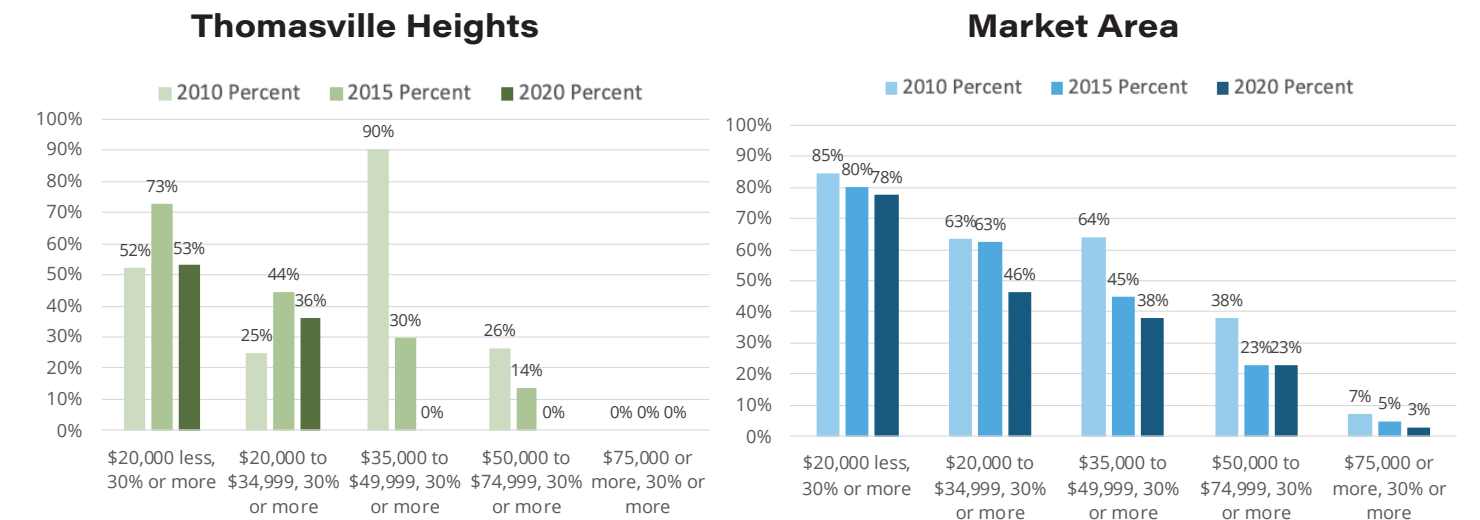
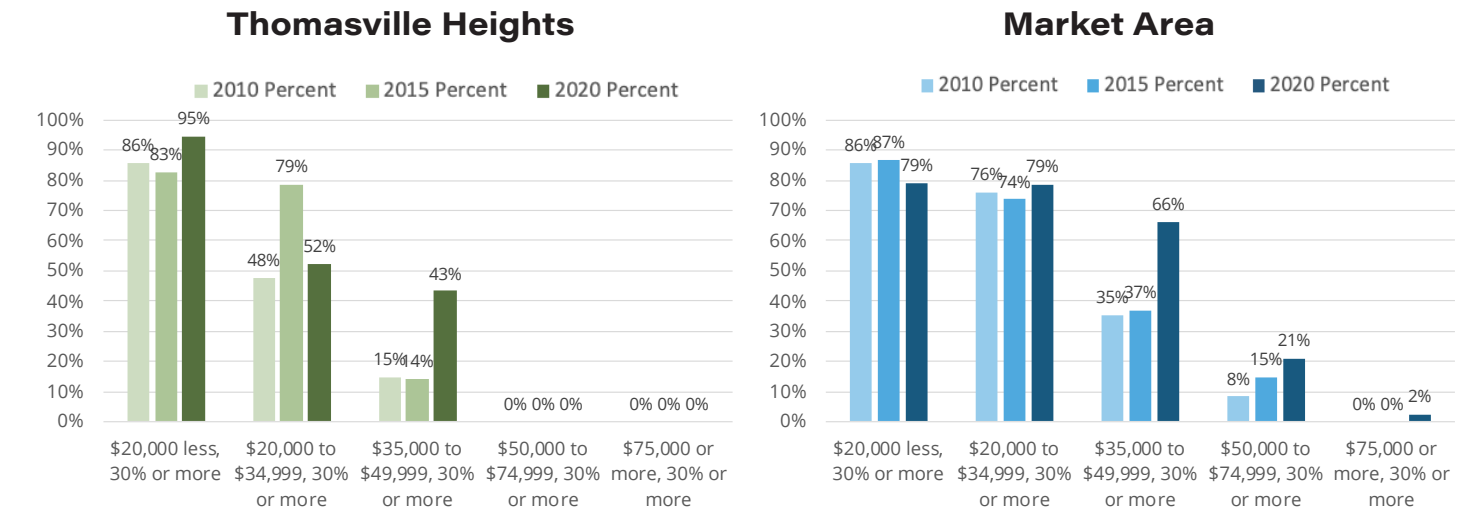




Figure 40: Renter Occupied Cost Burden by Household Income



# DEMAND AND GAP ANALYSIS

## Overview

The Demand and Gap Analysis compares existing demand and existing supply for both rental and owner-occupied housing, using Census data from 2010 and 2020. This analysis looks at the difference between household income and the cost of housing, assuming households will live in price appropriate housing. In this analysis:

- The two census tracts that encompass Thomasville Heights were used (see Figure 12);
- Price appropriate housing is where housing costs do not exceed 30% of a household's income;
- The demand represents how much a household can pay for housing; and 
- The supply is the existing housing cost. 

## Owner Occupied Demand and Gap Analysis

Figure 41 summarizes the Demand and Gap Analysis for owner-occupied housing in the neighborhood. Below are major takeaways from the analysis.

- There is a unit deficit for owners earning above 50% AMI, especially for homeowners earning above 100% of the area median income (AMI);
- The shortage of price-appropriate homes is due to a lack of private market supply, which leads to bargain buys for high-income households, where they purchase homes for less than what they can afford;
- This phenomenon can lead to less availability of price-appropriate housing for households with lower incomes, as households with higher incomes occupy these homes; and
- If existing homeowners leave the neighborhood, then affordable units are lost due to the current market price versus what existing homeowners paid for their homes.

## Renter Occupied Demand and Gap Analysis

Figure 42 summarizes the Demand and Gap Analysis for rental households.

- The highest unit deficit is for households with incomes between 0%-30% AMI;
- There is a concentration of naturally occurring affordable housing, serving households with incomes between 30%-80% AMI;
- A deficit of units at the highest AMI levels means that higher income households are occupying units that are less expensive than what they can afford.

Figure 41: Ownership Demand and Gap Analysis





















AMI Breakdown	Supply and Demand	Gap
0%-30% AMI	 140 271 	131 Surplus
30%-50% AMI	 104 149 	45 Surplus
50%-80% AMI	 95 63 	32 Deficit
80%-100% AMI	 42 12 	30 Deficit
Above 100% AMI	 128 13 	115 Deficit

Figure 42: Renter Demand and Gap Analysis

AMI Breakdown	Supply and Demand	Gap
0%-30% AMI	 629 371 	242 Deficit
30%-50% AMI	 191 309 	118 Surplus
50%-80% AMI	 64 243 	179 Surplus
80%-100% AMI	 32 8 	24 Deficit
Above 100% AMI	 58 29 	29 Deficit

## Major Takeaways

### Demographics

- Residents with a bachelor's degree or higher has increased by 11% between 2010 and 2020, primarily driven by an increase in homeowners with college degrees;
- The average household size in Thomasville Heights is higher than the surrounding census tracts (including average HHS);
- Over half (67%) of owner-occupied households are occupied by 1 or 2 person households, while 53% of rental households are occupied by 3 and 4 person households;
- A majority of homeowners in Thomasville Heights are over 65, with very few homeowners under 35 in the neighborhood; and
- The number of rent burdened households who earn between \$35,000 and \$49,000 has increased between 2010 and 2020, as rents in the neighborhood and market area have increased.

### Expected Population Growth

- South Atlanta is expected to see a population growth of 5% over the next five years;
- The only age group expected to decrease in South Atlanta are residents aged 20-29; and
- Growth in households aged 30-54 over the next five years will outpace growth of this age group in the City. This age cohort will be important to consider when developing new housing and amenities.

### Demand/Gap Analysis

- There are limited price appropriate homes available for purchase for households who earn more than 50% AMI;
- Affordable homeownership units are at risk of being lost if sold in the marketplace since the market price has often increased significantly since these homes were last purchased;
- There is a significant concentration of naturally occurring affordable rental units in the neighborhood that could lose their affordability since they are not required to remain affordable; and
- Limited price-appropriate rental units exist for households with incomes above 80% AMI means households are occupying homes that are less expensive than what they can afford.

## Opportunities

- Provide support to homeowners over 65 that help them age in place;
- Ensure older homeowners have proper plans for their estate;
- Create and support homeownership opportunities for residents under 35;
- Focus on creating a neighborhood with amenities that will be attractive to households with young families;
- Develop price-appropriate homes for households with higher incomes, to create a mixed-income neighborhood;
- Assist existing residents in understanding the full market value of their property; and
- Support the preservation of naturally occurring affordable housing that serves households with incomes between 30%-80% AMI.
- Construction of affordable multifamily rental units for seniors to provide an opportunity for legacy residents to move and remain in the neighborhood.

## NEIGHBORHOOD TRENDS

### Homeownership Trends

Homeownership trends in Thomasville Heights from 2015 to 2020 were examined to understand changes to the homeownership rate in the neighborhood, and is shown in Figure 43. The homeownership rate has declined from 57% in 2010 to 50% in 2020. As the number of homeowners has decreased in the neighborhood, the number of single-family rentals has increased. In 2015 43% of the single-family homes were rental properties. In 2020 they accounted for 50% of the single-family homes in the neighborhood.

The decline in homeownership indicates that the neighborhood could soon be a majority single-family rental neighborhood, instead of majority homeownership like it has been since its redevelopment in the 1960's. Figure 43 demonstrates this dynamic by showing that without intervention Thomasville Heights will continue on its path of declining homeownership and increasing numbers of single-family rental housing.

Figure 43: Homeownership Trends 2010-2020

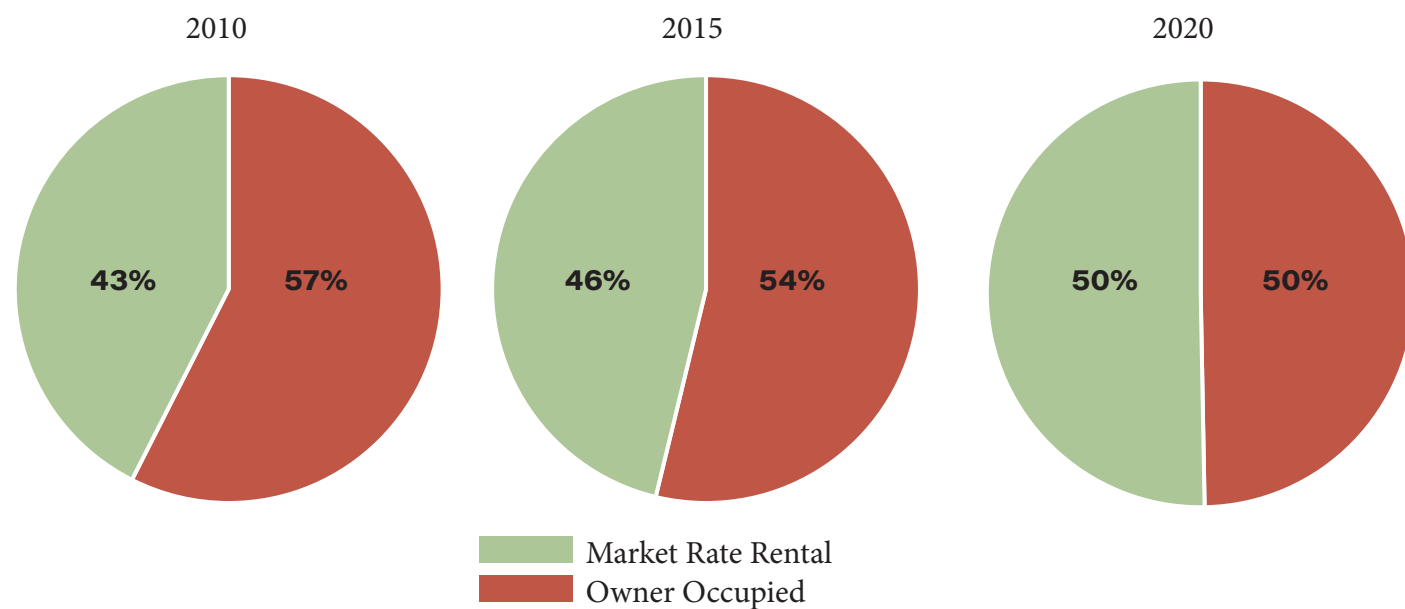
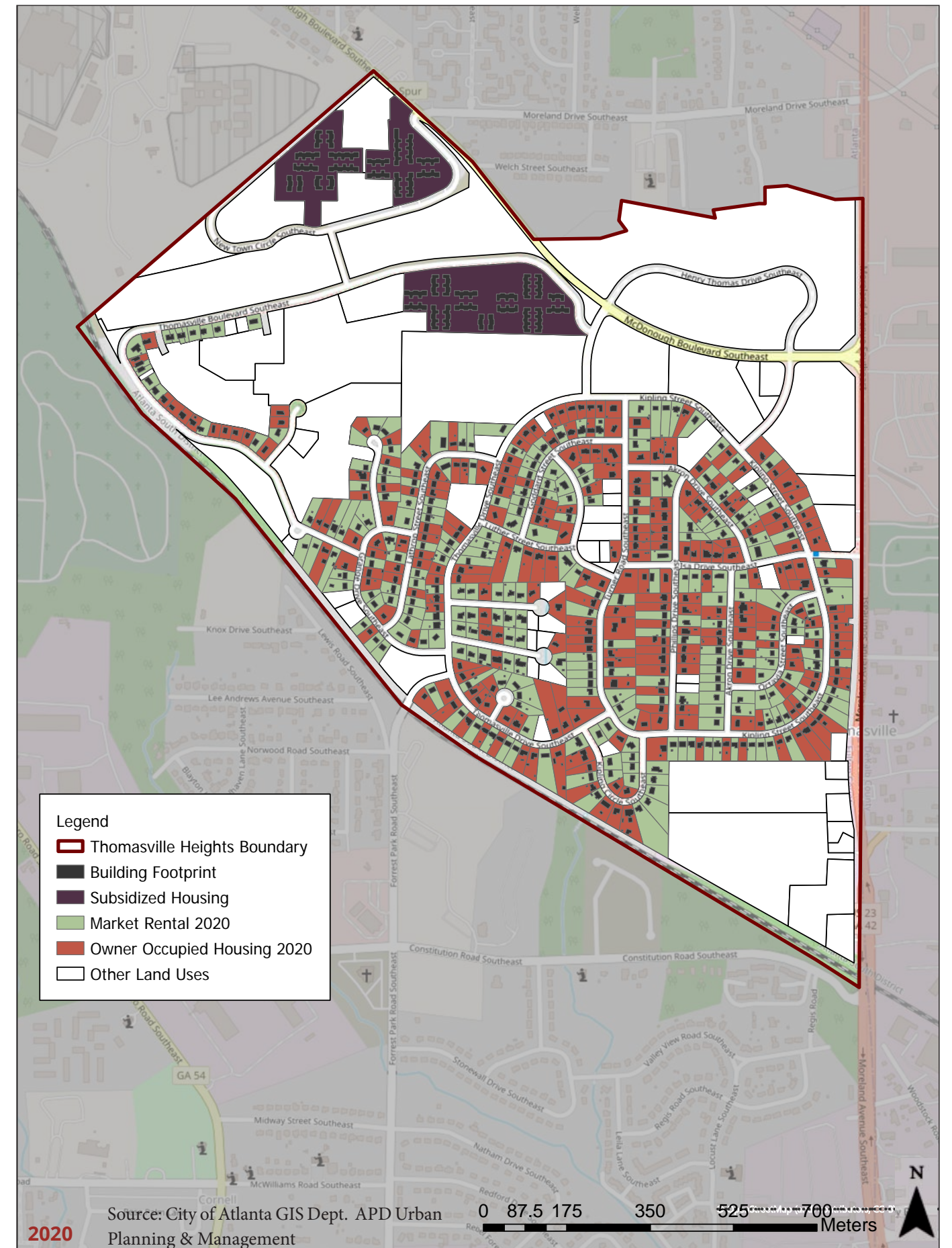


Figure 44: Ownership Trends 2020



### Homestead Exemptions

An analysis was done to understand Thomasville Heights residents' participation in the Georgia Homestead Tax Exemption Program. The standard homestead exemption is available to those who own and occupy a home in Georgia as their primary residence. A summary of major exemptions offered in Fulton County and the City of Atlanta is included in Table 8. This program is a tool to assist homeowners in maintaining a lower yearly property tax balance than they would have if not enrolled in the program. For financially vulnerable homeowners, the Georgia Homestead Tax Exemption Program can serve as the first line of defense against increasing property taxes.

As of 2020, the most recent year data was available; Thomasville Heights currently has 256 owner-occupied homes. Of those, 196 homes have standard homestead tax exemptions, and 36 have senior homestead tax exemptions, an additional tax exemption for those over 65 years of age. The remaining are 60 owner-occupied homes that are not participants in the program, shown in red in Figure 45. Based on trends of previous analysis within this section, to assist in retaining the existing number of owner-occupied homes within Thomasville Heights, resident education on available tax reduction programs should be a priority.

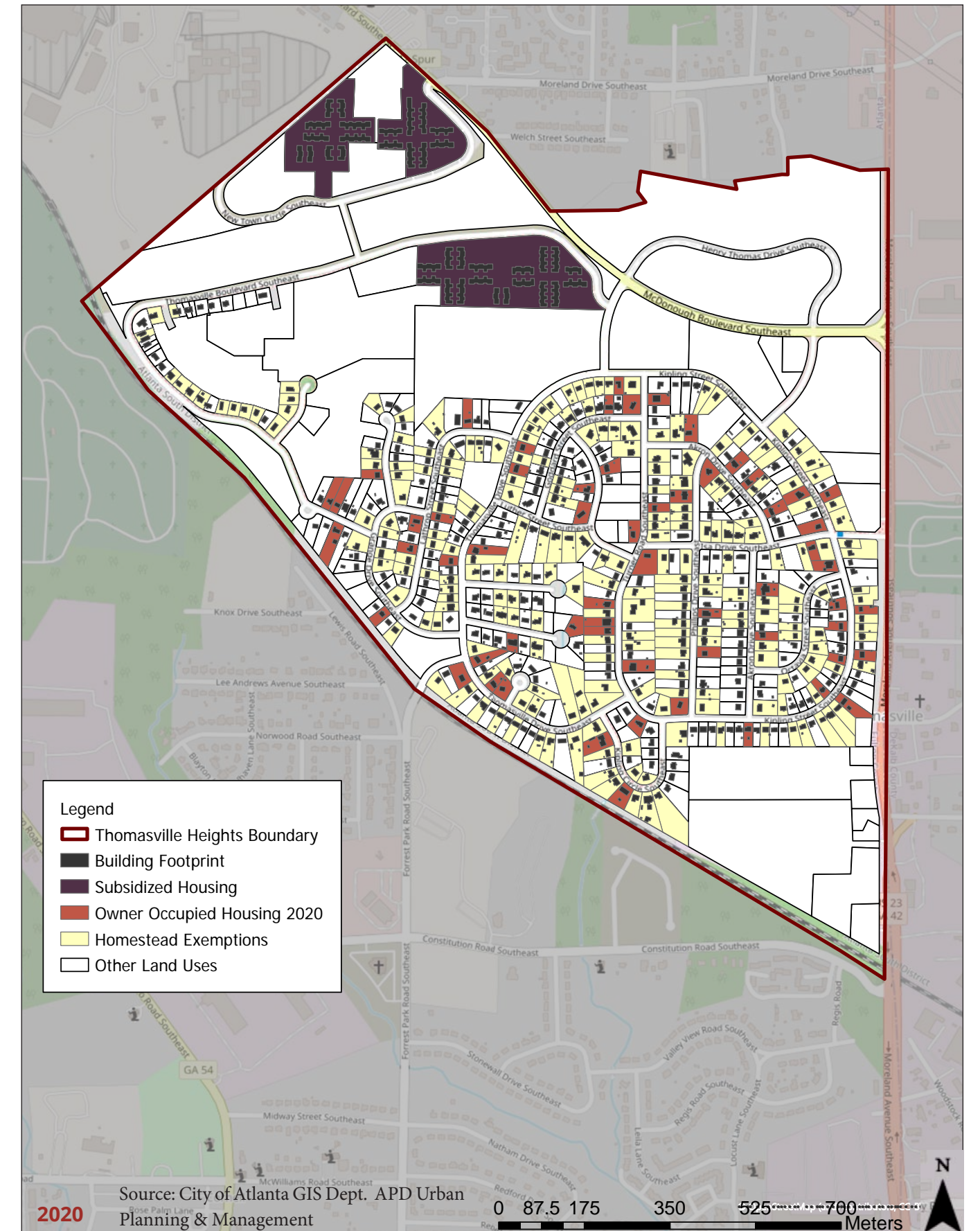
Table 8: Homestead Exemption Definitions

Exemption Type	Exemption Definition
Standard Exemption	Reduces the tax value of a home by \$30,000 for Fulton County and City of Atlanta property taxes. Property tax assessments are also capped at 3% annually
Atlanta Public Schools Exemption	Reduces the tax value by \$50,000. This exemption applies after the first \$10,000 in assessed value
Senior Exemption	For homeowners 65+. This increases basic homestead exemption from \$30,000 to \$50,000
Low Income Senior Freeze	For seniors 65+ who have a household income of \$39,000 or less

Table 9: Thomasville Heights Homestead Exemptions

Thomasville Heights Homestead Exemptions (2020)	
Estimated Homeowners	256
Standard Exemption	196
Senior Exemption	36
Current Homeowners with no Exemption	60

Figure 45: Homestead Exemptions Map



## Residential Sale Trends

### Overview

Recent residential sale data was reviewed for Thomasville Heights, Ormewood Park, and Grant Park, the comparison neighborhoods, to understand how home sale prices have changed over time. Residential sale market trends indicates who can afford to live in the community and what property is worth in the marketplace.

### Analysis

The median sale price increased in all three neighborhoods between 2015 and 2021, as shown in Figure 46, which also fits the general trends of Atlanta. Thomasville Heights has the lowest median sale price of the three neighborhoods and the lowest inventory sold between 2015 and 2021. The median sale price in Thomasville Heights was \$22,600 in 2015. However, by 2021, it had increased to \$179,900, the most significant increase of any of the neighborhoods included in this analysis. During this same period, the median sale price in both Ormewood Park and Grant Park doubled, with median sale values close to \$500,000.

Year-over-year increases in Thomasville Heights have exceeded 15% between 2015 and 2021 (Figure 48), with the most significant increases occurring between 2015-2016 (86%) and 2018-2019 (65%). As seen across the country, significant increases in the median sale price occurred in Thomasville Heights throughout the Covid-19 Pandemic, with a 36% increase in the median sale price between 2019-2020 and a 24% increase between 2020-2021.

A reason for the large percent changes is the low initial median sale price for homes in Thomasville Heights, compared to Ormewood Park and Grant Park. The low starting value makes the percent change in median value appear extreme.

Even with the increase in median sale price in Thomasville Heights, the sale price is still affordable compared to the surrounding neighborhoods and the City of Atlanta, where the median sale price as of July 2022 is \$405,187.

Figure 46: Median Sale Price

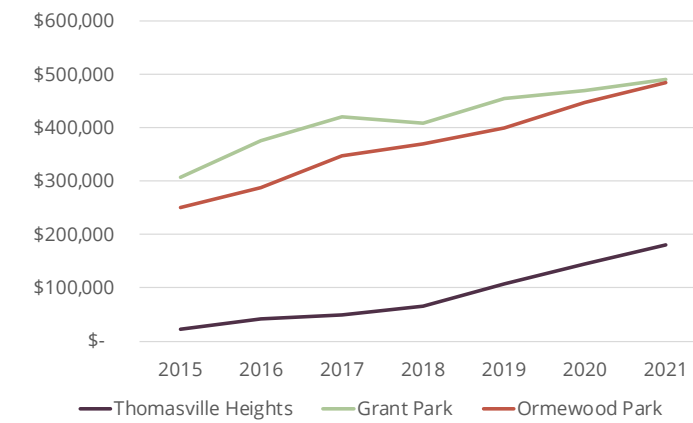


Figure 47: Number of Units Sold

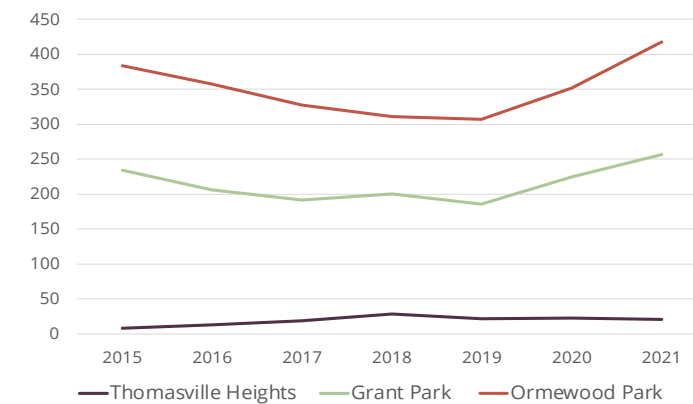
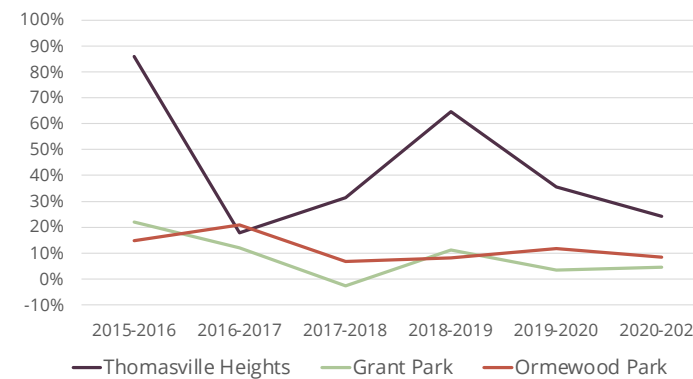


Figure 48: Year-over-Year Change of Median Sale Price



## Thomasville Heights For Sale Affordability

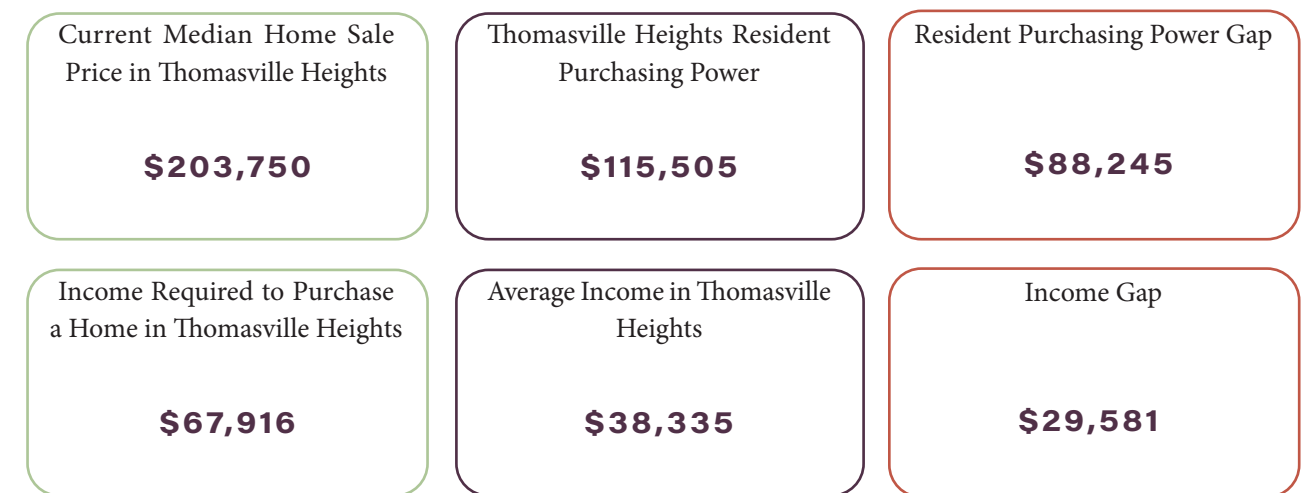
The 2022 median sale price in Thomasville Heights is \$203,750, about half the median sale price in Atlanta, Table 10. The current median sale price in the neighborhood is still affordable to incomes at 80% AMI, which is currently \$77,120 for a family of four. Compared to Atlanta as a whole, Thomasville Heights is still a very affordable neighborhood to purchase a home, offering naturally affordable workforce housing purchasing opportunities.

However, the current sale price is no longer affordable to the average current resident in the neighborhood. The median sale price outpaced the average income in Thomasville Heights in 2020, meaning home prices are no longer affordable to existing residents in the community. Figure 49 breaks down the income required to purchase a home in Thomasville Heights and the purchasing power of an average Thomasville Heights resident. The mismatch between resident incomes and median home sale price is important because it indicates that limited opportunities for current homeowners looking to upgrade or downgrade, or for renters looking to buy in the neighborhood.

Table 10: Thomasville Heights Median Sale Price 2015-2022

Topic	2015	2016	2017	2018	2019	2020	2021	2022
Number of Homes Sold	8	13	19	28	22	23	21	8
Median Sale Price	\$22,600	\$42,000	\$49,500	\$65,000	\$107,000	\$145,000	\$179,000	\$203,750

Figure 49: Thomasville Heights Affordability Breakdown





## Building Permits

### Overview

Building permits at the neighborhood level were reviewed to understand overall home building and renovation trends in Thomasville Heights, Ormewood Park, and Grant Park. Renovations that have begun and have not been reported are not considered in this analysis.

### Analysis

Permit activity within Thomasville Heights has remained relatively low since 2012 compared to Grant Park and Ormewood Park. However, residential renovation activity has increased with growing investment interest in the Southeast Atlanta sub-market. Thomasville Heights has seen decreases in owner-occupied units since 2012, which indicates an increase in market-rate rentals, which has likely contributed to the rise in residential renovations.

A permit density map showing the density of permits from 2012-2021 in Thomasville Heights in Figure 53—the darker the purple, the more permits issued for that area. Building permits in Thomasville Heights are concentrated near Thomasville Park and the eastern portion of the neighborhood, especially on Kipling and Octavia Street.

Permits issued in Thomasville Heights has increased over the last few years but is still lower than Grant Park and Ormewood Park. Renovation permits are the primary permits issues in Thomasville Heights, to renovate existing housing stock.

Figure 50: Issued Building Permits 2012-2021



Figure 51: New Residential Permits 2012-2021

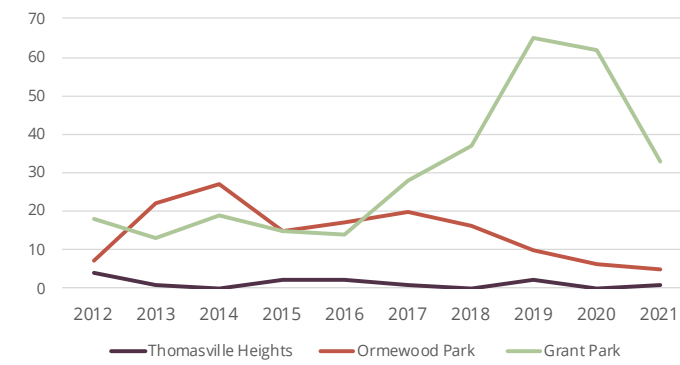


Figure 52: Residential Renovation Permits 2012-2021

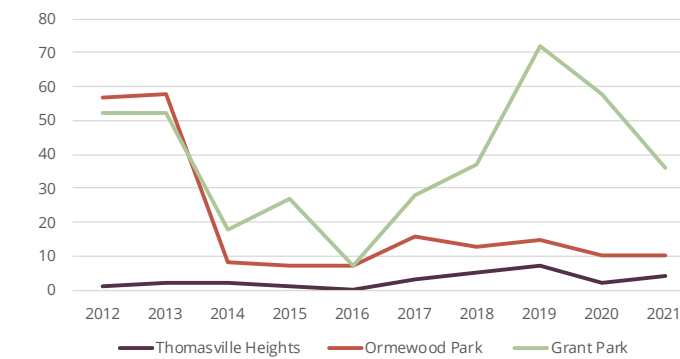
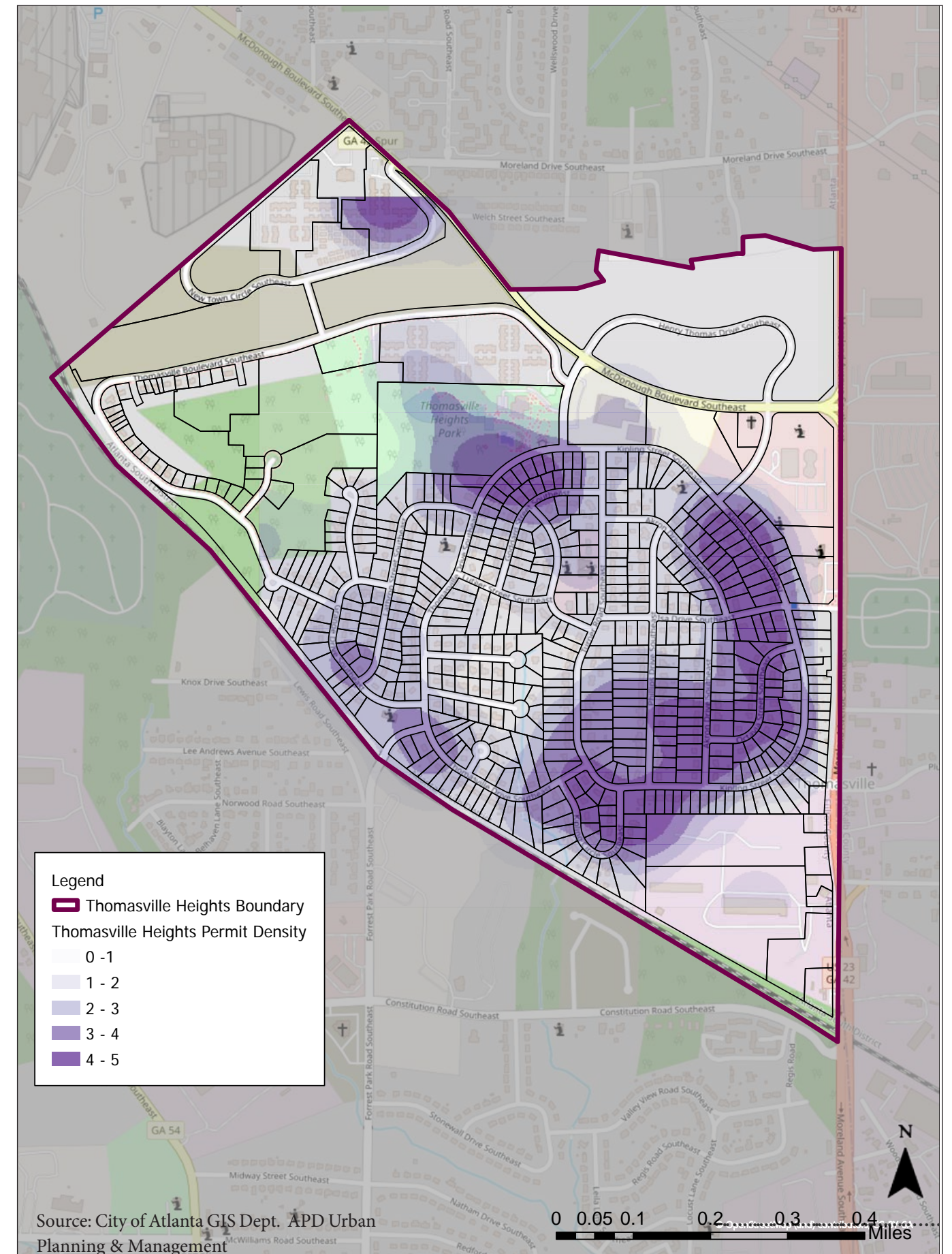


Figure 53: Neighborhood Permit Density 2012-2021



## Residential Appraisal Trends

### Summary

An analysis of the housing appraisal trends within the sub-market was done to compare changes in housing appraisal values between the target neighborhoods of Thomasville Heights, Grant Park, and Ormewood Park (Figure 55). For this analysis, an appraisal valuation is the fair market value for a property determined by the Fulton County Tax Assessor. The tax assessor uses this value to determine the property tax amount. Typically homeowners are taxed on the assessed value of their property or 40 percent of the total fair market value. Understanding appraisal trends is important because it highlights property values and taxes changes, which can significantly impact homeowners' finances.

### Analysis

- The median appraisal value for residential properties in Thomasville Heights in 2020, the most recent data available, was \$75,800, just above the appraisal value in 2010;
- The appraisal value declined between 2010 and 2013 and remained relatively steady between 2014 and 2017 before it started increasing again;
- This trend is also seen in Grant Park and Ormewood Park and reflects Atlanta's overall appraisal value increases during this period;
- In the years after the great recession, the appraisal values in the city remained primarily unchanged until 2017, when the tax assessor started to update assessments more in line with the value homes were selling for;
- Although the appraisal value is low in relation to the sub-market median of value of \$142,500, Thomasville Heights has seen the largest increase year-to-year appraisal values since 2017; and
- In the two years preceding the COVID-19 pandemic, 2018 and 2019, the percent change in residential values hit its peak with an increase of 108%.

Figure 57 is a map displaying the median residential housing appraisal value for the sub-market in 2020. The northern portion of the sub-market boundary contains Grant Park and Ormewood Park, and where the median appraisal value is higher than \$400,000. The appraisal values overall remain high for property north of McDonough Boulevard, and then there is a drop in the median appraisal value.

In comparison to Grant Park and Ormewood Park, Thomasville Heights has had a longer rebound process from the 2008 Great Recession. However, with new residential developments occurring along Moreland Avenue, Boulevard, and McDonough Boulevard, Thomasville Heights is becoming a prime location for investment, given its lower cost.

Figure 54: Thomasville Heights Median Residential Appraisal Value

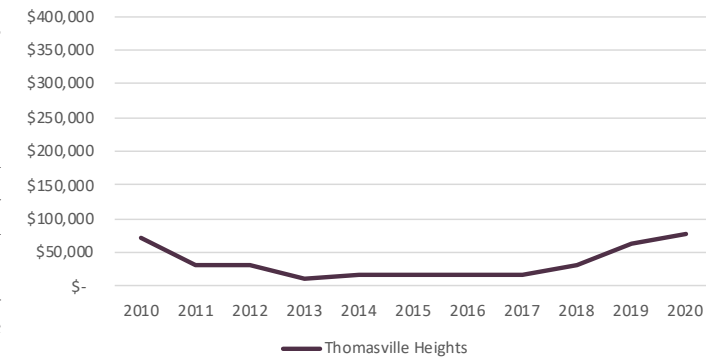


Figure 55: Median Residential Housing Appraisal Value - Neighborhood Comparison

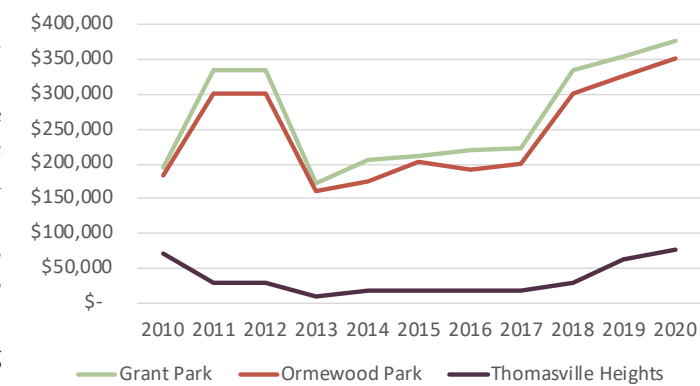


Figure 56: Median Residential Housing Appraisal Value - Neighborhood Comparison

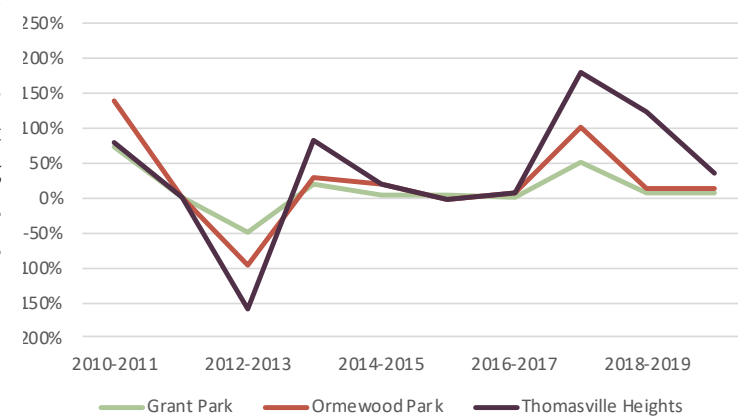
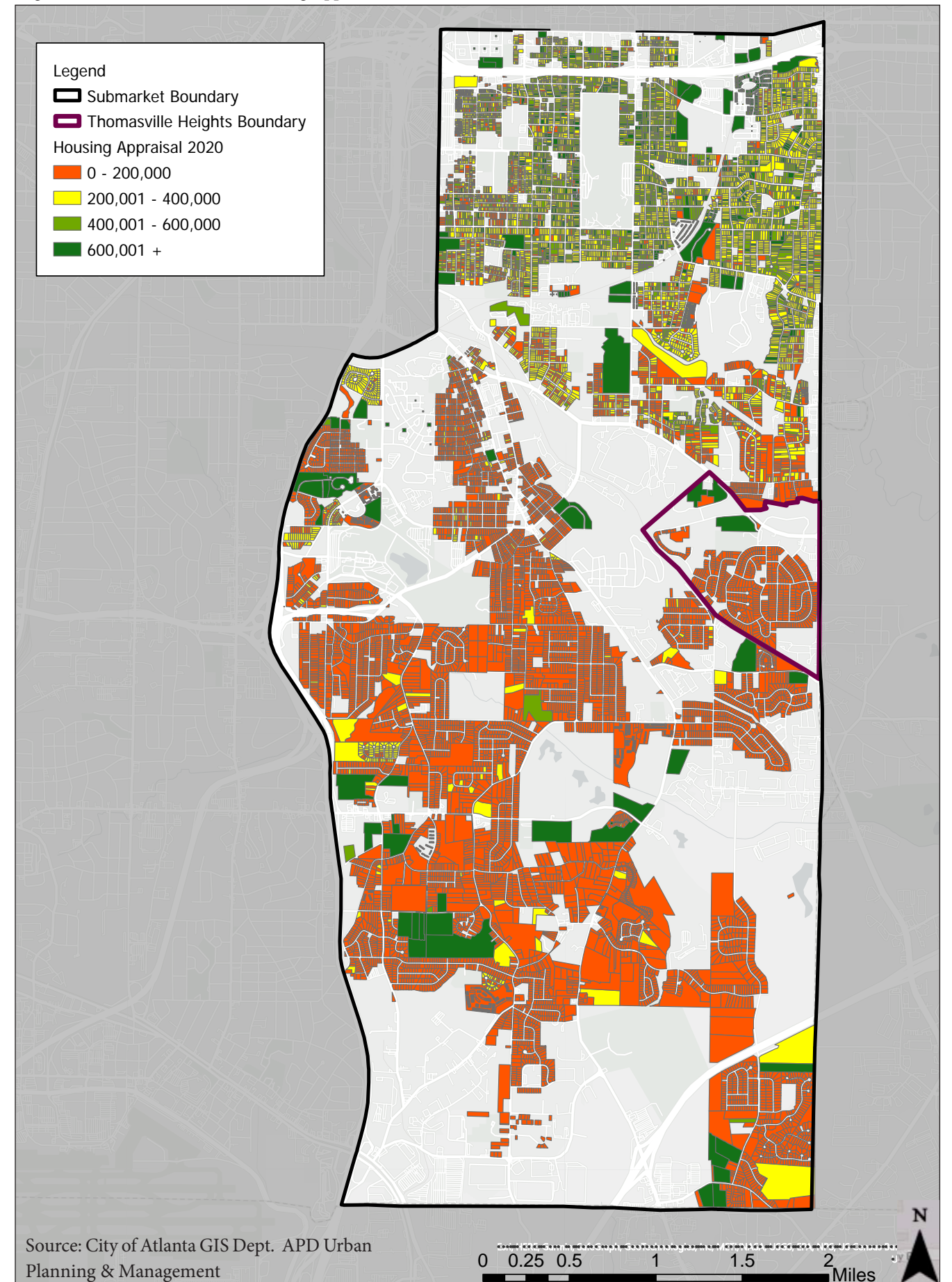


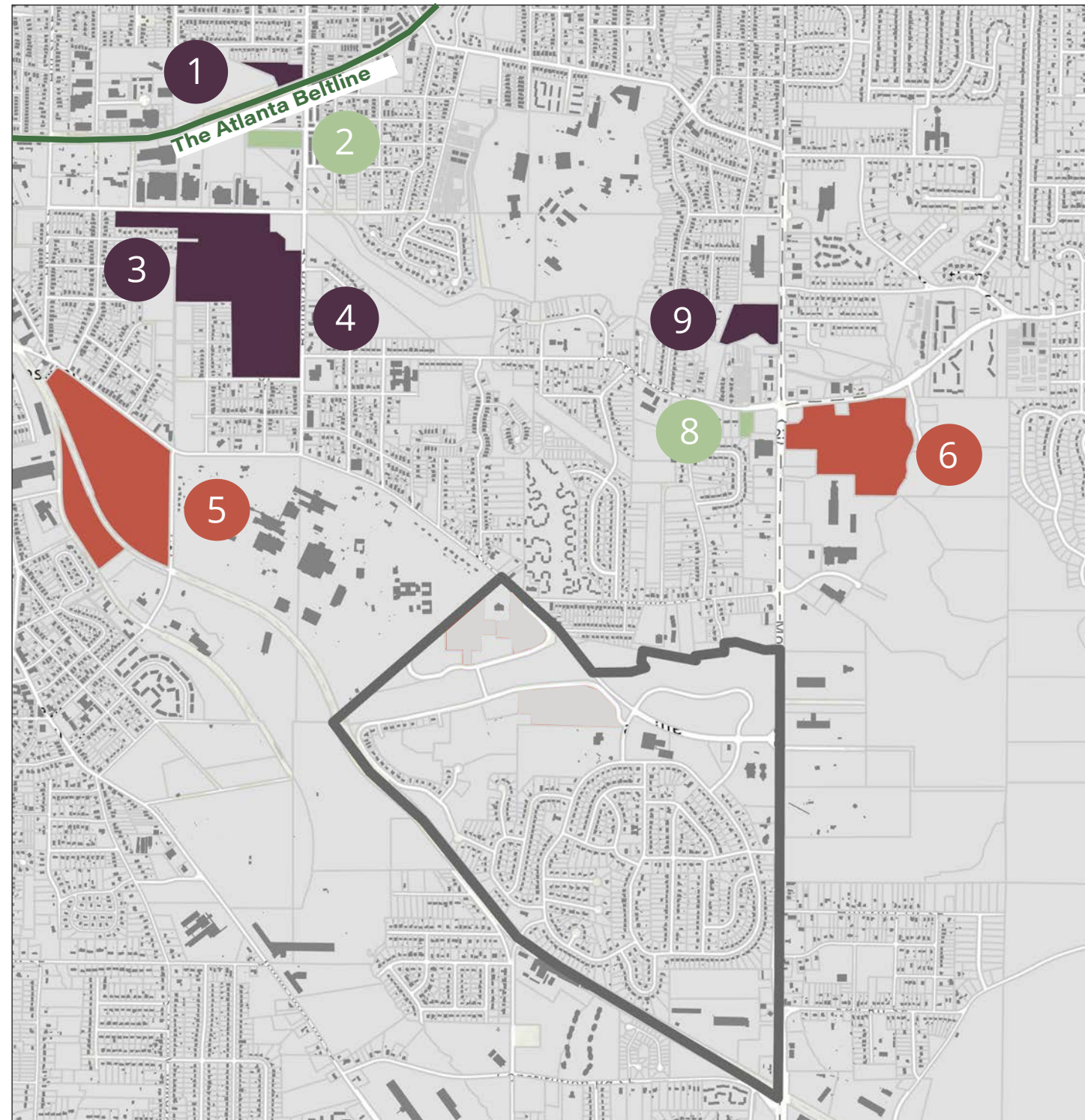
Figure 57: Median Residential Housing Appraisal Value



# RECENTLY COMPLETED AND UPCOMING PROJECTS

Figure 58 depicts recently completed and upcoming projects in and around Thomasville Heights. It also reveals development patterns and price points for newly opened or projects in the pipeline. Most development under construction is located near the Beltline Southside Trail and Moreland Avenue. Proposed projects lie closer to Thomasville Heights, indicating that development is trending southward.

Figure 58: Recently Completed and Upcoming Projects



Source: APD Urban Planning and Management

## EXISTING PROJECTS

- 2 The Skylark**
  - Year Opened: 2020
  - Rental Units: 319
  - Average Rent: \$1,760
- 8 Moreland Avenue Walk**
  - Year Opened: 2021
  - For Sale Units: 30
  - Average Price: \$200,000



The Skylark. Image Source: Clarion Partners

## IN PROCESS

- 1 1015 Boulevard**
  - Expected Completion: 2025
  - Rental Units: 323 (50 units affordable to 80% AMI)
  - Commercial/Retail Space: 5,000 SF
- 3 Englewood Manor**
  - Expected Completion: 2025
  - Rental Units: 828 (50% affordable to 80% AMI)
  - For Sale Units: 80 (20% set aside)
- 4 Empire Communities**
  - Expected Completion: 2023
  - Rental Units: 782 (15% affordable to 80% AMI)
  - For Sale Units: 398
  - Commercial: 20,000 SF



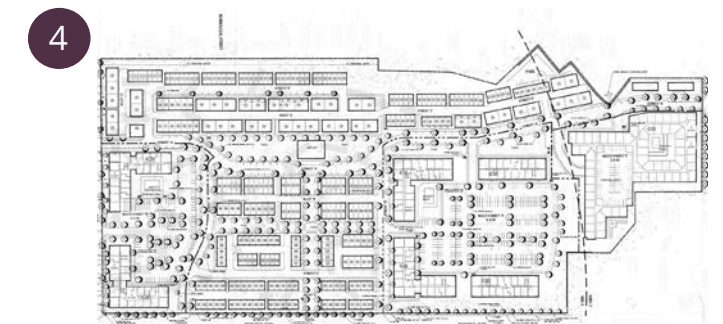
Moreland Avenue Walk. Image Source: BEX



1015 Boulevard. Image Source: Urbanize Atlanta



Englewood Manor Site Plan. Image Source: Urbanize Atlanta



Empire Communities Site Plan. Image Source: Urbanize Atlanta

**IN PROCESS**

- 9 Halidon**
  - Expected Completion: 2022
  - Rental Units (Proposed): 90
  - Office Space: 30,000 square feet
  - Commercial Space: 20,000 SF



Halidon. Image Source: What Now Atlanta

**PROPOSED PROJECTS**

- 5 Sawtell Avenue**
  - Rental Units: 2,000 (700 units estimated in Phase 1)
  - Commercial Space: 150,000 SF
- 6 1296 Moreland Avenue**
  - Residential Units: 681
  - Commercial Space: 12,000 SF



Sawtell Avenue Concept. Image Source: What Now Atlanta



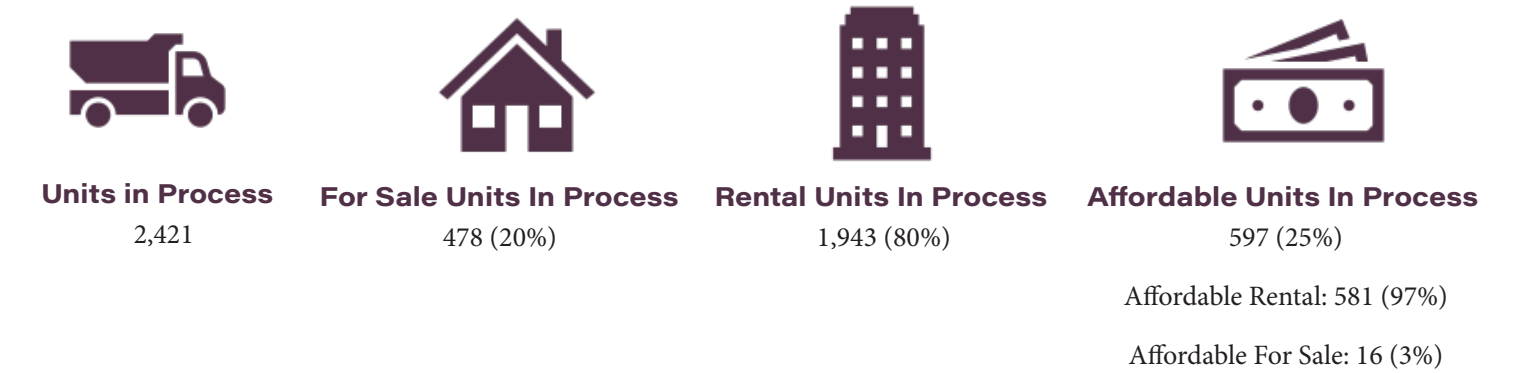
1296 Moreland Avenue. Image Source: What Now Atlanta

**SUMMARY**

There are 2,421 housing units currently under construction or in predevelopment. The units under construction are from the 1015 Boulevard, Englewood Manor, and Empire Communities developments. The proposed 90 units from Halidom are not included. Only 20% of the current pipeline is a for-sale product, with the remaining 80% dedicated to rental units. A summary of the projects currently in process is in Figure 59.

The construction pipeline has 597 dedicated affordable units, accounting for 25% of the total. Like market-rate units, most (97%) affordable units are for renters. All rental units will be affordable to households earning 80% AMI, currently \$77,120 for a family of four and \$54,000 for a single household. Only 3% of affordable units are dedicated to homeownership.

Figure 59: Projects in Process Summary



These developments highlight the recent and expected growth around Thomasville Heights, which could influence the neighborhood's future development. These developments could also affect existing residents in Thomasville Heights by increasing property value and potentially increasing property taxes and rents in the neighborhood.

The development projects are not building units that are affordable to existing residents of Thomasville Heights, with a median income \$17,176. The extreme difference in asking rents of the new development around Thomasville Heights and what residents can afford highlights the importance of assisting existing residents to remain in their homes.

## Major Takeaways

### Homeownership and Residential Sales Trends

- The homeownership rate has decreased over the last decade and is now 50%, down from 57% in 2010;
- At least 50 homeowners do not take advantage of a homestead exemption, and are exposed to the threat of greater property tax increases;
- The average resident in Thomasville Heights can no longer afford sale prices in the neighborhood; and
- The low number of sales also supports the information provided by the Steering Committee that the neighborhood consists of a significant amount of long-term residents.

### Building Permit and Appraisal Trends

- Issued permits have increased in the neighborhood, especially for renovation work. When paired with recent sale trends, indications are that homes are being renovated and sold, and these are not homeowners renovating their property;
- Single-family appraisal values have increased from \$17,000 in 2017 to \$76,700 in 2020; and
- The appraisal values in Thomasville Heights are still below the sub-area average but has seen the largest increase year-to-year appraisal values since 2017.

### Recently Completed and Upcoming Projects

- Only 25% of all recently completed and proposed housing units are affordable, with only 3% dedicated to affordable homeownership;
- Most projects are concentrated near the Beltline or on Moreland Avenue near Curster Avenue; and
- The potential redevelopment of Forest Cove is the only currently proposed project in the Thomasville Heights neighborhood.

## Opportunities

- Assist existing homeowners without a homestead exemption apply for and receive a homestead exemption;
- Support a homeowner rehabilitation program that can assist homeowners with safety issues in their homes;
- Work with seniors to modify their homes to accommodate their needs as they age;
- Focus on the creation of generational wealth by ensuring property can be easily inherited;
- Support workforce housing homeownership opportunities by providing down-payment assistance for potential home buyers; and
- Create development that includes homeownership opportunities.

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# COMMERCIAL MARKET ANALYSIS

## Retail Analysis

### Overview

Thomasville Heights is in the Southeast Atlanta retail submarket, which has seen significant growth and sales over the past decade, particularly over the last several years. There is a low vacancy in this submarket for all retail types, but malls which have driven up the overall vacancy rate. A summary of retail trends in the submarket can be found in Table 11.

### Rent

Thomasville Heights is in the Southeast Atlanta retail submarket, which has seen significant growth and sales over the past decade, especially over the last several years. Rent growth in this area has been robust in the previous twelve months, with the expectation of continued strong rent growth. Office rents have increased by 32% over the last ten years, with an annual growth rate of 3.3% over the past three years. The average retail rent in this market is \$20 a square foot, similar to the average retail rent in Atlanta. The rent amount is impressive, considering the average retail space was built in the mid-1960's.

### Vacancy

As shown in Table 11, the vacancy rate is higher in this submarket is significantly higher than in Atlanta. The higher vacancy rate is driven predominately by the mall vacancy rate, which is currently 55% (Table 11). The other retail types, including neighborhood centers, strip centers, and general retail, all have vacancy rates at or below the average retail vacancy rate for Atlanta. Analyzing vacancy rates by retail informs us that overall there is a healthy demand for retail in the submarket, especially for local goods and services.

### Construction and Sales

New development has also increased over the last several years, with a relatively unchanged vacancy rate, indicating that new development is being absorbed in the marketplace. New retail construction is concentrated along Moreland Avenue, which has seen a significant increase in activity over the last several years, as shown in the [Recently Completed and Upcoming Projects](#) section of this analysis. Currently, there are no major developments expected to be delivered over the next two years.

### Supply and Demand

Overall, there is expected to be more available supply than demand over the next several years. However, differences emerge when you look at each retail type in more detail. General retail will see strong absorption of new development, with a vacancy rate below 2%. Minimal strip and neighborhood center development is

projected over the next five years. Still, they will experience decent absorption rates, also minimally impacting the vacancy rate for these retail types. The reduced rented mall space drives the softness in demand within the market. Existing mall space is expected to remain challenging to lease as malls overall experience weak demand.

Another challenge for existing retail space in this submarket is the average age of available retail space. The older structures sometimes need to be updated for today's retail needs and would require significant investment to be attractive to existing tenants.

Table 11: Retail Rental Data

Topic	Submarket	Atlanta Market
Months on Market	5	12
Market Rent (PSF)	\$20.68	\$20.54
Vacancy Rate	13%	4%
12 Month Net Absorption	(176,000)	4.3M
Average Building SQFT	8,500	12,900

Table 12: Retail Vacancy by Type

Retail Type	Vacancy Rate
Malls	55%
Neighborhood Center	4%
Strip Center	2%
General Retail	1%

Figure 60: Retail Supply and Demand



## Retail Market Profile

### Overview

The retail market profile identifies gaps or opportunities in retail services within a community. Below, Table 13 shows the categories of services Thomasville Heights community members spend the most on. The "average spent" column represents a household's average spending on the category. The "demand" column is the amount of money spent by Thomasville Heights residents on these items within a one-mile radius.

Lastly, the "leakage" column shows that currently, residents must leave the neighborhood to purchase all these goods and services, as there are no commercial offerings. The leakage is the money **current** Thomasville Heights residents spend on goods and services outside the neighborhood. As undeveloped land is developed, creating more households, demand for these goods and services will increase, increasing the leakage number unless new commercial uses are introduced into the neighborhood.

Currently, residents in Thomasville Heights spend the most money on food, entertainment/recreation, and apparel/services. Except for food, most major spending categories are service oriented and indicate residents have discretionary income to spend.

Table 13: Retail For Sale Data

Category	Average Spent	Demand	Leakage
Food	\$3,850	\$2,595,007	\$2,591,157
Entertainment & Recreation	\$1,264	\$851,924	\$850,660
Apparel and Services	\$901	\$607,262	\$606,361
Transportation	\$873	\$1,764,362	\$1,763,489
Household Operations	\$181	\$487,503	\$487,332
Travel	\$173	\$465,783	\$465,610
Health	\$85	\$171,680	\$171,595
Household Furnishing & Equipment	\$70	\$376,127	\$376,057
Technology	\$19	\$51,485	\$51,466

## Multifamily Market Profile

### Overview

Thomasville Heights is in the South Atlanta submarket, which has seen new developments over the several years, driven mainly by development near downtown and the old Turner Field stadium in Summerhill and near the southside Beltline trail. These areas are where new multifamily developments are concentrated, with the overall submarket consisting primarily of older developments that are, on average, 50 years old. These older multifamily developments have attracted investors interested in value-add deals, where they purchase and renovate the units, often increasing rent. These two dynamics create a submarket where new, primarily luxury development is being constructed near downtown and the beltline, and older units are renovated to increase property value.

### Market Rents

As shown in Figure 61, the average rent in the South Atlanta submarket is less across every unit type, compared to Atlanta. The average rent in the South Atlanta submarket is \$360 a month, cheaper than the average rent in the city, providing more affordable housing options. A household earning around \$50,000 a year can currently afford to rent in the South Atlanta submarket, but by 2026 the same household will need to earn \$60,000 a year to afford rent in this submarket.

Due to the introduction of new luxury units and the renovation of existing units, rent is expected to increase in the South Atlanta submarket over the next four years but will remain slightly less expensive compared to the city average as shown in Figure 62.

Figure 61: Current Market Rent

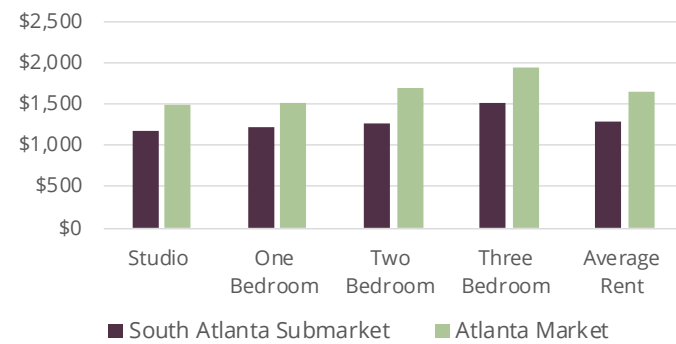


Figure 62: Expected Rent Growth

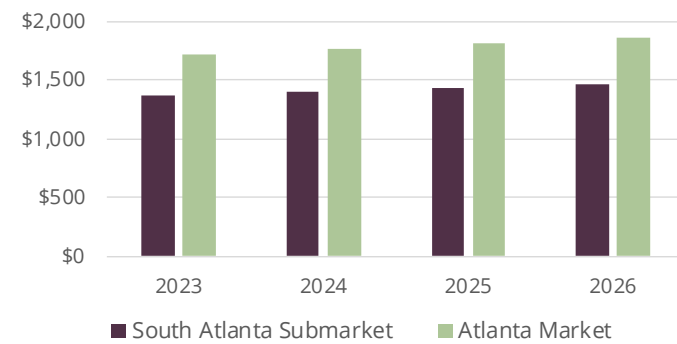


Table 14: Multifamily Development Trends

Topic	South Atlanta Submarket	Atlanta Market
Delivered Units (Past 12 Months)	↑ 1,257	↑ 10,993
12 Month Absorption	↑ 704	↑ 204
Units Under Construction	↑ 956	↑ 31,804
Vacancy Rate	↑ 11%	↓ 4%
Market Sale Price/Unit	↑ \$159,000	↑ \$233,000
Market Cap Rate	↓ 5%	↓ 4.5%

Table 15: Multifamily Vacancy by Type

Vacancy Rate	South Atlanta Submarket
4 & 5 Star	26%
3 Star	6%
1 & 2 Star	10%

Table 14 highlights major multifamily trends in the south Atlanta submarket compared to Atlanta. The south Atlanta submarket is smaller geography than Atlanta and therefore saw the development of fewer units, 1,257, compared to almost 11,000 units in the city. However, the absorption rate in the submarket was significantly higher, at 704 units in the past 12 months compared to 204, indicating a strong market for multifamily in this geography. The 12-month absorption indicates how many units were leased in the area over the last 12 months.

### Multifamily Vacancy

Even with strong absorption numbers, the vacancy rate in this submarket is higher than the Atlanta average. The higher vacancy rate is largely due to the introduction of thousands of new luxury units, and several older properties with higher than average vacancy rates. A breakdown of current vacancy rates by property type is shown in Table 15. Four and five-star properties are considered luxury units, and 1-star properties require significant renovation to be competitive in the marketplace. As mentioned above, the higher vacancy rate for 4 & 5-star properties is due to this being a new product in this submarket and the recent development of so many units. The higher vacancy rate of 1 & 2-star properties is due to a few developments having high vacancy rates, likely due to the property's condition.

### Multifamily Sales

The average market sale price per unit in the submarket is \$159,000, which is less than the Atlanta average at \$233,000, which provides the opportunity to value-added renovations mentioned in the market overview, and is a large reason developers are attracted to this submarket. Newer developments are selling at a higher rate, close to \$300,000/unit, similar to what properties in west midtown and the eastside sell for.

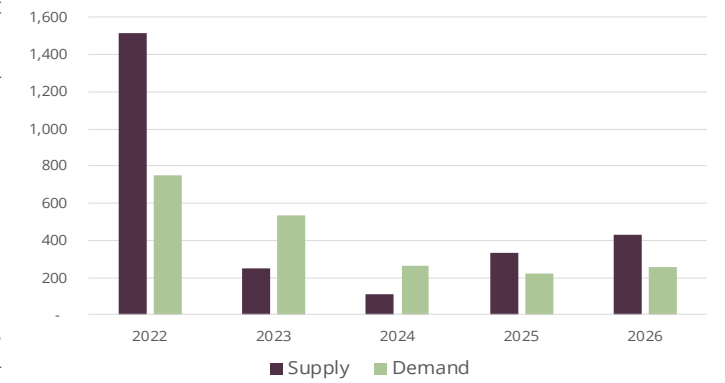
Over the past few years, apartment complexes built before the 1970s account for most sales. This trend aligns with the increase in value add renovations in the market. These value added renovations often reduce the naturally occurring affordable housing stock, as rents are increased post renovation.

Lastly, the market cap rate is used to compare real estate projects by the rate of return on investment. A higher cap rate indicates a higher level of risk, while a low cap rate often indicates a lower rate of return but also a lower risk. The cap rate in the submarket is 5%, similar to the Atlanta market cap rate of 4.5%. Both cap rates are trending down and are good cap rates that reflect a solid investment opportunity.

### Multifamily Supply and Demand

As stated earlier, most development in this market is luxury apartment units, with limited new development of affordable units. Over 1,000 new apartment units came online in 2022, more than what could be leased up in 2022. However, the number of delivered units in 2023 and 2024 is expected to be less than the anticipated demand, which will help with the lease up of previously built units.

Figure 63: Multifamily Units Supply and Demand



## Office Market Profile

### Overview

There is a wide variety of office space in the market where Thomasville Heights is located to serve local and regional needs. Office space in this market tends to be older and offers fewer amenities than newer office buildings in Atlanta. Rented office space in this market also tends to be smaller, around 2,500 SqFt compared to the Atlanta average of 5,000 SqFt. A summary of office trends is shown in Table 16, with the arrows indicating if the trending direction of each number.

### Office Rent

The average rent for office space in this submarket is \$21/SqFt compared to the metro average of \$27/SqFt, providing more affordable rental options than other parts of the City. Even though current office rents are below the metro average, and they have seen a 3.3% annualized growth over the last three years and a 32% increase in rent compared to a decade ago.

### Office Vacancy

The office vacancy rate in this submarket is lower than the Atlanta average. It has remained unchanged over the past year, even with the delivery of new office space and rental increases. The unchanged vacancy rate highlights a healthy market that can absorb new development.

### Office Development

Recently completed, and office development expected to be completed over the next two years is concentrated just south of downtown Atlanta and near College Park. Specifically, Pittsburgh Yards is the primary office development project near downtown, with the projects near College Park driven by the proximity to Hartsfield Jackson International Airport. Other office developments include new government offices.

The average office building in this market was built in the early 1970's and has limited amenities compared to newer office developments.

### Office Supply and Demand

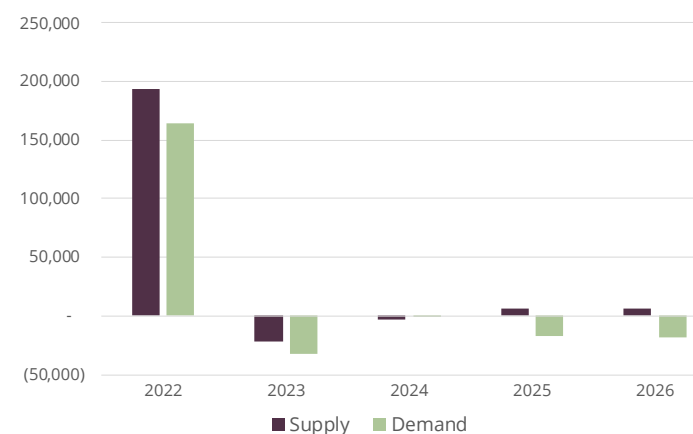
Office supply is expected to be negative over the next few years, meaning less office space is constructed than demolished. This phenomenon is likely due to the demolition of existing office buildings due to obsolete nature at a higher rate than new office development is being built. Demand is also expected to be negative over the next few years, likely driven by the limited new supply and the incompatibility of current office needs with existing office buildings.

Looking deeper into the supply and demand, the data indicates that the square foot lost is concentrated in older buildings with few amenities. Most of the new development is at the higher end of the market, with the demand for newer buildings remaining strong.

Table 16: Office Development Trends

Topic	Submarket	Atlanta Market
Delivered Units (Past 12 Months)	↑ 1,257	↑ 10,993
12 Month Absorption	↑ 111,000	↑ 2.2M
Market Rent	↑ \$21	↑ \$27
Vacancy Rate	↓ 9%	↓ 14%
Average Building SQFT	↑ 13,000	↑ 20,200
Market Cap Rate	↑ 8%	↓ 7%

Figure 64: Office Supply and Demand



## Major Takeaways

### Retail

- On average, buildings in this area were built in the 1960's, and may not offer the amenities current businesses require;
- Rent is expected to increase 6% over the next 12 months before seeing more modest rent growth;
- The higher-than-average vacancy rate is driven by mall vacancies, specifically the Gallery at South Dekalb;
- The neighborhood is currently underserved, but as the population increases, retail demand will also increase; and
- Based on the neighborhood spending patterns, there are opportunities to create neighborhood-level retail and grocery. This demand will only increase as additional units are built in the neighborhood.

### Multifamily

- Rent in the neighborhood is lower than the Atlanta average but will increase over the next five years and be close to \$1,500/month by 2026;
- This section of Atlanta is overperforming compared to the Atlanta market in new development lease-ups;
- New development is expected to be mostly luxury, market-rate units concentrated near downtown and along Moreland Avenue;
- Older apartment complexes are being purchased and renovated, increasing rents on naturally occurring affordable units; and
- Strong demand is anticipated in the market for apartment units over the next five years.

### Office

- Office rents in this submarket are below the metro Atlanta average and have seen a 32% increase over the past decade;
- The vacancy rate in the submarket is below the metro Atlanta average;
- New and expected office development is concentrated near downtown Atlanta and the airport;
- Existing office space in this market is on average from the 1970s and may not offer amenities current renters want; and
- Overall, there is limited office demand in this submarket.

## Opportunities

### Retail

- Introduce neighborhood servicing retail; and
- Develop retail space with modern amenities.

### Multifamily

- Develop affordable for sale and rental housing, to ensure lower-income residents have housing options as rents and home values continue to increase; and
- Preserve existing affordable units in older apartment complexes.



# THOMASVILLE HEIGHTS: COMMUNITY INPUT

This section summarizes input received during the planning process from the Steering Committee, stakeholders, and meetings open to the public.



# COMMUNITY ENGAGEMENT MILESTONES

May  
**2022**



**Steering Committee Kickoff**

June  
**2022**



**Steering Committee Meeting 2  
Public Meeting 1**

August  
**2022**



**Steering Committee Meeting 3**

October  
**2022**



**Steering Committee Meeting 4  
Public Meeting 2**

December  
**2022**



**Steering Committee Meeting 5**

February  
**2023**



**Steering Committee Meeting 6**

March  
**2023**



**Steering Committee Meeting 7**

April  
**2023**



**Steering Committee Meeting 8**

May  
**2023**



**Steering Committee Meeting 9  
Public Meeting 3**

## STEERING COMMITTEE MEETINGS

### Project Kickoff

The project began at a kick off meeting with the steering committee. This committee was comprised of 29 individuals representing residents, property owners, religious institutions, and stakeholders. The first Steering Committee meeting, held on May 3rd, 2022, served as a project kick-off to educate members on the project's scope and responsibilities. Steering Committee members provided information on goals, expectations, issues, and concerns. Input exercises from the meeting are summarized below.

### What are your Goals & Expectations for this project?

The Steering Committee wants to acknowledge the history of the neighborhood and see the history and culture of Thomasville Heights are shared and celebrated, and ensure that existing residents play a significant role in developing the plan. Members feel that intentional community engagement is critical at each stage of the planning process. They would also like to see a plan created with the community that sets the stage for a thriving, safe neighborhood that provides opportunities and excellent quality of life for existing residents to remain in the area while generating innovative development ideas for the vacant land in the community. This includes focusing on affordable housing needs, creating activities for youth and seniors, and ensuring stability for older homeowners. Finally, members want to understand the future of Forest Cove and the residents who live there. The Steering Committee ultimately wants this plan to be adopted by City Council.



Image Source: Community Foundation for Greater Atlanta

### Neighborhood of Today in One Word?

Steering Committee members shared one word they would use to describe the neighborhood today. Words shared are visualized in Figure 65. Historic, resilient and potential were the most repeated terms, followed by vulnerable and changing. Overall, members feel the neighborhood is a special place with a rich history and culture but are starting to experience change that impacts existing residents.

Figure 65: Thomasville Heights Today Word Cloud



### How would you Describe the Thomasville Heights Neighborhood of the Future in One Word?

As seen in Figure 66, thriving was the most popular word to describe the Thomasville Heights neighborhood of the future, followed by flourishing, which are both positive words that convey a sense of hope for the neighborhood's future. Other words highlighting Steering Committee members' hope for the neighborhood's future include a well-designed, sustainable, Black and Atlanta's future. Another popular term was gentrified, highlighting Steering Committee members' concerns about potential changes to the neighborhood's population. Unrecognizable and displaced are two other words shared that again highlight members' concerns about changes to the neighborhood.

Figure 66: Thomasville Heights of the Future Word Cloud



**What Do You Like The Most About the Thomasville Heights Neighborhood?**

Steering Committee members shared what they liked the most about the neighborhood. Members enjoy the neighborhood's quietness, location, and neighbors. The history and culture of the community are also things that Steering Committee members like.

Figure 67: What Do You Like the Most about the Neighborhood



**What Do You Like The Least About the Thomasville Heights Neighborhood?**

Steering Committee members shared what they liked the least about the neighborhood, shown in Figure 68. There is a broader range of things members dislike. However, some common themes did emerge. The amount of vacant land and vacant homes are two things Steering Committee members like the least. Additionally, members dislike housing prices, the lack of access to opportunities and services, the closing of Thomasville Elementary, traffic, trash, and crime.

Figure 68: What Do You Like the Least about the Neighborhood

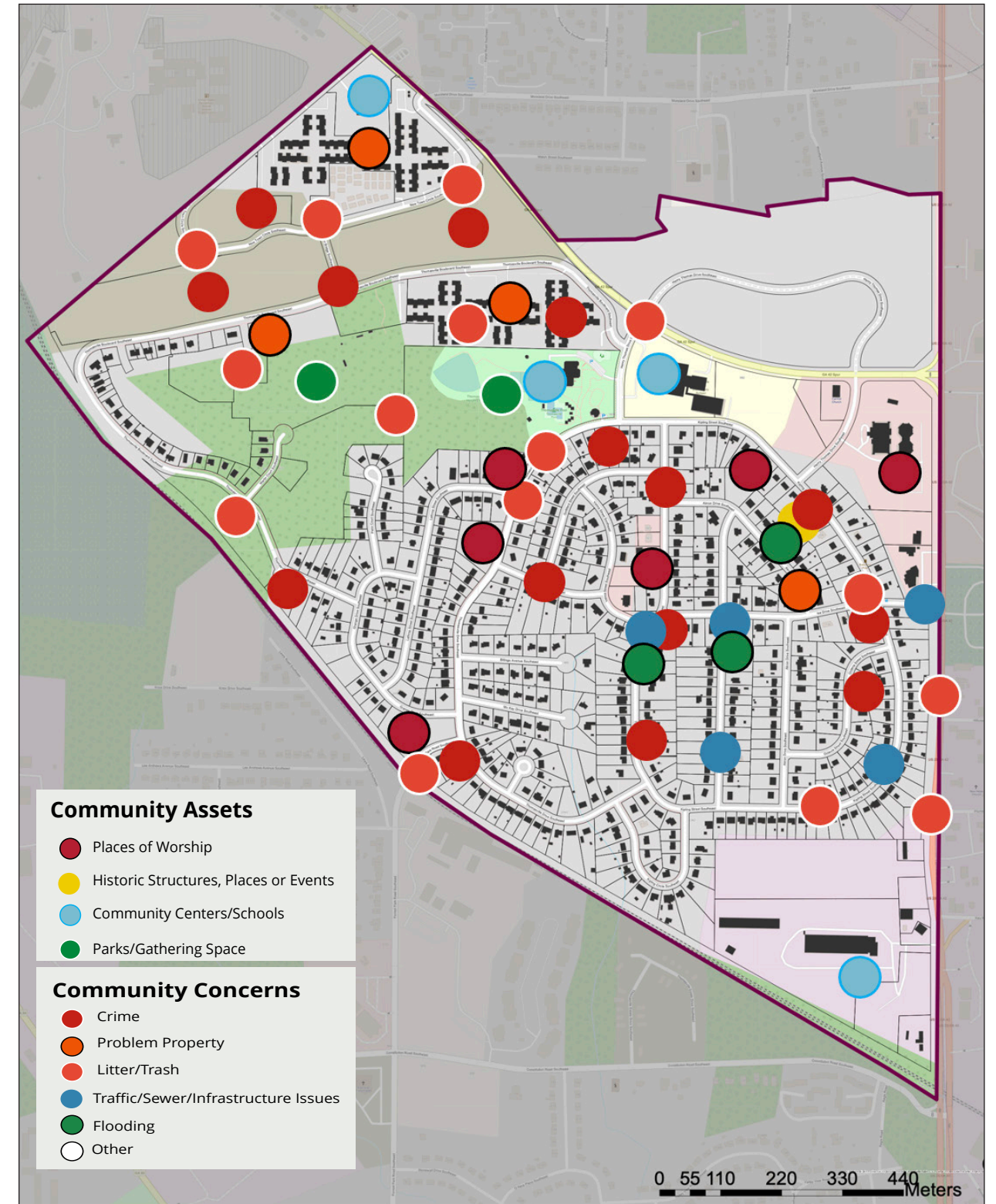


**Asset Mapping Activity**

The last activity asked Steering Committee completed was an asset mapping activity. Members placed colored stickers on the map to highlight community assets and concerns. Members highlighted the neighborhood recreation center and school and several local churches as community assets.

Crime is a significant concern, especially along McDonough Boulevard and New Town Circle, where there is limited development. A few problem properties are located in the neighborhood's single-family portion. However, the Steering Committee shared that Forest Cove was the most prominent problem property in the community.

Figure 69: Neighborhood Assets and Concerns Map



## Meeting Summary

Feedback from the Steering Committee helps illuminate the assets and concerns in Thomasville Heights and the strengths and weaknesses of the neighborhood, as well as opportunities and threats. Their feedback also guides the creation and distribution of outreach material and the public meeting format. Initial takeaways from the kickoff meeting include:

- There is support from the Steering Committee for the Neighborhood Plan to be adopted by City Council;
- Residents like the location of their neighborhood and how quiet it is;
- Crime and dumping are two major concerns of the Steering Committee,
- There is an opportunity to create a well-designed neighborhood, especially with the amount of vacant land in the community; and
- Thomasville Heights has a deep and rich history that should be incorporated into the Neighborhood Plan.

Additionally, Steering Committee feedback was used to craft materials shared at the first public meeting.



Image Source: Community Foundation for Greater Atlanta

## NEIGHBORHOOD TOUR

Thomasville Heights residents on the Steering Committee participated in a neighborhood tour on Sunday, June 5th, 2022, with representatives from APD Urban Planning and the Community Foundation for Greater Atlanta. A neighborhood tour allows residents to share information about their neighborhood in an informal setting and allows the consultant team to better understand the community from the resident's perspectives. On the neighborhood tour, residents shared community assets and concerns, as well as the history and culture of the neighborhood. A summary of the tour is below.

### Thomasville Heights Recreation Center

- Thomasville Park is large and has a lot of amenities, but it is difficult to see from the street;
- Better connections are needed between the neighborhood and the park;
- There are no walking trails in the park; and
- The connection from New Town Circle to the park is severely overgrown.

### Traffic and Infrastructure

- There is no traffic light at Moreland Avenue and Isa Drive, the main entrance into the neighborhood;
- Speeding often occurs on Turner Road;
- Sidewalks exist on at least one side of most streets; and
- A lot of the sidewalks are covered by overgrown vegetation or need repair.

### Neighborhood Maintenance

- Some vacant lots have severe overgrowth;
- The City of Atlanta maintains the overgrowth in the right of way, but the maintenance is not consistent, and the neighborhood has no input on when and where they provide maintenance;
- Trash and maintenance issues are persistent at Forest Cove;
- Dumping is an issue, especially along New Town Circle; and
- The City of Atlanta does remove debris, but it is not on a set schedule.

### Neighborhood History and Homes

- The Thomasville Heights neighborhood that exists today is a product of Urban Renewal;
- One hundred homes were built as part of the initial urban renewal project, including homes on Turner Road;
- Homeowners purchased these homes with loans from HUD;
- Once the Urban Renewal homes were built, other builders started to build homes in the neighborhood;
- Renovations of homes are starting to occur in the neighborhood;
- It is important for homeowners to understand the value of their home;
- Legacy homeowners are older and need assistance with home maintenance.

### Major Takeaways

- Thomasville Heights Civic League was very active before the pandemic and are working towards holding in-person meetings again;
- Dumping and overgrowth are two major concerns of neighborhood residents;
- Home repair assistance can potentially assist existing homeowners to remain in their homes; and
- Homeowner education could be useful for existing residents, especially regarding the value of owning a home.



Thomasville Heights Recreation Center



Basketball Courts in Thomasville Park



Baseball Field in Thomasville Park

Image Source: APD Urban Planning and Management

## ADDITIONAL STEERING COMMITTEE MEETINGS

### Steering Committee Number Two

- Reviewed existing conditions;
- Recently completed and upcoming projects; and
- Provided input on community meeting one material.

### Steering Committee Number Three

- Reviewed the history of Thomasville Heights;
- Shared transportation existing conditions;
- Reviewed the results from the first community meeting that occurred on June 2022; and
- Discussed initial analysis work, including homeowner trends, building permits, residential sales data, appraisal trends and code violations. Initial plan recommendations were also reviewed.

### Steering Committee Number Four

At the fourth Steering Committee meeting, the committee reviewed additional analysis work including:

- A multifamily market analysis;
- Office and retail market analysis;
- Projected population trends; and
- The community meeting number two material.

### Steering Committee Number Five

During the fifth Steering Committee meeting, the committee heard from partners about ongoing work in the neighborhood, including painting the basketball court at the Thomasville Heights Recreation Center. The committee also reviewed the remaining analysis work, including:

- General demographic trends; and
- Demand and Gap Analysis.

The Steering Committee also reviewed results from the second community meeting held in October 2022.

### Steering Committee Number Six

At the sixth Steering Committee meeting, members reviewed the:

- Housing and commercial typologies;
- Concept framework plans; and
- Draft catalytic sites

### Steering Committee Number Seven

At the seventh Steering Committee meeting, members reviewed the:

- Site concepts for Priority and Catalytic Sites

### Steering Committee Number Eight

At the eighth Steering Committee meeting, members reviewed the:

- Transportation and Infrastructure improvements
- Community meeting three material.



Image Source: City of Atlanta

## STAKEHOLDER ENGAGEMENT

Stakeholders who live and work in Thomasville Heights were engaged throughout the planning process. Both one-on-one meetings and focus groups were held with the stakeholders. Below is a representative list of stakeholders engaged as part of this process.

- Local Churches;
- Local Developers;
- Habitat for Humanity;
- Atlanta Regional Commission;
- City Council Members;
- City of Atlanta Housing and Community Development Department;
- Atlanta Housing;
- Private Property Owners;
- Focus Community Strategies;
- Atlanta Public Schools; and
- Park Pride

# COMMUNITY MEETING NUMBER ONE

The first community meeting for the Thomasville Heights Neighborhood Plan was held on Tuesday, June 30th, 2022, at the Thomasville Recreation Center. The public meeting was between 6:30 and 8:30 pm in an open house format that allowed attendees to provide feedback at six stations. Topics covered by the six stations were:

- Where attendees live/work and what they like the most/least about the neighborhood;
- Neighborhood Vision;
- Neighborhood History;
- Transportation and Infrastructure;
- Land Use and Housing Concerns; and
- Public Investment and Neighborhood Issues and Opportunities.

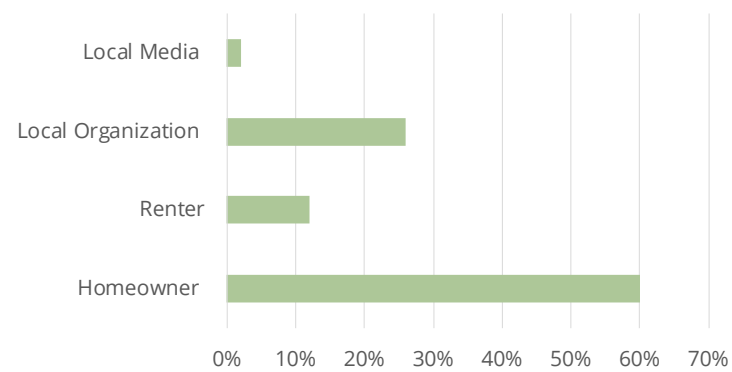
Members from the project team facilitated the stations and documented participant feedback.

## Sign-In

Upon arrival, attendees were asked to sign in and answer several questions. The sign-in sheet asked attendees if they were a homeowner, business owner, or renter in the neighborhood and how they heard about the meeting.

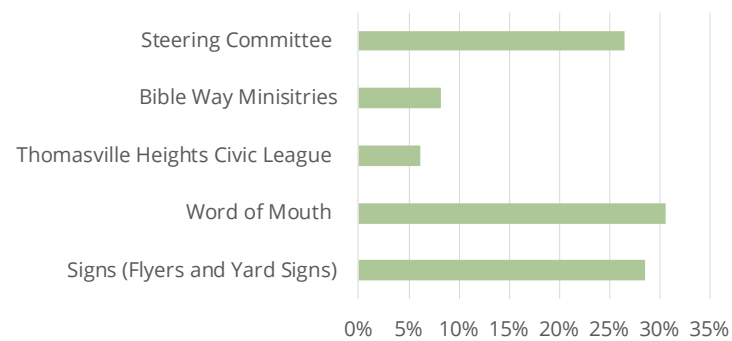
As shown in Figure 70, thirty attendees indicated they are homeowners in the neighborhood, accounting for 60% of attendees who answered this question. Representatives from local organizations was the second highest category of attendees, accounting for 26% of those who answered the question.

Figure 70: Attendees Connection to Thomasville Heights



The second question on the sign-in sheet asked attendees how they heard about the meeting. The results are in Figure 71. Word of mouth is how most attendees heard about the meeting, followed closely by signs (flyers and yard signs) distributed in the neighborhood and the Steering Committee.

Figure 71: How Attendees Heard About the Meeting



How attendees heard about the meeting is important because it highlights successful outreach methods. The Steering Committee, flyers, and yard signs are effective outreach methods for public meetings based on community feedback.

## Welcome

After attendees signed in, they went to a Welcome Station where they shared where they live and work, and what they like the most and the least about the neighborhood.

All attendees who placed stickers indicating where they live, live in the single-family portion of Thomasville Heights (Figure 72). No one shared that they work in the neighborhood. Two attendees shared that they are retired, and one attendee stated they work in the City of Atlanta.

Figure 73 shows attendees like how quiet the neighborhood is and the overall sense of community. Attendees also like the area's history, the single-family nature of the community, Thomasville Park, and proximity to goods and services.

Attendees do not like the amount of dumping that occurs, as well as the unkept and vacant property. Attendees also do not like the lack of transportation infrastructure, limited streetlights, and the current condition of the sidewalks. Crime is also a concern, along with a lack of a consistent police patrol.

Figure 72: Where Attendees Work and Live

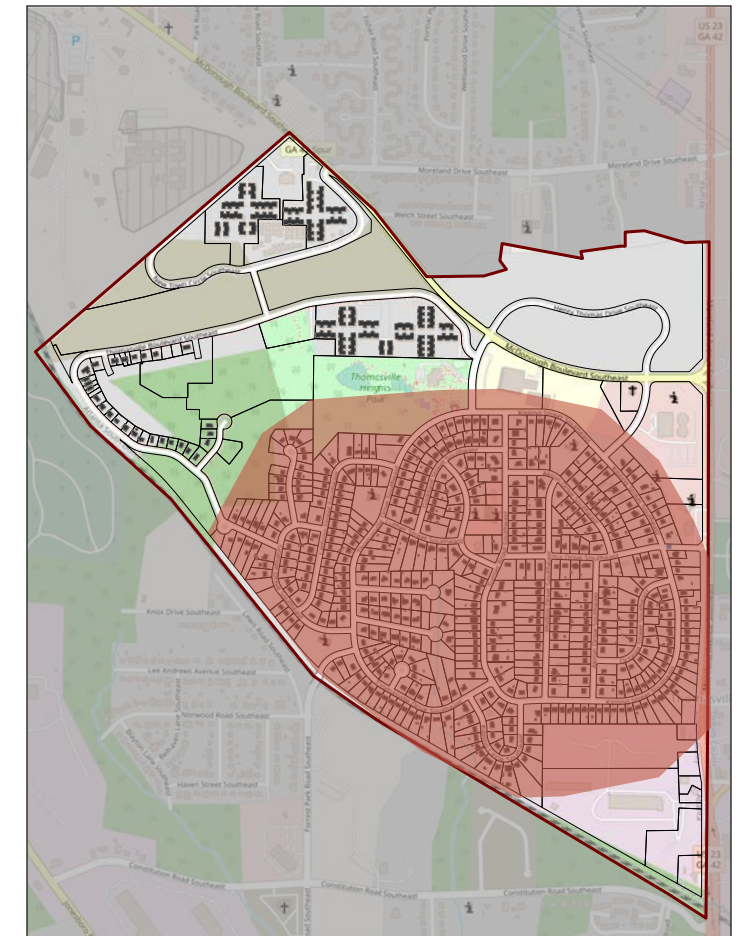


Figure 73: What Attendees Like the Most and Least

The Most
Quiet neighborhood
Friendly neighbors
Local community
History of the neighborhood
Proximity to services
Thomasville Park
Single family homes
The train

The Least
Trash/Litter
Unkept property
Limited transit infrastructure
Lack of access to services
Crime and lack of police patrols
Unkept sidewalks
Lack of streetlights
Vacant homes being broken into
Limited community involvement
Lack of activities for children
Unkept animals

## Major Takeaways

- Sixty four people signed in at the community meeting, most of which are current homeowners;
- The Steering Committee, flyers and yard signs are all effective methods of outreach;
- The sense of community is important to existing residents; and
- Property maintenance is a concern for attendees.

## STATION 1: VISION

The Vision Station featured two exercises. Exercise one asked attendees to make a wish for the Thomasville Heights Neighborhood.

### Exercise 1

Figure 74 summarizes the results from the first exercise. Investment in infrastructure, including speed reduction infrastructure, streetlights, and police cameras, are all items attendees would like to see. Attendees also want to see resources dedicated to home repair programs and property tax assistance to ensure existing residents remain in their homes. Neighborhood serving retail, including sit-down restaurants, are also things attendees want to see in Thomasville Heights.

Figure 74: Make A Wish for Thomasville Heights



including sit-down restaurants, are also things attendees want to see in Thomasville Heights.

### Exercise 2

In exercise two, attendees created their own vision statement for the Thomasville Heights Neighborhood. Thirty-six cards were presented to attendees, and they arranged their top twelve cards on a large board and then recorded their top twelve cards using pens and a tiered placemat. The top ten words selected by participants are below:

Figure 75: Top Ten Vision Cards



### Major Takeaways

Both exercises at Station One allowed attendees to share their desires for the future of Thomasville Heights. The results helped develop a vision statement and goals for the Neighborhood Plan, which guides recommendations.

## STATION 2: HISTORY

The History Station asked attendees to share a memory of Thomasville Heights. The exercise was intentionally left open-ended so that attendees could share any memory they wanted, no matter how big or small. Memories shared at the public meeting are summarized below and identified in Figure 76.

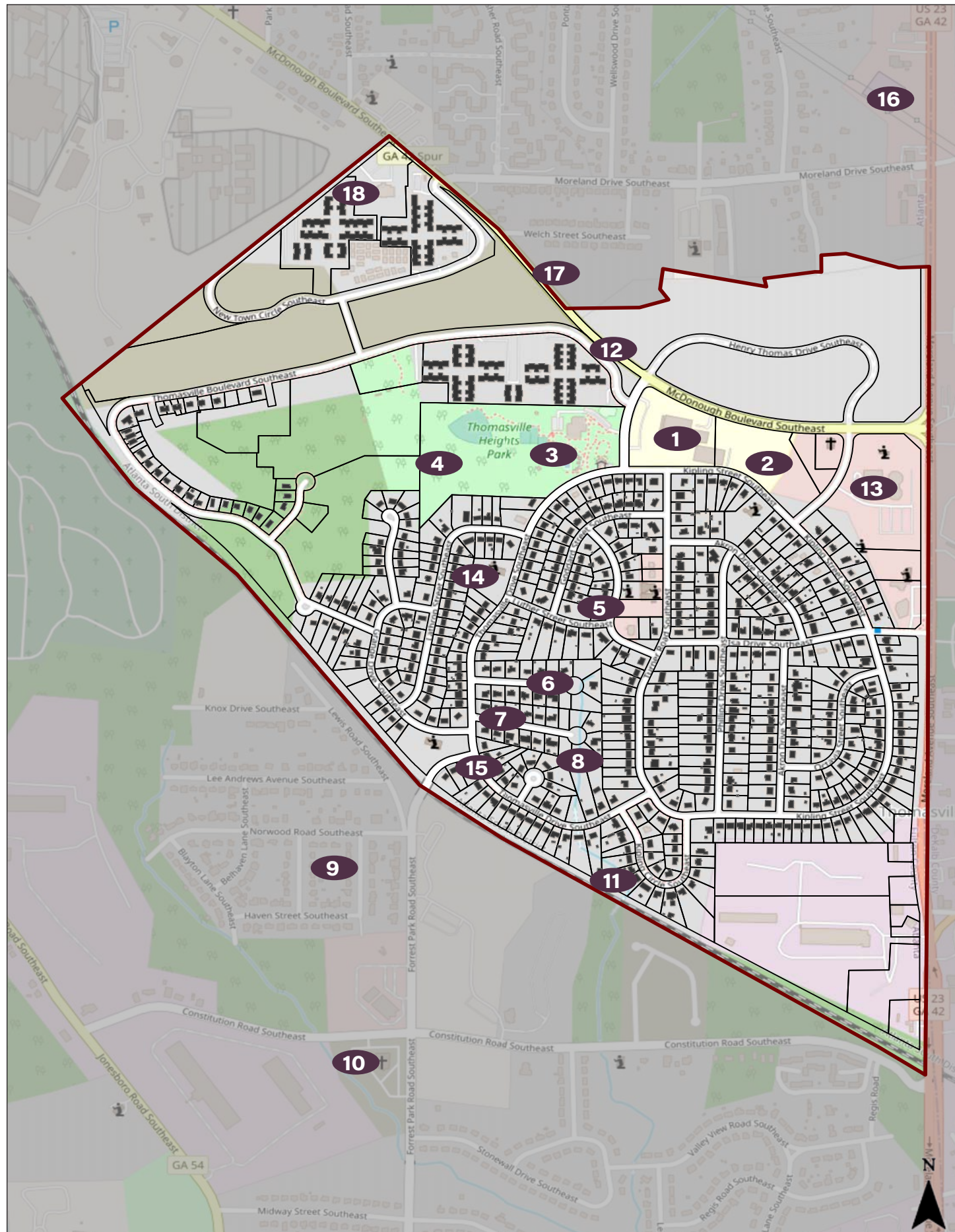
1. Went to Thomasville Heights Elementary School
2. Was in the first class at Thomasville Heights Elementary School
3. Opening of the swimming pool
4. Summer camps in the 1970's
5. Gun fire shooting
6. Block parties in the summer (Billings/Mckay)
7. First home (Billings/Mckay)
8. Neighborhood clubs
9. Norwood Manor (Black residents)
10. Local cemetery
11. Sleeping to the sound of the train
12. Peach, plum and apple trees along McDonough Boulevard
13. Mt. Nebo Baptist Church
14. Bible Way Ministries
15. First Mt. Selah Baptist Church
16. Grocery store in the 1950's
17. Creeks behind the neighborhood (neighborhood wide)
18. Peach orchards

### Major Takeaways

Attendees shared a wide variety of memories that showcase the history of the community as showcased by the community. The memories shared by residents highlight the deep connections and knowledge attendees have about Thomasville Heights.



Figure 76: Share A Memory Summary



### STATION 3: TRANSIT AND INFRASTRUCTURE

The Transportation and Infrastructure Station provided attendees with the opportunity to give input about the areas of concern within the neighborhood.

#### Exercise 1 Transportation

In exercise one attendees located intersections and areas of specific concern related to transportation within the neighborhood. The major roadways and intersections of concern are summarized below and included in Figure 77. The number in parenthesis next to the concern is the number of times an attendee mentioned the concern.

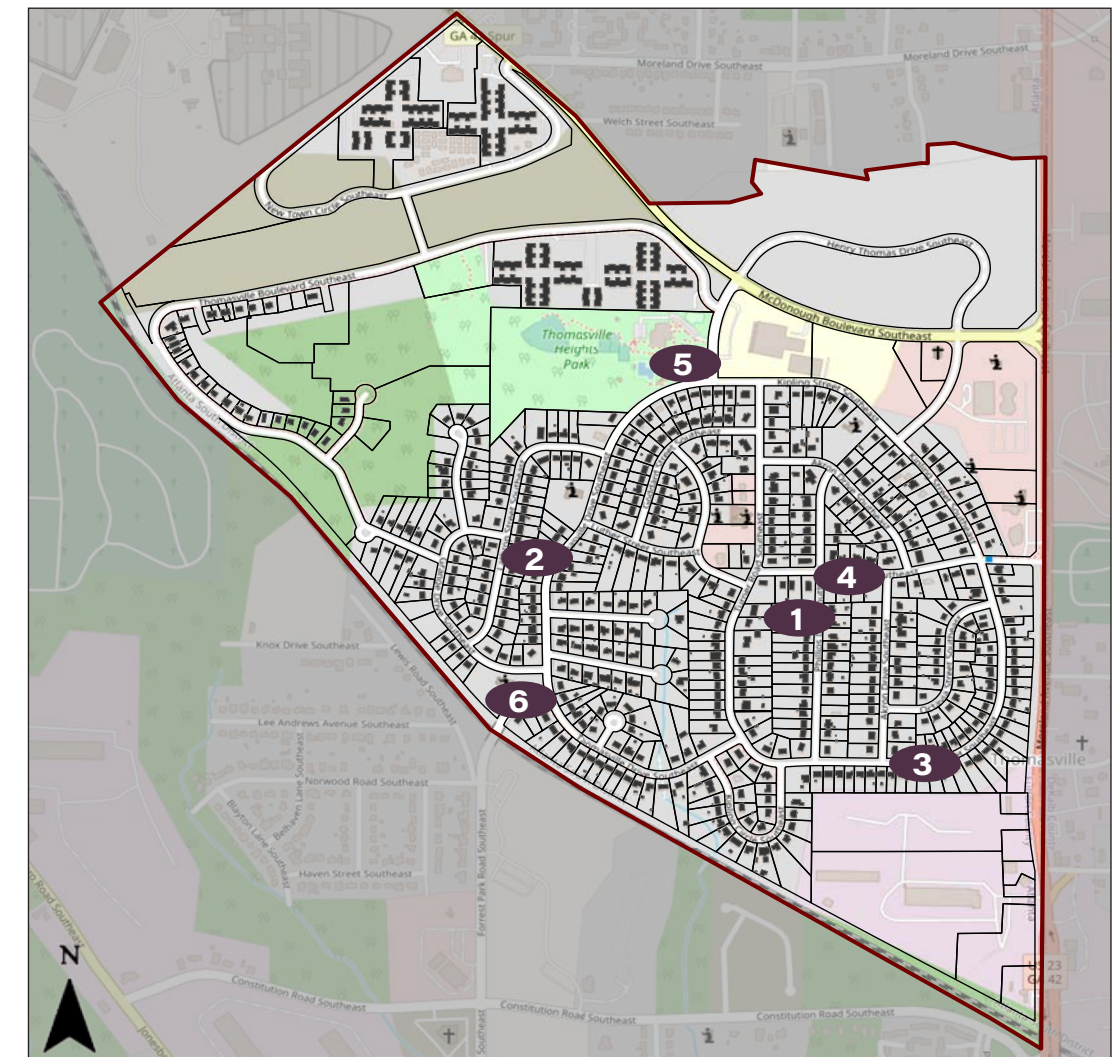
#### Roadways

1. Phillips Dr SE
  - o Speeding (2)
2. Thomasville Drive SE
  - o Speeding (4)
3. Kipling Street SE
  - o Speeding (4)
  - o Blind Spot (2)
4. Isa Drive SE
  - o Speeding (1)
  - o Blind Spot (2)

#### Intersections

1. Henry Thomas Drive SE and Thomasville Drive SE
  - o Blind Spot
2. Forrest Park Road SE and Thomasville Drive SE
  - o Blind Spot
  - o Speeding

Figure 77: Major Transportation Concerns

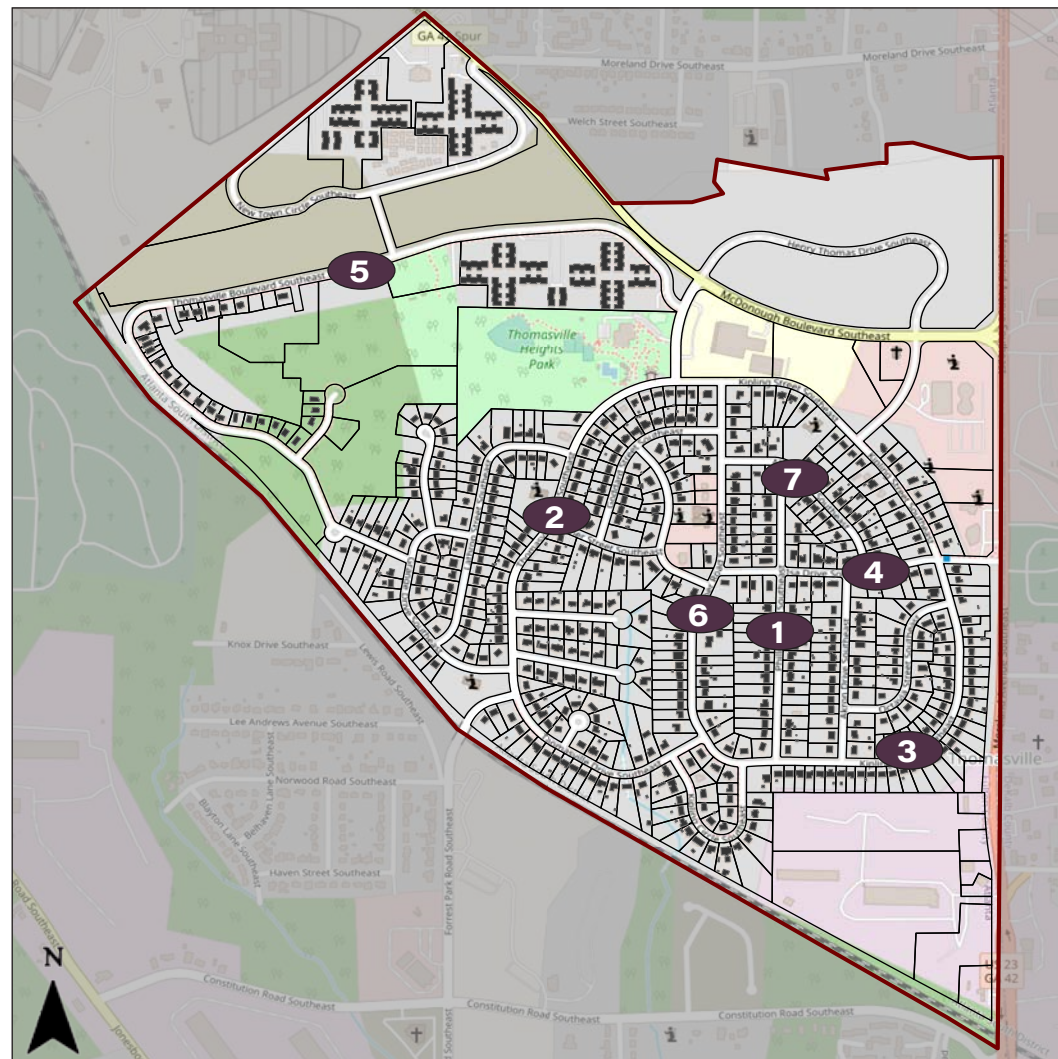


## Exercise 2 Infrastructure

Exercise two asked attendees to locate areas of specific concern related to infrastructure within the neighborhood, including where there is currently no infrastructure or where the existing infrastructure is inadequate. The major roadways and intersections of concern are summarized below and included in Figure 78. The number in parenthesis next to the concern is the number of times an attendee mentioned the concern.

- |                               |                                   |                             |                               |
|-------------------------------|-----------------------------------|-----------------------------|-------------------------------|
| 1. Phillips Street            | o Missing/Dangerous Sidewalks (2) | 5. Thomasville Boulevard SE | o Drainage (2)                |
| 2. Thomasville Drive SE       | o Streetlights                    | 6. Turner Road SE           | o Missing/Dangerous Sidewalks |
| o Missing/Dangerous Sidewalks |                                   | 7. Akron Drive SE           | o Missing/Dangerous Sidewalks |
| 3. Kipling Street SE          | o Streetlights                    | o Drainage (2)              | o Streetlights                |
| o Drainage (2)                |                                   |                             |                               |
| 4. Isa Drive SE               | o Streetlights (2)                |                             |                               |

Figure 78: Major Infrastructure Concerns



### Major Takeaways

- Speeding is a major concern, especially along Thomasville Drive SE and Kipling Street;
- Attendees want to see additional streetlights installed in the neighborhood; and
- There are several locations in the neighborhood where there are missing or dangerous sidewalks, including along Isa Drive and Thomasville Drive SE.

## STATION 4: HOUSING TYPOLOGY AND HOUSING CONCERNS

Station Four contained two exercises, one to understand participant's preferences on housing types and one for them to share their concerns about housing in the neighborhood.

### Exercise 1 Housing Typology

Exercise one asked participants to rank their preferred housing density and style. Four different housing styles were provided for five housing types. The housing types shared were single-family, duplex, townhomes, multifamily, and mixed-use, and are shown in Figure 79. Participants were provided 1-6 stickers and placed a sticker next to the housing style they most preferred with sticker number one, and the housing they still liked, but preferred the least with sticker number six.

Points were then allocated to rank. For example, a style with one 1st priority vote would have ten points total. The scores for each ranking are shown in Table 17.

Figure 79: Housing Typologies



Figure 80: Housing Typology Preference Ranking

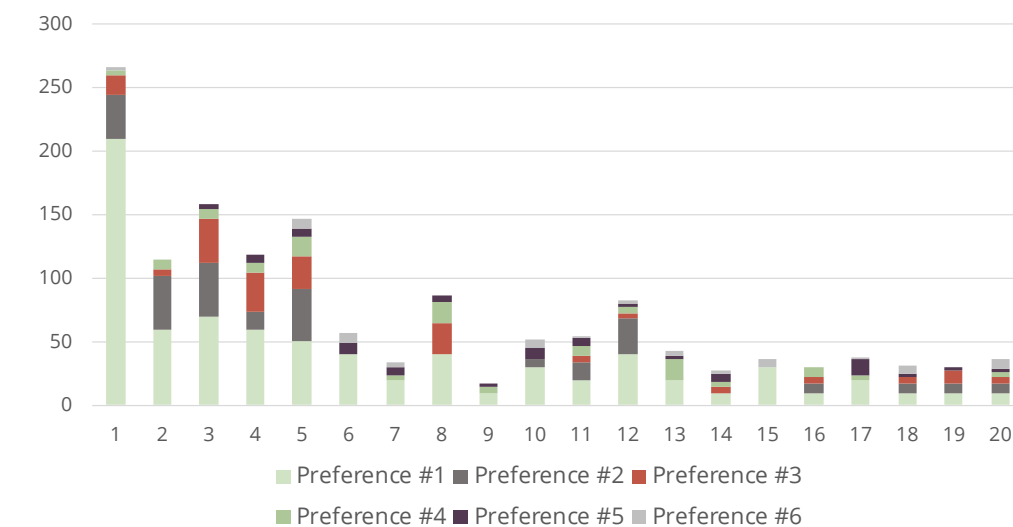


Table 17: Ranking Points

Preference Rank	Points
1st	10
2nd	7
3rd	5
4th	4
5th	3
6th	2

Overall, attendees prefer single-family homes, as the top two choices were images one and three, as shown in Figure 80. Image five, a duplex, ranked third, and image eight also scored highly, indicating that attendees are open to duplexes as long as they fit the neighborhood's existing character. Lastly, image eight received the sixth-highest votes, highlighting that townhomes are also acceptable to attendees.

Figure 81 shows that overall, single-family homes are the most preferred housing type, followed by duplexes and townhomes. Multifamily and mixed-use received 9% of votes, indicating there is an openness to varying density in the neighborhood.

**Major Takeaways**

- Single-family homes are the most preferred housing type;
- Duplexes are also acceptable as long as they fit the existing character of the neighborhood; and
- There is a willingness to have a variety of housing types in the neighborhood, as each category did receive votes.

Figure 81: Housing Typology Preference

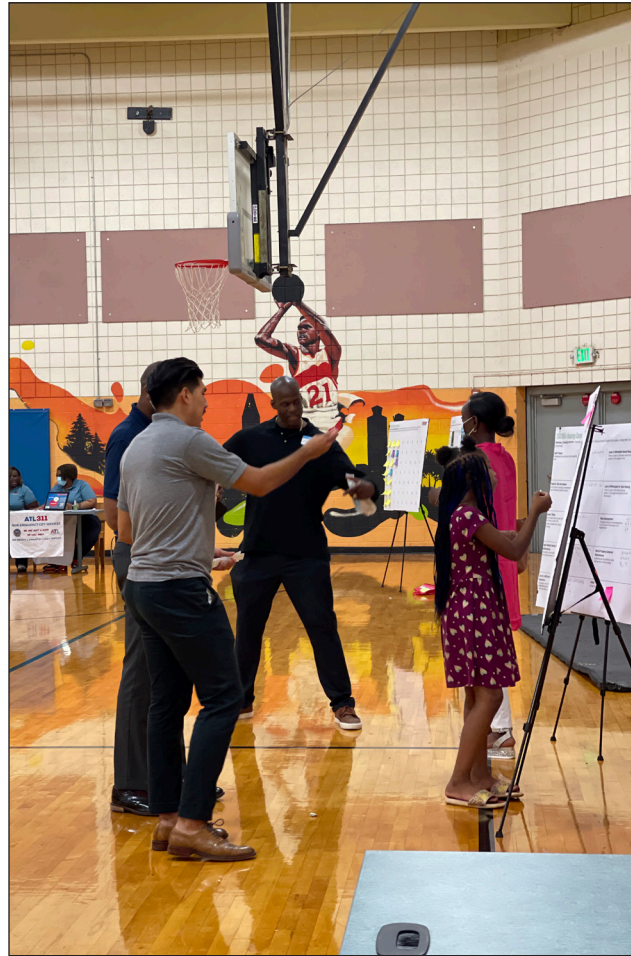
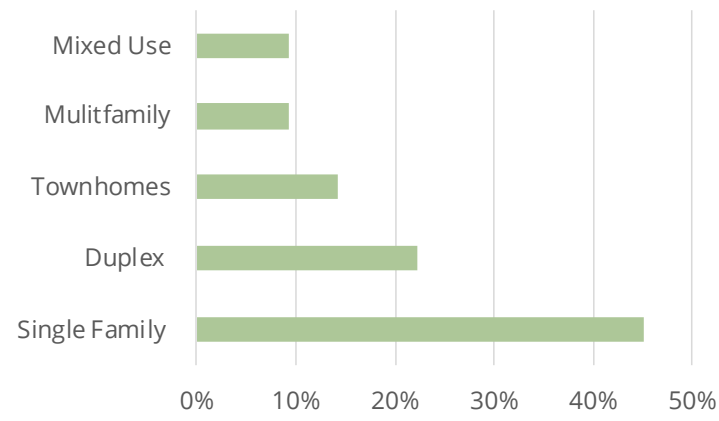


Image Source: APD Urban Planning and Management

**Exercise 2 Housing Concerns**

The second exercise at this station asked participants to select their top housing concerns. Participants were allowed to choose six concerns from nine options and rank these six concerns by priority preference. Points were then allocated to each ranking. For example, a concern with one first-priority vote would have 10 points in total (Table 17). The scores for each ranking are shown in Figure 82.

The nine concerns for ranking by the community included:

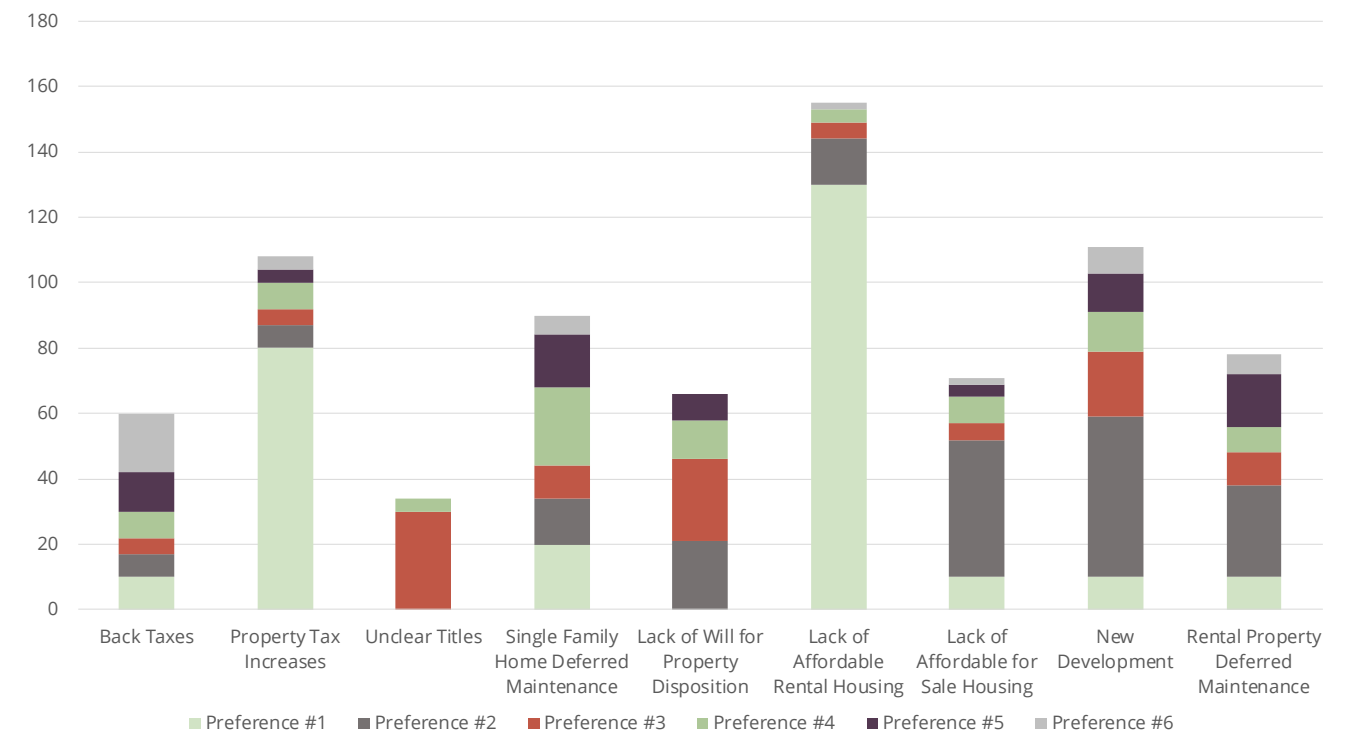
1. Back taxes: homeowners are behind on their property taxes;
2. Property tax increases: concern about existing homeowners ability to pay increased property taxes;
3. Unclear titles: concern about the number of homes that do not have a clear title;
4. Single-family home deferred maintenance: homeowners are unable to afford routine maintenance on their home;
5. Lack of a will for property disposition: homeowners do not have a valid will that details the disposition of their property and other assets when needed;
6. Lack of affordable for-sale housing: there is a lack of affordable housing in the neighborhood for first-time home buyers;
7. Lack of affordable rental housing: there is a lack of affordable rental housing in the neighborhood;
8. New development: concern about the way new homes look; and
9. Rental property deferred maintenance: landlords are not providing routine maintenance on their property.

The lack of affordable rental housing was the largest concern for meeting participants receiving 13 first priority votes, followed by property tax increases, which received eight first priority votes. Concern about new development ranked third, driven by a high amount of second priority votes. Single-family deferred maintenance ranked fourth overall, receiving at least two votes in every preference category.

**Major Takeaways**

- A lack of affordable rental housing was the participants largest concern, receiving the most first priority votes;
- Concern about new development scored second highest but only received one first priority vote;
- Property tax increases scored third-highest overall, but received the second-highest number of first priority votes; and
- Unclear titles were not a significant concern for meeting participants.

Figure 82: Housing Concerns Preference Ranking



## STATION 5: PUBLIC INVESTMENT

The public investment station sought input using two exercises on significant areas where tax dollars should be spent. The first exercise introduced participants to the topic through specific categories. The second exercise asked attendees to provide exact locations of concerns or opportunities that could be addressed in this planning process.

### Exercise 1 Public Investment Opportunities

The first exercise asked participants to identify an issue or opportunity on a map. The issues and opportunities are summarized below, and located by number in Figure 83.

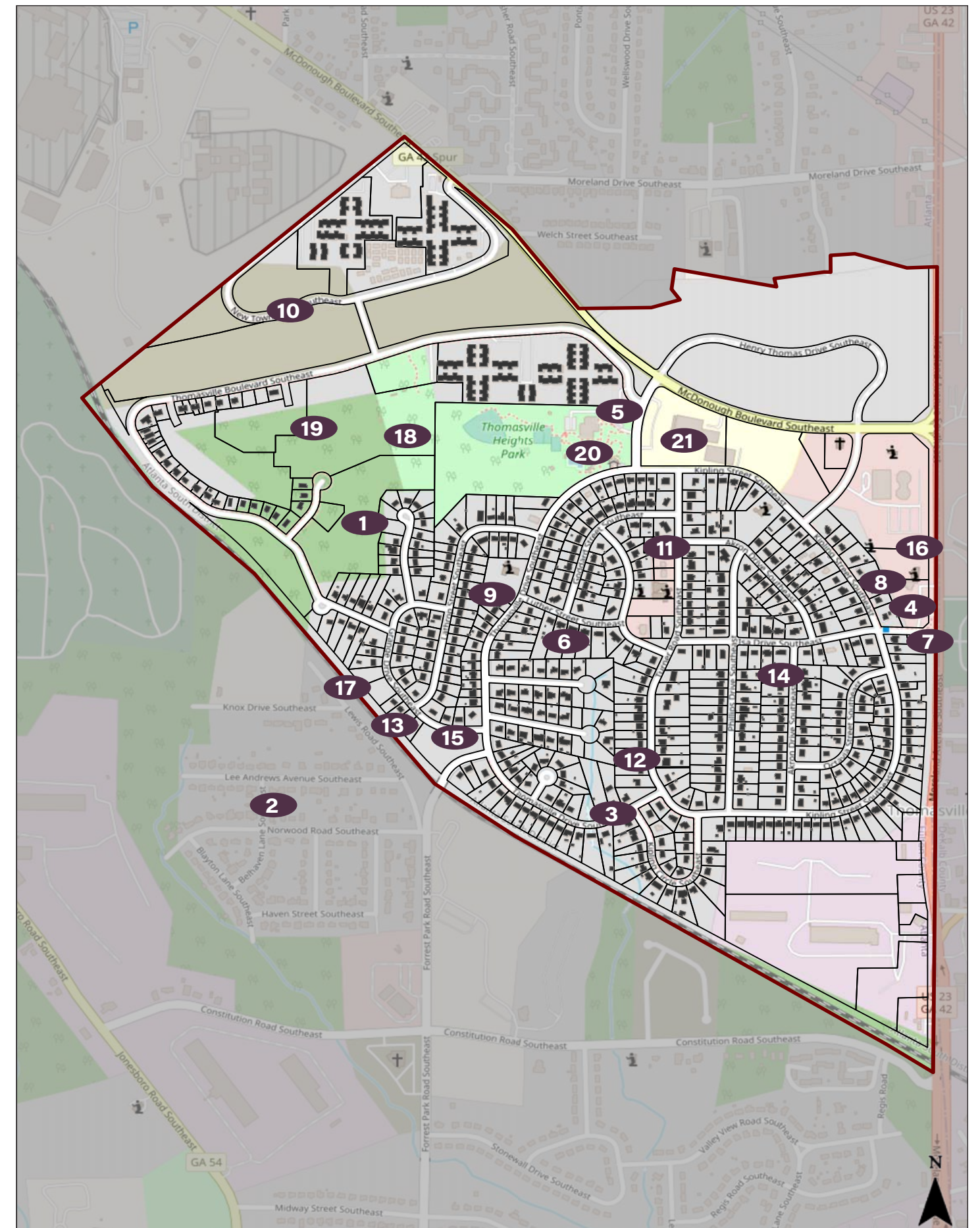
- |                                                                             |                                                  |
|-----------------------------------------------------------------------------|--------------------------------------------------|
| 1. Severely overgrown vacant property                                       | 12. Safety concerns                              |
| 2. Lack of inclusion of Norwood Manor residents                             | 13. Install speed-bumps and a security camera    |
| 3. Property overgrowth                                                      | 14. Install speed-bumps                          |
| 4. Problem property                                                         | 15. Issue with unkempt trees that are overgrown  |
| 5. Install a security camera                                                | 16. Blindspot created by vegetation overgrowth   |
| 6. Install speed-bumps and a security camera                                | 17. Children                                     |
| 7. Install a stoplight at Isa Drive and Moreland Avenue                     | 18. Invest in Thomasville Park                   |
| 8. Concern about loitering and illegal activity                             | 19. Create walking trails to Thomasville Park    |
| 9. Speeding and a blind hill                                                | 20. Reopen the Resource and Recreation Center    |
| 10. Issues with people dumping trash                                        | 21. Reopen Thomasville Heights Elementary School |
| 11. Update infrastructure, including sidewalks, streets, sewer and drainage |                                                  |

Most issues shared by participants focused on public safety and property maintenance. Participants shared several locations where they felt installing security cameras could improve safety and where a lack of property maintenance, especially unmanaged vegetation, has become a nuisance to the neighborhood. As reflected in other stations, meeting participants shared several locations where investments in transportation improvements and other infrastructure-related could be made.

### Major Takeaways

- Speeding is an issue, especially along Thomasville Drive SE and Kipling Street SE;
- Lack of property maintenance, particularly vegetation overgrowth, is a concern;
- Public safety is a concern, and attendees feel that the installation of additional security cameras could improve public safety issues; and
- There is an opportunity to create additional programming at Thomasville Park, including creating walking trails to better connect the park and the neighborhood.

Figure 83: Summary of Opportunities and Concerns



## Exercise 2 Public Investment Priorities

The second exercise at Station Five asked attendees to rank their preference for nine categories of public investment. Similar to Station Four, participants were provided 1-6 stickers and ranked their top six categories by priority preference. Points were then allocated to rank (see Table 18). For example, a category with one first priority vote and one second priority vote would score seventeen points. An other category was also provided, to allow attendees to share additional feedback, if they felt a category was missing.

Housing ranked highest overall, followed closely by health services and public safety. Investment in city services ranked fourth overall but tied for second with housing for the number of first-priority votes, indicating that these categories are a high priority for attendees. K-12 education and youth recreation received no first-priority votes but came in fifth overall, mainly driven by second and third-priority votes.

### Major Takeaways

- Meeting attendees would like to see investments made in affordable housing and home repair programs;
- Public safety is a concern, with several attendees sharing that they would like to meet the local officers who patrol the neighborhood and see additional patrols for the neighborhood; and
- Attendees also want to ensure that existing programs that assist residents are supported as part of this planning process.

Figure 84: Summary of Opportunities and Concerns

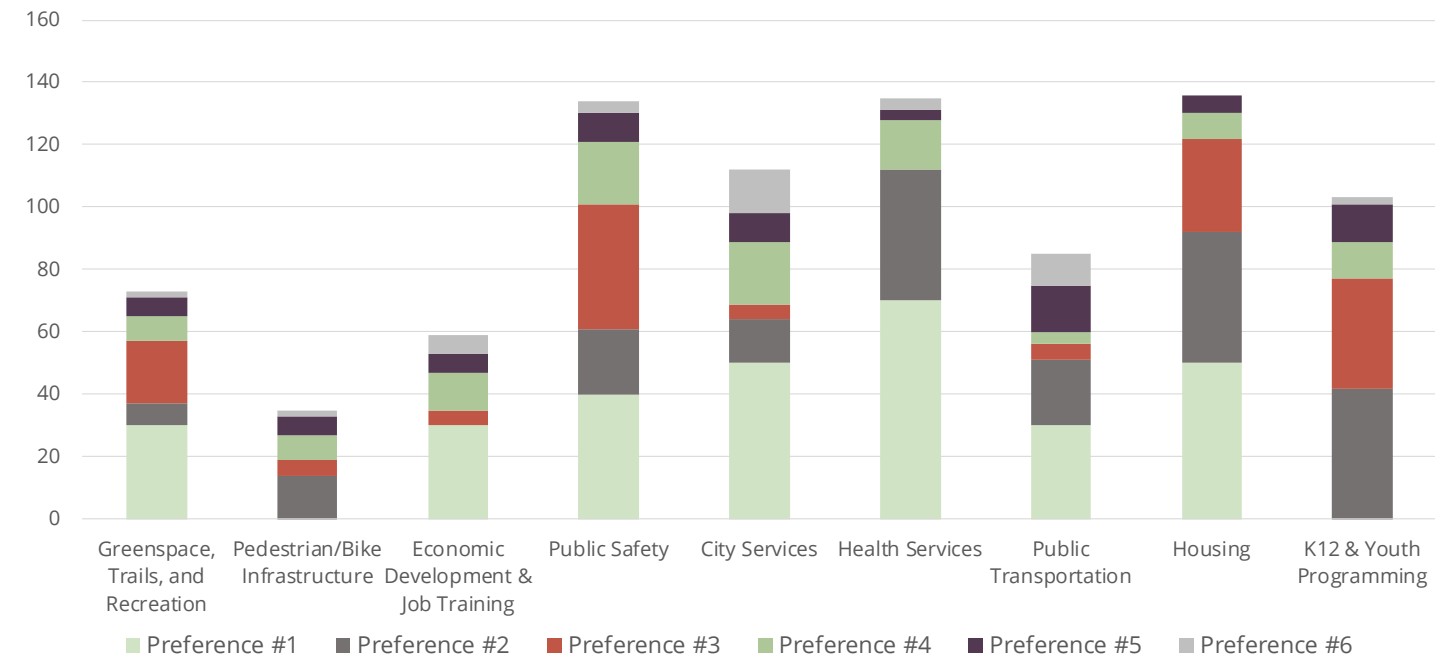


Table 18: Ranking Points

Preference Rank	Points
1st	10
2nd	7
3rd	5
4th	4
5th	3
6th	2

## MEETING SUMMARY

The first public meeting provided an opportunity for attendees to share their initial feedback on topics that will be included in the neighborhood plan. The findings from the first community meeting will guide the direction of the plan, including implementation priorities.



Image Source: APD Urban Planning and Management

## COMMUNITY MEETING NUMBER TWO

The second community meeting for the Thomasville Heights Neighborhood Plan was held on Thursday, October 20th, 2022, at the Thomasville Recreation Center. The public meeting was between 6:30 and 8:30 pm in an open house format that allowed attendees to provide feedback at seven stations. Topics covered by the seven stations were:

- Neighborhood Vision & Goals;
- Neighborhood History;
- Transportation;
- Land Use;
- Housing and additional strategies; and
- Temporary use of Thomasville Heights Elementary School.

Members from the project team facilitated the stations and documented participant feedback.

### Sign-In

Upon arrival, attendees signed in and answered several questions. The sign-in sheet asked attendees if they were a homeowner, business owner or renter in the neighborhood and how they heard about the meeting.

At community meeting two there were forty total participants. Table 11 shows that 50% of the participants were homeowners, 23% were from local organizations or other, and 5% were renters.

Figure 86 shows that most attendees did not respond to how they heard about the meeting. However, word of mouth was the best form of communication for resident information sharing. Flyers and yard signs were less effective for community meeting two due to the availability of signs but were highly effective when placed in strategic locations within the neighborhood.

Figure 85: Attendee Connection to Thomasville Heights

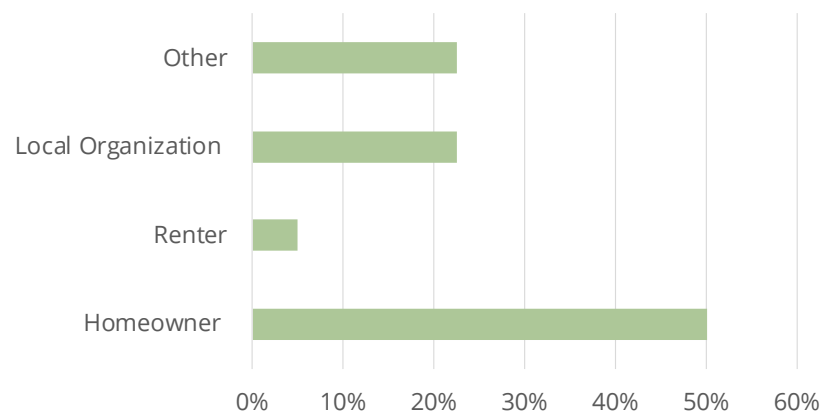
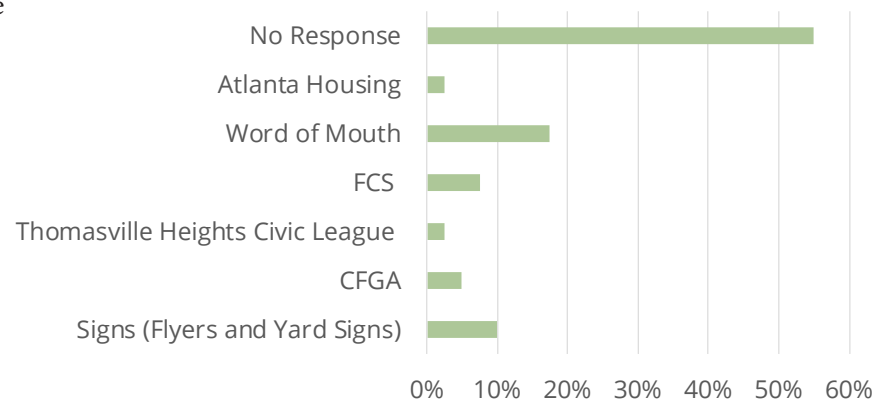


Figure 86: How Attendees Heard About the Meeting



## STATION 1: VISION & GOALS

Station one contained two exercises. Exercise one was the confirmation of the vision statement for Thomasville Heights. Attendees selected between two prepared vision statements derived from the community meeting one vision station. The selected statement guides the remainder of the planning process to realize the vision for Thomasville Heights. Below is the selected vision statement:

***"Thomasville Heights is a safe, thriving mixed-income neighborhood that protects its historic residential character, prioritizes quality education, supports local churches, and has easy access to goods and services."***

In exercise two, attendees registered their support or no-support for various plan goals. Goals were based on two actions, conserve and create. The "conserve" goals suggest support for existing activities and dynamics, while the "create" goals introduce activities that are not currently occurring. Table 19 displays attendee responses.

Table 19: Thomasville Heights Neighborhood Plan Goals

Conserve	Support	No-Support
Ensure legacy residents can remain in their homes	11	0
Preserve the existing character of the neighborhood	3	1
Share the history and culture of the neighborhood with future generations	4	0
Protect and improve existing affordable housing in the neighborhood	5	1
Support the reopening of Thomasville Heights Elementary School	1	1
Support the Thomasville Heights Civic League	7	0
Create	Support	No-Support
Establish new homeownership opportunities, especially for households earning less than 80% AMI	4	1
Improve access to youth recreation and programming	5	0
Increase connectivity between the neighborhood and community assets	5	0
Improve pedestrian infrastructure in the neighborhood	4	0
Invest in infrastructure that reduces vehicular speed	5	1
Establish a schedule for City services, such as right of way clearance	5	0
Develop new for sale and rental housing	1	7
Promote neighborhood safety and stability	8	0
Develop neighborhood retail space	6	0

### Major Takeaways

- Community members align with goals that support the retention of legacy residents and affordable housing within Thomasville Heights;
- Programs that increase access and utilization of Thomasville Park and Recreation Center are high preference items; and
- Community members support the implementation of investing in infrastructure that address vehicular speeding.

## STATION 2: HISTORY

At station two, attendees were given a map of historic assets within Thomasville Heights. They were asked to describe the history of the identified sites.

### Major Takeaways

- Community members reflected on the neighborhood history by describing how churches have always been a significant part of the community;
- Thomasville Heights is known for being an organized and self-sustaining, self-advocating community;
- Thomasville Park and Recreation Center was once a great asset to the neighborhood that is currently under-utilized and would like to see it become a regional attraction in Atlanta;
- Thomasville Heights Elementary school was location of a community store in the 1950s; and
- Community members appreciate the community garden located outside of Thomasville Heights Elementary.

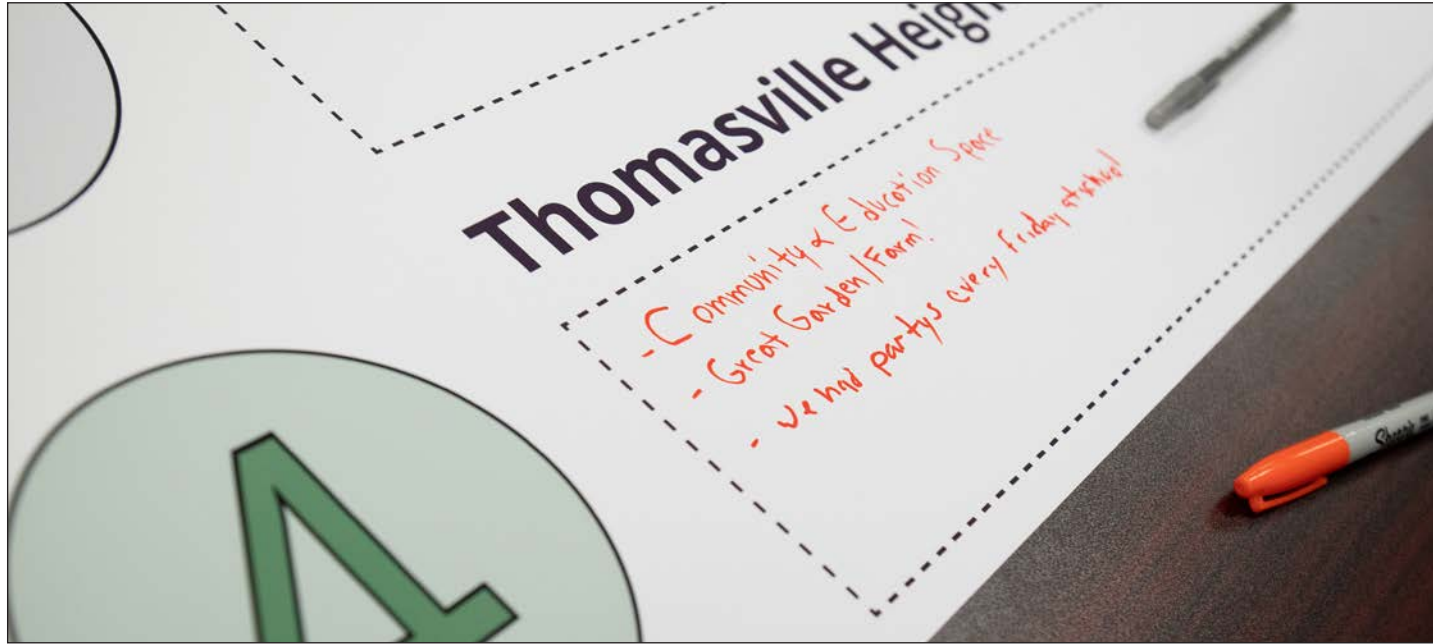
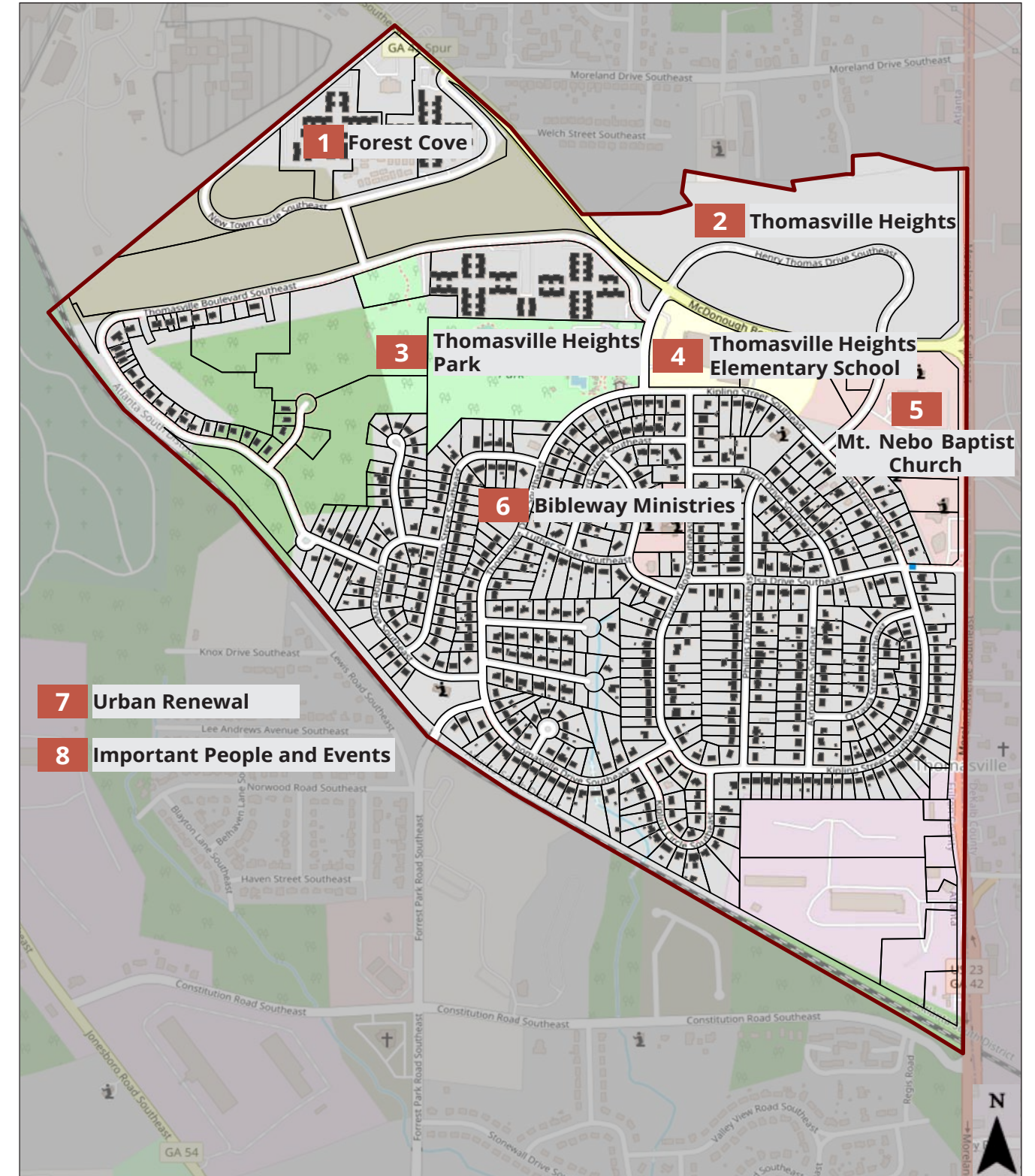


Image Source: Community Foundation For Greater Atlanta



Image Source: Community Foundation For Greater Atlanta

Figure 87: Historic Assets Map



### STATION 3: TRANSPORTATION

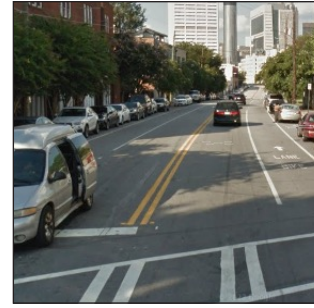
At the first community meeting, attendees shared that vehicular speeding and dangerous intersections are a major concern. Station three involved an activity that allowed attendees to choose their preferred traffic control methods. Attendee responses show that speed awareness signage and speed tables are the most preferred traffic control methods, followed by street centerline markings. Below are the results from station three.

Table 20: Traffic Control Methods

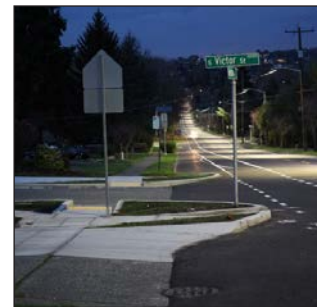
Topic	Votes
Speed awareness signage	13
Pavement marking/centerline striping	9
Bulbouts/Corner Extension	1
Chicane	0
Raised Crosswalk	4
Speed tables	13
Center median island	3
Neighborhood traffic circle	3
Roundabout	1
Education/Community involvement	2
Bus shelter	4



Speed Awareness Signage



Pavement Marking



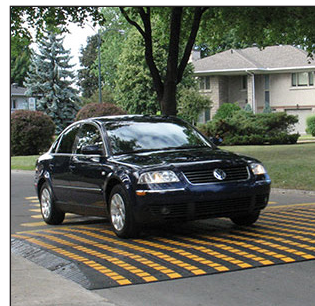
Bulb Out/Corner Extension



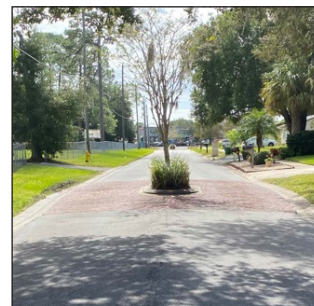
Chicane



Raised Crosswalk



Speed Table



Center Median Island



Neighborhood Traffic Circle



Roundabout



Education/Community Involvement



Bus Shelter

#### Major Takeaways

- Community members prefer speed awareness signage and speed tables; and
- Street centerline stripes throughout the neighborhood can increase vehicular safety.

### STATION 4: LAND USE DENSITY

At station four, attendees provided input on the density level appropriate for the six character areas within Thomasville Heights. Land use density refers to the number of people, housing units, jobs, or activity are allowed on the land. This activity allowed attendees to state what forms of development are suitable for the character areas. The six character areas shown in Figure 88. More detailed descriptions of each character area are below.

1. Vacant land owned by Atlanta Housing Site, formerly Thomasville Heights housing projects;
2. A mix of occupied and vacant land owned by community members, for-profit organizations, and Atlanta Public Schools;
3. Vacant land currently owned by, for-profit organizations, the City of Atlanta, and Habitat for Humanity;
4. Occupied land along Moreland Avenue and McDonough Boulevard containing Mt. Nebo Baptist Church, Mr. Carmel AME Church, The Serenity Club, The Chill Spot, and Moreland Avenue Supermarket;
5. Occupied commercial property and retail buildings; and
6. The core of Thomasville Heights with mostly occupied single-family homes.

Land use density was described in four levels. Below are the land use density options and their definitions.

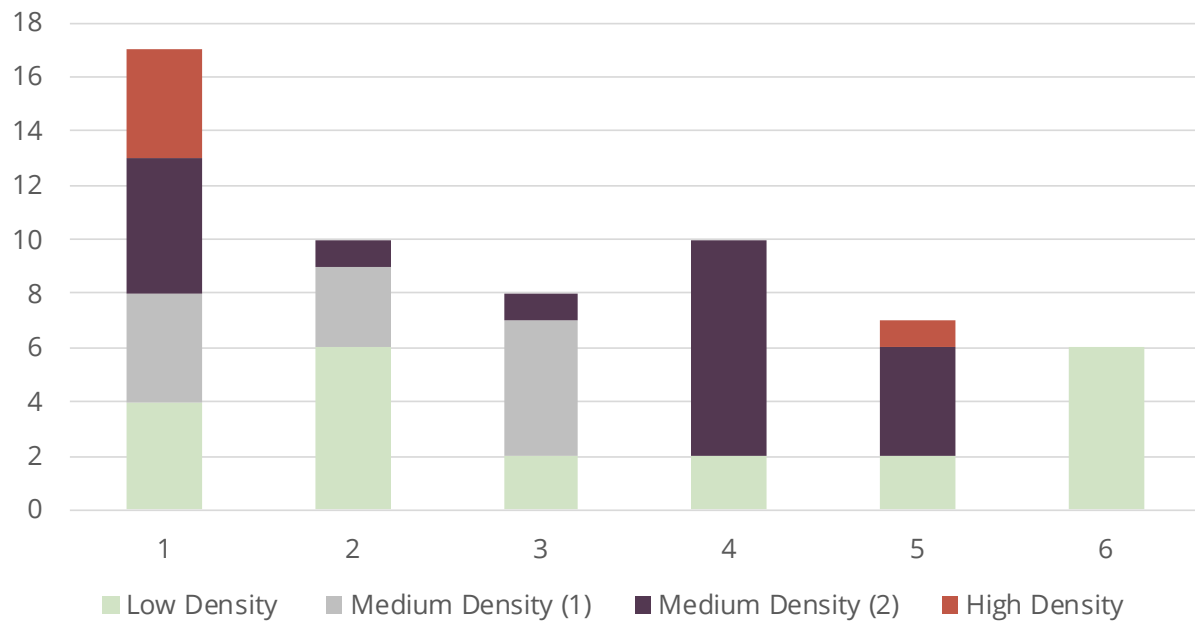
- **High Density** - Large developments that usually include three or more story buildings for housing, office, or mixed-use;
- **Medium Density (2)** - Neighborhood-level mixed-use developments that are usually two to three stories with street-level retail options with office space or housing above;
- **Medium Density (1)** - A mix of lower-density housing typologies that include single-family, townhome, and multi-plex developments; and
- **Low Density** - Single-family and duplex housing types.

Figure 88: Station Four Exercise





Figure 89: Station Four Results



The results from station four align with the housing typology preferences from the first community meeting. Community members are generally open to various housing types and land use densities within the neighborhood. In character areas one, four, and five, attendees prefer medium-density (2) and high-density developments. The acceptability of higher density is due to the sites' proximity to McDonough Boulevard and Moreland Avenue and previous dense land uses in the character area. Attendees felt that character areas two and three are best suited for medium-density (1) and low-density scale developments. Community members understand that this area is more interior to the neighborhood and should be a lower density. Lastly, community members agree that character area six should remain a low-density character area in Thomasville Heights.

**Major Takeaways**

- Community members are open to various levels of density if developments are placed in suitable locations;
- Medium-Density (2) and high-density developments should be placed along McDonough Boulevard and Moreland Avenue;
- Medium Density (1) and low-density developments are most appropriate for the area surrounding Forest Cove Apartments; and
- Community members unanimously agree in continuing the low-density nature of character area six.

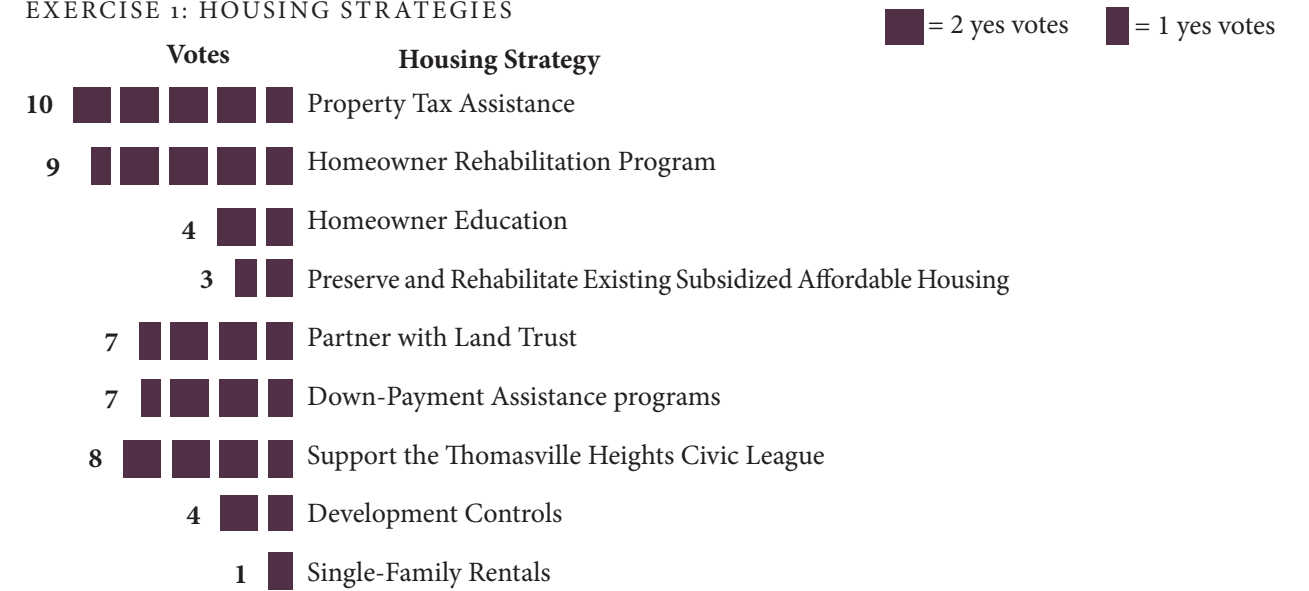


Image Source: Community Foundation For Greater Atlanta

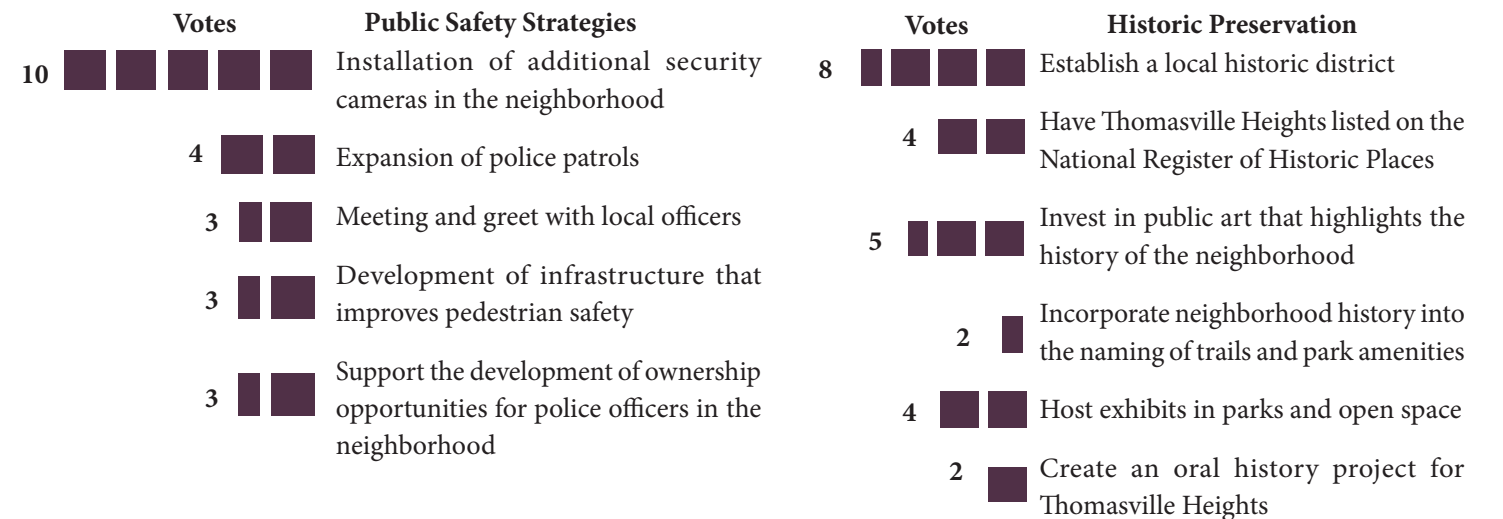
**STATION 5: HOUSING STRATEGIES**

Station five contained two exercises with draft recommendations. In exercise one, recommendations to address housing concerns shared at community meeting one were provided. Exercise two provides recommendations for other topics of interest for Thomasville Heights community members. Below are the results from station five exercises:

**EXERCISE 1: HOUSING STRATEGIES**

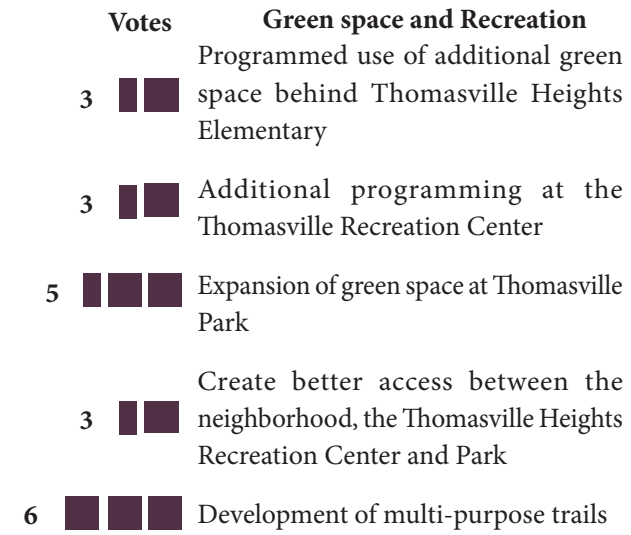
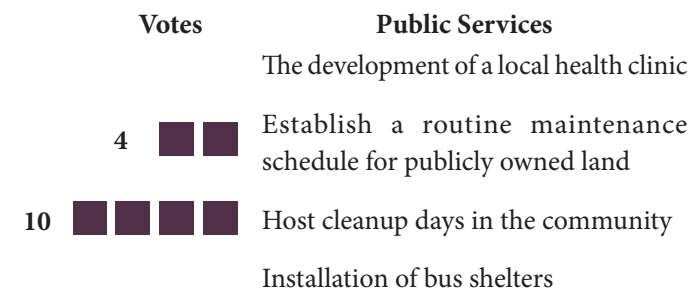
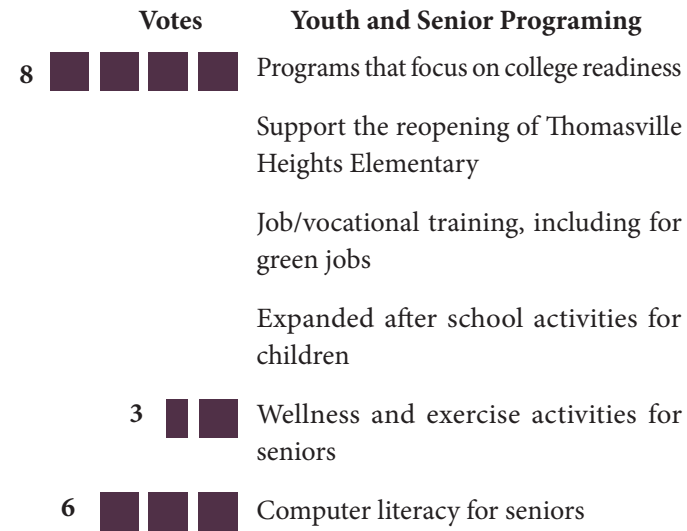


**EXERCISE 2: OTHER STRATEGIES**



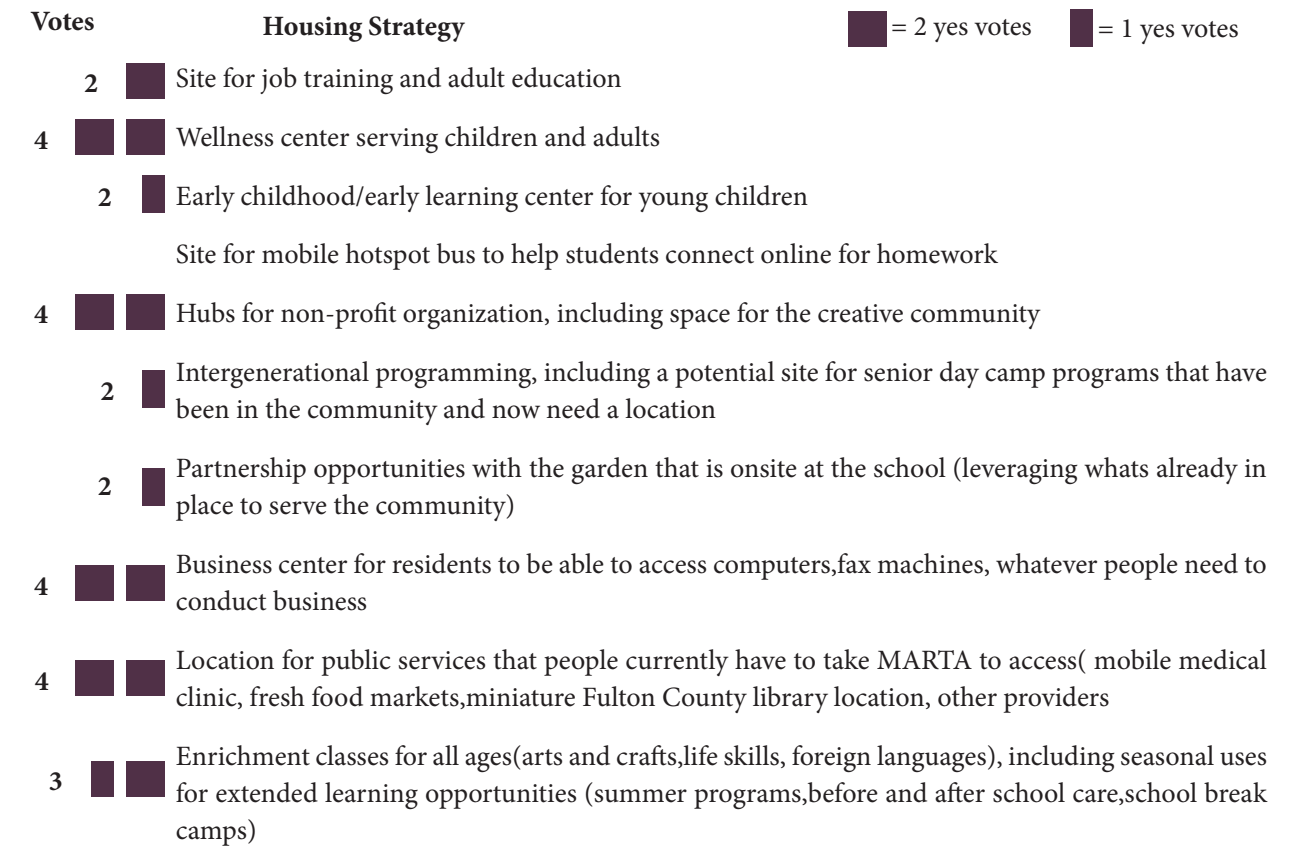
EXERCISE 2: OTHER STRATEGIES CONTINUED

■ = 2 yes votes ■ = 1 yes votes



STATION 6: TEMPORARY USE OF THOMASVILLE HEIGHTS ELEMENTARY SCHOOL

At station six, residents where asked to provide their input as to what the temporary use of Thomasville Heights Elementary School should be during its closure. Below are the results of this activity:



Major Takeaways

- Community members feel property tax assistance is the most needed housing strategy;
- Homeowner Rehabilitation Programs are needed to assist senior residents with home repairs;
- Capacity building and support for the Thomasville Heights Civic League were popular with meeting attendees;
- Increased public safety with the installation of additional security cameras and expanded police patrols have community support;
- Community members are interested in preserving the history of Thomasville Heights by implementing a local historic district and/or public depicting the neighborhood's history;
- Community members would like to see computer literacy programs for seniors and college preparatory programs for youth;
- There is support to invest additional resources in the Thomasville Heights Recreation Center; and
- Community members feel that Thomasville Heights Elementary should be a community-based hub for services.

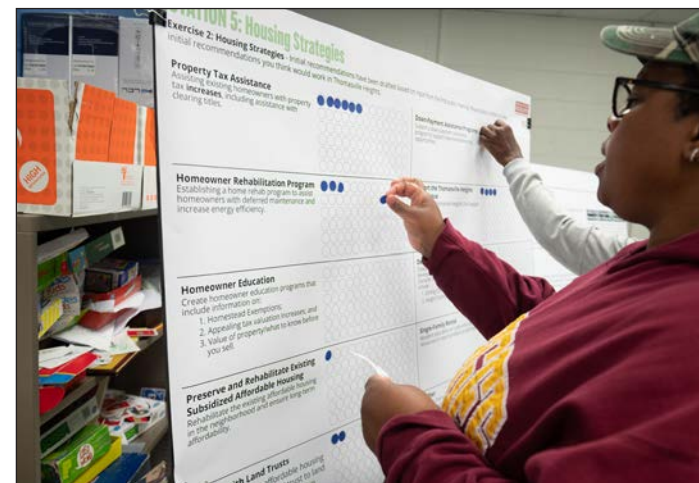
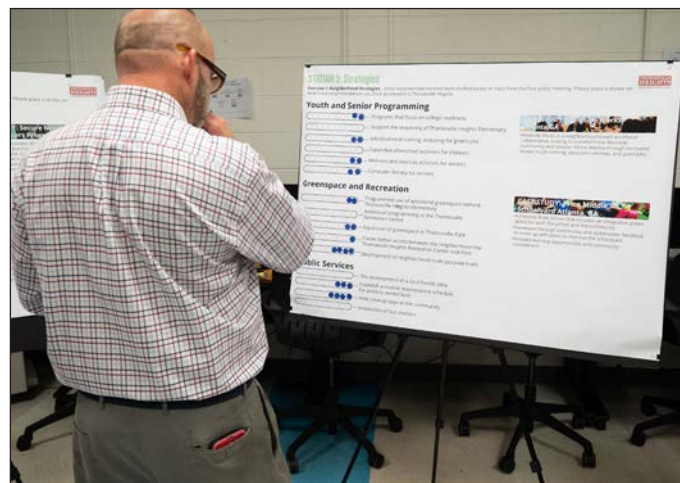


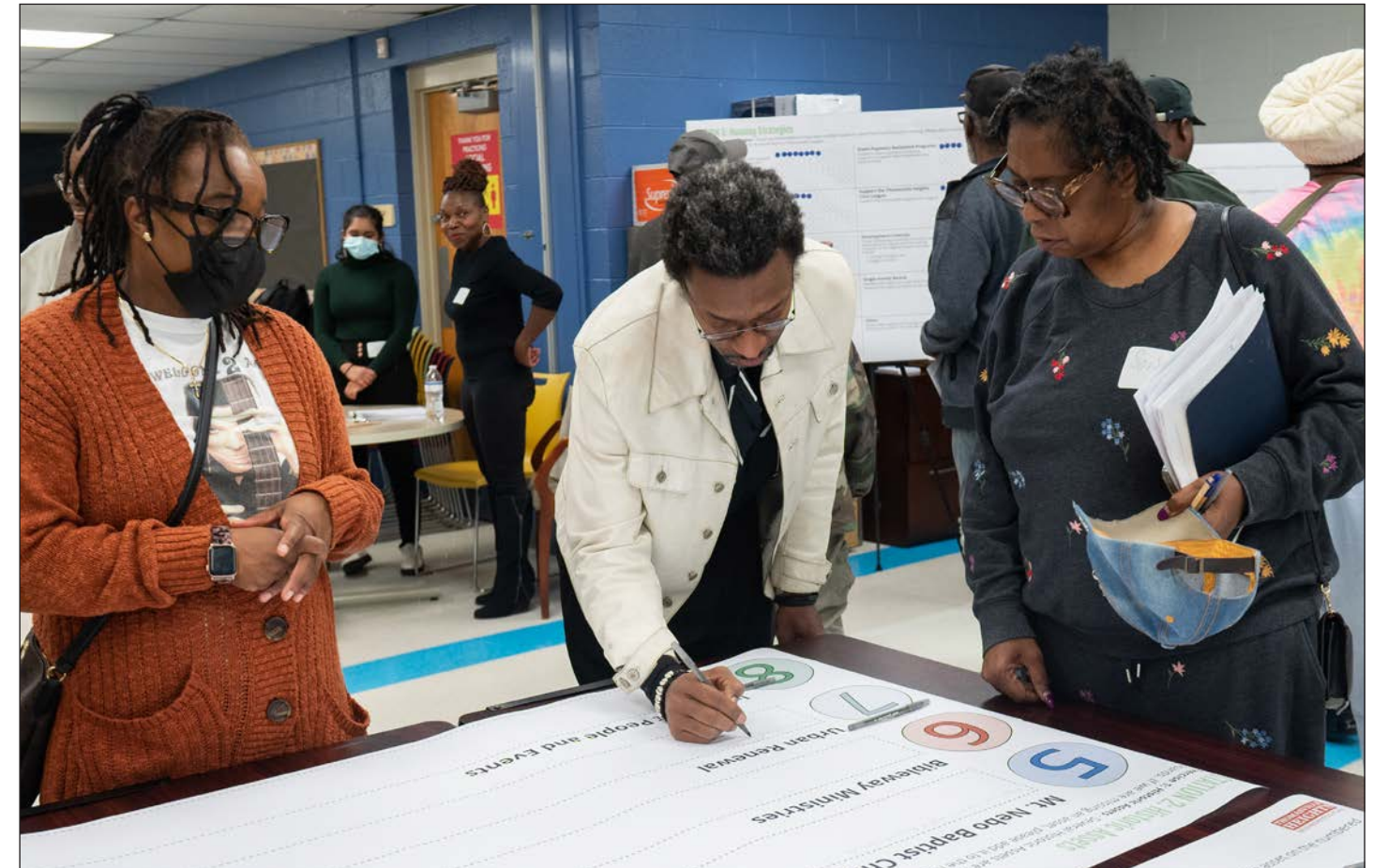
Image Source: Community Foundation For Greater Atlanta

## MEETING SUMMARY

The second public meeting provided more detailed information based on input from the Steering Committee and the first public meeting. Feedback on material shared in the second public meeting will influence the final recommendations included in the plan, including implementation priorities.



Image Source: Community Foundation for Greater Atlanta



Community Foundation For Greater Atlanta

# FORMER ATLANTA HOUSING RESIDENT COMMUNITY MEETING

A community meeting for former Atlanta Housing residents at Thomasville Heights was held on Saturday, February 11th, 2023, at the Thomasville Recreation Center. The public meeting was between 10:00 and 12:30 pm in an open house format that allowed attendees to provide feedback at six stations. Topics covered by the six stations were:

- Where attendees live/work and what they like the most/least about the neighborhood they currently live in;
- Neighborhood Vision and Goals;
- Neighborhood History;
- Transportation and Infrastructure;
- Land Use and Commercial Preferences; and
- Public Investment and Supportive Services.

Members from the project team facilitated the stations and documented participant feedback.

Figure 90: How Long Attendees Lived at Thomasville

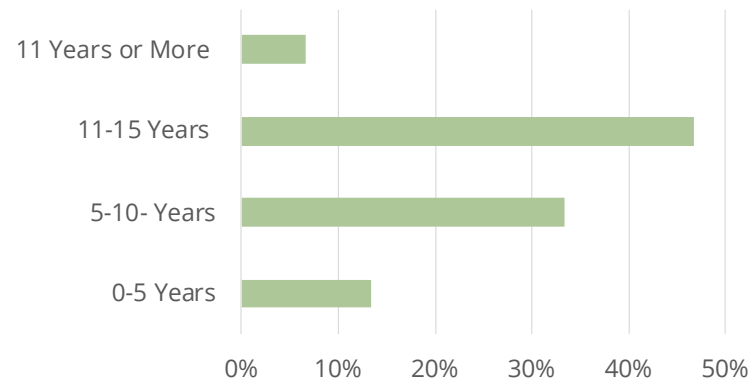
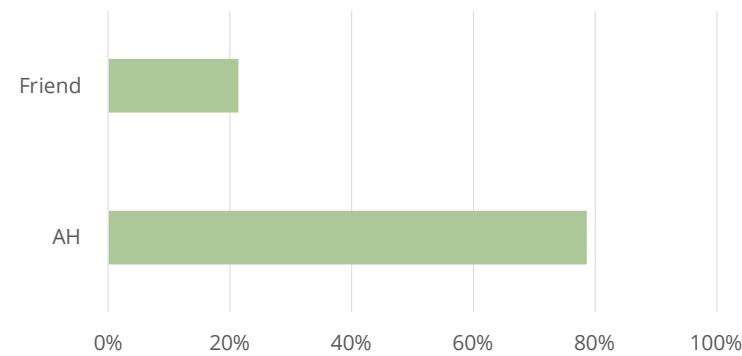


Figure 91: How Attendees Heard About the Meeting



## Sign-In

Upon arrival, attendees were asked to sign in and answer several questions. The sign-in sheet asked attendees how long they had lived in Thomasville Heights and how they heard about the meeting.

As shown in Figure 91, almost half of the former residents who attended the meeting had lived in Thomasville for eleven years or more. Additionally, over 30% of attendees lived in Thomasville Heights between 5-10 years.

The second question on the sign-in sheet asked attendees how they heard about the meeting. The results are in Figure 91, highlighting that most meeting attendees heard about the meeting directly from Atlanta Housing.

Results from this question indicate Atlanta Housing has a successful and robust outreach system to inform former residents about updates and meetings on Thomasville Heights.

## WELCOME STATION

After attendees signed in, they went to a Welcome Station where they shared what they like the most and the least about their current neighborhood and made a wish for something they would like to see when the Atlanta Housing site in Thomasville Heights is redeveloped.

### Exercise 1

As shown in Figure 92, things former residents like about their current neighborhood include proximity to parks and other amenities, being in a quiet and safe neighborhood, and having nice management and larger units. Overall former residents like living in a safe community with responsive management and nearby amenities.

Things former residents do not like about their current neighborhood include a lack of play areas for children, smaller units, and crime. Overall, former residents have concerns about safety, property maintenance, and a lack of dedicated spaces for children to play.

Figure 92: What Former Residents Like the Most and Least

The Most	The Least
Proximity to parks and libraries	No play area for children
Totally electric	Crime
Restaurants	No security
Quiet	Small units
Large units	One bedroom units
Safe community	Schools
Gated community	Steps
Pool	Long walk to bus stop
Nice management	Loud music
	Drugs
	Bugs/pests
	Lack of property maintenance

### Exercise 2

Former residents were asked to share something they would like to see incorporated into the redevelopment of Thomasville Heights. The results are summarized in Figure 93. The size of the text indicates how often this wish was shared by former residents, with larger text mentioned more often than the smaller text. Former residents want to live in a safe community, a dedicated greenspace for children, and townhome-style units. Additionally, they would like an in-unit washer/dryer, a pool, and some units with no stairs for seniors.

Figure 93: Make A Wish



### Major Takeaways

- A majority of attendees had lived in Thomasville Heights for more than five years before moving;
- The outreach methods AH used were effective at getting former residents out;
- Former residents appreciate that their current neighborhood is a safe community; and
- Former residents wished for a safe community, play space for children, and washers/dryers in their units.

## STATION 1: VISION & GOALS

Station one contained two exercises to help determine the vision and goals for the neighborhood. Exercise one focused on the vision statement and exercise two helped determine the goals for the neighborhood.

### Exercise 1

Exercise one was the confirmation of the vision statement for Thomasville Heights. Attendees were asked to select between two prepared vision statements derived from the community meeting one vision station. The selected statement is used to guide the remainder of the planning process to realize the vision for Thomasville Heights. While the vision statement has been finalized through the Steering Committee and previous public meetings we wanted to hear feedback from the former residents on the vision statement. The former Atlanta Housing residents preferred the vision statement not selected by the community because it includes the word quiet and quality affordable housing.

This feedback is helpful because it indicates the preferences of the former Atlanta Housing residents that can help set priorities for the Atlanta Housing site and surrounding neighborhood.

### Exercise 2

In exercise two of station one, attendees were asked to list their support or no-support for various plan goals. Goals were based on two actions, conserve and create. The "conserve" goals suggest support for existing activities and dynamics, while the "create" goals introduce activities that are not currently occurring. Table 18 displays attendee responses.

Table 21: Thomasville Heights Neighborhood Plan Goals

Conserve	Support	No-Support
Ensure legacy residents can remain in their homes	10	0
Preserve the existing character of the neighborhood	2	7
Share the history and culture of the neighborhood with future generations	8	2
Protect and improve existing affordable housing in the neighborhood	11	1
Support the reopening of Thomasville Heights Elementary School	8	1
Support the Thomasville Heights Civic League	6	4
Create	Support	No-Support
Establish new homeownership opportunities, especially for households earning less than 80% AMI	11	4
Improve access to youth recreation and programming	9	0
Increase connectivity between the neighborhood and community assets	8	0
Improve pedestrian infrastructure in the neighborhood	7	0
Invest in infrastructure that reduces vehicular speed	7	0
Establish a schedule for City services, such as right of way clearance	9	0
Develop new for sale and rental housing	4	7
Promote neighborhood safety and stability	11	6
Develop neighborhood retail space	6	0

### Major Takeaways

- Former residents support goals that support the retention of legacy residents and affordable housing within Thomasville Heights; and
- Former residents want to see investment in education and other city services that create a safe and thriving neighborhood.

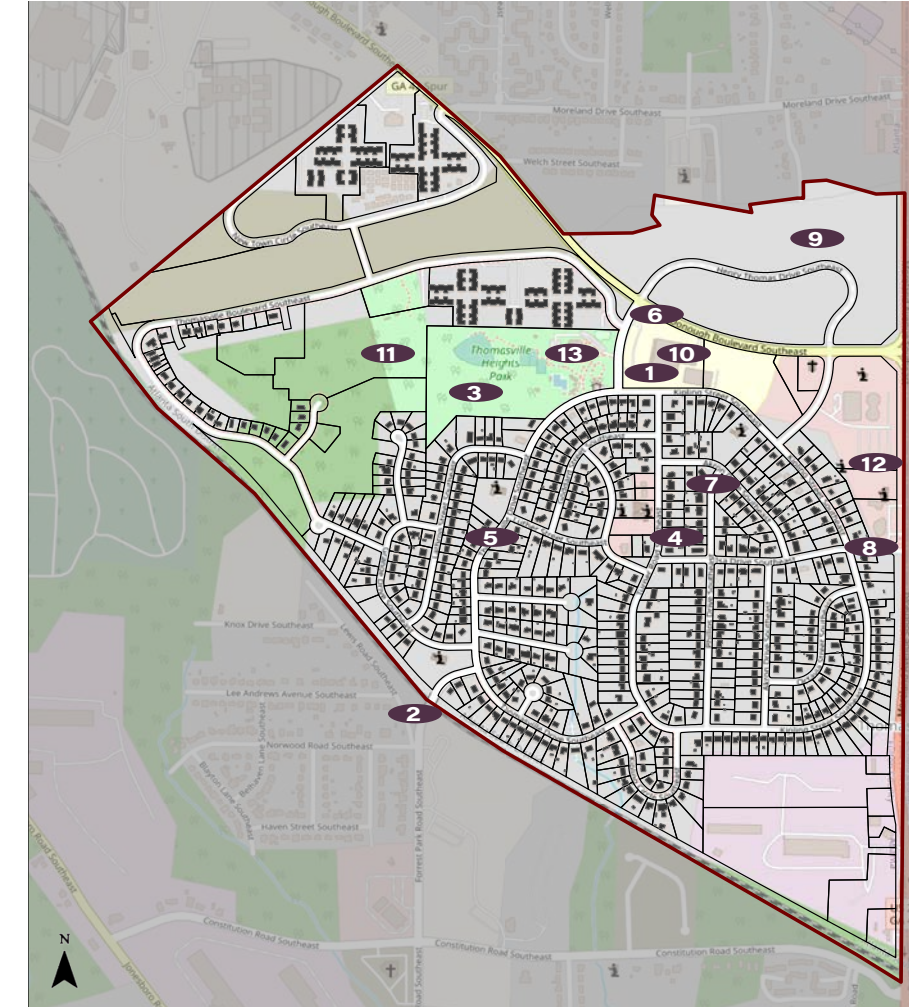
## STATION 2: HISTORY

### Exercise 1

The History Station asked attendees to share a memory of Thomasville Heights. The exercise was intentionally left open-ended so attendees could share any memory they wanted, whether big or small. Memories shared at the public meeting are summarized below and identified in Figure 94.

1. My children went to school at Thomasville and the teachers were great
2. Community Center was amazing
3. School
4. Sitting outside
5. Neighbors
6. Very special apartments
7. School and park
8. Easy exit
9. Thomasville apartment community
10. Daycare
11. Thomasville Park crime
12. Wall around the development
13. Opportunity for a community center for the neighborhood

Figure 94: Share A Memory Summary



### Major Takeaways

Former residents have a wide variety of memories both on the former Thomasville Heights site and the surrounding neighborhood. The memories shared by former residents highlight the deep connections and knowledge they have about Thomasville Heights, even though they no longer live in the neighborhood.

### STATION 3: TRANSIT AND INFRASTRUCTURE

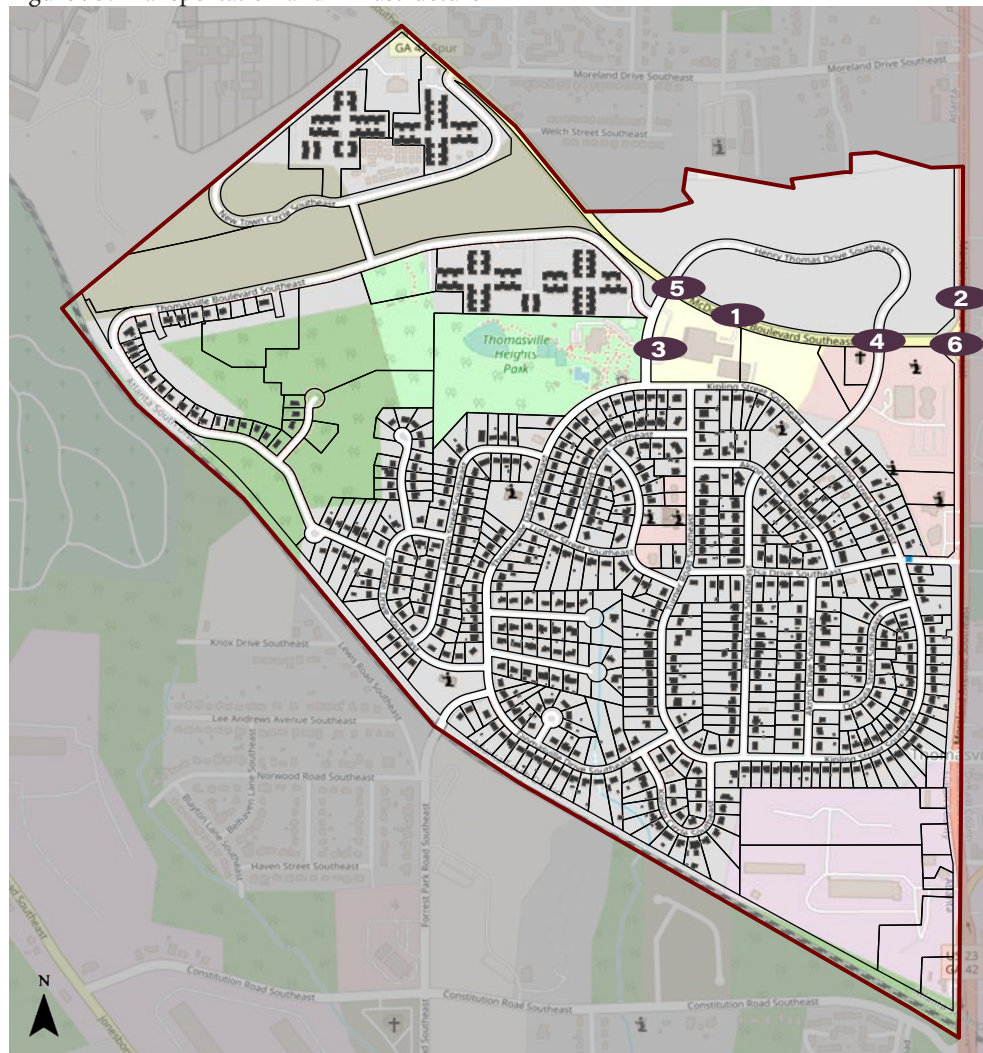
The Transportation and Infrastructure Station provided attendees with the opportunity to give input about the areas of concern within the neighborhood.

#### Exercise 1

In exercise one, attendees located intersections and areas of specific concern related to transportation and infrastructure within the neighborhood. The major roadways and intersections of concern are summarized below and included in Figure 95. The number in parenthesis next to the concern is the number of times an attendee mentioned the concern.

1. McDonough Boulevard
  - o Speeding (5)
  - o Blind Spot (1)
  - o Dangerous Pedestrian Crossing (1)
2. Moreland Avenue
  - o Speeding (2)
3. Henry Thomas Drive
  - o Speeding
4. Henry Thomas Drive SE and McDonough Boulevard Blvd
  - o Dangerous Intersection (2)
5. Henry Thomas Drive SE and McDonough Boulevard Blvd
  - o Dangerous Intersection (2)
  - o Blind Spot (2)
  - o Dangerous Pedestrian Crossing (2)
6. Moreland Avenue and McDonough Boulevard
  - o Dangerous Intersection (2)
  - o Dangerous Pedestrian Crossing (1)

Figure 95: Transportation and Infrastructure



#### Major Takeaways

- Speeding is a major concern, especially on Moreland Avenue and McDonough Boulevard;
- Former residents feel that safety improvements are needed to cross McDonough Boulevard safely; and
- The intersection of McDonough Boulevard and Moreland Avenue is dangerous for pedestrians and vehicles.

### STATION 4: HOUSING TYPOLOGY AND COMMERCIAL USE PREFERENCE

Station Four had two exercises, one to understand participants, preferences on housing types and one for them to share their preference for commercial uses on the Atlanta Housing site.

#### Exercise 1 Housing Typology

Exercise one asked participants to rank their preferred housing density and style. Four different housing styles were provided for five housing types. The housing types shared were single-family, duplex, townhomes, multifamily and mixed-use (Figure 96). Participants were provided 1-6 stickers and placed a sticker next to the housing style they most preferred with sticker number one, and the housing they still liked, but preferred the least with sticker number six.

Points were then allocated to rank. For example, a style with one 1st priority vote would have ten points total. The scores for each ranking shown in Table 22.

Figure 96: Housing Typologies



Figure 97: Housing Typology Preference Ranking

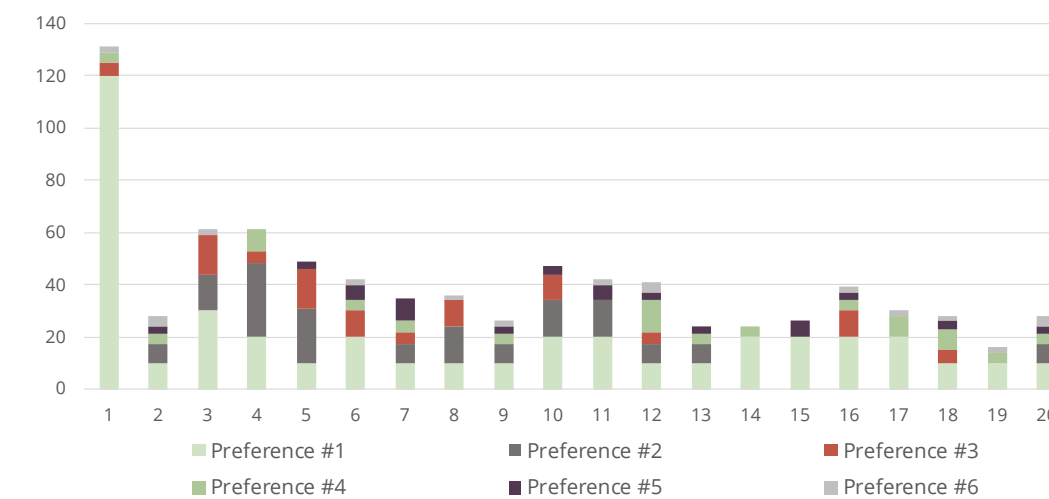


Table 22: Ranking Points

Preference Rank	Points
1st	10
2nd	7
3rd	5
4th	4
5th	3
6th	2

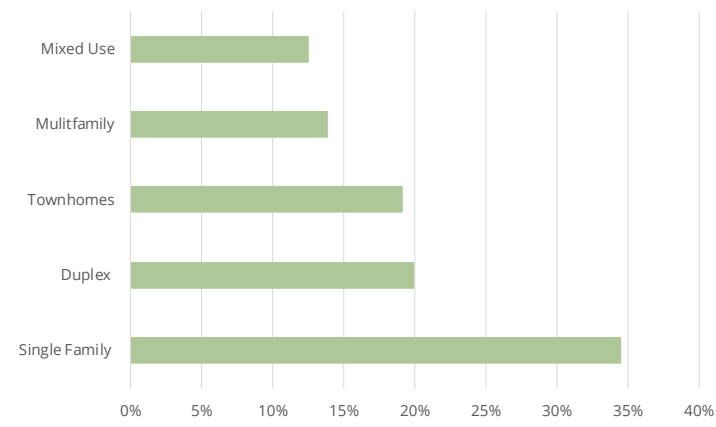
Overall, attendees prefer single-family homes, as the top two choices were images one and three, as shown in Figure 97. Image five, a duplex, ranked third, and image eight also scored highly, indicating that attendees are open to duplexes as long as they fit the neighborhood's existing character. Lastly, image eight received the sixth-highest votes, highlighting that townhomes are also acceptable to attendees.

Figure 98 shows that overall, single-family homes are the most preferred housing type, followed by duplexes and townhomes. Multifamily and mixed-use each received over 10% of the votes, indicating there is an openness to varying density in the neighborhood.

**Major Takeaways**

- Single-family homes are the most preferred housing type;
- Duplexes and townhomes also scored well with former Atlanta Housing residents; and
- There is a willingness to various housing types on the Atlanta Housing site, as each category did receive votes.

Figure 98: Housing Typology Preference



**Exercise 2 Commercial Use Preference**

The second exercise asked former residents to rank their preferred commercial uses. Nine different commercial uses were provided and include:

- Local food hall/creative space
- Retail
- Fast casual restaurant
- Coffee shop
- Sit down restaurant
- Neighborhood services
- Bank
- Health facility
- Pharmacy

Participants were provided 1-6 stickers and placed a sticker next to the housing style they most preferred with sticker number one and the housing they still liked, but preferred the least with sticker number six. Points were then allocated to rank. For example, a style with one 1st priority vote would have ten points total. The scores for each ranking are shown in Table 22.

A health facility received the most votes overall and the most first priority votes, indicating this is a high priority for former Atlanta Housing residents.

Other commercial uses former residents would like to see included in the site redevelopment include neighborhood services, such as a salon or other neighborhood-serving retail and food options, especially a sit-down restaurant.

Overall, a health facility, neighborhood services, a sit down-restaurant and a pharmacy were the most popular commercial uses with former Atlanta Housing residents.

**Major Takeaways**

- A health facility is something former AH residents would like to see incorporated into the redevelopment; and
- Neighborhood services and neighborhood focus retail is also important to former residents.

Figure 99: Commercial Use Preference Ranking

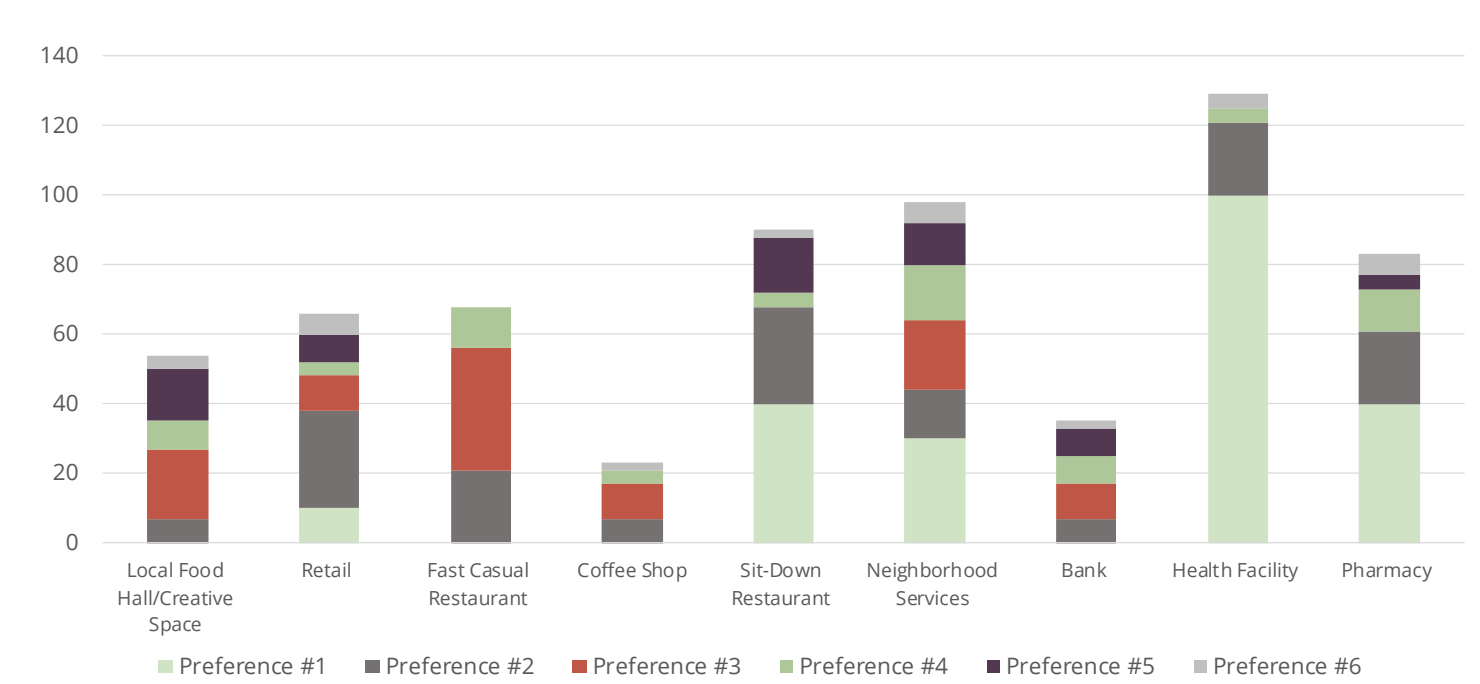
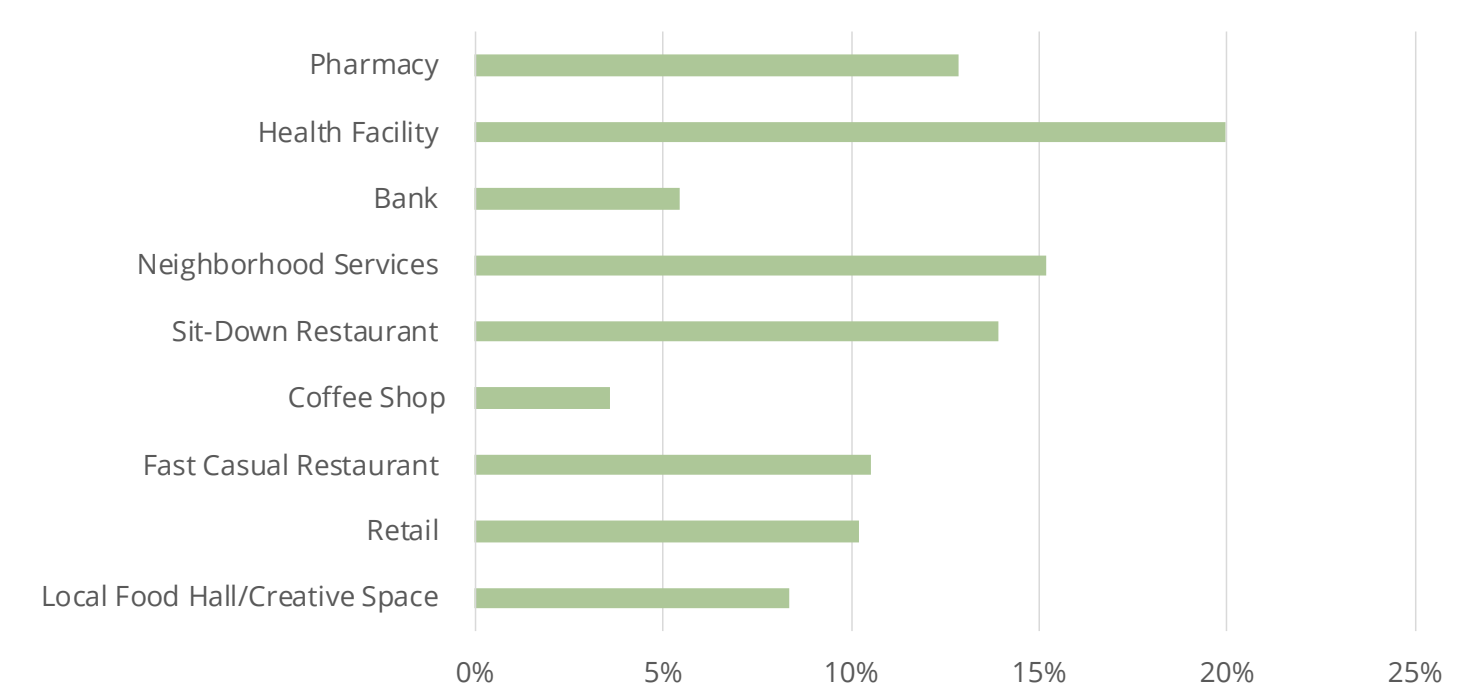


Figure 100: Commercial Use Preference



## STATION 5: LAND USE DENSITY

### Exercise 1 Land Use Density

At station four, attendees provided input on the density level appropriate for the six character areas within Thomasville Heights. Land use density refers to the number of people, housing units, jobs, or activity are allowed on the land. This activity allowed attendees to state what forms of development are suitable for the character areas. The six character area are in Figure 88. More detailed descriptions of each character area is included below.

1. Vacant land owned by Atlanta Housing Site, formerly Thomasville Heights housing projects;
2. A mix of occupied and vacant land owned by community members, for-profit organizations, and Atlanta Public Schools;
3. Vacant land currently owned by, for-profit organizations, the City of Atlanta, and Habitat for Humanity;
4. Occupied land along Moreland Avenue and McDonough Boulevard containing Mt. Nebo Baptist Church, Mr. Carmel AME Church, The Serenity Club, The Chill Spot, and Moreland Avenue Supermarket;
5. Occupied commercial property and retail buildings; and
6. The core of Thomasville Heights with mostly occupied single-family homes.

Land use density was described in four levels. Below are the land use density options and their definitions.

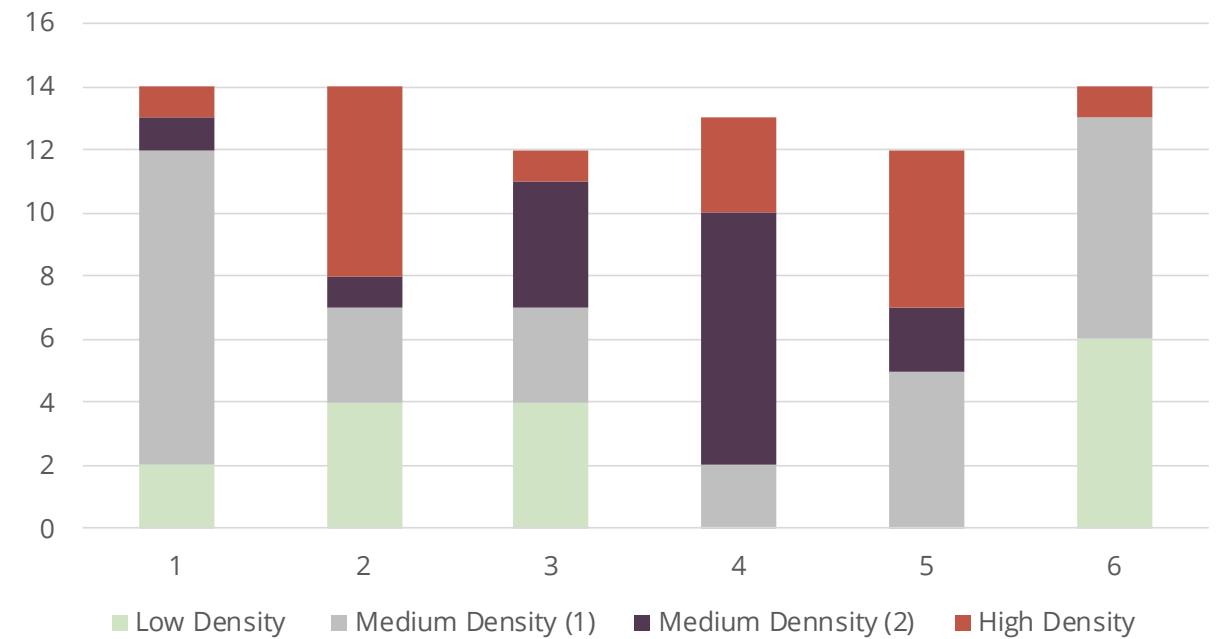
- **High Density** - Large developments that usually include three or more story buildings for housing, office, or mixed-use;
- **Medium Density (2)** - Neighborhood-level mixed-use developments that are usually two to three stories with street-level retail options with office space or housing above;
- **Medium Density (1)** - A mix of lower-density housing typologies that include single-family, townhome, and multi-plex developments; and
- **Low Density** - Single-family and duplex housing typologies.

Figure 101: Station Four Exercise



The results from station four highlight that former residents are generally open to various housing types and land use densities within the neighborhood. Former residents see a variety of uses within the neighborhood and on the Atlanta Housing-owned site. The overwhelming preference on the Atlanta Housing site is for the site to be a mix of single-family homes, townhomes, and smaller multifamily developments. Medium density (2) and high density were also selected for the site, and through conversations, former residents shared that they think density along Moreland Avenue is appropriate.

Figure 102: Land Use Density Preferences



### Major Takeaways

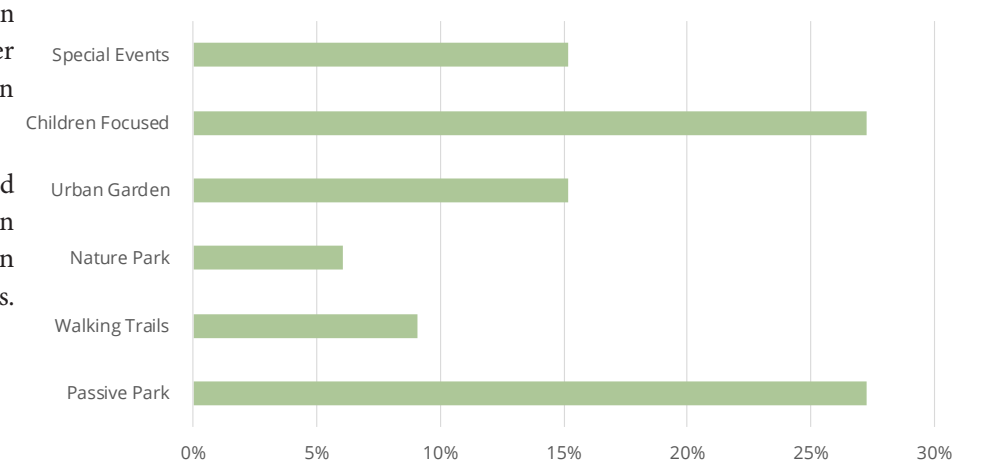
- Former residents are open to a variety of uses on the Atlanta Housing site, but their preference is for medium density (1); and
- Higher density development should be located along Moreland Avenue and parts of McDonough Boulevard.

### Exercise2 Green Space Preference

Former residents ranked their preferred green space on the Atlanta Housing site. Former residents picked their top three types of green space and place a sticker on them.

Overall former residents are most interested in seeing a dedicated green space for children to play, and a passive park. Urban garden space also scored highly with former residents.

Figure 103: Green Space Preferences



### Major Takeaways

- Including green space designed for children is important to former residents; and
- A passive park is also a high priority for former residents.



## STATION 6: PUBLIC INVESTMENT AND SUPPORTIVE SERVICES

The public investment station sought input using two exercises on significant areas where tax dollars should be spent. The first exercise introduced participants to the topic through specific categories. The second exercise asked attendees to provide exact locations of concerns or opportunities that could be addressed in this planning process.

### Exercise 1 Public Investment Priorities

The first exercise at Station Six asked attendees to rank their preference for nine categories of public investment. Similar to Station Four, participants were provided 1-6 stickers and ranked their top six categories by priority preference. Points were then allocated to rank (see Table 23). For example, a category with one first priority vote and one second priority vote would score seventeen points.

Public safety ranked highest overall, followed by housing and K-12 Youth Programming. Public safety also received the most first priority votes, indicating this is a top priority for former residents. Public transportation received the most second-priority votes, suggesting that access to reliable public transportation is also a priority for former residents.

Figure 104: Public Investment Priorities

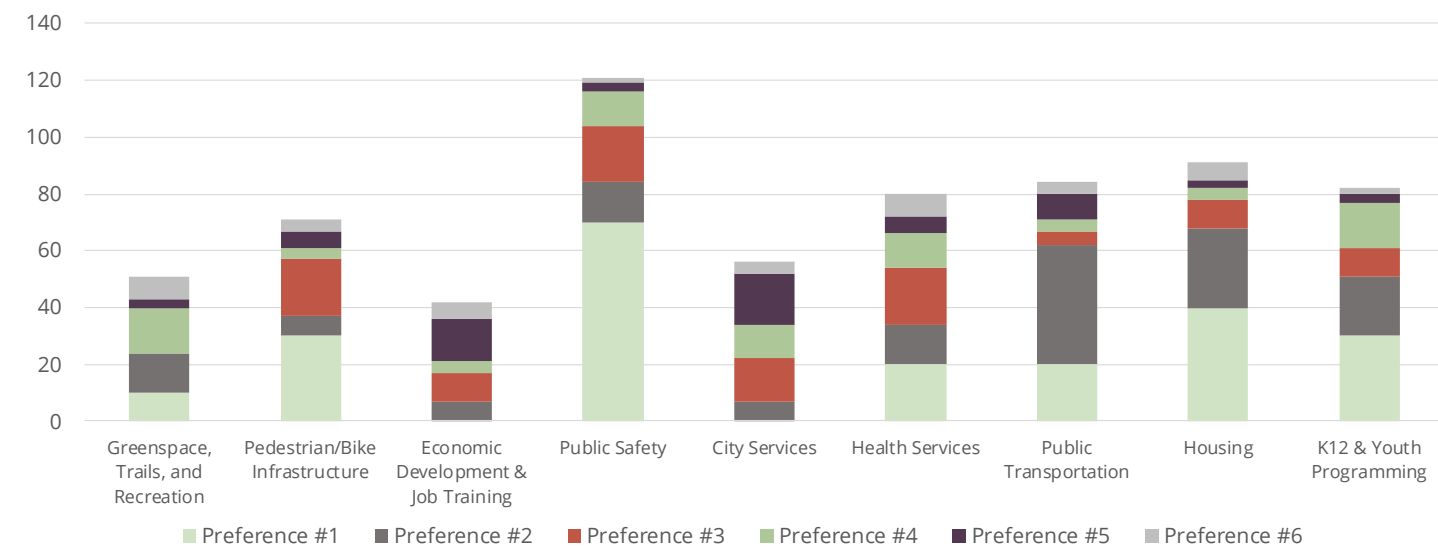


Figure 105: Overall Public Investment Priorities

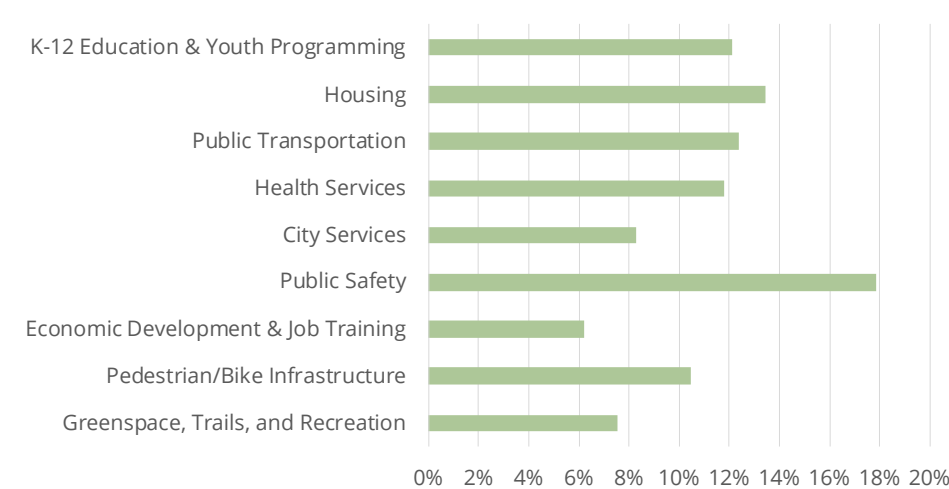


Table 23: Ranking Points

Preference Rank	Points
1st	10
2nd	7
3rd	5
4th	4
5th	3
6th	2

### Major Takeaways

- Investment in public safety is important to former residents; and
- Housing, public transportation, and K-12 Youth Programming also scored highly as investment priorities.

## Exercise 2 Supportive Services

The second exercise at Station Six asked former residents to rank their preference for nine categories of supportive services that could be offered on the Atlanta Housing site. Like in the first exercise, participants were provided 1-6 stickers and ranked their top six categories by priority preference. Points were then allocated to rank (see Table 23). For example, a category with one first priority vote and one second priority vote would score seventeen points.

Overall, former residents are most interested in training to become a homeowner. Mental health services scored the second highest overall and had the second-highest first priority, indicating a desire for on-site mental health services. Tenant association training and a neighborhood daycare received the same amount of first-priority votes, highlighting these topics are also important to former residents.

Figure 106: Supportive Services Priorities

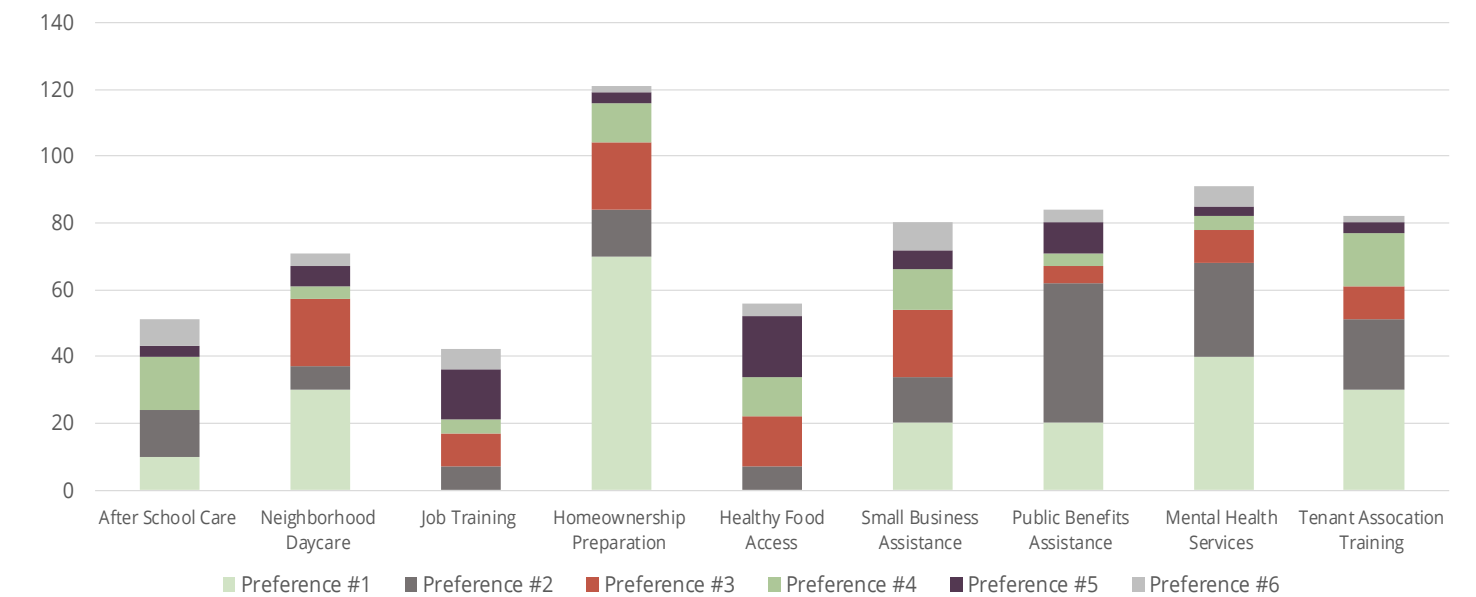
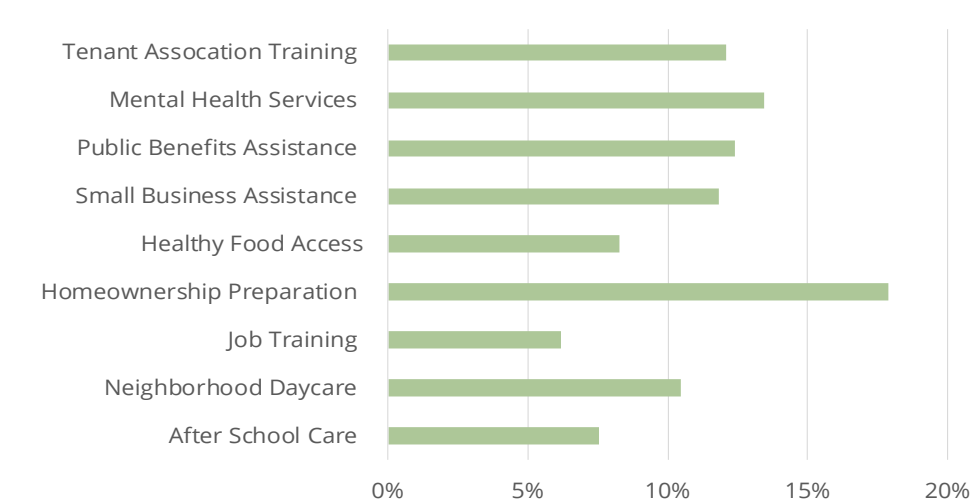


Figure 107: Overall Supportive Services Priorities

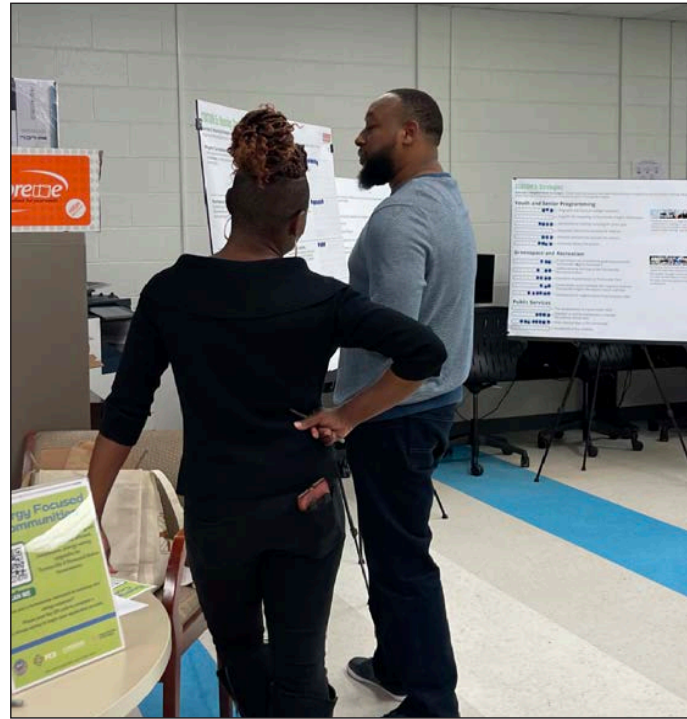


### Major Takeaways

- Former residents want training on how to become a homeowner, and want affordable housing options;
- On-site mental health services is a priority for former residents; and
- A neighborhood daycare, a tenant association training are also services former residents are interested in.

## MEETING SUMMARY

The public meeting allowed former residents to share their initial feedback on topics that will influence the development of the Atlanta Housing site in Thomasville Heights and the neighborhood plan, including implementation priorities.



## COMMUNITY MEETING NUMBER 3

### MEETING SUMMARY

At community meeting number three the Thomasville Heights community members reviewed the planning process, contents of the neighborhood plan and recommendations.

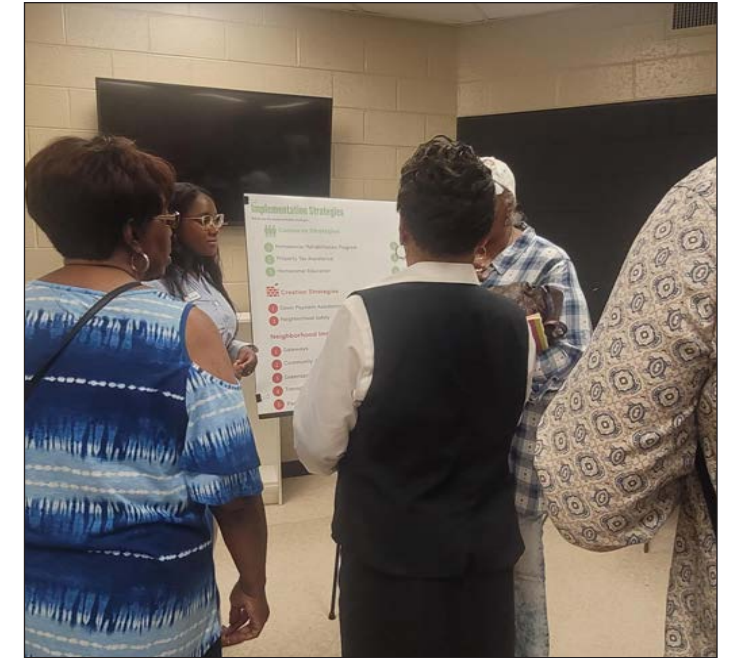
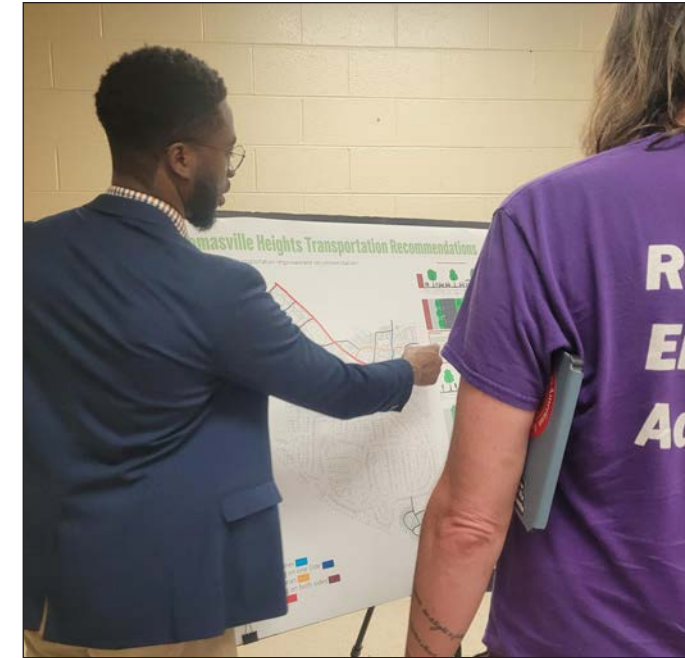


Image Source: Community Foundation for Greater Atlanta



Image Source: APD Urban Planning & Management

# IMPLEMENTATION PLAN

The Implementation Plan outlines the next steps to transition from planning into action. The Implementation Plan outlines:

- What
- Where
- How
- Who
- When



# OVERVIEW

## Implementation Plan

The Implementation Plan is a guide for transitioning the Thomasville Heights Neighborhood Plan from the planning stage to actionable next steps in the implementation phase. This section is comprised of the neighborhood master plan, neighborhood preservation guide, and implementation matrices. Together these elements lay the foundation for future development in Thomasville Heights, including strategies to preserve and promote the existing community going forward. The implementation plan is separated into five(5) sub-sections (**What, Where, How, Who, and When**) that describe the various components of how implementation is achieved.

### What

The "What" sub-section describes the overall neighborhood improvement plan beginning with the master plan. The master plan is a conceptual future development scenario of Thomasville Heights. It is an aspirational guide for what the community, stakeholders, and project partners envision for the future. This sub-section answers the question of "What should the future Thomasville Heights Neighborhood look like?".

### Where

The "Where" sub-section identifies sites where future development has been prioritized by project partners and catalytic sites that are key locations for transformative development. There is an associated development scenario for each priority and catalytic site as a part of the master plan. This sub-section answer the question of "Where should/can impactful development occur?"

### How

The "How" sub-section contains the Neighborhood Preservation Guide. The Neighborhood Preservation Guide serves as the recommendation portion of the plan. This section outlines all plan recommendations and indicates the next steps through the detailed implementation plan.

### Who & When

The "Who & When" sub-section identifies the project partners who will collaborate with Thomasville Heights leadership in carrying out the recommendations described in the Neighborhood Preservation Guide. This sub-section also contains the implementation matrices that assign a high level project priority, timeline, cost, and role assignments to carry out the implementation strategy.

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## WHAT: NEIGHBORHOOD IMPROVEMENT

### Neighborhood Improvement

The Neighborhood Improvement section outlines transportation, infrastructure and pedestrian/bicycle connectivity improvements that support neighborhood growth. It also outlines recommendations for future land use and zoning regulations, and the Thomasville Heights master plan, which is a vision plan to guide the neighborhood's future growth.

### Master Plan

The master plan is an aspirational document that imagines a vision for the Thomasville Heights neighborhood of the future. The guiding principles for the master plan emerged through many paths of engagement by the planning team, including public property owners, non-profits, private development entities, and most importantly the current and past residents of the neighborhood. The plan considered the market and demographic analysis, topography and amenities in the neighborhood.

### Goals of Master Plan

- Improve connectivity across McDonough Boulevard while creating a gateway to the neighborhood;
- Introduce multi-use paths, sustainable practices and greenspace amenities;
- Coordinate trail placement with South River Forest Trail;
- Create a better connected, walkable community;
- Introduce a range of housing types to support households at different incomes and stages of life;
- Locate higher density uses along Moreland Avenue and McDonough Boulevard, while transitioning to lower densities with proximity to the existing single family neighborhood

### Master Plan Development Components

The master plan focuses on neighborhood preservation while setting the stage for future development that is context sensitive. Early in the planning process, two priority and four catalytic sites were identified and confirmed with stakeholders and the community. The plan also anticipates the South River Forest Trail which is intended to enter the neighborhood at the Atlanta Housing site, and continue through the neighborhood park and green space. The trail will bring an important amenity and connectivity improvement to Thomasville Heights, connecting to the greater trail system and to the neighborhoods to the north and west. It may also serve as a multi-use pathway for students attending Thomasville Elementary School.

### Priority Sites

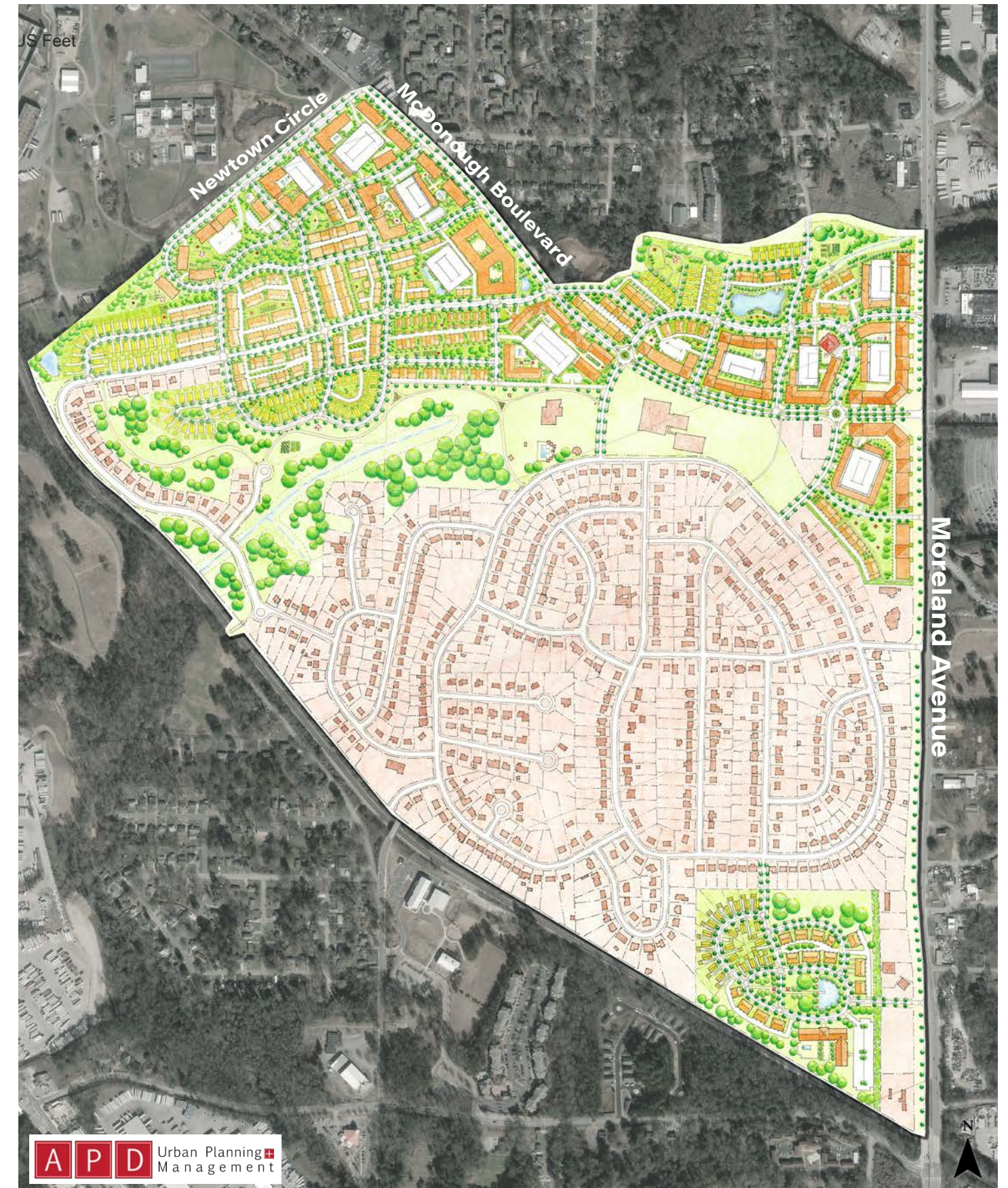
Two priority sites are controlled by the City of Atlanta and Atlanta Housing. Both organizations are working in concert to appropriately develop their sites to offer a range of housing types and affordability, coupled with amenities to benefit the entire neighborhood.

### Catalytic Sites

Four large catalytic sites were identified based upon their critical locations, size of developable land and ability to catalyze further development in the neighborhood.

- Forest Cove northern parcels
- Forest Cove southern parcel
- Atlanta Public Schools parcel
- Mt. Nebo church parcel

Figure 108: Thomasville Heights Master Plan



## WHERE: PRIORITY SITES

### Atlanta Housing Site

The Atlanta Housing Site is an undeveloped 36 acre lot located at the intersection of two arterial state highways, Moreland Avenue and McDonough Boulevard, with rolling topography and a creek along the northern border. This site is also the former location of the Thomasville Heights public housing that was demolished in 2010. Today, topography and storm water management pose the greatest constraints on redevelopment of the site. Atlanta Housing also wishes to reutilize infrastructure where possible, create outdoor amenity space, include housing both for-rent and for-sale, include a community center and sustainably practice storm water management..

### Proposed Site Concept

The proposed site concept retains the major circulation spine and creates developable, walkable blocks with new streets to improve circulation. The highest intensity uses are focused on the gateway into the neighborhood at the intersection of Moreland Avenue and McDonough Boulevard. Higher intensity uses continue along McDonough Boulevard and gradually transition to townhomes. Overall, the site is designed with a range of mixed use, multifamily, townhomes, condominiums, single family homes and accessory dwelling units. This creates a transition from most intense to least intense development, while offering a full spectrum of rental and ownership price points. A central water feature functions as working infrastructure to manage stormwater while creating a central amenity for the site. Connectivity is improved to the adjacent neighborhood to the north by a new street. The barrier formed by McDonough Boulevard to the the neighborhood is repaired by introducing traffic circles to calm vehicles, introducing a center planted median, on-street parking/transit lanes and protected bicycle lanes. Street plantings, wide sidewalks and new pedestrian lighting all improve walkability and safety.

### Yields Matrix

- 728 multifamily units,
- 64 townhomes, 16 condominiums,
- 22 single family detached,
- 16 accessory dwelling units,
- 106,500 square feet of commercial space.

Figure 109: Atlanta Housing Site Concept



## City of Atlanta Site

The City of Atlanta site is a 7 acre undeveloped site located in the northwestern area of Thomasville Heights. It is accessed by Newtown Circle. The topography is steep, sloping down from Newtown Circle to a creek along the northern edge of the site. It also overlooks the Atlanta Federal Prison site to the north and is heavily wooded with evergreen and deciduous trees. Topography is the primary constraint to development of this site.

### Proposed Site Concept

The development concept places garden style apartment buildings along the face of Newtown Circle. Parking is provided either under the building footprint or in a large surface parking area. Surface parking requires the use of retaining walls, due to the topography. Each cluster of garden apartments enjoys outdoor amenity space including play space for children. There is also easy access to a small park, and the larger Thomasville Heights Park.

### Yields Matrix

- 119 multifamily units

Figure 110: City of Atlanta Site Concept



## WHERE: CATALYTIC SITES

### Catalytic Sites

Four catalytic sites were identified through the planning process as ripe for development and holding transformational potential to spur further investment in the neighborhood.

#### 1. Forest Cove North

Forest Cove North is a large site, non-contiguous, with little existing infrastructure at the northern edge of the neighborhood. Portions of this site are owned by Fulton County in use as a senior center, and vacant property owned by Habitat for Humanity. Rolling topography extends throughout the site and connectivity to the other areas of Thomasville Heights is limited. The site concept design creates a series of blocks and walkable streets to support future development while forging new connections to the developed areas of the neighborhood and the park. The new street network connects adjacent properties to the Forest Cove sites. Development intensity is highest along McDonough Boulevard and gradually transitions to townhomes and garden apartments as it nears the existing single family heart of the neighborhood. Newtown Circle is realigned to form a 90 degree intersection with McDonough Boulevard, improving connectivity and safety.

**Yields: 400 multifamily units**

#### 2. Forest Cove South

Forest Cove South is a contiguous site with gentle topography, fronting on McDonough Boulevard and Thomasville Heights Park. There is little connectivity to the surrounding neighborhood. The site concept improves the connection to McDonough Boulevard by reconfiguring a perpendicular intersection with Thomasville Boulevard SE. A system of streets and blocks create walkable development parcels that directly connect to Thomasville Heights Park, the Recreation Center and the proposed South River Forest multi-use path. Development intensity is mixed use/multifamily at McDonough Boulevard and gradually transitions to stacked flats and townhomes to the west. With its direct adjacency to the park, this catalytic site holds great potential.

**Yields: 356 multifamily units, 34 townhomes, 30 stacked flats and 30 accessory dwelling units**

#### 3. Atlanta Public Schools Excess Property

The APS excess property is a large parcel that fronts onto Thomasville Boulevard SE and does not have any existing infrastructure. It is heavily wooded and slopes steeply towards a creek that runs just south of the parcel. The master plan concept continues the new north/south street grids into the APS site to interconnect the entire northern portion of the neighborhood with this property. The streets loop around to the City of Atlanta deed-restricted green space to the south, and provide public access to the green space and the proposed South River Forest Trail. Housing typologies include townhomes along Thomasville Boulevard, with a transition to front and rear-loaded single family detached homes and accessory dwelling units as the park is approached.

**Yields: 34 townhomes, 25 single family detached, 25 accessory dwelling units**

#### 4. Mt. Nebo Baptist Church Site

The two Mt. Nebo parcels abut Moreland Avenue at the intersection with McDonough Boulevard, directly opposite the Atlanta Housing site. This is a prominent gateway entrance into the neighborhood. The flat sites are presently developed with a large church building and accessory building. The master plan envisions a complementary building program to the Atlanta Housing concept across McDonough Boulevard of mixed-use in a pedestrian-oriented environment. Ground floor commercial buildings flank McDonough Boulevard and turn the corner onto Moreland Avenue, with residential units above. Parking is provided in a structured parking garage with spill over amenity spaces for the residential and commercial uses located between the buildings and the garage. The face of the garage is wrapped with residential units. As the site transitions towards the existing single family neighborhood, a large green space with pavillions provides a community amenity, with townhomes backing up to the existing residences. A green buffer separates the townhomes' alley from the neighboring homes.

**Yields: 84,800 sf commercial space, 258 multifamily units, 20 townhomes, structured parking deck**

Other properties that hold potential for future development.

### 5. Private Owner Property

This site is situated between Newtown Circle and Thomasville Boulevard, and touches McDonough Boulevard on the east end. It is a key parcel in the heart of the northern end of the neighborhood and is undeveloped land with some topography, particularly on the western end. The master plan worked with the owners' program. It concentrates higher intensity multifamily uses on McDonough Boulevard, then gradually transitions to stacked flats, townhomes and single family to the west. This transition works with the surrounding master plan and existing residential areas. The north/south proposed street network continues through the site, ultimately connecting this area with the South River Forest Trail and Thomasville Heights Park.

### 6. Industrial and Commercial Area

This site is bound by active rail yards to the south, commercial uses on Moreland Avenue and existing single family residences on all other sides. The site is terraced with some steep terrain between the terraces. The master plan creates a large central amenity green space for storm water management and a landscaped buffer between residences and the commercial uses on Moreland Avenue. The street system works with the existing terrain and connects into the existing Thomasville Heights single family area at Kipling Street. A mix of housing types for rent and for sale include garden apartments, single family detached homes, accessory dwelling units and townhomes. Access is also provided directly from Moreland Avenue.

**Yields: 42 townhomes, 21 single family detached homes, 21 accessory dwelling units and 96 multifamily units.**

### 7. Private Owner

This site abuts the Atlanta Public Schools parcel on the east and faces Thomasville Heights Boulevard. There is no existing infrastructure within the site. The master plan envisions the Forest Cove site to be developed in a synergistic manner with a block of 21 townhomes and a central green space.

**Yields: 21 townhomes on this site.**

### 8. Private Owner Property

This site lies west of the Atlanta Public Schools parcel, abuts existing single family residences on Thomasville Boulevard, and has no current street access. The master plan connects the site to the Atlanta Public Schools development and creates a small enclave of single family homes surrounding a central green space. The development is compatible with the existing single family residences adjoining to the north, and backs up to the City of Atlanta deed-restricted green space and the South River Forest trail system.

**Yields: 17 single family detached units along with 17 accessory dwelling units.**

Figure 111: Catalytic Site Locations

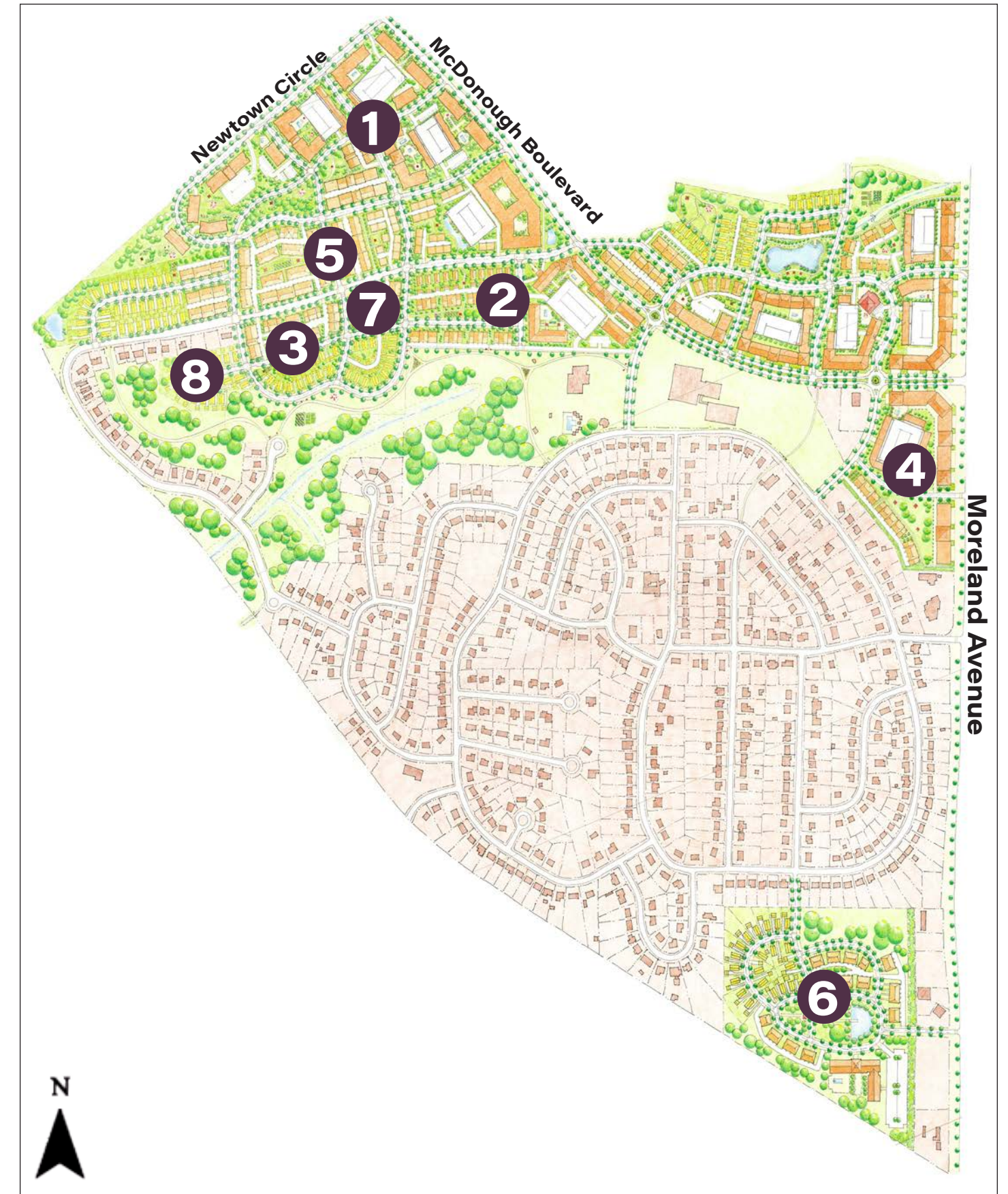




Table 24: Catalytic Site Yields Matrix

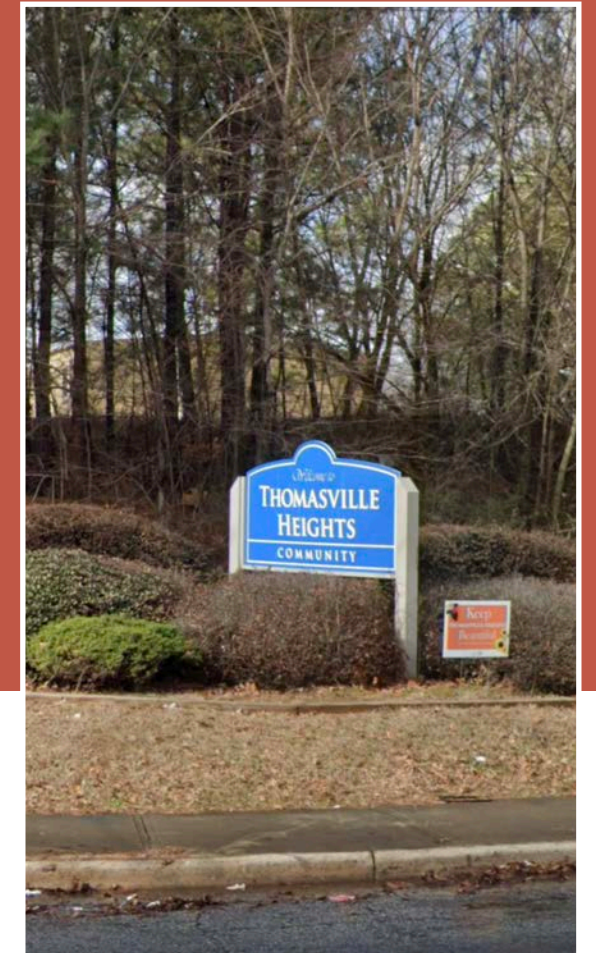
#	Catalytic Site	Accessory dwelling units	Single family detached	Townhomes	Stacked Flats	Multifamily units	
1	Forest Cove North					400	
2	Forest Cove South	30		34	30	356	
3	Atlanta Public Schools Excess Property	25	25	34			
4	Mt. Nebo Baptist Church Site		20			258	
5	Private Owner Property	For concept only, concept subject to further study.					
6	Industrial and Commercial Site	21	21	42		96	
7	Private Owner Property			21			
8	Private Owner Property	17	17				

Figure 112: Catalytic Site Concepts



# NEIGHBORHOOD PRESERVATION GUIDE

The Neighborhood Preservation Guide outlines plan recommendations and strategizes next steps with detailed implementation matrices.



## HOW: NEIGHBORHOOD PRESERVATION GUIDE

The Neighborhood Preservation section contains the recommendations for the Thomasville Heights Neighborhood. The neighborhood vision (Figure 113) and goals (Figure 114) created through the Steering Committee and community-wide meetings directly influence the recommendations included in the plan. Each recommendation is tied to one of the two goal categories, Create or Conserve, highlighting the relationship between goals and recommendations. Each goal is assigned an icon next to a recommendation that directly ties to that goal. Some recommendations have more than one icon next to them since they support multiple goals. Recommendations are further broken down into two categories, Community Retention and Neighborhood Improvement.

Figure 113: Thomasville Heights Vision Statement

Thomasville Heights is a safe, thriving mixed-income neighborhood that protects its historic residential character, prioritizes quality education, supports local churches, and has easy access to goods and services.

Figure 114: Thomasville Heights Goals



### Conserve

- Ensure legacy residents can remain in their homes;
- Preserve the existing character of the neighborhood;
- Share the history and culture of the neighborhood with future generations;
- Protect and improve existing affordable housing in the neighborhood;
- Support the reopening of Thomasville Heights Elementary School; and
- Support the Thomasville Heights Civic League.



### Create

- Establish new homeownership opportunities;
- Improve access to youth recreation and programming;
- Increase connectivity between the neighborhood and community assets;
- Improve pedestrian infrastructure in the neighborhood;
- Invest in infrastructure that reduces vehicular speed;
- Establish a schedule for City services, such as right of way clearance;
- Develop new for sale and rental housing;
- Promote neighborhood safety and stability; and
- Develop neighborhood retail space.

### Community Retention

The Community Retention section includes recommendations focused on retaining existing residents in Thomasville Heights as changes and development occur in the neighborhood and the City. These strategies are essential to ensure existing residents are not displaced as new development is introduced in Thomasville Heights and growth pressures increase.

### Neighborhood Improvement

The Neighborhood Improvement section outlines transportation and infrastructure improvements that support neighborhood growth. It also outlines recommendations for future land use and zoning regulations and the Thomasville Heights master plan, created to guide the neighborhood's future growth.

## COMMUNITY RETENTION

All strategies outlined below are designed to achieve the goals of the neighborhood. Each strategy is organized under its associated goal. Several recommendations help achieve more than one neighborhood goal and can complement one another to ensure the goals and vision of the Plan are achieved effectively and efficiently.



### Conserve Strategies

- |                                    |                                                |
|------------------------------------|------------------------------------------------|
| 1 Homeowner Rehabilitation Program | 4 Community Land Trusts                        |
| 2 Property Tax Assistance          | 5 Support the Thomasville Heights Civic League |
| 3 Homeowner Education              | 6 Historic Preservation                        |



### Creation Strategies

- |                                    |                                |
|------------------------------------|--------------------------------|
| 1 Down Payment Assistance Programs | 3 Youth and Senior Programming |
| 2 Neighborhood Safety              | 4 Partnership Schools          |



## COMMUNITY RETENTION



### CONSERVE

#### 1. Homeowner Rehabilitation Program

This recommendation leverages the existing homeowner rehabilitation programs offered in Atlanta that focus on critical repairs. Current homeowner rehab programs in Atlanta include:

- House Proud;
- Habitat for Humanity; and
- Atlanta Heritage Program.

In the short term, focus should be placed on encouraging homeowners to apply for the existing Homeowner Rehabilitation Programs to promote safe housing for long-term seniors. A review of how the existing homeowner rehabilitation programs can be expanded to assist homeowners in Thomasville Heights, through various partnerships should be evaluated. Additional steps to ensure Thomasville Heights homeowners can leverage the existing programs include:

- Evaluate program requirements and highlight barriers Thomasville Heights residents might have to meeting those requirements; and
- Implement outreach to educate existing homeowners on the existing housing rehabilitation programs in the City of Atlanta and how to apply for them.

A neighborhood-specific program should be established to address the specific home repair needs in Thomasville Heights. A neighborhood-specific program with dedicated funding can ensure the repair needs of existing homeowners in the neighborhood can be met without competing for city-wide funding.

Table 25 outlines an initial estimate of the cost to address owner-occupied repair needs, but does not consider any potential income restrictions on assistance. Assumptions made to create this budget include:

- The windshield survey completed in May of 2021, which evaluated exterior building conditions and categorized each property's exterior; and
- The estimate provides a cost range to fund the needed repairs for homeowners in Thomasville Heights, but does not include administrative expenses.

Table 25: Thomasville Heights Homeowner Rehab Estimate

Thomasville Heights Homeowner Rehab Estimate			
Home Condition	Unit Count	Cost Range	Total Cost
Good	133	\$1,000	\$133,000
Fair	105	\$5,000-\$10,000	\$525,000-\$1,050,000
Poor	12	\$20,000-\$35,000	\$240,000-\$420,000
Deteriorated	4	\$35,000-\$50,000	\$140,000-\$200,000
Dilapidated	2	\$50,000-\$75,000	\$100,000-\$150,000
<b>Total</b>		\$1,138,000-\$1,953,000	

#### Case Study: [The Atlanta Heritage Program](#)

##### What:

- A program designed to assist homeowners with up to \$30,000 per home in critical health and safety repairs.

##### Where and Who:

- A partnership between Invest Atlanta and the Department of City Planning; and
- Homeowners in the City of Atlanta who meet eligibility requirements.

##### How:

- Provides a deferred forgivable loan that is fully forgiven after ten years or when the property is sold.

#### 2. Property Tax Assistance Program

A property tax assistance program is a tool to address rising property taxes of long-term homeowners who might be unable to afford the increases and could be displaced from their homes.

Some initial program ideas include:

- Ensuring the homeowner is aware of and has a Homestead Exemption;
- Fund the program through philanthropic funding and offer the tax payments in the form of a grant to the homeowners;
- Focus on legacy homeowners in the neighborhood; and
- Establish a time frame for the assistance.

An initial first step for this program includes establishing program guidelines and creating a cost estimate.

#### 3. Homeowner Education

This recommendation provides information about existing housing programs in the city such as homestead exemptions and existing homeowner rehabilitation programs. Information shared should include program benefits, eligibility requirements and how to apply.

Additional topics can include:

- Benefits of a will and how to create one;
- Importance of homeownership for generational wealth;
- Value of property and how to leverage home equity; and
- How to avoid predatory lending and speculative property purchasers and investors.

An initial first step of this recommendation is to conduct outreach efforts to current homeowners without a homestead exemption. There are an estimated 60 homeowners in Thomasville Heights without a homestead exemption. Contacting with these homeowners and sharing information about the homestead exemption program and how to apply will be a critical first step in helping to stabilize tax bills.

#### 4. Partner with Local Land Trusts

Community Land Trusts can effectively provide long-term affordable homeownership opportunities in communities by ensuring affordability for future low-to-moderate-income families. Community Land Trusts can also be an effective way to provide homeownership opportunities to existing residents who might otherwise be unable to afford to purchase in the neighborhood. Next steps to support the development of land trust property in the neighborhood includes:

- Reviewing the feasibility of transferring publicly owned land into a land trust;
- Exploring a partnership opportunity with the Atlanta Land Trust to target Thomasville Heights; and
- Acquiring additional property in the neighborhood to place in a land trust.

#### Case Study: [Anti-Displacement Tax Relief Fund](#)

##### What:

- A program to assist legacy homeowners to remain in their homes by paying property tax increases; and
- Established in 2017 by the Westside Future Fund.

##### Where and Who:

- Provides assistance to eligible homeowners who live in specific Atlanta neighborhoods.

##### How:

- The program pays for increases in property taxes for homeowners over 20 years; and
- The payments are in the form of a grant and do not require repayment.

#### Case Study: [Homeowner Education](#)

##### What:

- A program established to assist individuals in understanding the importance of end-of-life planning.

##### Where and Who:

- The program is located in Denver, Colorado; and
- The program is a partnership between Denver Probate Court and Metro Volunteer Lawyers.

##### How:

- Offer free clinics to discuss the benefits of having a power of attorney and a living will; and
- Assist in preparing these documents for individuals who meet the income eligibility requirements.

#### Case Study: [Atlanta Land Trust](#)

##### What:

- Atlanta Land Trust is a local organization focused on preserving permanent affordable housing, specifically around the Beltline.

##### Where and Who:

- Focus on preserving affordability in Atlanta; and
- Recently sold homes priced between \$142,000-\$215,000.

##### How:

- Residents own the homes while the land trust retains ownership of the land; and
- Homeowners agree to sell the home at a resale restricted price to maintain permanent affordability.

## 5. Historic Preservation

Preservation strategies prevent the loss of neighborhood history by incorporating it into the neighborhood transformation process. This recommendation includes traditional historic preservation tools and uses the neighborhood history as a key redevelopment theme for marketing and cultural enrichment. Recommendations include:

- Create a detailed catalog of assets including housing, commercial, and general landmark designations. This process can be completed through a study that leverages the work previously completed by the community;
- Work with the City of Atlanta to establish a local historic district;
- Create and install public art that highlights the history of the neighborhood;
- Incorporate the sharing of neighborhood history along the proposed walking trails, and create routes to important neighborhood destinations;
- Establish a Thomasville Heights oral history project to preserve the history of the neighborhood for future generations; and
- Host exhibits in Thomasville Park that showcase the history of the neighborhood.

## 6. Support the Thomasville Heights

### Civic League

The plan recommends support for the Thomasville Heights Civic League for its important role in capacity building for the neighborhood.

- Capacity building;
- Establish a direct line of communication between the Thomasville Heights Civic League and implementation partners to provide regular updates on plan implementation; and
- Work with the Civic League to ensure they have access to a consistent meeting space in the neighborhood.



## CREATE

### 1. Down Payment Assistance Program

Down payment assistance programs can support homeownership opportunities for families earning between 80-150% AMI. Down payment assistance programs can help households who are mortgage ready but need additional funds for a down payment. This recommendation supports leveraging and supporting existing down payment assistance programs at both the state and city levels.

Current assistance programs in Atlanta include:

- Georgia Dream Homeownership Program;
- Atlanta Housing Downpayment Assistance Program;
- Home Atlanta 4.0; and
- Intown Mortgage Assistance Program.

Recent funding from Wells Fargo to support the WORTH BIPOC

### Case Study: [Collier Heights Historic District](#)

#### What:

- The Collier Heights Historic District was created based on the architectural character and history of the neighborhood.

#### Where and Who:

- The City of Atlanta designated the Collier Heights neighborhood as a local historic district, with extensive neighborhood input and support.

#### How:

- The historic designation provides a layer of protection against new construction and exterior renovations not in line with existing neighborhood character.

### Case Study: [NeighborWorks Place Based Training](#)

#### What:

- Place based training on a wide variety of topics, including affordable housing, community and economic development.

#### Where and Who:

- NeighborWorks trainers provide on-site training to stakeholders; and
- The topics are selected by the group and include community development and increasing capacity.

#### How:

- Day or week-long training with NeighborWorks staff.

### Case Study: [Atlanta Housing Down Payment Assistance Program](#)

#### What:

- A program to assist first-time homebuyers with purchasing a home.

#### Where and Who:

- Atlanta Housing provides assistance to individuals who meet the eligibility requirements; and
- The home must be in the City of Atlanta.

#### How:

- Atlanta Housing provides a fully forgivable loan after a ten-year occupancy of the residence; and
- The typical loan amount is \$20,000 per borrower.

Initiative (Wealth Opportunity Restored Through Homeownership) can be targeted to support down payment assistance in the Thomasville Heights neighborhood.



### 2. Neighborhood Safety

Neighborhood safety strategies focus on ensuring residents feel safe in their neighborhood, through traditional safety measures and by increasing community awareness and involvement.

- Install additional security cameras;
- Expand police patrols and set up meet and greets between local officers and neighborhood residents;
- Property maintenance of publicly owned land
- Host clean up days and other events in the community in partnership with the Thomasville Civic League; and
- Work with existing business owners to deal with disorderly conduct.



### 3. Youth and Senior Programming

These programs can address the neighborhood's desire to support youth growth and development and provide seniors with opportunities to engage in activities in their neighborhood.

- Partner with the Fulton County Library System or technical colleges to support literacy education and college preparedness;
- Support expanded recreation opportunities for youth at the Thomasville Heights Recreation Center; and
- Partner with Fulton County to share information on existing programs offered at the Southeast Neighborhood Senior Center. Existing programs offered at the center include:
  - Wellness and exercise activities; and
  - Computer training classes.



### 4. Partnership Schools

Thomasville Heights Elementary School was recently temporarily closed due to the relocation of residents at Forest Cove. While the school is closed, Atlanta Public Schools has determined the following uses for the school:

- A portion of the school will be used for district uses;
- Local organizations also have the opportunity to rent a portion of the building through the [APS Facilities Rental Website](#); and
- Community organizations can rent outdoor garden space by contacting Charles Shultz, the Director of Planning and Property Management.

### Case Study: [Atlanta Police Department Crime Prevention Unit](#)

#### What:

- A unit run by APD that provides various programming to support and educate residents on crime prevention.

#### Where and Who:

- Crime Prevention Unit of the Atlanta Police Department.

#### How:

- Offers workshops on Crime Prevention Training, Neighborhood Watch Training and Development, Senior Citizen's Activities and Safety & Awareness Workshops.



# NEIGHBORHOOD IMPROVEMENT STRATEGIES

## Neighborhood Improvement Strategies

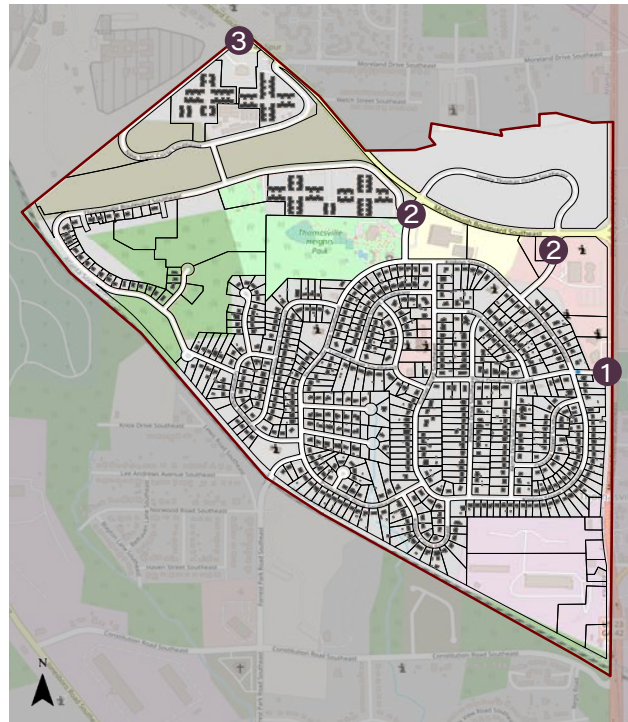
- |                                      |                                  |
|--------------------------------------|----------------------------------|
| 1 Neighborhood Gateways Signage      | 7 Faith-based Affordable Housing |
| 2 Street Sign Toppers                | 8 Leveraging Publicly Owned Land |
| 3 Community Assets                   | 9 Design Guidelines              |
| 4 Greenspace and Recreation          | 10 Zoning                        |
| 5 Transportation and Infrastructure  | 11 Land Use                      |
| 6 Partner with Non-Profit Developers |                                  |

### 1. Neighborhood Gateway Signage

Neighborhood gateways are signage used to distinguish one neighborhood from another and create common neighborhood entry and exit points. Gateways can also be used to establish a clear neighborhood boundary. Continued maintenance or updates to existing signage at neighborhood entry points are recommended for the following locations :

- Isa Drive & Moreland Avenue - 1
- Henry Thomas Drive & McDonough Boulevard - 2
- New Town Circle & McDonough Boulevard - 3

Figure 115: Neighborhood Gateway Locations



### 2. Street Sign Toppers

Street sign toppers are metal signs that are commonly placed above stops signs within a neighborhood. They display the neighborhood name or an associated symbol. Street sign toppers help create a sense of place and increase community pride.



### 3. Community Assets

The following community assets should continue to be prioritized for improvements to maximize access for Thomasville Heights residents.

- Thomasville Park - Improve visibility and access from residential area to park and reactivation of the neighborhood pool.
- Thomasville Heights Recreation Center - Continue to host programmed activities for youth and seniors.
- Thomasville Heights Elementary School (THES)- Continue to ensure that THES remains active and support reopening.



### 4. Greenspace and Recreation

Greenspace are areas that include grass and other vegetation within a urban setting. Thomasville Heights community members expressed a desire for increased access and additional programming to existing greenspace. Below are recommendations for improvements:

- Expansion of greenspace at Thomasville Park
- Multi-Use trails- Establish walking trails throughout Thomasville Park with additional extensions through the City of Atlanta's deed-restricted greenspace property. Where possible, these Multi-Use trails should be planned for future connections with the Atlanta BeltLine and the South River Forest Trail.

Recommendations for a potential route for Multi-Use trails can be found in the Thomasville Heights master plan.



## 5 .Transportation and Infrastructure

Community members expressed interest in the following transportation and infrastructure improvements.

- Speed awareness signage
- Updated pavement striping
- Installation and improvement of sidewalks in the neighborhood. Prioritize sections rated average and below.
- Speed tables
- Center median island
- Neighborhood traffic circle
- Add bus shelters at each MARTA bus stop

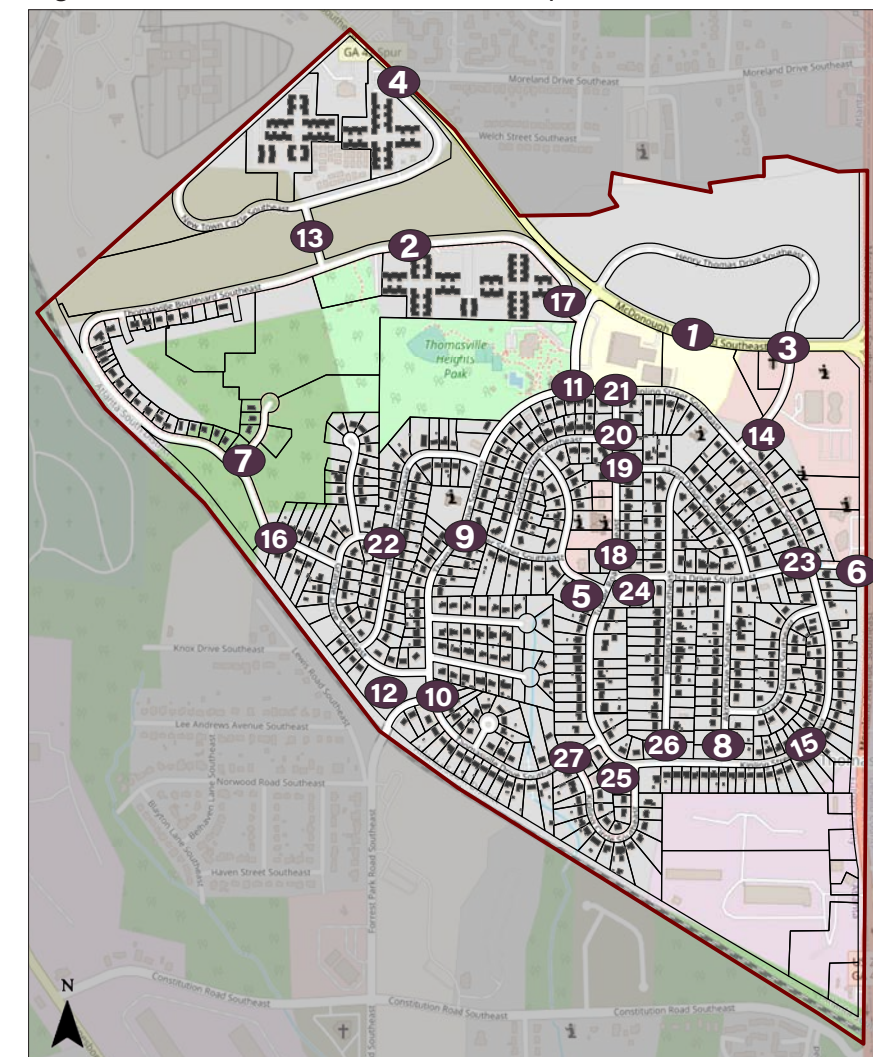
The following are recommendations to improve pedestrian infrastructure within the Thomasville Heights neighborhood. The project numbers in "Table 26: Pedestrian Infrastructure Improvements" on page 156 correlate with the map numbers listed below in Figure 116.

Table 26: Pedestrian Infrastructure Improvements

#	Project Name	Project Description	Project Type
1	Beautification of McDonough Boulevard	Redesign McDonough Boulevard to remove one travel lane in each direction, install medians, and install roundabouts at Henry Thomas drive intersections in coordination with the redevelopment plan	Complete Streets
2	Beautification of Thomasville Boulevard	Redesign Thomasville Boulevard to slow speeds and provide safe crossings due to excessive width from Henry Thomas Drive to Grange Court	Complete Streets
3	McDonough Boulevard at Henry Thomas Drive	Install crosswalk across McDonough Boulevard at the east Henry Thomas Drive intersection	Crosswalk Install
4	McDonough Boulevard at Moreland Avenue Drive and New Town Circle	Install crosswalks across McDonough Boulevard at the southeast leg and across Moreland Avenue Drive at the east leg at the Moreland Avenue Drive and New Town Circle intersection	Crosswalk Install
5	Turner Road at Velma Street	Install crosswalk across Turner Road at the west leg at the Turner Road and Velma Street intersection	Crosswalk Install
6	Moreland Avenue at Isa Drive	Review potential for installation of a full traffic signal or signalized crosswalk at Moreland Avenue and Isa Drive	Intersection Improvement
7	Thomasville Boulevard at Martin Ct	Repair the drainage at the intersection at Thomasville Boulevard. Consider traffic calming devices such as curb bulbouts with bioswales	Intersection Improvement
8	Traffic Calming at Kipling Street and Akron Drive	Implement traffic calming measures to slow speeds make the intersection safe to cross on foot at the Kipling Street and Akron Drive intersection	Intersection Improvement
9	Thomasville Drive at Luther Street	Install 3-way stop and paint crosswalk to slow speeds and make intersection safe to cross on foot at the Thomasville Drive and Luther Street intersection	Intersection Improvement
10	Thomasville Drive at Forrest Park Road	Install 3-way stop and re-paint crosswalk to slow speeds and make intersection safe to cross on foot at the Thomasville Drive and Forrest Park Road intersection	Intersection Improvement
11	Thomasville Drive at Henry Thomas Drive	Install 3-way stop and re-paint crosswalk to slow speeds and make intersection safe to cross on foot at the Thomasville Drive and Henry Thomas Drive intersection	Intersection Improvement
12	Forest Park Road	Install sidewalk on the north side of Forest Park Road from Thomasville Drive to the railroad bridge	Sidewalk Install
13	Fulton Bridge	Install sidewalks on Fulton Bridge between New Town Circle and Thomasville Boulevard	Sidewalk Install
14	Henry Thomas Drive at Kipling Street	Install sidewalk on the southeast side of Henry Thomas Drive from Kipling Street to existing sidewalk (approx. 150 feet)	Sidewalk Install
15	Kipling Street	Repair existing sidewalk on south and east side of Kipling Street from Octavia Street to Kipling Circle due to poor condition	Sidewalk Repair
16	Thomasville Boulevard at Grange Court	Fill in the sidewalk gaps and install a crosswalk at the intersection of Thomasville Boulevard and Grange Court	Sidewalk and Crosswalk Install
17	Thomasville Boulevard at Henry Thomas Drive	Install sidewalk on the south side of Thomasville Boulevard from Henry Thomas Drive to the existing sidewalk (approx. 60 feet). Also connect to the playground (an additional 40 feet)	Sidewalk Install
18	Turner Road	Repair existing sidewalk on east side of Turner Road from Isa Drive to Velma Street due to poor condition	Sidewalk Repair

#	Project Name	Project Description	Project Type
19	Turner Road at Akron Drive	Install a curb ramp on the west side of the Turner Road and Akron Dr intersection	Curb Ramp Install
20	Turner Road at Goddard Street	Install curb ramps on the northwest and southwest corner of the Turner Road and Goddard Street intersection	Curb Ramp Install
21	Turner Road at Kipling Street	Install a curb ramp on the north side of Kipling Street at the Turner Road intersection	Curb Ramp Install
22	Grange Drive at Lathrop Street	Install crosswalk and curb ramps at the north leg of the Grange Drive and Lathrop Street intersection	Curb Ramp and Crosswalk Install
23	Isa Drive at Kipling Street	Install crosswalk and sidewalk curb ramps across Isa Drive at the east leg of the Kipling Street intersection	Curb Ramp and Crosswalk Install
24	Isa Drive at Turner Road	Install crosswalk and sidewalk curb ramps across Turner Road at the west edge of Turner Road	Curb Ramp and Crosswalk Install
25	Kipling Street at Kipling Circle	Install crosswalk and curb ramps at the south leg of the Kipling Street and Kipling Circle intersection	Curb Ramp and Crosswalk Install
26	Kipling Street at Phillips Drive	Install crosswalk and curb ramps at the east leg of the Kipling Street and Phillips Drive intersection	Curb Ramp and Crosswalk Install
27	Thomasville Drive at Kipling Circle	Install curb ramp on the north side of Thomasville Drive and crosswalks across the east leg and south leg of the Thomasville Drive and Kipling Circle intersection	Curb Ramp and Crosswalk Install

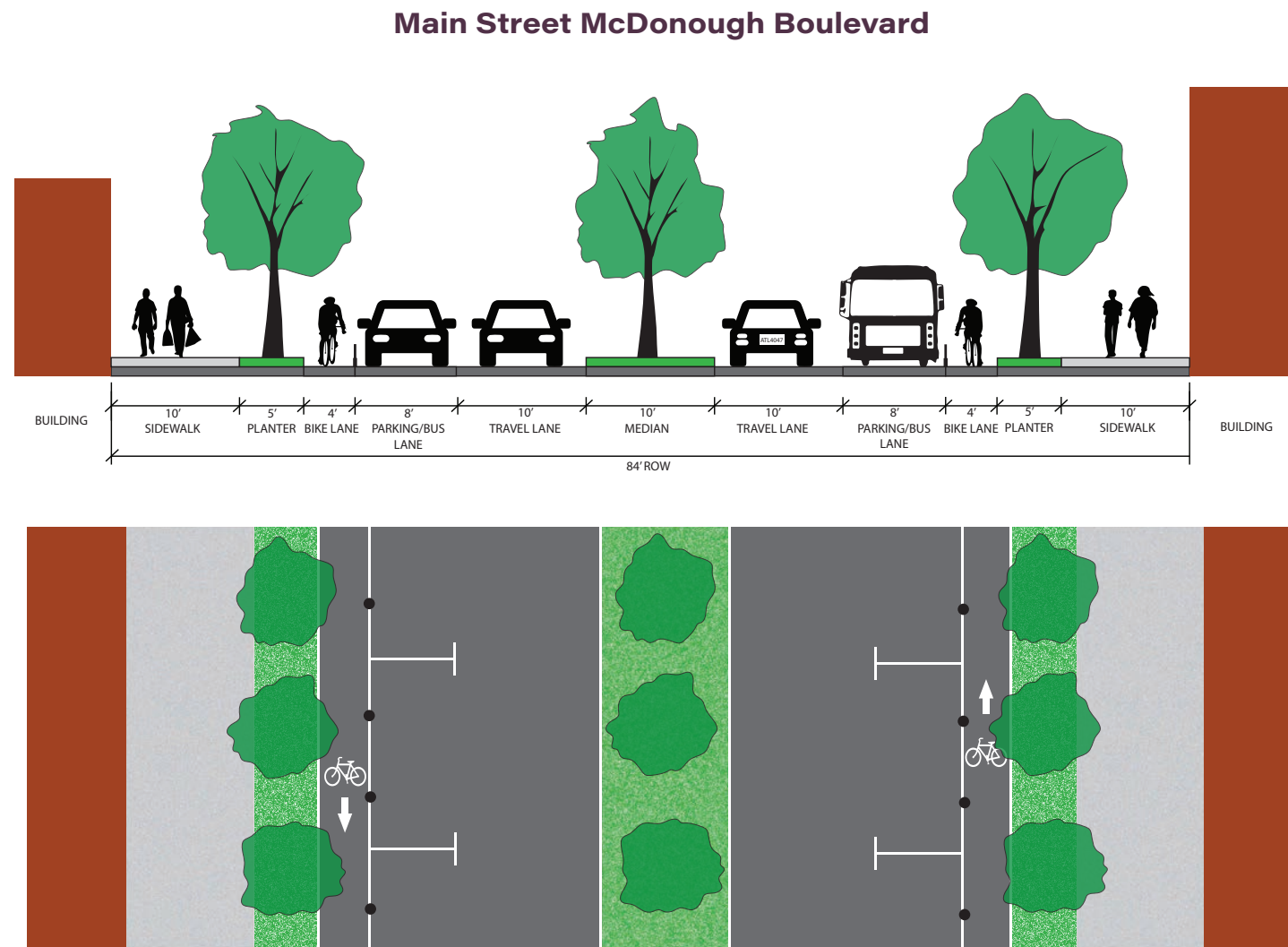
Figure 116: Pedestrian Infrastructure Improvements



**Right of Way Improvements**

The master plan includes six new street types for development within Thomasville Heights

Figure 117: McDonough Boulevard

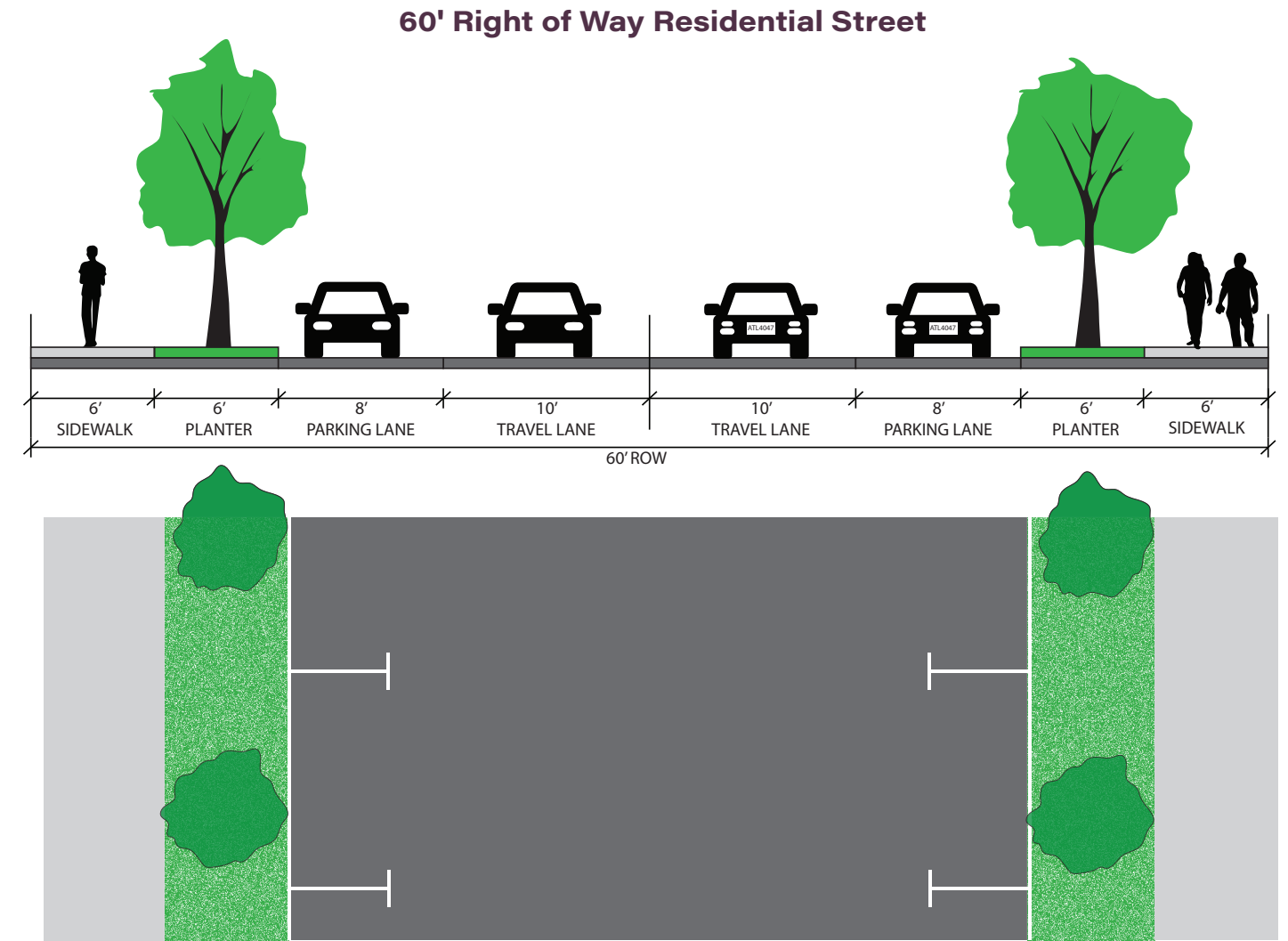


**Description**

McDonough Boulevard is a four-lane Georgia state highway which now forms a barrier between the Atlanta Housing site and the neighborhood, including Thomasville Elementary School and Thomasville Park.

To slow traffic, increase mobility options, create an identity for the neighborhood and improve safety, the street will be reconfigured. A 10' wide central planted median works to beautify and announce arrival into the neighborhood. At the two intersections with Henry Thomas Drive SE there are roundabouts to slow traffic and improve ingress and egress for the neighborhood. On-street parallel parking and alternating bus lanes are bordered by protected bike lanes to create a multi-modal environment. Street trees, pedestrian lighting and wide sidewalks encourage walking and serve the future neighborhood commercial uses planned for the boulevard.

Figure 118: Residential Street, 60' ROW



**Description**

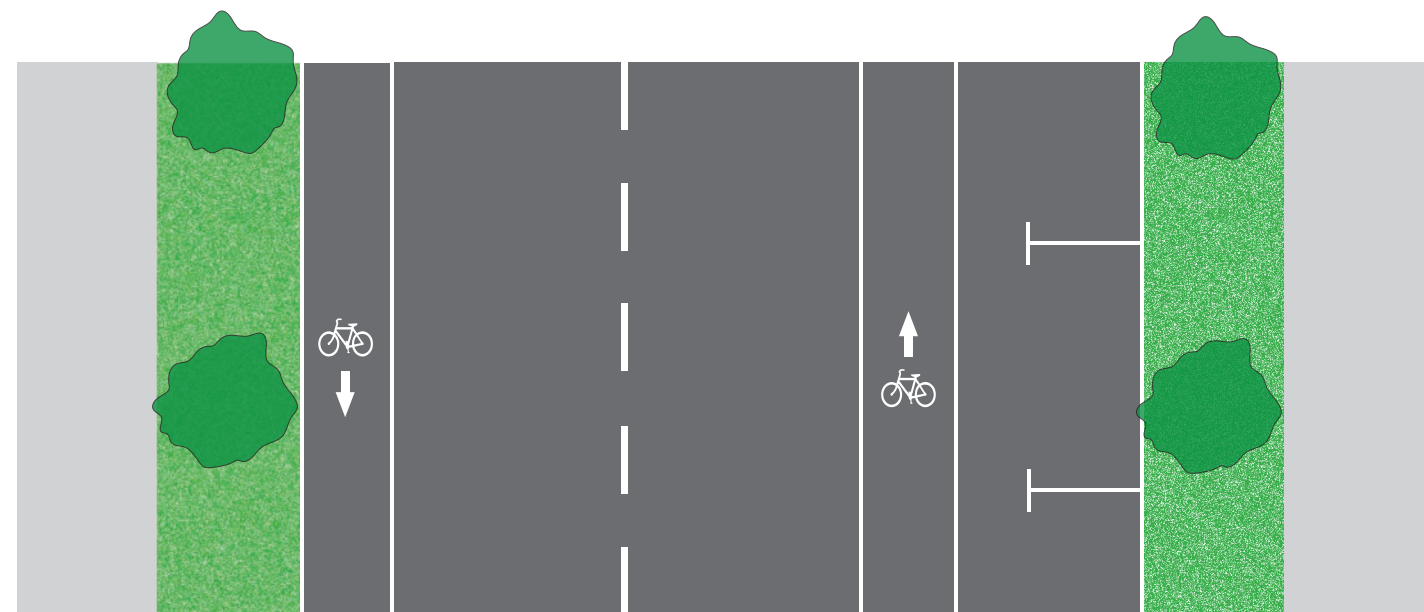
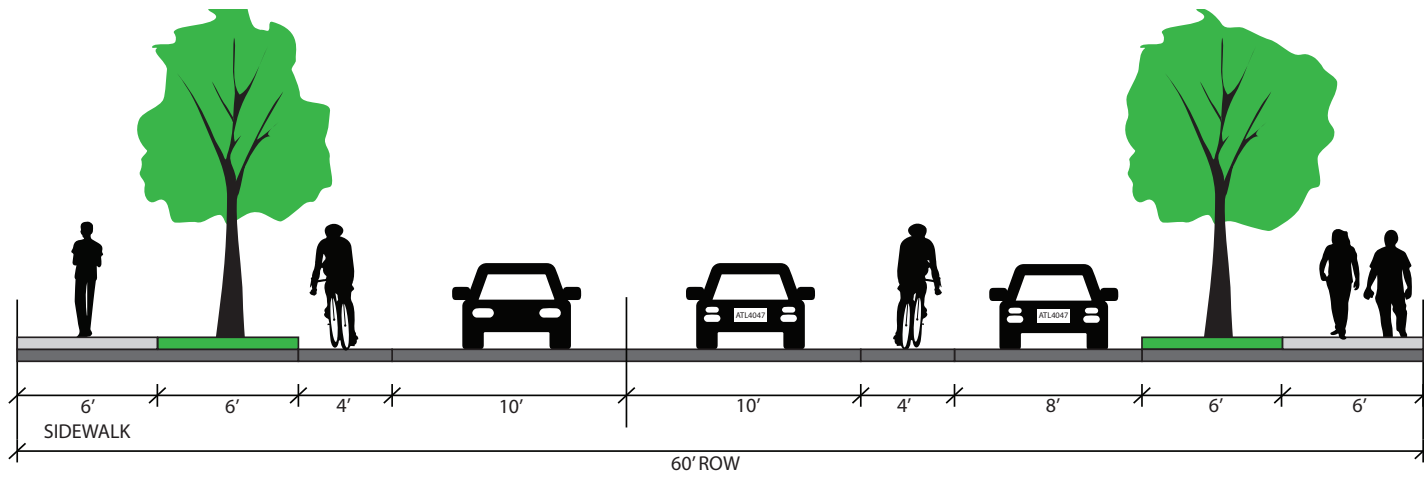
There are existing 60' right-of-ways in Thomasville Heights on Newtown Circle, Thomasville Boulevard SE and Henry Thomas Drive SE. As development along these streets occurs, the master plan calls for improvements.

Sidewalks will be widened to 6' with an adjoining 6' wide street tree planting and lighting area. Parallel parking is planned for each side of the street, with two 10' wide travel lanes. Ideally, bulb-outs should delineate parking areas to help keep traffic speeds low.



Figure 119: 60' ROW with Bike Lanes

**60' Right of Way with Bike Lanes**

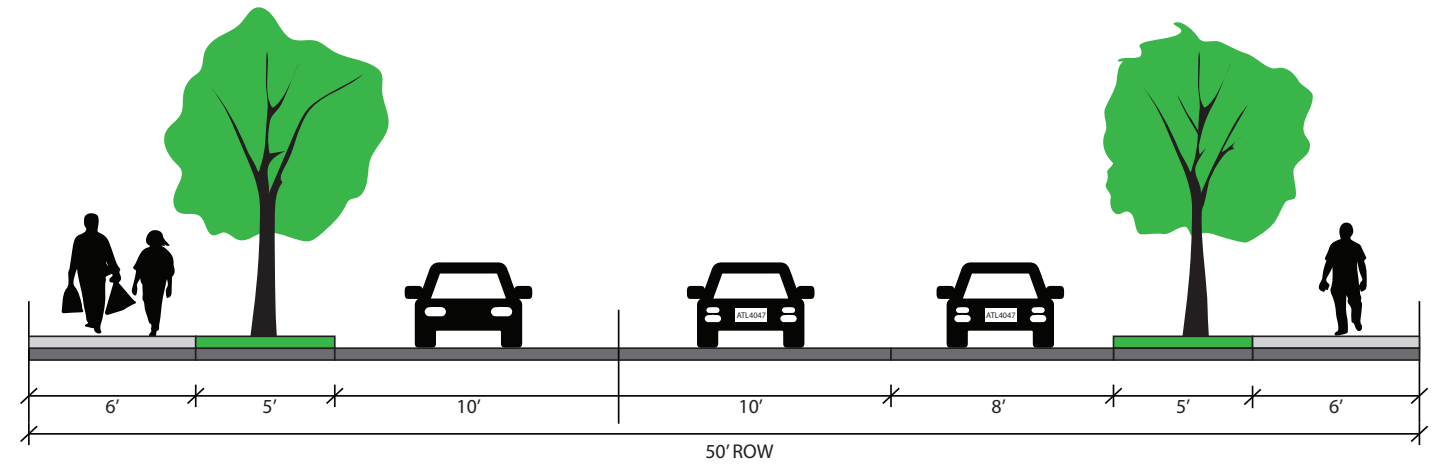


**Description**

Sections of the preceding 60' ROW streets will be designated for on-street bicycle lanes. These streets will maintain the sidewalks and street plantings called out in the 60' ROW residential streets. However, on-street parking will be limited to one side only to permit bicycle lanes on both sides of the street as illustrated above.

Figure 120: 50' ROW Residential Street

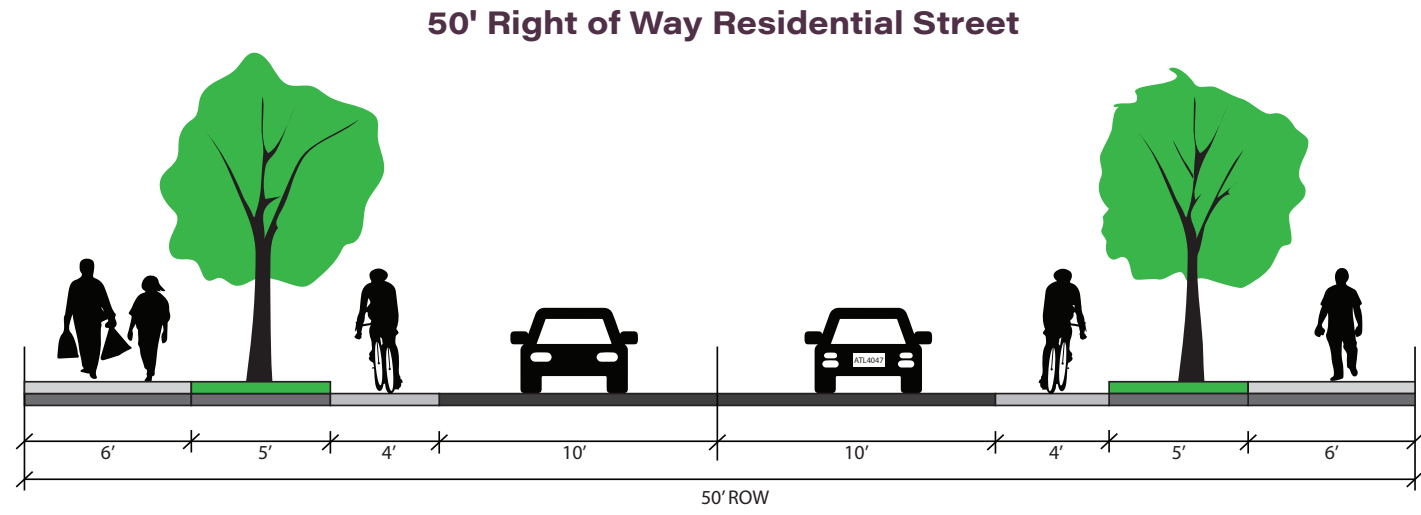
**50' Right of Way Residential Street**



**Description**

The 50' ROW is typical of new streets proposed by the master plan. The streets will feature 6' wide sidewalks with 5' wide planting strips on both sides. Two travel lanes, each 10' wide with on-street parking on one side only completes the configuration. Bulb outs around the parallel parking are recommended to slow traffic and improve pedestrian safety.

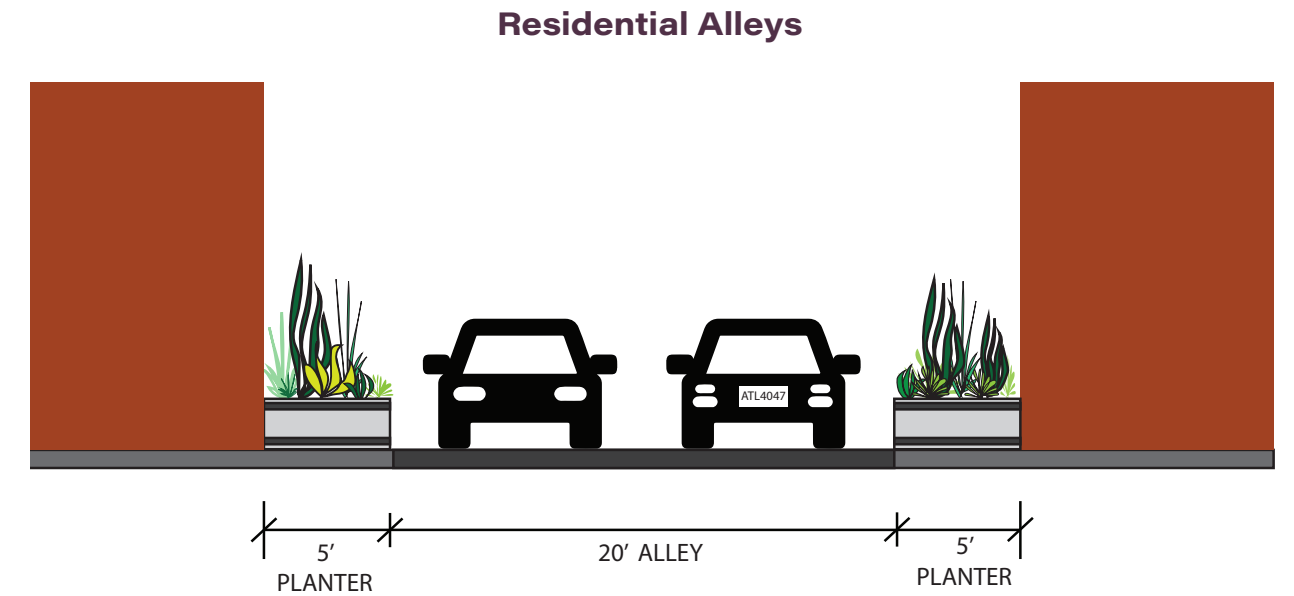
Figure 121: 50' ROW Residential Street



**Description**

In some locations the 50' ROW streets are designated for on-street bicycle lanes. These streets maintain the sidewalks and street planting called out in the 50' ROW Residential Streets. However, on-street parking is eliminated to permit bicycle lanes on both sides of the street as illustrated above.

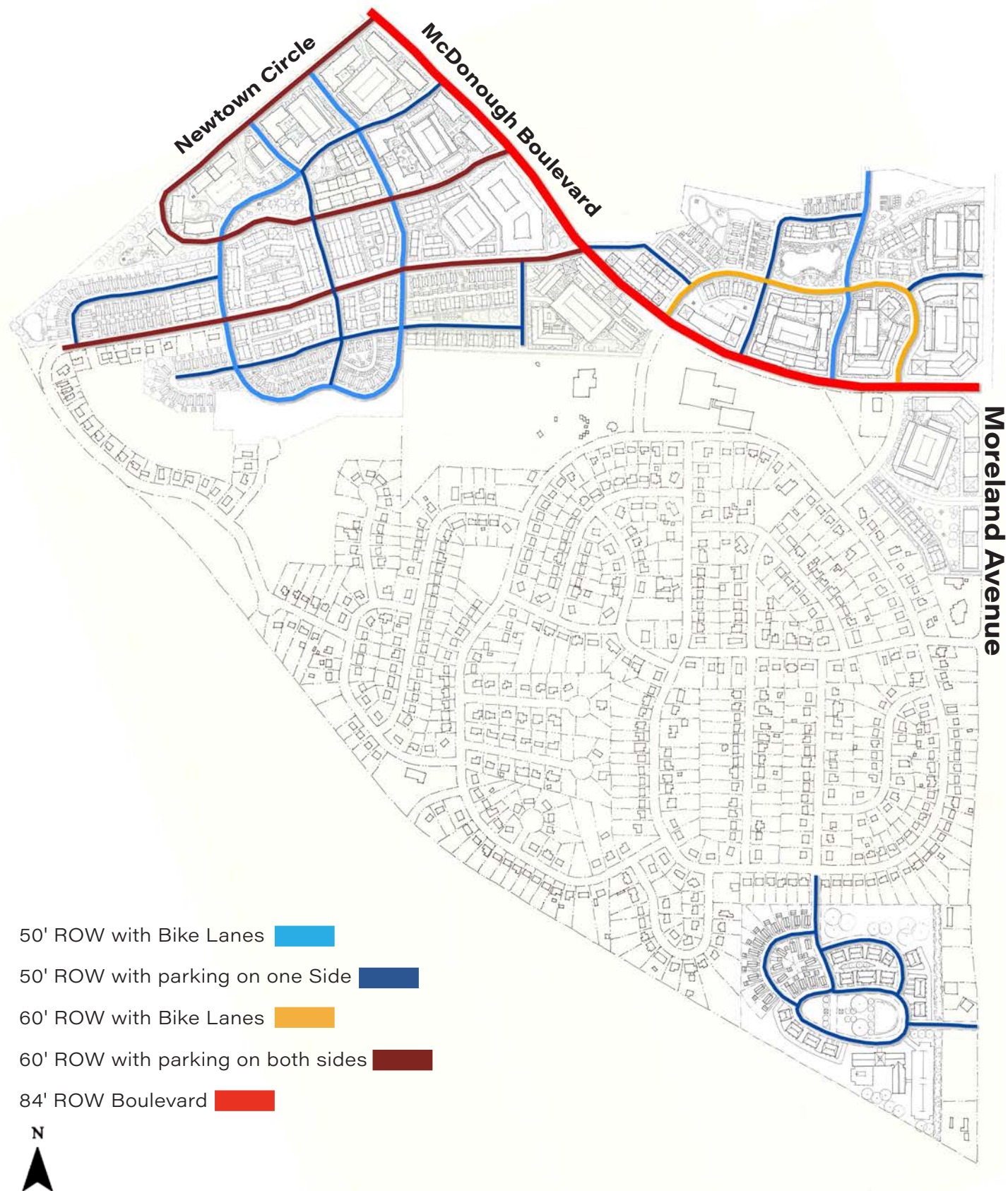
Figure 122: Residential Alleys



**Description**

Residential alleys are used where possible throughout the master plan to improve aesthetics along with pedestrian and bicycle safety. This allows for driveways to be located to the rear of properties, and the street frontage to be occupied by active uses. Residential alleys are 18 - 20 wide with two travel lanes. Each side of the alley has an additional 5' planting area to improve the alley appearance and assist with storm water management.

Figure 123: Right of way improvements map



## 6. Partner with Non-Profit Developers

The Thomasville Heights Neighborhood Plan partners should continue to engage major property owners and partner with non-profit developers in guiding equitable developments that are conducive to mix-income communities as illustrated in the master plan.

- Support local non-profit developers preserve and create affordable housing
- Capacity building of smaller developers

## 7. Faith-based Affordable Housing

The City of Atlanta has established a Faith-based Development Initiative to assist local faith-based organizations in developing affordable housing. The initiative supports faith-based organizations by connecting them to various resources that can provide critical information on topics that include:

- Market conditions, zoning and entitlements;
- How to establish a vision for the site;
- Development best practices; and
- Predevelopment capital.

The program also provides a mentoring opportunity by connecting organizations to experienced organizations that have successfully completed a similar development.

Local churches should be informed of and connected with this program to help them establish the feasibility of building affordable housing on their property.

## 8. Leveraging Publicly Owned Land

Publicly owned land in Thomasville Heights include large properties owned by Atlanta Housing and The City of Atlanta (shown in Figure 22). It is recommended that these properties be used to create affordable housing opportunities for mixed income households, neighborhood retail, greenspace, and additional recreational space.

- Atlanta Housing Property : Mixed-income housing, mixed-use developments along Moreland Avenue and at the intersection of McDonough Boulevard and Moreland Avenue, and open/programed greenspace.
- City of Atlanta Property: Mixed-income housing, and programed greenspace
- City of Atlanta Deed-Restricted Greenspace: Program as additional green and recreational space to Thomasville Park.

## 9. Design Guidelines

Design Guidelines are documents created for a neighborhood or corridor that contain a series of images and statements that convey the desired design or construction standards for new or renovated structures. The intention of design guidelines is to establish expected outcomes and approval processes for new development and renovation. The Thomasville Heights community has expressed interest in preserving the existing character of the single-family portion of the neighborhood through the establishment of a local historic district. Design guidelines are suited to reinforce and define the historical design character of the neighborhood. Below is an example case study for a design guideline report:

- [Inman Park Design Guidelines \(Inman Park, Atlanta, Georgia\)](#)

## 9. Zoning

To realize the vision for future development in Thomasville Heights, it is recommended that a review of potential zoning is conducted to ensure proposed zoning regulations are aligned with the overall master plan. Community and stakeholder engagement should be performed to allow for zoning education opportunities and confirm that recommended changes are aligned with the neighborhood plan goals.

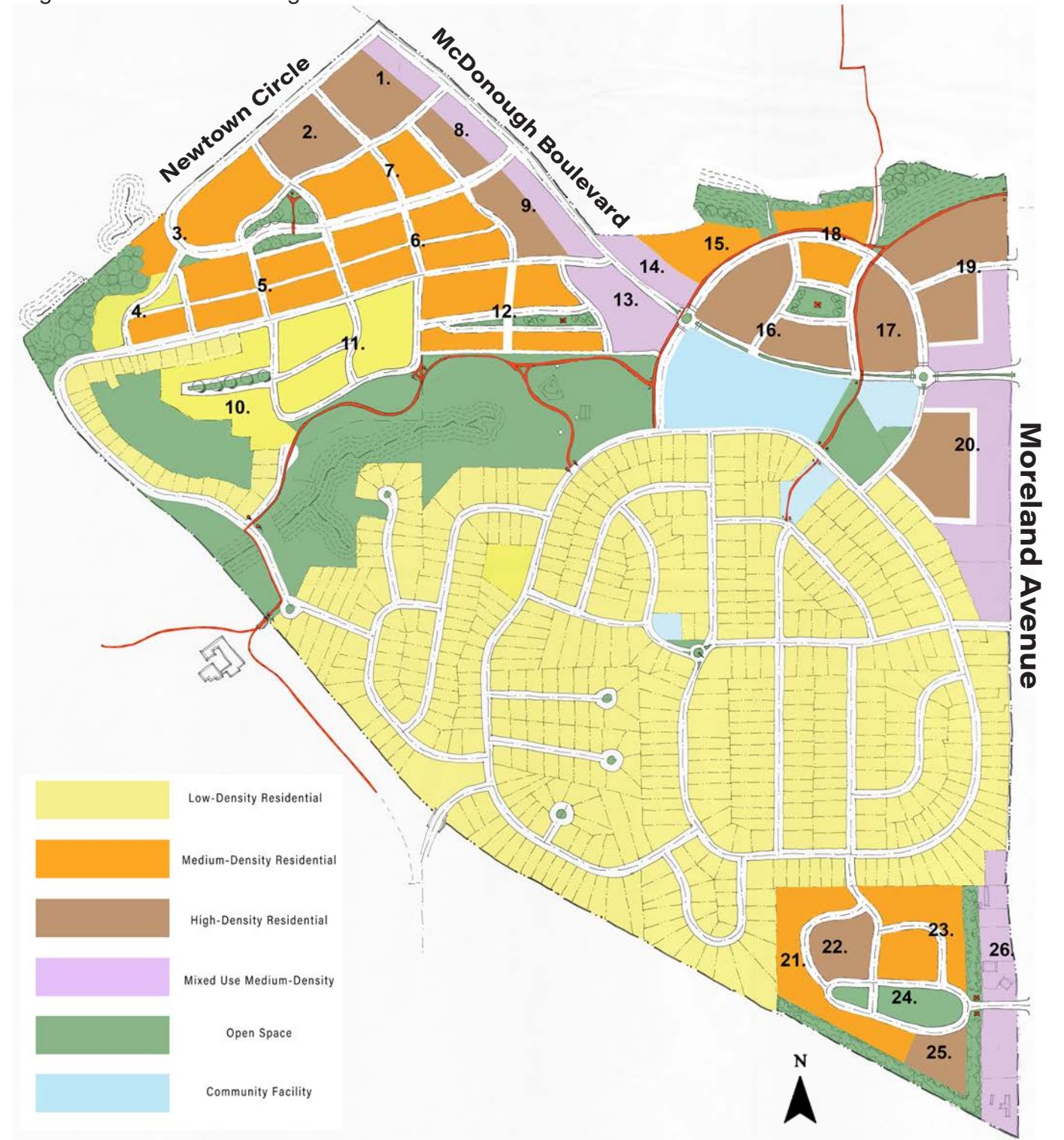
11. Land Use

Table 27: Land Use change recommendations

Block Group	Current Land Use	Proposed land Use	Rationale for change
1	Single Family Residential	Mixed Use Medium-Density	Permits neighborhood commercial mixed with higher intensity residential, and opportunities for affordable housing
2	Single Family Residential	High-Density Residential (HDR)	Permits neighborhood commercial mixed with higher intensity residential, and opportunities for affordable housing
3	Single Family Residential	Medium-Density Residential (MDR)	Mix of housing types for a range of incomes
4	Single Family Residential	Low-Density Residential (LDR)	Range of housing types to transition from MDR to existing single family detached housing.
5	Single Family Residential	Medium-Density Residential (MDR)	Mix of housing types for a range of incomes
6	Single Family Residential	Medium-Density Residential (MDR)	Mix of housing types for a range of incomes
7	Single Family Residential	Medium-Density Residential (MDR)	Mix of housing types for a range of incomes
8	Single Family Residential	Mixed Use Medium-Density	Permits neighborhood commercial mixed with higher intensity residential, and opportunities for affordable housing
9	Low Density Commercial	Mixed Use Medium-Density	Permits neighborhood commercial mixed with higher intensity residential, and opportunities for affordable housing
10	Single Family Residential	Low-Density Residential (LDR)	Range of housing types to transition from MDR to existing single family detached housing.
11	Single Family Residential	Low-Density Residential (LDR)	Range of housing types to transition from MDR to existing single family detached housing.
12	Single Family Residential	Medium-Density Residential (MDR)	Mix of housing types for a range of incomes
13	Single Family Residential	Mixed Use Medium-Density	Permits neighborhood commercial mixed with higher intensity residential, and opportunities for affordable housing
14	High-Density Residential	Mixed Use Medium-Density	Permits neighborhood commercial mixed with higher intensity residential, and opportunities for affordable housing
15	High-Density Residential	Medium-Density Residential (MDR)	Allows higher density units to provide additional opportunities for affordable housing
16	High-Density Residential	Mixed Use Medium-Density	Permits neighborhood commercial mixed with higher intensity residential, and opportunities for affordable housing
17	High-Density Residential	Mixed Use Medium-Density	Permits neighborhood commercial mixed with higher intensity residential, and opportunities for affordable housing
18	High-Density Residential	Medium-Density Residential (MDR)	Allows higher density units to provide additional opportunities for affordable housing
19	High-Density Residential	Mixed Use Medium-Density	Permits neighborhood commercial mixed with higher intensity residential, and opportunities for affordable housing; gateway location
20	Mixed-Use Low-Density	Mixed Use Medium-Density	Permits neighborhood commercial mixed with higher intensity residential, and opportunities for affordable housing; gateway location
21	Industrial	Medium-Density Residential (MDR)	Allows higher density units to provide additional opportunities for affordable housing
22	Industrial	High-Density Residential (HDR)	Location on major transit corridor; provides range of housing types and provides opportunities for affordable housing
23	Industrial	Medium-Density Residential (MDR)	Allows higher density units to provide additional opportunities for affordable housing

Block Group	Current Land Use	Proposed land Use	Rationale for change
24	Industrial	Open Space (OS)	Provide neighborhood amenity and location for sustainable storm water management aligned with hydrology
25	Industrial	High-Density Residential (HDR)	Location on major transit corridor; provides range of housing types and provides opportunities for affordable housing
26	Low-Density Commercial	Mixed Use Medium-Density	Permits neighborhood commercial mixed with higher intensity residential, and opportunities for affordable housing; major arterial location on transit route

Figure 124: Land Use change recommendations



## HOW: DEVELOPMENT PROCESS

The typical real estate development process is outlined below. The recommended development projects will follow these phases. Each project will require its specific length of time per phase.



### Phase One Predevelopment

The predevelopment phase is where a developer makes the most significant decisions for the project and sets the project up for success. The predevelopment phase focuses on due diligence, feasibility, design, and permitting and occurs before anything is built. Tasks that are completed during the predevelopment phase include but are not limited to:

- Site selection and acquisition;
- Concept development, including determining appropriate unit sizes;
- Architectural drawings;
- Determining needed infrastructure investments;
- Project affordability levels;
- Community engagement;
- Rezoning;
- Permitting; and
- Selecting a contractor;
- Securing project financing.

This Phase is when people hear about the development and see concept drawings.



### Phase Two Construction

The construction phase is when changes start to occur on the property. This phase includes both the horizontal and vertical construction of the project. Horizontal development includes installing the required infrastructure and preparing the site for vertical construction. Vertical construction is the development of the actual buildings. Other items addressed by the developer at this stage include:

- Project marketing;
- Selecting a property manager; and
- Job training.

This Phase is when construction is seen at the property.

A Certificate of Occupancy granted by the City typically marks the end of the construction phase. Once a developer has a certificate of occupancy, they can begin to lease or sell units in the development.



### Phase Three Operation

The final phase of the development process is when the space is occupied by tenants. Ongoing property maintenance for homeowners and effective property management are critical in this phase, and help ensure the long-term success of the neighborhood. Major items addressed at this stage include:

- Marketing;
- Property management; and
- Ongoing property maintenance.

This Phase is when new residents move into the final development.

## WHO & WHEN: IMPLEMENTATION PARTNERS & IMPLEMENTATION MATRICES

### Partnerships

Strong partnerships and community support are critical to successfully implementing the Thomasville Heights Neighborhood Plan. The partners listed below were involved in the planning process and will be necessary to transition from planning to implementation. Thomasville Heights residents will serve as champions of the plan and will ensure the implementation stays on track and aligns with their priorities.

- Atlanta Public Schools;
- Atlanta Housing;
- Atlanta Police Department;
- City of Atlanta;
- Community Foundation for Greater Atlanta
- Focus Community Strategies;
- Habitat for Humanity;
- Invest Atlanta;
- Thomasville Heights Civic League; and
- Private Property Owners.

### Implementation Matrices

The following pages include implementation matrices to guide plan implementation. The implementation matrices are separated into the same categories described in the Neighborhood Preservation Plan. Each matrix includes:

- Specific action items;
- The priority of the action item;
- A timeframe for implementation of each action item; and
- Potential partners who can assist with implementing the action.

The implementation matrices are a general guide for the actions needed to implement the Thomasville Heights plan recommendations and do not contain all of the information required for implementation. However, the matrices include items that should be considered, responsible parties for each action item, and the potential cost range. As the plan moves into implementation, additional analysis or detail may be required, which could influence the cost and required partners.

## COMMUNITY RETENTION

### Conserve

Table 28: Thomasville Heights Neighborhood Plan Implementation Table

Key: ● = Highest Priority ■ = Priority

Implementation Strategies								
(Conserve) Retention Strategies			Time Frame (Years)				Implementation Partners	
Strategy	Action Item	Priority	<1	1-5	5-10	Cost	Public/ NP	Private
Homeowner Assistance	Leverage existing home repair programs for homeowners in Thomasville Heights	●	■			\$	CoA, IA, FCS	PO
	Evaluate existing program requirements and highlight barriers to Thomasville Heights residents meeting the requirements	●	■			\$	CoA, CFGA, FCS	THCL
	Evaluate the feasibility of a Thomasville Heights specific homeowner rehabilitation program	●		■		\$	CoA, CFGA, FCS	PO
	Create a neighborhood specific homeowner rehabilitation program	■		■		\$\$\$\$	FCS, CFGA, CoA	
	Ensure homeowners understand and have the maximum exemptions they qualify for	●	■			\$	FCAO, FCS	PO
	Provide education to homeowners on existing housing programs in the City of Atlanta	■	■			\$	FCS	THCL
	Complete an anti-displacement study to determine program cost and guidelines	■		■		\$\$	CoA, CFGA	
	Create targeted education on will creation, how to leverage home equity, and avoiding speculative investors	●		■		\$	CFGA, FCS	THCL
	Determine the feasibility of establishing a land trust in the neighborhood	■		■		\$	CoA	
	Homeowner education on appealing property tax increases	■	■			\$	CoA	THCL
	Historic Preservation	Create a detailed catalog of assets including housing, commercial, and general landmark designations	●		■		\$\$	CoA
Establish a local historic district for the neighborhood		■		■		\$	CoA	THCL
Create public art that highlights the history and culture		■		■		\$	CoA	THCL
Incorporate sharing neighborhood history along the recommended walking trails, and create routes to important neighborhood destinations		■			■	\$\$	CoA, CFGA	THCL
Establish an oral history project for Thomasville Heights		■		■		\$	CFGA	THCL
Host exhibits in Thomasville Park that showcase the history of the neighborhood		■		■		\$	CoA	THCL
Neighborhood Capacity	Support capacity building through neighborhood training	●		■		\$\$	CFGA	THCL
	Establish a consistent line of communication between the Thomasville Heights Civic League and implementation partners	●	■			\$	CoA	THCL
	Ensure the Civic League has access to a consistent meeting space in the neighborhood	●	■			\$	CoA	THCL

**Cost Legend**  
 \$ Less than \$100k  
 \$\$ \$101k-\$250k  
 \$\$\$ \$250k-\$500k  
 \$\$\$\$ \$501k-1M  
 \$\$\$\$\$ Greater than \$1M

**Partners Legend**  
**Public**  
 CoA - City of Atlanta  
 APS - Atlanta Public Schools  
 AH - Atlanta Housing  
 APD - Atlanta Police Department  
 IA - Invest Atlanta  
 FCAO - Fulton County Assessors Office  
 FC: Fulton County

**Nonprofits/Faith-Based**  
 CFGA - Community Foundation for Greater Atlanta  
 H-Habitat for Humanity  
 FCS - Focus Community Strategies  
**Private**  
 THCL - Thomasville Heights Civic League  
 PO - Property Owners  
 PD - Private Developers

## COMMUNITY RETENTION

### Create

Table 29: Thomasville Heights Neighborhood Plan Implementation Table

Key: ● = Highest Priority ■ = Priority

Implementation Strategies								
(Create) Retention Strategies			Time Frame (Years)				Implementation Partners	
Strategy	Action Item	Priority	<1	1-5	5-10	Cost	Public/ NP	Private
Homeowner Assistance	Leverage existing down payment assistance programs	●	■			\$	FCS	PO
	Target Wells Fargo WORTH funding to support homeownership in Thomasville Heights	●	■			\$\$\$	CFGA	
Neighborhood Safety	Install additional security cameras	■		■		\$\$	APD	PO
	Expand police patrols	■		■		\$\$	CoA, APD	
	Set up meet and greets between local officers and neighborhood residents	●		■		\$	CoA, APD	THCL
	Establish a routine property maintenance schedule on publicly owned land	●	■			\$\$	CoA, AH	
	Host clean up days and other events in the community	●	■			\$	CoA, FCS, CFGA	THCL
	Work with existing building owners to deal with disorderly conduct	■		■		\$	APD	THCL
	Partner with the Fulton County Library System or technical colleges to support literacy education and college preparedness	■		■		\$	FC, CoA	THCL
Youth and Senior Programming	Support expanded recreation opportunities for youth at the Thomasville Heights recreation center	■		■		\$\$	CoA	
	Share existing programs offered at the Southeast Neighborhood Senior Center	■	■			\$	FC, CoA	THCL

**Cost Legend**  
 \$ Less than \$100k  
 \$\$ \$101k-\$250k  
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## NEIGHBORHOOD IMPROVEMENT

### Create

Table 30: Thomasville Heights Neighborhood Plan Implementation Table

Key: ● = Highest Priority ■ = Priority

Implementation Strategies			Time Frame (Years)				Implementation Partners	
(Create) Neighborhood Improvement Strategies			<1	1-5	5-10	Cost	Public/ NP	Private
Strategy	Action Item	Priority						
Gateways	Create consistent signage at neighborhood gateways	●		■		\$	CFG	THCL,PO
	Maintain existing signage	●	■			\$	CFG	THCL,PO
Street Sign Toppers	Intall street sign toppers throughout the Thomasville Heights Neighborhood	■		■		\$	CoA	THCL
Community Assets	Improve access and street visibility to Thomasville Park	■		■		\$\$	CoA, PP	THCL
	Continue to host programmed activities for youth and seniors in Thomasville Recreation Center	■	■			\$	CoA	THCL
	Continue to ensure that Thomasville Heights Elementary school remains active and support reopening.	●	■			\$	APS	THCL
Greenspace and Recreation	Expansion of greenspace within Thomasville Park	■		■		\$\$	CoA,PP	THCL
	Establish multi use trails throughout Thomasville Park with additional extensions through the City of Atlanta deed-restricted greenspace property	■		■		\$\$\$	CoA,PP	THCL
Transportation and Infrastructure	Install speed awareness signage along Kipling Street and Turner Road	●		■		\$	CoA	
	Add bus shelters at each MARTA bus stop	●		■		\$\$	CoA,M	
	See "Table 26: Pedestrian Infrastructure Improvements" on page 156	●		■		\$\$\$	CoA	
Partner with Non-Profit Developers	Support local non-profit developers preserve and create affordable housing	■		■		\$\$	CoA,FCS,H	PD
	Capacity building of smaller developers	■		■		\$	CoA, FCS,H	PD
Faith-based Affordable Housing	Share information about the Faith-based affordable housing initiative with local churches	■	■			\$	CoA	THCL
	Coordinate meetings with local churches and the City of Atlanta	■	■			\$	CoA	
Leveraging Publicly Owned Land	Atlanta Housing Property : Create mixed-income housing, mixed-use developments along Moreland Avenue and at the intersection of McDonough Boulevard and Moreland Avenue, and open/programed greenspace	●			■	\$\$\$\$\$	AH	PD
	City of Atlanta Property: Create mixed-income housing, and programed greenspace	●			■	\$\$\$\$\$	CoA	PD
	City of Atlanta Deed-Restricted Greenspace: Program as additional green and recreational space to Thomasville Park	■	■			\$	CoA	

**Cost Legend**  
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## NEIGHBORHOOD IMPROVEMENT

### Create

Table 31: Thomasville Heights Neighborhood Plan Implementation Table

Key: ● = Highest Priority ■ = Priority

Implementation Strategies			Time Frame (Years)				Implementation Partners	
(Create) Neighborhood Improvement Strategies			<1	1-5	5-10	Cost	Public/ NP	Private
Strategy	Action Item	Priority						
Catalytic Sites	To spur future investment in Thomasville Heights, the identified catalytic sites on page 143 should be developed in line with the overall master plan with further review from stakeholders and the neighborhood.	■			■	\$\$\$\$\$	CoA,APS FC	PD
Design Guidelines	Create a design guidelines report that clearly defines the historical character of the core single-family residential area, and summarizes the desired outcomes of future development and renovations.	■		■		\$	CoA, CFGA	THCL
Zoning	Conduct a review of potential zoning to ensure proposed zoning regulations are aligned with the overall master plan. Engage the community and stakeholders to allow for zoning education opportunities and confirm that recommended changes are aligned with the neighborhood plan goals.	●	■			\$	CoA,CFG, AH	THCL,PO, PD
Land Use	Pursue adoption of a revised Future Land Use map as an Addendum to the City of Atlanta Comprehensive Plan, Plan A. See "Table 27: Land Use change recommendations" on page 166	●		■		\$	CoA	THCL,PO, PD

**Cost Legend**  
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# NEXT STEPS

The strategies and recommendations below should begin the implementation phase within the first year following the adoption of the Thomasville Heights Neighborhood plan.

## COMMUNITY RETENTION

### Conserve Strategies

- Leverage existing home repair programs for homeowners in Thomasville Heights;
- Evaluate existing program requirements and highlight barriers to Thomasville Heights residents meeting the requirements;
- Ensure homeowners understand and have the maximum exemptions they qualify for;
- Provide education to homeowners on existing housing programs in the City of Atlanta;
- Homeowner education on appealing property tax increases;
- Establish a consistent line of communication between the Thomasville Heights Civic League and implementation partners; and
- Ensure the Civic League has access to a consistent meeting space in the neighborhood.

### Create Strategies

- Leverage existing down payment assistance programs;
- Target Wells Fargo WORTH funding to support homeownership in Thomasville Heights;
- Establish a routine property maintenance schedule on publicly owned land;
- Host clean up days and other events in the community; and
- Share existing programs offered at the Southeast Neighborhood Senior Center.

## NEIGHBORHOOD IMPROVEMENT

- Maintain existing neighborhood gateway signage;
- Continue to host programmed activities for youth and seniors in Thomasville Recreation Center;
- Continue to ensure that Thomasville Heights Elementary school remains active and support reopening;
- Share information about the Faith-based affordable housing initiative with local churches;
- Coordinate meetings with local churches and the City of Atlanta; and
- City of Atlanta Deed-Restricted Greenspace: Program as additional green and recreational space to Thomasville Park.
- Conduct a review of potential zoning to ensure proposed zoning regulations are aligned with the overall master plan. Engage the community and stakeholders to allow for zoning education opportunities and confirm that recommended changes are aligned with the neighborhood plan goals.

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