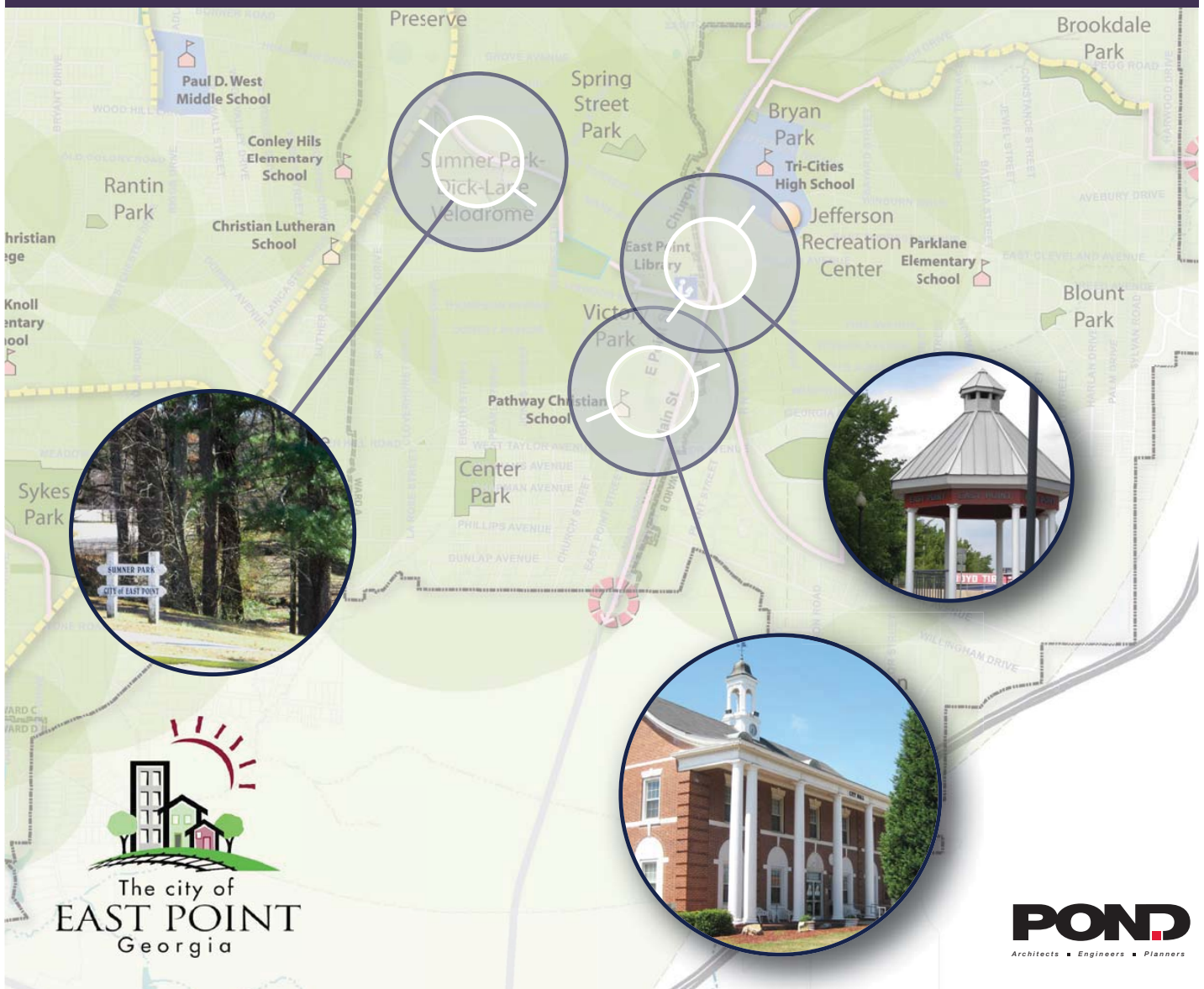




## CITY OF EAST POINT: MISSION 2036

COMPREHENSIVE PLAN UPDATE



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# **Mission 2036: City of East Point Comprehensive Plan Update Community Assessment Technical Appendix**

Prepared for the City of East Point, Georgia  
Department of Planning & Zoning

by  
**POND & COMPANY**  
in association with  
**Huntley Partners & PEQ**

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September 26, 2011

# COMMUNITY ASSESSMENT: Technical Appendix

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# Section I Population

## I.1 Population and Household Trends

Since 1990, East Point’s population has seen both growth and decline. A period of growth from 1990 to 2000 reversed into a decline, leaving the 2010 population at a lower level than it was twenty years ago. After trends of continued growth to 2000, the 2010 Census shows that population of East Point dropped to 33,712. This represents a reduction of 5,883 residents since the 2000 Census, an average annual rate of decline of approximately 1.5%, a total reduction of 14.9% over the last 10 years, and a population that has fallen below 1990 levels. Along with a total population loss, there has been a decrease in the number of households as well, with an 8.4% reduction since 2000. This is a total loss of 1,220 households over the last decade and an average of 122 households per year. Table 1 shows these trends in Population and Households from 1990 to 2010. The table also shows the same trends for the City of Atlanta and Fulton County in order to put into perspective changes that are occurring in East Point. The City of Atlanta and Fulton County have both increased in total population and households, unlike East Point, which had decreases in both of these categories. However, all three jurisdictions saw a decrease in their average household size, with City of Atlanta experiencing the largest decrease (14.8%) since the 2000 Census.

**Table 1 : East Point, Atlanta and Fulton County Population and Household Trends, 1990-2010**

Population and Household Trends, 1990-2010						
City of East Point	1990	2000	2010	1990 to 2000 % Change	1990 to 2010 % Change	2000 to 2010 % Change
Total Population	34,402	39,595	33,712	15.1%	-2.0%	-14.9%
Total Households	13,373	14,553	13,333	8.8%	-0.3%	-8.4%
Average Household Size	2.57	2.72	2.53	5.8%	-1.7%	-7.1%
City of Atlanta	1990	2000	2010	1990 to 2000 % Change	1990 to 2010 % Change	2000 to 2010 % Change
Total Population	394,017	416,474	420,003	5.7%	6.6%	0.8%
Total Households	155,752	168,147	185,142	8.0%	18.9%	10.1%
Average Household Size	2.53	2.48	2.11	-2.1%	-16.6%	-14.8%
Fulton County	1990	2000	2010	1990 to 2000 % Change	1990 to 2010 % Change	2000 to 2010 % Change
Total Population	648,951	816,006	920,581	25.7%	41.9%	12.8%
Total Households	257,140	321,242	376,377	24.9%	46.4%	17.2%
Average Household Size	2.52	2.54	2.36	0.7%	-6.5%	-7.1%

Source: United States Census Bureau, 2010

Population

## I.2 Population and Household Projections

### I.2.1 Method

An exponential geometric curve was the baseline for preparing growth projections for East Point. Using the geometric curve projection rather than basing the model on building permits as others have done produced a seemingly more realistic projection for the City of East Point, which since 1980 has experienced a range of increases and decreases in total population. The geometric curve reflected this recent pattern and, based on historical trends, generated a projection to 2040. Figure 1 shows the equation that was derived in order to forecast the population for the City of East Point.

**Figure 1: Population Projection Equation**

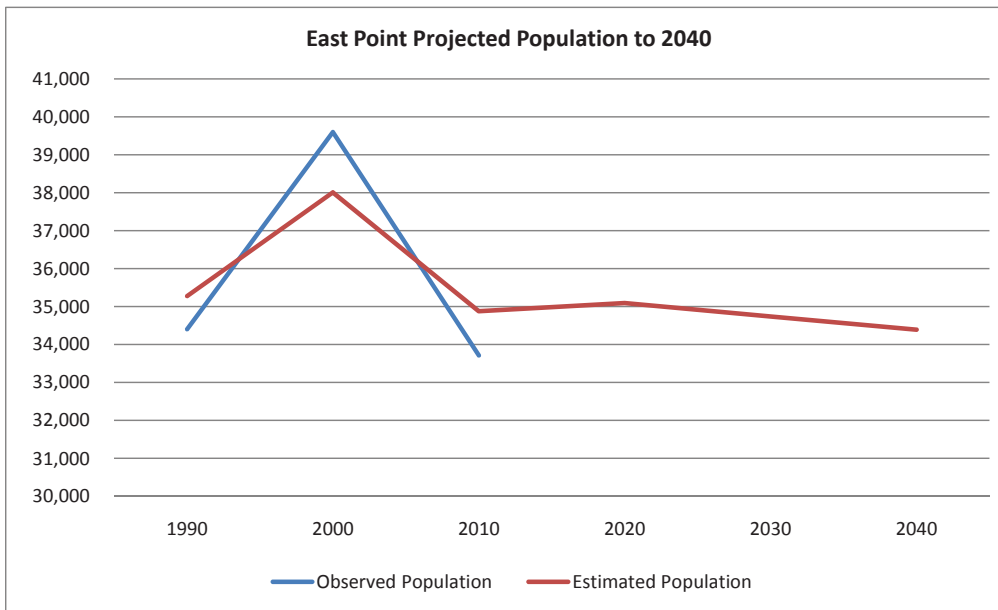
$\log a = \frac{\sum \log Y}{N}$	$b \log = \frac{\sum (X \log Y)}{\sum X^2}$	N	$\sum \log Y$	$\sum X^2$	$\sum (X \log Y)$
35,810	0.9899	3	13.6620	2	-0.0088
Therefore,					
$Y_c = 35,810 + (0.9899)^X$					

Source: United States Census 2010; Pond & Company prediction

Based on the geometric projection, the population for the year 2040 will be **34,388**. This represents a conservative calculation for the next 30 years following historic trends of decline in population and non-basic sector workforce in East Point. Table 2 shows the estimated population to 2040 for the City. The average household size for East Point has consistently measured around 2.5 persons since 1990 with the exception of the year 2000 when the average increased to 2.72. Due to this consistency, average household size of 2.61 from 1990 to 2010 was used as a constant to calculate estimated total households for the forecasted population.

The forecasted population shows an estimated increase of 1,380 residents in 2020 but then decreases in both 2030 and 2040. This result follows the pattern recorded by the census; that is, since 1990 the population of East Point has increased and decreased every other census, thus allowing the geometric model to forecast the estimated population to do the same in the future. When comparing the City of East Point to City of Atlanta and Fulton County (Table 2) in terms of growth based on their respective forecasted estimates, the data shows that East Point is not expected to grow as fast or as much as the City of Atlanta and Fulton County over the next 30 years.

**Figure 2: East Point Projected Population, 2040**



Source: United States Census 2010; Pond & Company prediction

**Table 2 : East Point Population and Household Projection to 2040**

Projected Population and Household, 2040							
City of East Point	1990	2000	2010	2020	2030	2040	2010 to 2040 % Change
Total Population	34,402	39,595	33,712	35,092	34,738	34,388	2.0%
Total Households	13,373	14,553	13,333	13,445	13,310	13,175	-1.2%
Average Household Size	2.57	2.72	2.57	2.61	2.61	2.61	1.6%
City of Atlanta	1990	2000	2010	2020	2030	2040	2010 to 2040 % Change
Total Population	394,017	416,474	420,003	437,041	451,223	465,865	10.9%
Total Households	155,752	168,147	185,142	207,129	213,850	220,789	19.3%
Average Household Size	2.53	2.48	2.11	2.11	2.11	2.11	-
Fulton County	1990	2000	2010	2020	2030	2040	2010 to 2040 % Change
Total Population	648,951	816,006	920,581	1,116,886	1,330,447	1,584,844	72.2%
Total Households	257,140	321,242	376,377	473,257	563,749	671,544	78.4%
Average Household Size	2.52	2.54	2.36	2.36	2.36	2.36	-

Source: United States Census 2010, forecast by Pond & Company 2011

Population

### I.3 Comparison in Rates of Growth

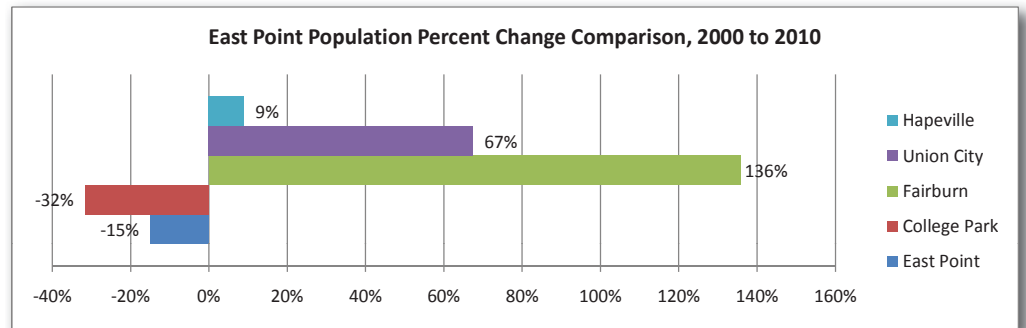
Table 3 provides a comparison of rates of population change for the municipalities surrounding the City of East Point. East Point has experienced instability in its population size over the past 20 years while the majority of the other municipalities have had steady to large increases in population. College Park followed East Point’s decline, albeit more dramatically with a 32% decline since 1990. Fairburn, on the other hand, has seen a 223% increase in population since 1990, primarily because of residential development.

**Table 3: Population Trends in East Point and Surrounding Municipalities, 1990-2010**

Population Change in East Point and Abutting Municipalities, 1990-2010					
	1990	2000	2010	Percent Change 1990 to 2000	Percent Change 2000 to 2010
East Point	34,402	39,595	33,712	15.1%	-14.9%
College Park	20,457	20,382	13,950	-0.4%	-31.6%
Fairburn	4,013	5,494	12,950	36.9%	135.7%
Union City	8,375	11,621	19,456	38.8%	67.4%
Hapeville	5,483	6,180	6,737	12.7%	9.0%

Source: United States Census 2010

**Figure 3 : Population Trends in East Point and Surrounding Municipalities, 2000-2010**



Source: United States Census, 2010

Population changes are related to changes in the number of households and families, which are shown in Tables 4, 5, and 6. College Park was the only city adjacent to East Point that lost households in the 1990s, which was primarily due to the expansion of Hartsfield-Jackson Atlanta International Airport; East Point, Atlanta, and the other nearby cities all gained households. However, from 2000 to 2010, East Point lost almost exactly as many households as it had gained in the prior decade, while Atlanta, Fairburn, Union City, and Atlanta continued to grow. Fewer households in East Point are occupied by families, as well. Since 2000 the share of households that are occupied by families fell by 10.5%, more than the other small cities near East Point. Only 2.1% of households with families were replaced by non-family households in East Point in the 1990s. Only Atlanta had more family households leave, with a change of 12.2% since 2000. Not only has East Point lost population and households over the past decade, but more households are occupied by non-families.

**Table 4: Household Trends in East Point and Surrounding Municipalities, 1990-2010**

<b>Households in East Point and Abutting Municipalities, 1990-2010</b>						
	1990	2000	2010	1990 to 2000 % Change	1990 to 2010 % Change	2000 to 2010 % Change
East Point	13,373	14,553	13,333	8.8%	-0.3%	-8.4%
College Park	8,065	7,810	5,595	-3.2%	-30.6%	-28.4%
Fairburn	1,486	1,879	4,691	26.4%	215.7%	149.7%
Union City	3,798	4,974	7,788	31.0%	105.1%	56.6%
Hapeville	2,369	2,375	2,398	0.3%	1.2%	1.0%
Atlanta	155,752	168,147	185,142	8.0%	18.9%	10.1%

Source: United States Census 2010

**Table 5: Family Trends in East Point and Surrounding Municipalities, 1990-2010**

<b>Families in East Point and Abutting Municipalities, 1990-2010</b>						
	1990	2000	2010	1990 to 2000 % Change	1990 to 2010 % Change	2000 to 2010 % Change
East Point	8,853	9,433	7,735	6.6%	-12.6%	-18.0%
College Park	4,845	4,602	3,201	-5.0%	-33.9%	-30.4%
Fairburn	1,124	1,417	3,219	26.1%	186.4%	127.2%
Union City	2,113	2,750	4,635	30.1%	119.4%	68.5%
Hapeville	1,448	1,393	1,352	-3.8%	-6.6%	-2.9%
Atlanta	86,737	83,182	80,393	-4.1%	-7.3%	-3.4%

Source: United States Census 2010

**Table 6: Households Occupied by Families, 1990-2010**

<b>Households Occupied by Families, 1990-2010</b>						
	1990	2000	2010	% Change 1990 to 2000	% Change 1990 to 2010	% Change 2000 to 2010
East Point	66.2%	64.8%	58.0%	-2.1%	-12.4%	-10.5%
College Park	60.1%	58.9%	57.2%	-1.9%	-4.8%	-2.9%
Fairburn	75.6%	75.4%	68.6%	-0.3%	-9.3%	-9.0%
Union City	55.6%	55.3%	59.5%	-0.6%	7.0%	7.6%
Hapeville	61.1%	58.7%	56.4%	-4.0%	-7.8%	-3.9%
Atlanta	55.7%	49.5%	43.4%	-11.2%	-22.0%	-12.2%

Source: United States Census 2010

## I.4 Age Distribution

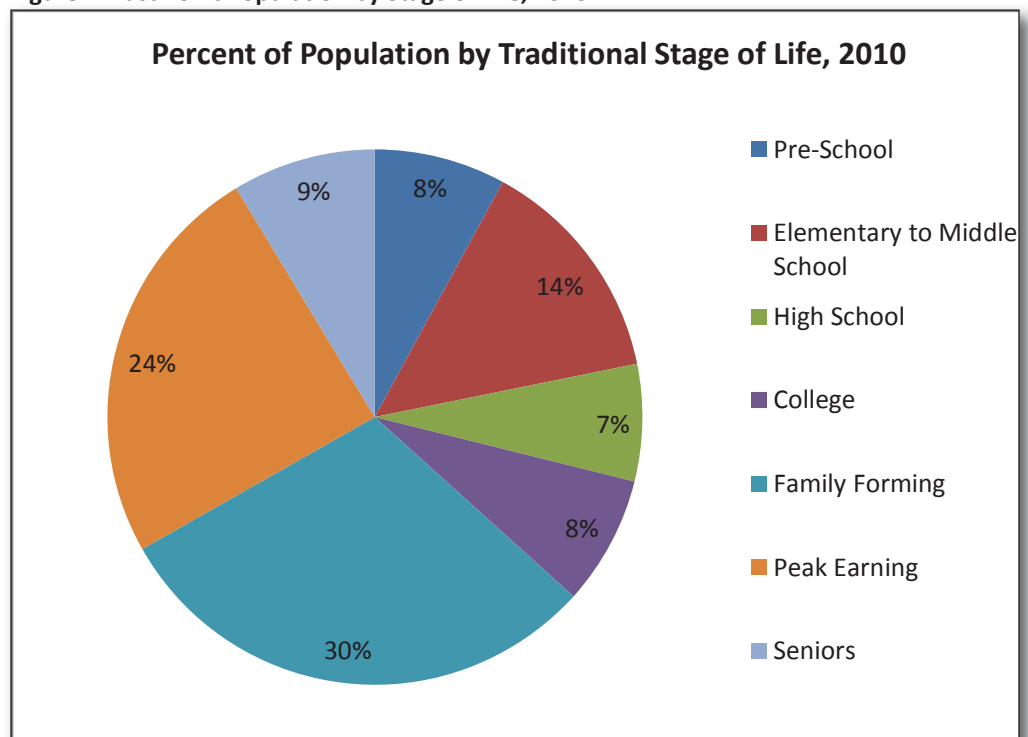
Table 7 shows the population of East Point and percent distribution by age cohorts for the year 2010. In 2010, children and young adults under the age of 19 comprised approximately 21.8% of the population. Over half (54.6%) of the City’s population was between the ages of 25 and 64 years old. The City’s median age is 33.1 years old. In 2010, 8.7% of the City of East Point’s population was age 65 or older. Figure 4 is a graph showing the percent distribution of the current population of East Point. East Point’s population distribution by Stage of Life was compared to that of the City of Atlanta as well as Fulton County. The major comparison that can be made is that the Stage of Life percentages in the City of East Point resemble those of Fulton County, but the City of Atlanta has different percentages of populations in each of the categories.

**Table 7: East Point, Atlanta, and Fulton County Population by Age, 2010**

East Point, Atlanta, and Fulton Population Percentage by Age, 2010				
		City of East Point	City of Atlanta	Fulton County
Total	Stage of Life	Percent		
Under 5 years	Pre-School	7.9%	6.4%	6.8%
5 to 14 years	Elementary to Middle School	13.9%	10.1%	13.2%
15 to 19 years	High School	7.1%	6.7%	6.9%
20 to 24 years	College	7.8%	10.5%	7.7%
25 to 44 years	Family Forming	30.1%	34.6%	32.1%
45 to 64 years	Peak Earning	24.5%	21.9%	24.3%
65 years and over	Seniors	8.7%	9.8%	9.1%

Source: United States Census 2010

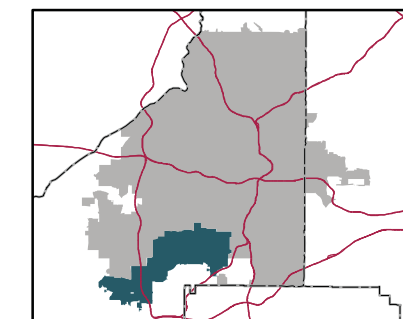
**Figure 4: East Point Population by Stage of Life, 2010**



Source: United States Census, 2010



Figure 5: Population by Block



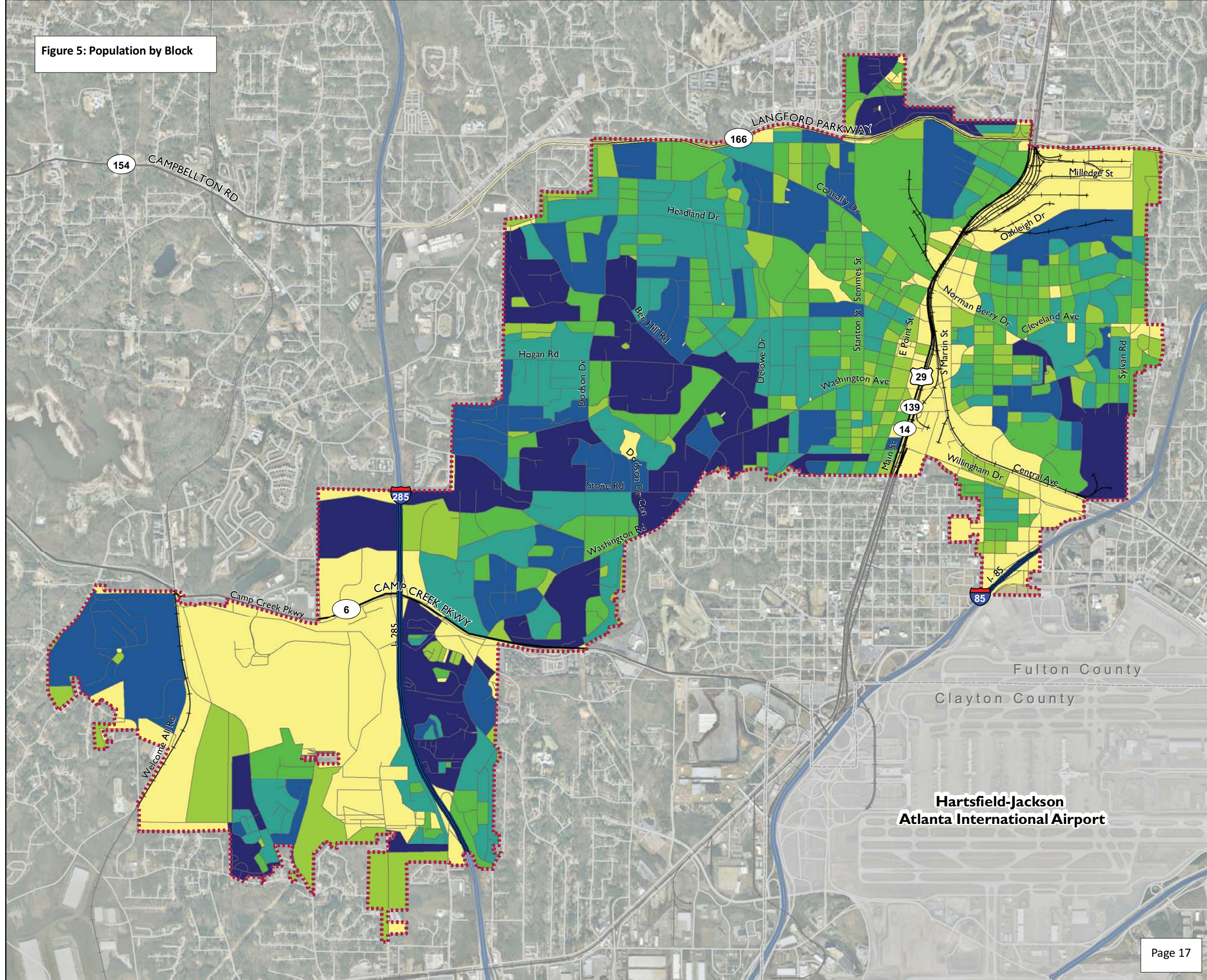
City of East Point  
Comprehensive Plan

2010 Population

- East Point City Limits
- County Boundaries
- Railroads
- I-285/I-85
- Major Roads
- Local Roads
- Hartsfield Jackson Airport

Population

- 0
- 1 - 20
- 21 - 50
- 51 - 100
- 101 - 200
- 201 - 1,800



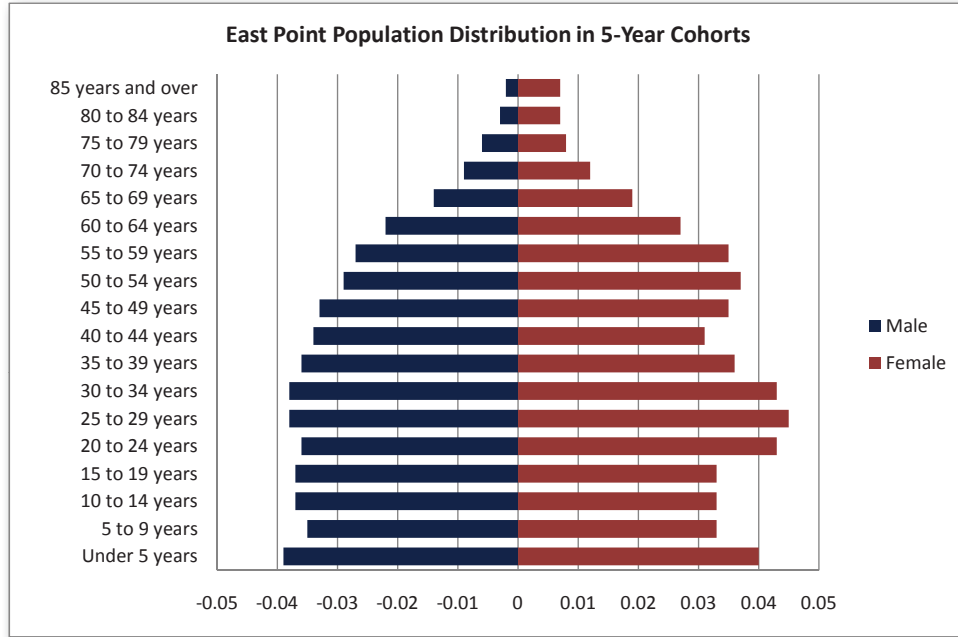
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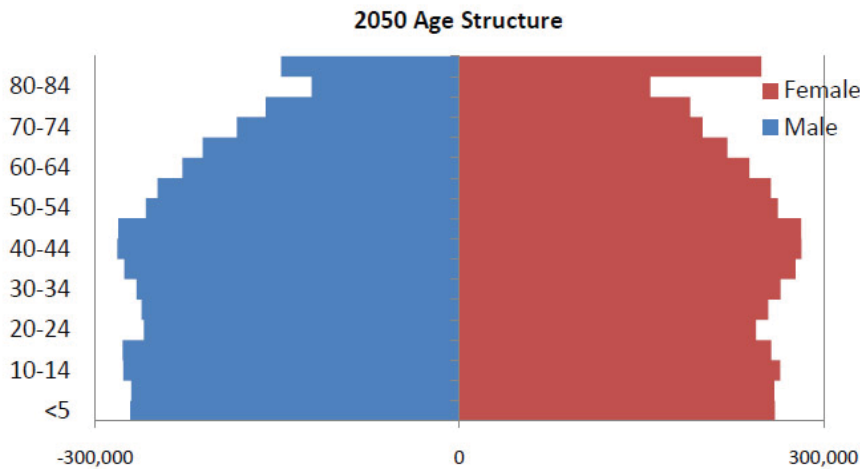
Figure 6 is a 2010 population pyramid for the City of East Point. A population pyramid helps display the composition of the City’s sex ratios and age structures. East Point’s population pyramid appears stationary, which is typical of developed countries having low fertility and low mortality. Figure 7 shows the Atlanta Regional Commission’s Atlanta population pyramid with the 2050 projected population. The Atlanta population appears to be aging over the next 40 years, with more people in the older age groups relative to younger cohorts than there are now.

**Figure 6: East Point Population Pyramid, 2010**



Source: United States Census, 2010

**Figure 7: Atlanta Projected Population Pyramid, 2050**



Source: "Atlanta Region Plan2040," Atlanta Regional Commission, 2010

Population

Projections for 2020-2040 were developed by applying cohort percentage projections prepared by the Census for the State of Georgia to East Point’s population. The 2020-2040 projections are shown in Table 8. The category with the largest percent change from 2010 to 2040 will be those 65 years and over which will increase by 20.5%.

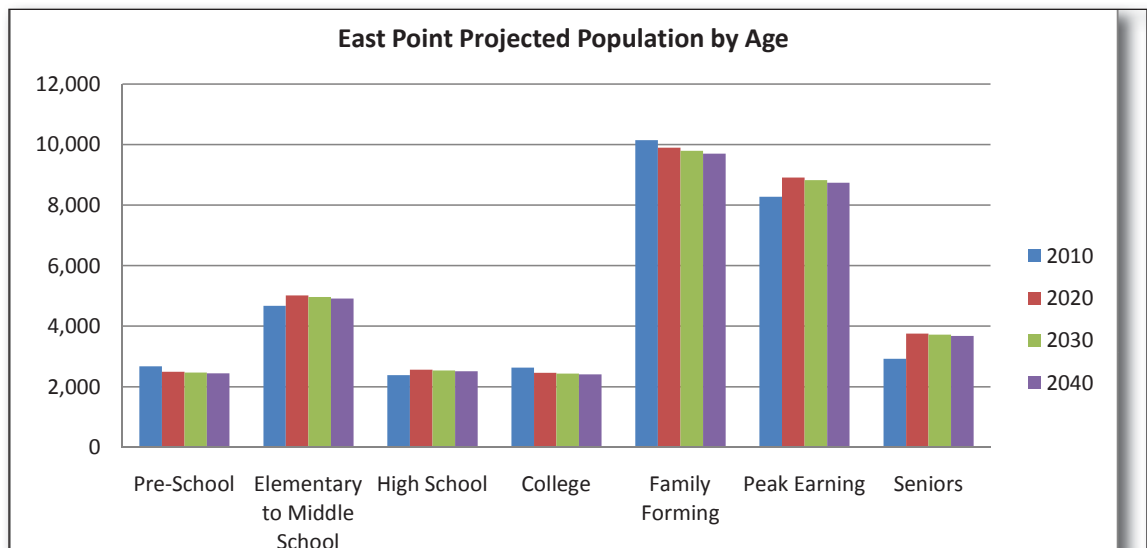
Figure 8 shows the forecasted population by age for the City of East Point. Currently, the largest population group is in the “family forming” stage of life (ages 25-44), comprising 30.1% of the total population. Their quality of life needs center on employment opportunities and access, along with education, health, and recreation for their children younger than 18 years old (21.8% of the population). Over time, however, population concentrations of those in the 65 and older age groups will increase, with changing needs as our society’s lifespan extends into the 90s and active seniors live independently through their 70s. Of older adults who reach the age of 65, men are likely to live to age 82 and women are likely to live to age 85 (“Health, United States, 2006: Chart Book on Trends in the Health of Americans.” Centers for Disease Control, Atlanta, Georgia 2006). More and more Americans will retire and can expect to live another 20 to 30 years afterwards. As older residents become “empty nesters,” access to recreation, health services, and appropriate housing choices within their own communities will become more and more important.

**Table 8: East Point Projected Population by Age, 2040**

East Point Projected Population by Age, 2010-2040						
Total	Stage of Life	2010	2020	2030	2040	% Change 2010 to 2040
Under 5 years	Pre-School	2,676	2,492	2,466	2,442	-8.7%
5 to 14 years	Elementary to Middle School	4,674	5,018	4,968	4,917	5.2%
15 to 19 years	High School	2,385	2,562	2,536	2,510	5.2%
20 to 24 years	College	2,634	2,456	2,432	2,407	-8.6%
25 to 44 years	Family Forming	10,144	9,896	9,796	9,697	-4.4%
45 to 64 years	Peak Earning	8,274	8,913	8,823	8,735	5.6%
65 years and over	Seniors	2,925	3,755	3,717	3,680	25.8%

Source: United States Census 2010, projection by Pond & Company 2011

**Figure 8: East Point Projected Population by Age, 2040**



Source: United States Census, 2010; Pond & Company projection

According to the ARC, the older adult population in the Metro Atlanta area doubled between 1970 and 2000, and is projected to double again between the year 2000 and 2015. Recent data shows that this increase is, in fact, taking place. From the year 2000 to 2005, the older adult population grew by 30.6%, more than double the growth rate of the total population, 13.7%, during the same period of time. By the year 2030, one in five Atlanta residents is projected to be over the age of 60.

As a region, Metro Atlanta governments have recognized the need for accommodating ways to age in place. In 2009 the ARC launched a “life-long communities” program with a myriad of resources to help cities plan for both an active, older population and continuing care. These resources will be important to review during the preparation of the Community Agenda.

## 1.5 Racial Composition

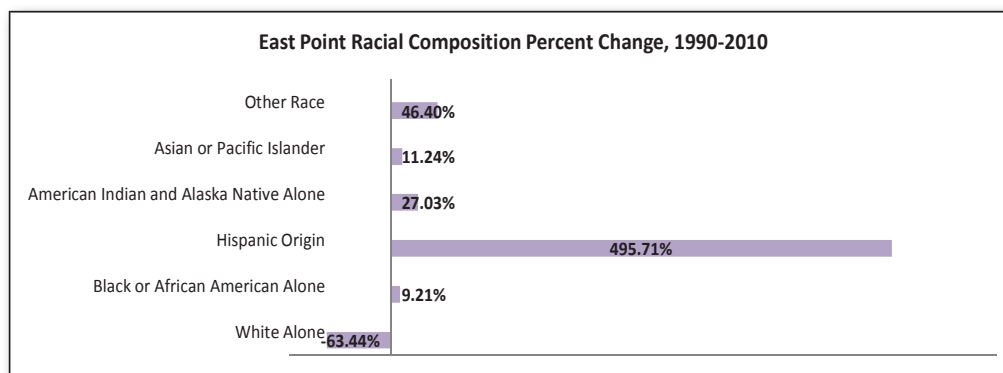
The racial composition of East Point, shown in Table 9, indicates that the largest racial group is African American with a population of 24,924, or 73.9% of the total population. The White population has decreased significantly from 10,881 in 1990 to 3,978 in 2010, almost two thirds (63.4%) from what it once was. The Hispanic population has increased 500 percent from what it was in 1990, making it the racial group that has had the largest rate of growth in East Point.

**Table 9: East Point Population Racial Composition, 1990-2010**

East Point Racial Composition, 1990-2010			
	1990	2000	2010
White Alone	10,881	6,376	3,978
Black or African American Alone	22,823	30,949	24,924
Hispanic Origin	653	2,998	3,890
American Indian and Alaska Native Alone	74	80	94
Asian or Pacific Islander	249	280	277
Other Race	375	1,910	549

Source: United States Census 1990, 2000, 2010

**Figure 9: East Point Population Racial Composition Change, 1990-2010**



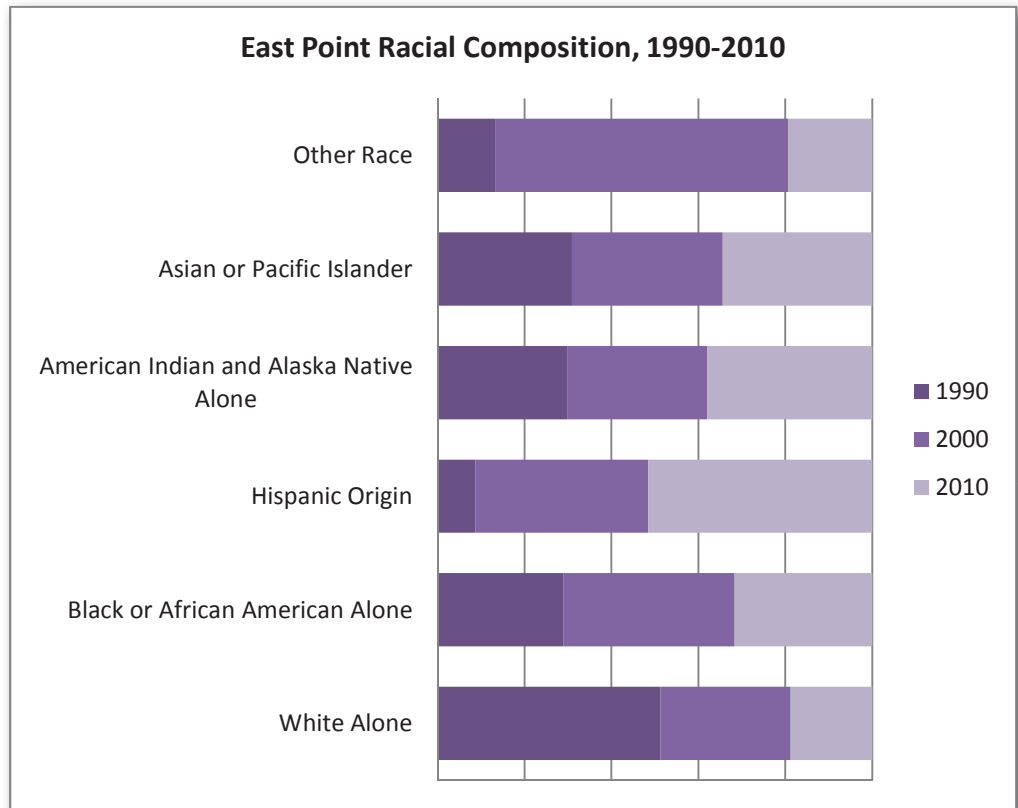
Source: United States Census, 2010

Population

The entire Atlanta metro region is growing more diverse and will continue to for the next several decades. According to the U.S. Census, 20% of Atlanta’s new residents since 2000 were born abroad. As immigrant groups are expected to grow faster than the “native” population, any ethnic majorities will be diminished. Currently, Hispanics make up just over 10% of Atlanta’s population. This share should double by 2035 and increase to almost one third by 2050. By contrast, Whites’ share of the Atlanta population will fall from about 55% to under 40%. The Black population will decrease as well (ARC Fifty Forward Metro Atlanta).

Robert Putnam, author of “Bowling Alone,” studied civic engagement in a number of communities and found that the more diverse a community, the less likely citizens are to be actively engaged. “They vote less, they volunteer less, they give to charity less and, perhaps most significantly, they trust each other less” (ARC Fifty Forward Metro Atlanta: Demography and Diversity). The City of East Point, along with the rest of Atlanta, needs to take steps now to create an active, engaged, and connected community in the future. In particular, the City should consider the education and housing needs of these future residents.

**Figure 10: East Point Population Racial Composition Change, 1990-2010**



Source: United States Census 1990, 2000, 2010

Population

## 1.6 Education Attainment

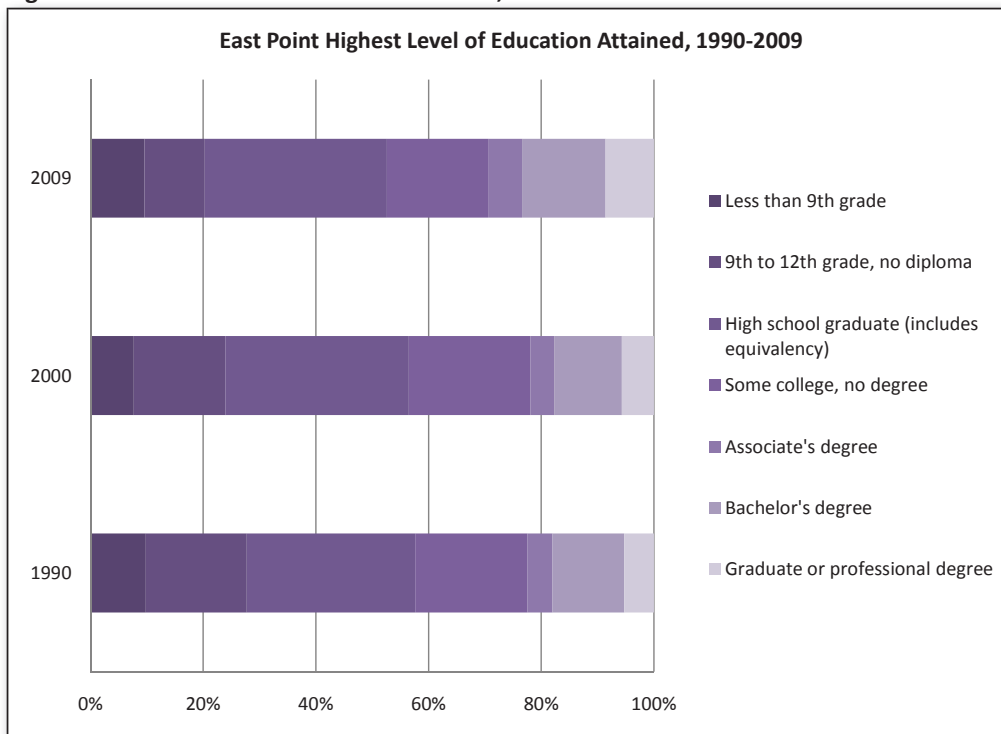
In 2009, 79.7% of East Point residents had attained their high school diploma or its equivalency, 47.4% had at least some college education, and 29.4% held higher education degrees (14.8% held a bachelor’s degree). Since 2000 the percentage of the East Point population that has a college degree has increased by 30.1% and the percentage of the population without a high school diploma has decreased by 26.8% since 2000. Comparatively, Fulton County and the City of Atlanta have slightly larger populations of high school graduates – 88.5% and 86.7%, respectively – and significantly larger populations of college graduates – 51.1% and 50.9%, respectively – than the City of East Point.

**Table 10: East Point Educational Attainment, 1990-2009**

East Point Highest Level of Education Attained, 1990-2009						
	1990		2000		2009 (ACS)	
Less than 9th grade	2,118	9.8%	1,755	7.7%	2,662	9.5%
9th to 12th grade, no diploma	3,877	17.9%	3,723	16.3%	3,000	10.8%
High school graduate (includes equivalency)	6,454	29.9%	7,458	32.6%	9,016	32.3%
Some college, no degree	4,297	19.9%	4,956	21.6%	5,007	17.9%
Associate's degree	969	4.5%	955	4.2%	1,690	6.1%
Bachelor's degree	2,755	12.8%	2,756	12.0%	4,137	14.8%
Graduate or professional degree	1,134	5.2%	1,298	5.7%	2,386	8.6%

Source: United States Census 1990, 2000; American Community Survey (2007-2009)

**Figure 11: East Point Educational Attainment, 1990-2009**



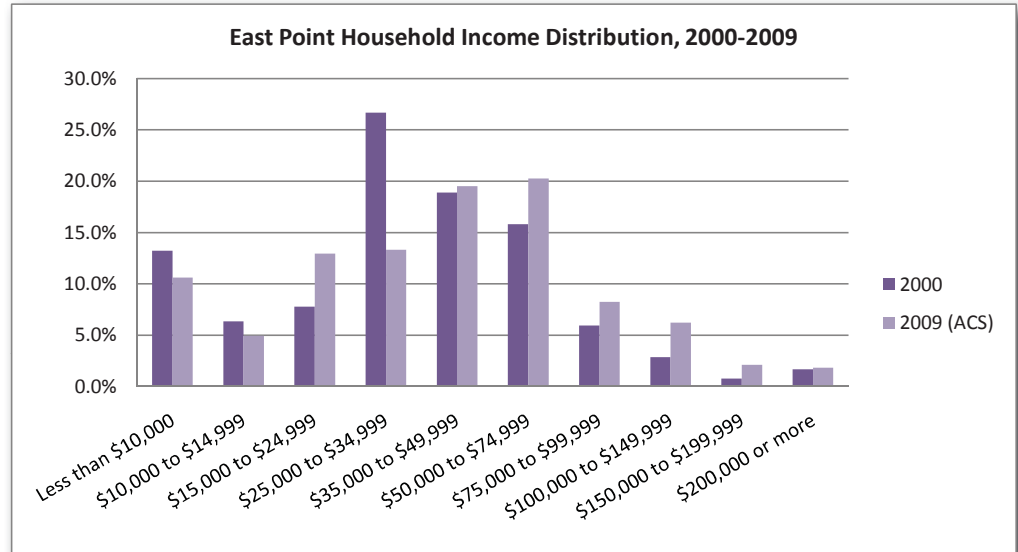
Source: United States Census 1990, 2000; American Community Survey, 2007-2009

Population

## 1.7 Income

The economic well-being of families and households rose steadily for the residents of East Point between 1990 and 2010. Access to major roads and transit systems allows the residents the opportunity to travel to well paying jobs. The median household income for East Point is very close to the City of Atlanta but lower than that of Fulton County.

**Figure 12: Household Income Distribution, 2000-2009**



Source: United States Census, 2000; ACS, 2009

The per capita income in East Point is almost half of what it is in Atlanta and Fulton County. Per capita income can shape people’s financial behavior that a lower per capita income means less disposable income to purchase goods and services within a trade area. Although the average family income is similar to that of the City of Atlanta and Fulton County, having a much lower per capita income signifies that there are more workers in each household. More specifically it might indicate that both parents are wage earners rather than one staying home as a primary care giver.

In comparing income distribution for households, in 2009 over 58.4% of households earned \$35,000 or more. 10.1% of East Point’s households have incomes over \$100,000, compared to 21% in Fulton County. At the lower end of the scale, only 10.6% of the households in East Point had incomes less than \$10,000 in 2010.



**Table 11: East Point, Atlanta, and Fulton County Median Household Income, 1990-2009**

<b>East Point, Atlanta and Fulton Median Household Income, 1990-2009</b>			
	<b>City of East Point</b>		
	<b>1990</b>	<b>2000</b>	<b>2009 (ACS)</b>
Median Household Income	\$ 26,787.00	\$ 31,874.00	\$ 40,546.00
Percent Change	-	19.0%	27.2%
	<b>City of Atlanta</b>		
	<b>1990</b>	<b>2000</b>	<b>2009 (ACS)</b>
Median Household Income	\$ 22,275.00	\$ 34,770.00	\$ 51,821.00
Percent Change	-	56.1%	49.0%
	<b>Fulton County</b>		
	<b>1990</b>	<b>2000</b>	<b>2009 (ACS)</b>
Median Household Income	\$ 29,978.00	\$ 47,321.00	\$ 58,648.00
Percent Change	-	57.9%	23.9%

Source: United States Census 1990, 2000; American Community Survey (2007-2009)

**Table 12: East Point, Atlanta, and Fulton County Per Capita Income, 1990-2009**

<b>Per Capita Income, 1990-2009</b>			
	<b>City of East Point</b>		
	<b>1990</b>	<b>2000</b>	<b>2009 (ACS)</b>
Per Capita Income	\$ 12,508.00	\$ 15,175.00	\$ 20,726.00
Percent Change	-	17.6%	26.8%
	<b>City of Atlanta</b>		
	<b>1990</b>	<b>2000</b>	<b>2009 (ACS)</b>
Per Capita Income	\$ 15,279.00	\$ 25,772.00	\$ 38,147.00
Percent Change	-	40.7%	32.4%
	<b>Fulton County</b>		
	<b>1990</b>	<b>2000</b>	<b>2009 (ACS)</b>
Per Capita Income	\$ 18,452.00	\$ 30,003.00	\$ 36,486.00
Percent Change	-	38.5%	17.8%

Source: United States Census 1990, 2000; American Community Survey (2007-2009)

**Table 13: East Point Average Household Income Distribution, 1990-2009**

<b>East Point Average Household Income Distribution %, 2000-2009</b>		
	<b>2000</b>	<b>2009 (ACS)</b>
Total households	100.0%	100.0%
Less than \$10,000	13.2%	10.6%
\$10,000 to \$14,999	6.4%	4.9%
\$15,000 to \$24,999	7.8%	12.9%
\$25,000 to \$34,999	26.7%	13.3%
\$35,000 to \$49,999	18.9%	19.5%
\$50,000 to \$74,999	15.8%	20.3%
\$75,000 to \$99,999	5.9%	8.2%
\$100,000 to \$149,999	2.9%	6.2%
\$150,000 to \$199,999	0.8%	2.1%
\$200,000 or more	1.7%	1.8%

Source: United States Census 2000, American Community Survey (2007-2009)

Population

Table 14 shows the current federal poverty threshold guidelines for the 48 contiguous states. In 2011, the poverty threshold for a family of four was \$22,350. The Census Bureau uses a multi-factor matrix to calculate different poverty thresholds based on family unit size and type. While the poverty threshold is updated annually according to consumer prices, it does not account for geographic differences.

**Table 14: 2011 Federal Poverty Guidelines**

2011 Federal Poverty Guidelines	
Family Size	Poverty Threshold
1	\$ 10,890
2	\$ 14,710
3	\$ 18,530
4	\$ 22,350
5	\$ 26,170
6	\$ 29,990
7	\$ 33,810
8	\$ 37,630

*Source: HHS Poverty Guidelines, Department of Health and Human Services, 2011*

According to the American Community Survey, 18% of East Point’s residents live in poverty. Of those, 7%, or 2,946 residents, earn less than half of the poverty level. This rate is lower than Atlanta’s poverty rate of 21.3%, but greater than the national poverty rate (13.5%) and that of Georgia (15%) and Fulton County (15.4%). Table 15 below compares the amount of people living in poverty and at other income levels in East Point, Atlanta, Fulton County, Georgia, and the U.S.

A single individual earning minimum wage (\$7.25) working a 40-hour work week every week of the year would generate \$15,080 pre-tax. A single person with one dependent child earns barely enough to stay above the poverty threshold of \$14,710 for a family of two.

Two individuals earning minimum wage with the same annual work week assumptions would generate a total of \$30,160. If these individuals spent one-third of their income on housing, their maximum rent could be \$838.

**Table 15: East Point, Atlanta, Fulton, Georgia, and Nation Population by Ratio of Income to Poverty Level, 2009**

East Point Population by Ratio of Income to Poverty Level, 2009						
Income / Poverty Level	City of East Point		City of Atlanta	Fulton County	State of Georgia	United States
	People	Percent	Percent	Percent	Percent	Percent
Total	41,997	100.0%	100.0%	100.0%	100.0%	100.0%
Under .50	2,946	7.0%	11.2%	7.9%	6.7%	5.8%
.50 to .99	4,604	11.0%	10.1%	7.5%	8.3%	7.6%
1.00 to 1.24	2,305	5.5%	4.7%	4.2%	4.7%	4.4%
1.25 to 1.49	2,610	6.2%	4.5%	4.2%	4.9%	4.5%
1.50 to 1.84	3,799	9.0%	5.4%	5.1%	6.6%	6.3%
1.85 to 1.99	2,026	4.8%	2.2%	2.2%	2.8%	2.7%
2.00 and over	23,707	56.4%	61.8%	68.8%	65.9%	68.6%

*Source: American Community Survey 2005-2009*

# Section 2 Economic Development

## Introduction

This chapter provides an inventory and assessment of East Point’s economic base, labor force, commuter trends, economic resources, access to work, and economic trends on a regional and local level. The data collected here identifies opportunities and issues to address related to the economic health of the city.

## 2.1 Economic Base

The economic base refers to the type of industries that provide employment and generate revenue within a community. Trends regarding industry presence and employment help a city identify areas for economic recruitment and areas for training needed by the labor force. Statistics reported here also provide comparisons to the region and nation. Generally, communities seek economic diversity to avoid vulnerability against industry-specific changes; diversity also provides a range of economic opportunities for job seekers and entrepreneurs. While the City of East Point benefits from a variety of industry types, thus avoiding dependence on few major employers, local service and retail have benefited in the past from the Fort McPherson base and will face adjustment in demand accordingly with the September 2011 closure.

The United States Census ACS 2009 data estimated employment numbers at 13,463. Mapping the number of employees in each census block shows that the majority of the jobs are located in the eastern portion of the City of East Point (see “Total Jobs by U.S. Census Block” in Figure 13). The eastern part of East Point lies within close proximity to the airport, I-85 and a MARTA Rail Station. The multimodal access of East Point allows for professionals in a variety of businesses and industries to locate within the city.

### 2.1.1 Employment by Sector

Forecast for 2010 (see Table 16) indicate that employment numbers are relatively stable at 13,342 (ESRI-Business Summary Report 2010). The greatest number of employees is concentrated within the Services sector (47%), and within that category, health industries lead with 17.5% of all employment. Retail accounts for 20% of all employment and manufacturing accounts for 8.1%.

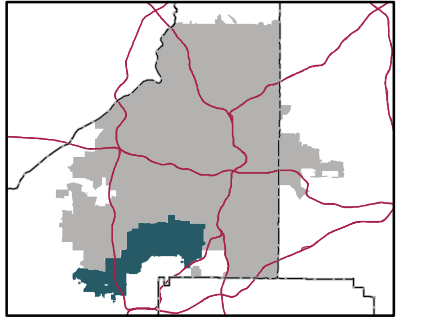
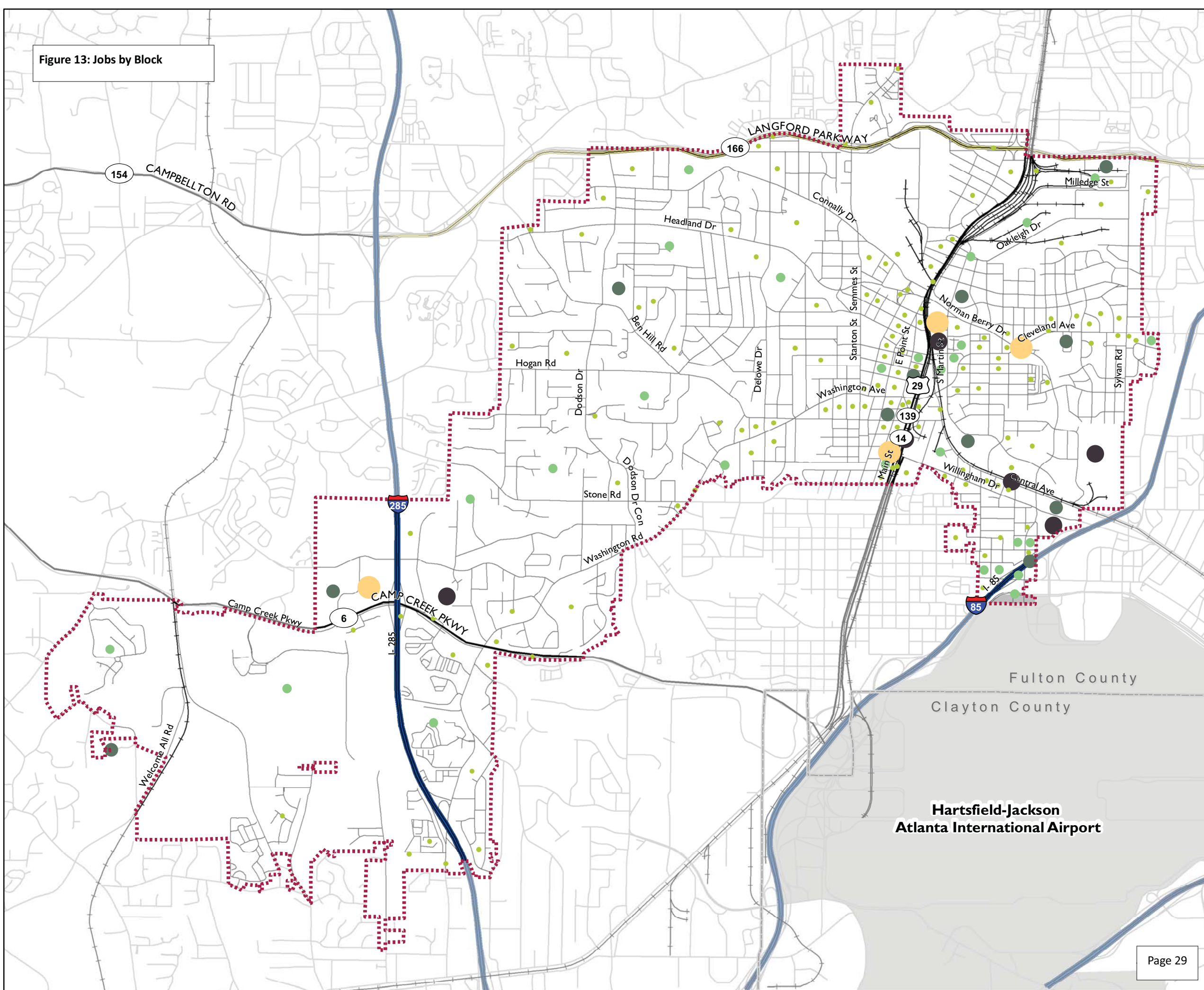
Compared to an analysis of the “Tri-City” Super District (East Point, College Park and Hapeville combined), East Point relies more on services and retail than the area as a whole.

**Table 16: East Point Employer Forecast 2010**

City of East Point: Employer Forecast 2010				
Industry Type	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture & Mining	8	0.6%	25	0.2%
Construction	99	7.2%	473	3.5%
Manufacturing	39	2.8%	1,084	8.1%
Transportation	73	5.3%	835	6.3%
Communication	17	1.2%	93	0.7%
Utility	4	0.3%	30	0.2%
Wholesale Trade	50	3.6%	635	4.8%
<b>Retail Trade Summary</b>	<b>258</b>	<b>18.7%</b>	<b>2,611</b>	<b>19.6%</b>
Home Improvement	11	0.8%	217	1.6%
General Merchandise Stores	11	0.8%	397	3.0%
Food Stores	30	2.2%	267	2.0%
Auto Dealers, Gas Stations, Auto Aftermarket	39	2.8%	126	0.9%
Apparel & Accessory Stores	22	1.6%	148	1.1%
Furniture & Home Furnishings	15	1.1%	20	0.1%
Eating & Drinking Places	72	5.2%	1,145	8.6%
Miscellaneous Retail	58	4.2%	291	2.2%
<b>Finance, Insurance, Real Estate Summary</b>	<b>138</b>	<b>10.0%</b>	<b>510</b>	<b>3.8%</b>
Banks, Savings & Lending Institutions	28	2.0%	69	0.5%
Securities Brokers	9	0.7%	7	0.1%
Insurance Carriers & Agents	16	1.2%	67	0.5%
Real Estate, Holding, Other Investment Offices	85	6.2%	367	2.8%
<b>Services Summary</b>	<b>605</b>	<b>43.9%</b>	<b>6,264</b>	<b>46.9%</b>
Hotels & Lodging	18	1.3%	516	3.9%
Automotive Services	56	4.1%	273	2.0%
Motion Pictures & Amusements	25	1.8%	188	1.4%
Health Services	73	5.3%	2,331	17.5%
Legal Services	25	1.8%	55	0.4%
Education Institutions & Libraries	37	2.7%	1,206	9.0%
Other Services	371	26.9%	1,695	12.7%
Government	41	3.0%	767	5.7%
Other	45	3.3%	15	0.1%
<b>Totals</b>	<b>1,377</b>	<b>100.0%</b>	<b>13,342</b>	<b>100.0%</b>

Source: ESRI Business Summary Report (2010 ESRI Forecast; InfoGroup Omaha NE copyright)

Figure 13: Jobs by Block

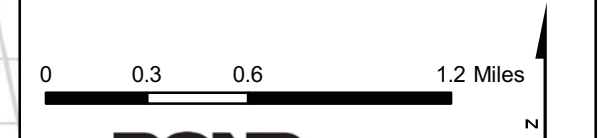


City of East Point  
Comprehensive Plan

**Total Jobs by  
U.S. Census Blocks**

- East Point City Limits
- 2009 Total Jobs**
- 1 - 56
- 57 - 136
- 137 - 285
- 286 - 509
- 510 - 1280
- County Boundaries
- Railroads
- I-285/I-85
- Major Roads
- Local Roads
- Hartsfield Jackson Airport

Source: City of East Point, U.S. Census Bureau Longitudinal Employer-Household Dynamics, 2009





For the “Tri-City” Super District (East Point, College Park and Hapeville), ARC’s 2010 estimate reports indicate that the **services** and the **transportation/utilities/communications industry (TCU)** category each generate about **one-third of all employment**. Retail provides 17% of all employment, while government accounts for 10%.

**Table 17: Tri-City Super District Employment Forecast, 2010-2040**

Employment Forecast for Tri-City Super District (East Point, College Park, Hapeville)									
Year	Construction	Manufacturing	Transportation, Communication, Utilities	Wholesale Trade	Retail Trade	Finance, Insurance, Real Estate	Services	Government	TOTAL
2010	607	1,348	16,003	1,049	7,496	1,871	12,513	4,533	45,420
2020	702	1,352	16,699	1,248	9,435	5,656	17,075	5,245	57,412
2030	740	1,416	17,199	1,146	10,588	7,422	20,094	6,611	65,216
2040	785	1,602	17,739	1,038	12,329	9,456	23,464	8,015	74,428

Source: ARC 20-County Forecast - TriCity Super District 2011

The two biggest employers in East Point – Tenet South Fulton Medical Center and the City of East Point – fall into the services and government categories. Table 18 provides a list of major employers in the City of East Point for 2011.

**Table 18: East Point Major Employers**

East Point Major Employers, 2011		
Company	Location	Number of Employees
Tenet - South Fulton Medical Center	Cleveland Ave	875
City of East Point	East Point St	523
Owens-Brockway Glass Company, Inc	Sylvan Rd	416
Newell Recycling	Central Avenue	325
Williams Printing Company	North Commerce Dr	221
Bonterra Nursing Center	Felton Dr	157
Lowe's	Camp Creek Marketplace	155
Target	Camp Creek Marketplace	151
Holiday Inn	Virginia Ave	140
Crowne Plaza Hotel - Atlanta Airport	Virginia Ave	133
PPG Industries, Inc	Oakleigh Dr	105
Doubletree Club Hotel	Norman Berry Dr	72

Source: East Point Economic Development Department

According to the Bureau of Labor Statistics Occupational Outlook Handbook 2010-11, of the 20 fastest growing occupations in the national economy, **half are related to healthcare**. This trend appears in the **Metro Atlanta region**; all of the fastest growing occupations identified by the Georgia Department of Labor through 2018 will also occur in the health and medical related jobs. Home Health Aides top the list, with the number employed in this field to double in the next 5 years, as shown in Table 19.

**Table 19: Fastest Growing Occupations in Metro Atlanta, 2008-2018**

Metro-Atlanta: Fastest Growing Occupations 2008-2018									
Occupations	Job Prep Level	2008 Base Employment	2018 Projected Employment	Total Change in Employment	Percent Change in Employment	Annual Growth Rate	Annual Openings from Growth	Annual Openings from Replmnts	Annual Openings 2008-2018
Home Health Aides	11	1,300	2,790	1,490	114.43%	7.93%	150	10	160
Hairdressers, Hairstylists, and Cosmetologists	7	2,960	5,640	2,680	90.70%	6.67%	270	40	310
Medical Assistants	10	2,120	3,890	1,770	83.88%	6.28%	180	30	210
Dental Hygienists	6	1,250	2,240	990	79.14%	6.00%	100	20	120
Dental Assistants	10	1,750	3,120	1,370	78.62%	5.97%	140	30	170
Nursing Aides, Orderlies, and Attendants	7	3,530	5,880	2,350	66.60%	5.24%	240	30	270
Pharmacy Technicians	10	710	1,150	440	61.48%	4.91%	40	20	60
Cargo and Freight Agents	10	660	1,060	400	60.21%	4.83%	40	20	60
Licensed Practical and Licensed Vocational Nurses	7	2,460	3,920	1,460	58.89%	4.74%	140	70	210
Medical Secretaries	10	1,900	3,000	1,100	57.82%	4.67%	110	30	140
Personal and Home Care Aides	11	1,470	2,320	850	57.65%	4.66%	80	20	100
Network Systems and Data Communications Analysts	5	1,060	1,650	590	55.12%	4.49%	60	20	80
Registered Nurses	6	6,900	10,640	3,740	54.37%	4.44%	380	110	490
Medical Records and Health Information Technicians	6	470	720	250	54.06%	4.42%	20	10	30
Computer Software Engineers, Applications	5	2,280	3,490	1,210	53.23%	4.36%	120	30	150

Source: Georgia Department of Labor: Occupation Outlook Work Investment Area 7 (Metro-Atlanta)



From an industry perspective, the fastest growth will occur in personal services and health care, although education will provide the greatest number of jobs by sector, according to the Department of Labor (see Table 20 related to fastest growing industries).

**Table 20: Metro Atlanta Projected Growth by Industry, 2008-2018**

<b>Metro-Atlanta Trends: Most Growth by Industry Projections 2008-2018</b>					
<b>Industry Title</b>	<b>2008 Base Year Employment</b>	<b>2018 Projected Year Employment</b>	<b>Total Change in Employment</b>	<b>Percent Change in Employment</b>	<b>Projected Annual Growth Rate</b>
Educational Services	61,090	83,210	22,120	36.2%	3.1%
Food Services and Drinking Places	55,790	74,430	18,640	33.4%	2.9%
Ambulatory Health Care Services	21,750	38,230	16,480	75.8%	5.8%
Professional, Scientific, and Technical Services	34,130	50,540	16,410	48.1%	4.0%
Administrative and Support Services	43,880	57,840	13,960	31.8%	2.8%
Truck Transportation	10,220	16,660	6,440	63.0%	5.0%
General Merchandise Stores	18,010	24,240	6,230	34.6%	3.0%
Personal and Laundry Services	5,600	11,030	5,430	96.9%	7.0%
Social Assistance	9,170	14,480	5,310	57.9%	4.7%
Nursing and Residential Care Facilities	5,690	10,850	5,160	90.8%	6.7%

Source: Georgia Department of Labor: Industry Outlook Work Investment Area 7 (Metro-Atlanta)

For the long-range future, ARC anticipates that the Tri-City Super district will maintain essentially the same employment profile through 2030; however, TCU will drop slightly to 26% and Services will increase slightly to constitute 31% of total share. “FIRE” industries – Finance, Insurance, and Real Estate – will likely show an increase, providing 11% of employment.

## 2.2 Labor Force

### 2.2.1 Labor Force Participation by Industry

In analyzing Employment by Industry data for the years 1990, 2000 and 2009, the following trends can be observed:

- Construction has increased;
- Manufacturing and transportation and warehousing have decreased;
- Retail trade significantly dropped from a high of around 15.9% in 1990 to its lowest of 11.2% in 2000 and then slightly again in 2009;
- Finance/insurance/real estate/rental/leasing has decreased;
- Professional, scientific/management/administrative and waste management services has increased; and
- Arts, entertainment/recreation/accommodation/food service has significantly grown from 1% in 1990 to 10.6% in 2009.

**Table 21: East Point Employment by Industry, 1990-2009**

East Point Employment by Industry, 1990-2009						
INDUSTRY	1990		2000		2009 (ACS)	
	Total	%	Total	%	Total	%
Agriculture, forestry, fishing and hunting, and mining	124	0.8%	21	0.1%	-	0.0%
Construction	811	4.9%	1,401	8.1%	1,999	9.6%
Manufacturing	1,720	10.4%	1,365	7.9%	1,387	6.6%
Wholesale trade	791	4.8%	708	4.1%	842	4.0%
Retail trade	2,630	15.9%	1,943	11.2%	2,528	12.1%
Transportation and warehousing, and utilities	2,182	13.2%	1,981	11.5%	2,053	9.8%
Information	-	0.0%	628	3.6%	558	2.7%
Finance and insurance, and real estate and rental and leasing	1,237	7.5%	1,188	6.9%	1,179	5.6%
Professional, scientific, and management, and administrative and waste management services	945	5.7%	1,688	9.8%	2,736	13.1%
Educational services, and health care and social assistance	2,651	16.0%	2,636	15.2%	3,192	15.3%
Arts, entertainment, and recreation, and accommodation and food services	162	1.0%	1,773	10.2%	2,212	10.6%
Other services, except public administration	1,850	11.2%	906	5.2%	1,205	5.8%
Public administration	1,416	8.6%	1,062	6.1%	1,012	4.8%
<b>TOTAL</b>	<b>16,519</b>	<b>100%</b>	<b>17,300</b>	<b>100%</b>	<b>20,903</b>	<b>100%</b>

Source: Data collected from 2000 U. S. Census and 2009 American Community Survey

In both the Labor Force Participation and Place of Work the data was compared over time to account for the population changes between 2000 and 2009 ACS. During that time, East Point's labor force increased by 7.7% (from 18,985 in 2000 to 24,013 in 2009 (ACS)). There was an 11.7% increase in the Civilian Labor Force and the Armed Forces increased 71.4%. The unemployment rate increased from 8.8% in 2000 to **12.4% in 2009 (ACS)**. The Georgia Department of Labor reports East Point's unemployment rate in June 2011 at 13.7%. Statewide, the unemployment rate has trended around 10% from 2009-2011.

**Table 22: East Point Labor Force Participation, 2000-2009**

East Point Labor Force Participation, 2000-2009			
	2000	2009 (ACS)	Percent Change
Total Males and Females	28,767	33,556	7.7%
In labor force:	18,985	24,013	11.7%
Civilian Labor force	18,960	23,863	11.4%
Civilian Employed	17,300	20,903	9.4%
Civilian unemployed	1,660	2,960	28.1%
In Armed Forces	25	150	71.4%
Not in labor force	9,782	9,543	-1.2%

Source: U.S. Census 2000, ACS 2009

**Table 23: East Point Labor Force by Place of Work, 2000-2009**

East Point Labor Force by Place of Work, 2000-2009			
	2000	2009 (ACS)	Percent Change
Total Population**	39,595	33,712	-14.9%
Worked in State of residence*	16,909	16,180	-2.2%
Worked in place of residence*	1,715	978	-27.4%
Worked outside of place of residence*	15,194	15,128	-0.2%
Worked outside of state of residence*	-	-	-

Source: U.S. Census 2000, ACS 2009

### 2.2.2 Commute Patterns

In 2000, approximately 1,715 of East Point residents worked and lived in the city, but the 2009 American Community Survey (“ACS”) estimates that only 978 of East Point residents worked and lived in the same place. This was a 43% reduction in the number of people who lived and worked in East Point.

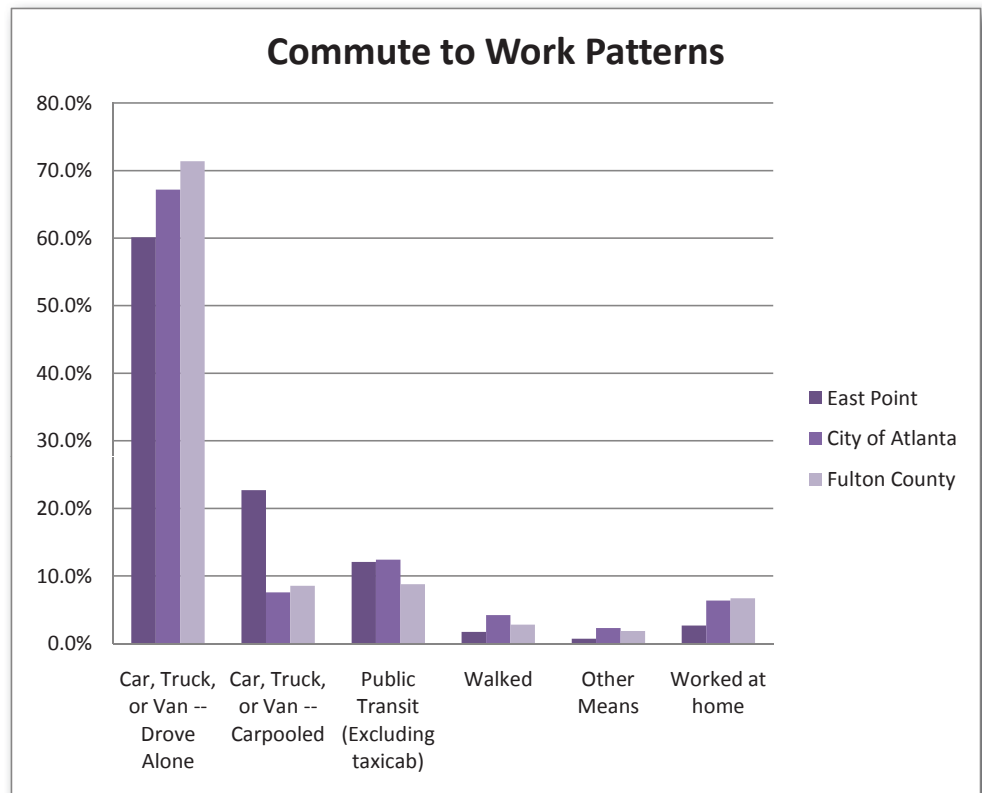
Sixty percent of the people who live in East Point commute to work alone while 22.7% of East Point residents carpool to work. This figure is nearly three times higher than the City of Atlanta which is 7.6% and Fulton County at 8.5%. An additional 12.1% of East Point residents use Public Transit which is roughly the same as City of Atlanta at 12.4%.

**Table 24: East Point Commuting Patterns by Mode, 2009**

East Point, Atlanta, and Fulton Commuting Modes, 2009						
	East Point		City of Atlanta		Fulton County	
	Total	Percent	Total	Percent	Total	Percent
Car, Truck, or Van -- Drove Alone	12,286	60.1%	176,382	67.2%	351,736	71.4%
Car, Truck, or Van -- Carpooled	4,638	22.7%	19,854	7.6%	42,099	8.5%
Public Transit (Excluding taxicab)	2,465	12.1%	32,568	12.4%	43,224	8.8%
Walked	353	1.7%	11,039	4.2%	13,705	2.8%
Other Means	148	0.7%	6,028	2.3%	9,087	1.8%
Worked at home	544	2.7%	16,689	6.4%	32,985	6.7%
<b>TOTAL</b>	<b>20,434</b>	<b>100.0%</b>	<b>262,560</b>	<b>100.0%</b>	<b>492,836</b>	<b>100.0%</b>

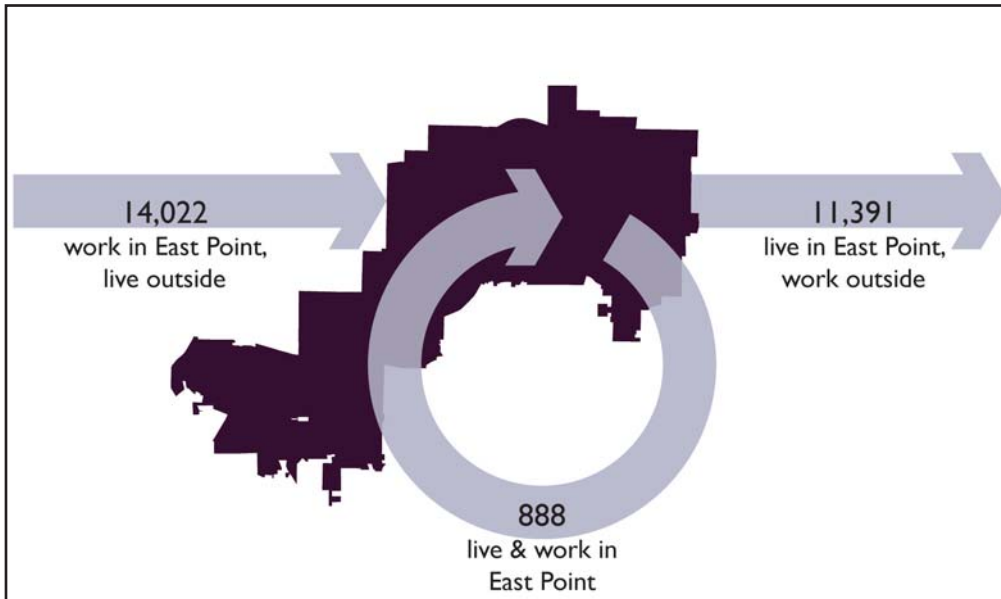
Source: ACS 2009

**Figure 14: East Point Commuting Patterns by Mode, 2009**



Source: ACS 2009

Figure 15: East Point Employment Inflow and Outflow, 2009



Source: United States Census Bureau Longitudinal Employer-Household Dynamics, 2009

### 2.2.3 Personal Income

The median household income for East Point is \$40,564.00 which is \$18,102 less than Fulton County and \$8,627 less than the State of Georgia. The household earners between the ages of 45 to 64 years old, which is typically the peak earning period in a person’s career, earn 75.3% less (\$30,566) than the same population in Fulton County.

In 2000, households that earned between \$25,000 and \$49,999 comprised of nearly 45.6% of the households in East Point. In 2007-2009, the same income range comprised 32.8% of the households in East Point. However, in 2000 the household income range of \$50,000 to \$149,999 made up about one fourth of households, but by 2007-2009, that share was greater than one third (34.7%). See the discussion on income and poverty within the People section of the Technical Appendix.

Table 25: East Point Median Household Income by Age of Householder, 2007-2009

Median Household Income by Age of Householder, 2009			
	East Point	Fulton Co.	Georgia
<b>All households:</b>	<b>\$ 40,546.00</b>	<b>\$ 58,648.00</b>	<b>\$ 49,173.00</b>
Householder under 25 years	\$ 25,811.00	\$ 25,792.00	\$ 24,819.00
Householder 25 to 44 years	\$ 43,060.00	\$ 61,777.00	\$ 53,035.00
Householder 45 to 64 years	\$ 40,607.00	\$ 71,173.00	\$ 58,203.00
Householder 65 years and over	\$ 33,832.00	\$ 35,382.00	\$ 31,662.00

Source: ACS 2009

Regionally, Metro Atlanta was experiencing a decline in per capita income even prior to the recent recession. The ARC reports that the region experienced a 9% decline in per capita income between 2000 and 2008. This was the steepest decline of all 30 most populous metro areas in the nation. The region lost high- and mid-paying jobs, and there has been a shift in demographics such that job growth did not keep pace with population increases (ARC Regional Snapshot: Income and Poverty Trends, 2010).

**Table 26: East Point Average Household Income Distribution, 2000-2009**

East Point Average Household Income Distribution, 2000-2009				
	2000		2009 (ACS)	
	Households	%	Households	%
Total households	14,484	100.0%	14,226	100.0%
Less than \$10,000	1,917	13.2%	1,508	10.6%
\$10,000 to \$14,999	920	6.4%	703	4.9%
\$15,000 to \$24,999	1,127	7.8%	1,842	12.9%
\$25,000 to \$34,999	3,864	26.7%	1,895	13.3%
\$35,000 to \$49,999	2,738	18.9%	2,776	19.5%
\$50,000 to \$74,999	2,288	15.8%	2,881	20.3%
\$75,000 to \$99,999	860	5.9%	1,172	8.2%
\$100,000 to \$149,999	416	2.9%	885	6.2%
\$150,000 to \$199,999	113	0.8%	301	2.1%
\$200,000 or more	241	1.7%	263	1.8%

Source: U.S. Census Bureau 2000, ACS 2009

## 2.3 Economic Resources

This section identifies key organizations and agencies that the city can draw upon for workforce and economic development support.

### 2.3.1 East Point Business and Industrial Development Authority

The East Point Business and Industrial Development Authority was created in 1976. Its purpose is to develop and promote trade, commerce, industry, and employment opportunities for the local community. The most frequently used power of development authorities is the issuance of tax-exempt and taxable industrial development bonds. Tax exempt bonds, as defined under federal law, are applicable primarily to manufacturing operations and are exempt from federal income taxes. Taxable bonds do not provide exemption from federal income taxes, but may be used for projects that exceed federal and state regulations. Either tax exempt or taxable bonds may provide state and local ad valorem tax advantages, subject to the approval of EPBIDA, Mayor and Council and the Tax Assessor’s Office of Fulton County. These advantages occur in a structured sale/ leaseback transaction between the private sector entity and the Authority of the real and personal property included in the bond issue.

### 2.3.2 East Point Main Street Association

The East Point Main Street Association (EPMSA) ([www.downtowneastpoint.com](http://www.downtowneastpoint.com)) is a non-profit 501(c)3 downtown revitalization organization. The EPMSA has a volunteer Board of Directors made up of residents that are business owners, community stakeholders and professionals who have a commitment to downtown. The mission of the board is *“To preserve and enhance the downtown area as the heart of East Point, communicating a sense of place, community pride and heritage, while providing for a successful business and residential environment.”*

In 1999, the City of East Point established the East Point Main Street Association, Inc. to work with the principles of the National Main Street model. The City applied for and was granted the Main Street City designation and thus began a cycle and vision toward rebuilding downtown. The results began to show almost immediately as nine members were appointed to the Main Street Board. The City created a staff position, who serves as a point of contact for merchants and prospective businesses and tenants. Public dollars were directed to funding festivals, signage, a pedestrian bridge, and planning for future development.

In 2008, the City of East Point looked to the East Point Main Street Association to take on the community events for the City. The all-volunteer board stepped up to the overwhelming challenge, to continue a tradition of community events, which supports the Downtown District, residents and the entire Tri-Cities community. In 2010, the EPMSA board decided to formally detach itself from the City, which discontinued City appointment of Board members and allowed EPMSA to then embrace 501(c)3 non-profit status, appoint their own board members for continuity and more effectively solicit potential community partners. Now EPMSA works in partnership with the City of East Point, and the results of this partnership are readily visible and extremely beneficial to the business and residential community.

### 2.3.3 Chambers of Commerce and Regional Business Support Agencies

Many agencies based in Atlanta and Fulton County serve the East Point business and work force community, including the Women’s Economic Development Fund, the Economic Development Corp of Fulton County, the Development Authority of Fulton County, the Atlanta Microfund, the Georgia Network of Small Business Development Center (Georgia State), the Atlanta Regional Commission and the Department of Community Affairs. Additionally, several Chambers of Commerce provide the business community membership support.

The **South Fulton Chamber of Commerce** ([www.southfultonchamber.org](http://www.southfultonchamber.org)) was originally formed in 1947. It has since joined forces with various other chambers, but it has operated independently since 2002. Today’s South Fulton Chamber has recruited strong leadership and developed programs that will help create a strong local economy, promote the community, provide networking opportunities and represent the interests of business with government. The Chamber provides members a number of business consulting resources and services and partners with Fulton County and Atlanta business and development agencies, as well as with surrounding local governments.

The **Airport Chamber of Commerce (AACOC)** ([www.airportchamber.com](http://www.airportchamber.com)) is a nonprofit organization dedicated to improving the business climate and making our community the best place to live, work and play. Founded over 50 years ago, the AACOC is dedicated to the promotion, development, and growth of business and professional activities within the airport area.

## 2.4 Local and Regional Economic Trends

East Point is located in Fulton County, which boasts one of the strongest economies in Georgia. It is both stable and diverse. Although Fulton County and the metropolitan Atlanta region will experience continued growth, the pace and quality of that growth has shifted dramatically since the recession.

Clearly the entire Metro Atlanta Region has suffered from the national economic downturn that began in 2007. Given the severity of the current “Great Recession,” economists have generally lowered expectations of what a recovery may look like and what a return to normal growth will be. These lowered expectations are summed up by the media’s use of the phrase “a return to the new normal” in describing an economic recovery that stabilizes at much lower – but hopefully less volatile and more sustainable – growth rates than those experienced in the heady economic expansions and associated bubbles that characterized recoveries in the past several decades.

As applied to Metro Atlanta’s recovery to levels of “new normal” growth, a weak consensus (major differences of opinion remain as to the timing and extent of recovery) has emerged pointing to recoveries in the markets for major types of development as follows:

- **Residential:** Slight improvement in housing sales through 2011 coupled with continuing declines in sale prices as sellers – particularly banks writing down foreclosure inventories – increasingly prioritize moving product over pricing. Slight improvement in sales and prices is anticipated through 2012 with some degree of stabilization in the market being achieved by the end of 2013. The “new normal” for the overall residential market is projected to be achieved in mid-to-late 2013 and early 2014 for sale properties. Rental properties are beginning to strengthen with respect to both occupancy and effective rates, with the “new normal” for apartments being reached in 2012.
- **Retail:** Declining rates and occupancy continuing and perhaps temporarily accelerating through mid-2011, with market stabilization in late-2011 and continuing through 2012. However, a “new normal” is not anticipated until 2013-2014.
- **Office:** Basically the same pattern of recovery as retail, but with larger inventories and longer lead times for new development than retail, “new normal” stabilization occurring in 2014-2015.
- **Hotels:** New location-specific deals will continue during 2011 even with overall declines in rates and occupancy. The hospitality market should see signs of substantive recovery as reflected in the increasing availability of capital in 2012, building to the “new normal” in 2013.

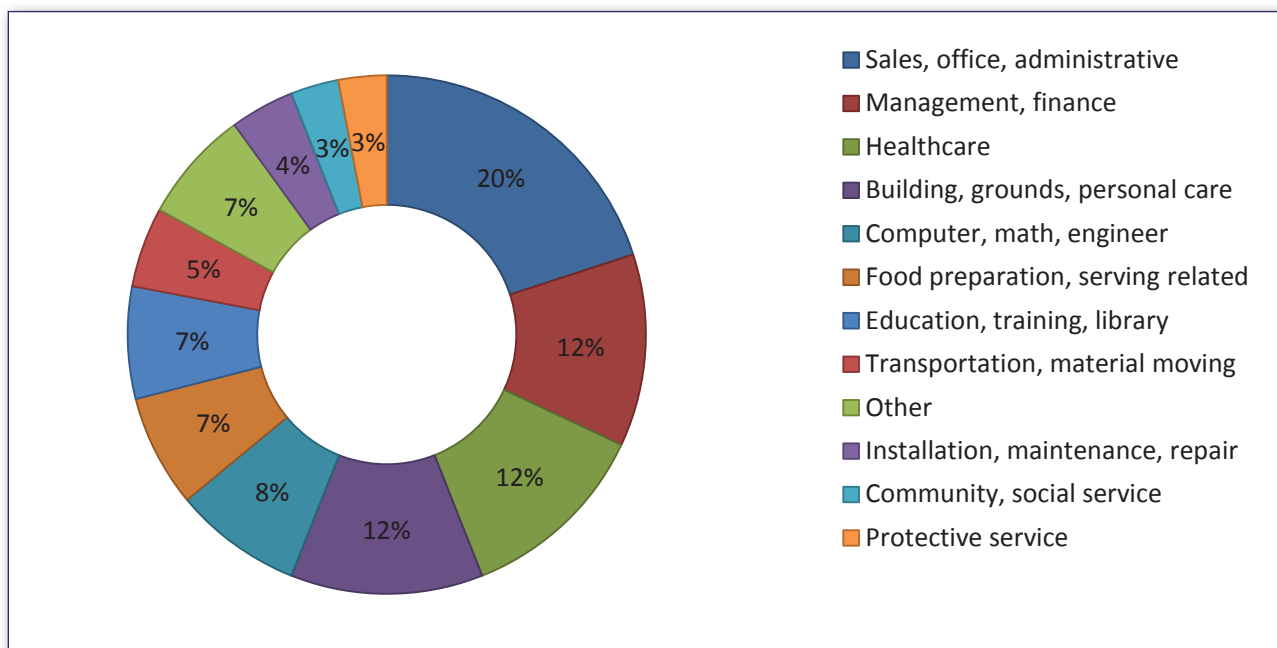


Recovery across all industries will occur only as employment grows. In its most-recent (February 2011) 2010-2040 regional population and employment projections, the Atlanta Regional Commission lowered its estimates of job growth in the 20-county Atlanta region, last published in 2009. Nonetheless, the ARC’s population and employment forecasts show moderately strong long-term growth for the 20-county Atlanta region. ARC expects that **8.3 million people will call the region home** by the year 2040, an increase of roughly three million people from today. Job growth, although not as robust as in the 1990s, will remain strong in the long term, as well. ARC forecasts the region to have 3.65 million jobs by 2040, an addition of about 1.5 million jobs from today. One of the more significant trends ARC expects is the shrinking of the labor force participation rate (LFPR) over the coming decades. The labor force participation rate is expected to fall from a high of almost 74% in 2000 to around 62% by 2040.

**Expected Growth by Occupation 2010 – 2040**

In terms of specific occupations, then, it should be no surprise that healthcare occupations will be one of the leaders in percentage change between 2010 and 2040. Sales, office and administrative occupations will capture the bulk of the growth between 2010 and 2040. Management and finance occupations, healthcare occupations and occupations in building, landscape and other personal services will each capture approximately 12% of all growth in occupations between now and 2040.

**Figure 16: Expected Growth by Occupation in the Atlanta Region, 2010-2040**



Source: Atlanta Regional Commission

In the short-term, according to Dr. Rajeev Dhawan, Director of the *Economic Forecasting Center of Georgia State University*, the Atlanta metro area, after losing almost 129,000 jobs in 2009, will experience a moderate loss of 12,500 in calendar year 2010. In calendar year 2011, 42,500 job gains are expected, including 11,800 “premium” job gains. The recovery picks up in 2012 when 51,600 jobs (13,300 premium jobs) are expected to be created.

**East Point Market Area Employment Projections**

Overall employment growth in these submarkets is projected from Atlanta Regional Commission (ARC) employment growth forecasts, considered to be the most comprehensive and detailed database in the region. The projections are based on employment growth in a collection of ARC-defined Superdistricts that encompass the overall East Point Market Area, which will generate the bulk – approximately 90% - of the demand for office space that the City of East Point itself will draw upon. The baseline East Point Superdistrict employment estimates for 2009 (the most recent from ARC at that geographic level) are increased or reduced by the number of jobs estimated to be gained or lost in 2010 within major employment categories and adjusted to confirm to the county-level employment estimates recently released (February 2011) by ARC.

**Table 27: East Point Market Area: Change in Employment by Sector, 2009-2016**

East Point Market Area: Change in Employment by Sector 2009-2016								
	CONST	MFG	TCU	WHOL	RETL	FIRE	SVCS	GOV
<b>2009</b>	<b>4409</b>	<b>14959</b>	<b>66896</b>	<b>11866</b>	<b>11744</b>	<b>33778</b>	<b>87987</b>	<b>36072</b>
<b>2010</b>	-18.7%	-5.9%	-0.9%	-4.2%	0.5%	-1.8%	0.8%	-1.5%
<b>2011</b>	-5.9%	0.8%	2.1%	1.7%	0.2%	2.4%	1.6%	-1.2%
<b>2012</b>	3.5%	2.6%	4.2%	2.3%	1.5%	3.0%	1.5%	1.2%
<b>2013</b>	4.0%	3.0%	3.0%	3.0%	2.0%	2.5%	3.0%	1.0%
<b>2014</b>	5.0%	4.0%	4.0%	4.0%	2.5%	3.0%	3.5%	3.0%
<b>2015</b>	5.0%	4.0%	4.0%	3.0%	3.0%	3.5%	4.0%	2.0%
<b>2016</b>	4.0%	3.0%	3.0%	2.0%	3.5%	4.0%	4.0%	2.0%
<b>Stable</b>	2.0%	0.5%	1.0%	0.5%	2.0%	2.0%	1.8%	0.5%

Sources: ARC, GSU EFC, Huntley Partners

Applying growth projections to the 2009 base numbers and adjusting for the recent ARC county-level estimates, employment in the East Point Market Area through 2036 is estimated as follows in Table 28:

**Table 28: East Point Market: Employment by Sector, 2009-2016**

East Point Market Area: Employment									
Year	CONST	MFG	TCU	WHOL	RETL	FIRE	SVCS	GOV	TOTAL
<b>2009</b>	<b>4,409</b>	<b>14,959</b>	<b>66,896</b>	<b>11,866</b>	<b>11,744</b>	<b>33,778</b>	<b>87,987</b>	<b>36,072</b>	<b>267,711</b>
<b>2011</b>	3,373	14,189	67,686	11,561	11,826	33,952	90,155	35,105	267,847
<b>2016</b>	4,163	16,705	80,930	13,310	13,379	39,737	105,511	38,451	312,185
<b>2021</b>	4,596	17,127	85,058	13,646	14,771	43,873	115,355	39,422	333,848
<b>2026</b>	5,075	17,559	89,397	13,991	16,309	48,440	126,118	40,417	357,304
<b>2031</b>	5,603	18,002	93,957	14,344	18,006	53,481	137,884	41,438	382,715
<b>2036</b>	6,186	18,457	98,750	14,706	19,880	59,048	150,749	42,484	410,259

Sources: ARC, GSU EFC, Huntley Partners 2011

## 2.5 Economic Planning Efforts and Assets

Two of the greatest development changes that will influence the city will stem from the Fort McPherson closing and redevelopment efforts and the expansion of the Hartsfield International Airport. Planning initiatives, job training support and investment in the Fort McPherson represent a unique set of potential economic resources that the city may strategically engage. Although direct control over development changes at Fort McPherson and Hartsfield are outside of the City control, East Point has been proactively positioning itself to be able to engage these market dynamics. A few tools the city has begun to deploy are establishment of Tax Allocation Districts (TADs), Enterprise Zones and Opportunity Zones.

### 2.5.1 Tax Allocation Districts (TADs) Introduction

In June of 2001, East Point citizens voted to authorize the City of East Point to exercise the powers accorded to municipalities under the State Redevelopment Power Law, including but not limited to designating redevelopment areas and establishing tax allocation districts. Within such districts, the City may use tax increments to provide infrastructure improvements such as new streets and utilities to spur new economic development. Since that time East Point has two created two Tax Allocation Districts (TADs), the Camp Creek/I-285 TAD and the Corridors / Downtown TAD.

### 2.5.2 Camp Creek/I-285 TAD

In 2003 the City of East Point joined into a public-private partnership with developers to help bring new jobs and services to the area within the Camp Creek Redevelopment District. The following reasons were given for why the Camp Creek Area was chosen.

- To make possible the development of 814 acres of difficult to develop real estate in the Camp Creek/I-285 area, transforming these underused properties into a commercial gateway for East Point.
- Develop a series of major, pedestrian-friendly, mixed-use commercial and retail development projects on Camp Creek that will have the greatest chance of success and the longest-term impact.
- Attract businesses into these developments with the potential to create new jobs in a range of skill levels that will improve the employment opportunities for East Point and South Fulton County residents as well as attract more workers into East Point daily.
- Enhanced property and sales tax revenues for the City of East Point.
- Provide the necessary incentives to foster private development and a public-private partnership that will make redevelopment possible, adding new office, showroom, warehouse, distribution, retail, restaurant and convention-style hotel developments improved by traffic, transportation, green space and related infrastructure.

Part of the development that has taken place in the Camp Creek/I-285 TAD was a 750,000 square foot shopping center which opened in the summer of 2003 and is known as the Camp Creek Marketplace. The shopping center was developed by North American Properties and is by far the largest venture that has happened within East Point in recent years. The Camp Creek Marketplace has more than 100 retail shops and restaurants.

Additionally, an influx of newly built homes ranging from moderately priced to upscale, schools, hotel developments, office and warehouse spaces, and a state of the art fire station make the Camp Creek prime location for families seeking a location to live, work and play.

Since announcing its vision for the intersection of Camp Creek Parkway & I-285 in the year 2000, North American Properties has developed approximately 8.5 million square feet of every type of development within that area. These developments combined occupy approximately 1,400 acres, representing a nearly \$1 billion investment in the East Point and South Fulton County community:

- Camp Creek Trade Center: 5 million-square-foot office and industrial development (Duke Realty)
- Princeton Lakes Subdivision: 1,200-unit residential (single-family homes) development (Pulte Homes)
- Oxford Ridge: 800-unit multi-family development (Worthing Company)
- Princeton Lakes Village: 177,000 square-foot mixed-use development with restaurants, office and theatre (The Bentley Group and Ackerman & Company)
- Camp Creek Point: 18,500 square-foot retail plus four outparcels and two hotels (Branch Properties) Sources taken from North American Properties

### 2.5.3 Corridors / Downtown TAD

The redevelopment of the City of East Point is an important step in enhancing the quality of life in the city’s downtown and older established neighborhoods. Creating and maintaining lively and attractive streets and buildings will stimulate investment in East Point’s commercial core, adjoining historic neighborhoods such as Conley Hills, and the major corridors – Main Street, Cleveland Avenue and Washington Road – that lead into and through the heart of the city.

There are many factors that point to a positive future for the City of East Point. As with other older revitalizing urban areas, there is a good framework of existing development patterns that can be built on to enhance a sense of place and community.

There is a sufficient amount of social and physical urban fabric that remains intact to serve as a basis and guide for revitalization efforts. Recent demographic patterns show a renewed interest in urban living as a preferred lifestyle. Regionally, this has resulted in land use and behavioral changes aimed at reducing the reliance on the automobile and re-establishing pedestrian-oriented places. New economic sectors, such as the digital and communications industries are providing additional markets for the rehabilitation of underutilized or abandoned buildings and properties, such as are found in the East Point Corridors TAD area.

A good redevelopment plan is a community-supported strategy for guiding growth and capital improvement in predictable and desirable ways for an area’s commercial and residential neighborhoods and streets. The Corridors TAD Redevelopment Plan orients transportation projects towards improving the livability and connectivity of neighborhoods and creating a place where pedestrians, cyclists, transit customers, and motorists are viable partners in a balanced transportation system. Urban design and land use planning is intended to establish a vision that ensures that revitalization efforts are innovative, yet consistent with City of East Point policies. The implementation component is intended to guide future development as it relates to the type and mix of commercial and residential uses. These components are vital in influencing the quality of private investment and the intensity of that commitment to East Point by residents, property owners, and merchants.

The East Point Corridors Redevelopment Plan and Tax Allocation Bond District (TAD), which was ultimately adopted in 2006, was proposed in accordance with this collaborative City-community vision for the following purposes:

- To attract private, taxable redevelopment opportunities to the East Point Corridors sectors of the City of East Point.
- To further the City’s goals of improving underdeveloped urban areas as well as attracting desirable development, including professional jobs.
- To provide funding that, in turn, will attract additional regional, State and Federal funding to allow improvements to land use, transportation, and recreational areas.
- To realize the full economic potential of an increasingly urbanized community.
- To increase employment opportunities for residents of the TAD area and surrounding East Point neighborhoods.
- To increase opportunities for market-driven residential and commercial development within the East Point Corridors area.
- To overcome constraints to development generated by aged and obsolete commercial and residential structures, inefficient transportation infrastructure and inadequate physical connections to the surrounding community.
- To maximize the tax revenue potential of the TAD area while achieving the basic goals of the East Point Corridors Redevelopment Plan.

*Source: East Point Camp Creek/I-285 TAD and Corridors/Downtown TAD*

### 2.5.4 Fort McPherson

Effective November 9, 2005, the Base Closure and Realignment Commission voted to close Fort McPherson, a 488-acre installation located in southwest Atlanta. With the decision to close, the McPherson Planning Local Redevelopment Authority, Inc. (MPLRA), a nonprofit corporation, was formed to assume on behalf of the Cities of Atlanta and East Point, Fulton County, and the State of Georgia the responsibility and authority for “identifying local redevelopment needs and preparing a redevelopment plan for the Military Department to consider.” Since its creation on December 14, 2005, MPLRA has actively pursued its mission to identify the needs and wishes of the surrounding communities and develop an implementable plan for Fort McPherson.

The Economic Development goals set by McPherson Planning Local Redevelopment Authority for redevelopment of Fort McPherson are:

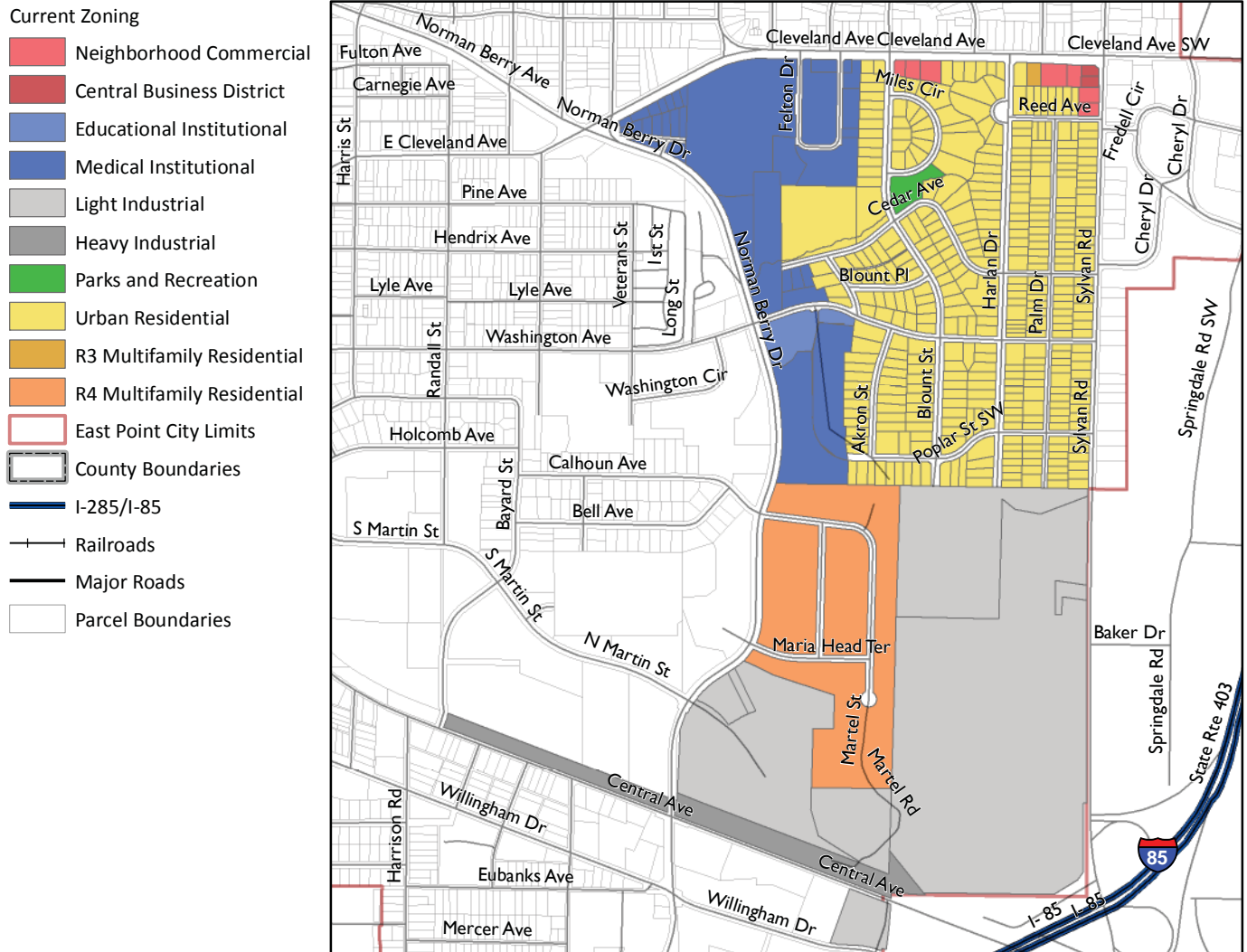
- A jobs generator, targeting knowledge based industries
- A thriving work / live / learn / play community
- Nationally acclaimed or world class
- Developed to complement other nearby redevelopment projects

The McPherson Implementing Local Redevelopment Authority (“MILRA”) was established in September 2009 to manage the implementation of the plan developed by the MPLRA. The MPLRA had to reexamine previous growth and development assumptions that changed with the economic recession. The Fort McPherson Research Park Master Plan and District Conceptual Plan, published in November 2010, calls for the following features:

- A 127-acre Science and Technology park with 3.5 million square feet of office and lab space;
- A Historic Village, where new development follows the “scale, intimacy, and character” established by 40 existing historic structures that are protected by the National Register of Historic Places;
- An engaging, urban Main Street that runs east-west along Lakewood Freeway from the Lakewood / Fort McPherson MARTA station;
- 160 acres of open space, including an 18-hole golf course that will be converted to park space; and
- A high degree of connectivity, especially between the base and surrounding communities, enhanced by a hierarchy of streets for both vehicles and pedestrians.

The base is scheduled to close on September 15, 2011, and redevelopment may take as long as twenty years before the master plan is fully realized. The initial impact of the closure on the City of East Point is unknown, but it is predicted that 5,000 jobs will be created generating about \$12 million in annual state income tax revenues within the first 10 years of development. At completion, a total of 10,600 jobs will be created and state revenues will include \$1.8 million in sales taxes, \$3.5 million in property taxes, and \$24 million in annual state income taxes. (McPherson Implementing Local Redevelopment Authority, <http://www.mcphersonredevelopment.com>)

**Figure 17 : East Point Enterprise Zone - Existing Zoning**



### 2.5.5 Opportunity Zones

Opportunity zones allow local governments which undertake redevelopment and revitalization efforts in certain older commercial and industrial areas to qualify those areas for the State’s maximum state job tax credit of \$3,500 per job. The incentive which is available for new or existing businesses which create two or more jobs are credits which can be taken against the business’s income tax liability and state payroll withholding. The credits are available for areas designated by the Department of Community Affairs (“DCA”) as “Opportunity Zones.” DCA will consider designations for areas that are within or adjacent to a census block group with 15% or greater poverty where an enterprise zone or urban redevelopment plan exists.

Opportunity Zone Tax Credit Incentives include:

- The maximum Job Tax Credit allowed under law - \$3,500 per job created;
- The lowest job creation threshold of any job tax credit program, at 2 jobs;
- Use of Job Tax Credits against 100 percent of income tax liability and withholding; and
- Expansion of the definition of “business enterprise” to include all businesses of any nature.

East Point recently submitted an application, which is pending approval, to DCA for an opportunity zone. With regards to qualification East Point meets the first criteria in that all areas in East Point are adjacent to or within census block groups with 15% or greater poverty. Although the entire City meets the first criteria of all census tracts either in or adjacent to census block groups with 15% or greater poverty not all the areas meet the second criteria which states the area has to also be designated as an Enterprise Zone or have an urban redevelopment plan. The map below, in Figure 17, shows an area of the city that has been demarcated as an Enterprise Zone.

## 2.6 Summary of Economic Assets

The city works to market the many assets that distinguish the city, including:

- No impact fees on new development.
- A 100% property tax exemption on all three classes of manufacturer’s inventory (firm’s location must be within city limits).
- Approximately 2.3 million square feet of office/warehouse/distribution space within the City’s commercial/industrial areas.
- 10 minute drive from the “heart” of downtown Atlanta.
- 7 minutes from Hartsfield-Jackson Atlanta International Airport.
- Its own water reservoir (Sweetwater Creek).
- Service of its own transit station (Metropolitan Atlanta Rapid Transit Authority (MARTA)).
- An award winning hospital (South Fulton Medical Center - Tenet Healthcare).
- Its own business association (The East Point Business Association), and in conjunction with the City of East Point, hosts a yearly business seminar for start-ups, existing businesses and entrepreneurs.

## 2.7 Local Economic Demand Projections

Local Economic Demand projections are based on economic trends and population projections and project demands in four (4) major market areas in East Point: office; industrial; retail; and residential. The majority of data in this section was based on the *East Point Market Assessment and Demand Trends* report prepared by Huntley Partners, Inc. (2011). It is also important to understand current excess inventory on the market which will need to be absorbed first by any projected demand.

### 2.7.1 Market Areas

**Office Market** - The potential office market for East Point draws from several different Metro Atlanta submarkets in addition to specialized markets such as those encompassing medical and health-related services and research facilities (a focus of the Fort McPherson redevelopment). Those submarkets include the following:

- Downtown Atlanta
- Northside Drive / Georgia Tech (part of the Midtown submarket)
- West Atlanta (a portion of the overall West Atlanta submarket, this eastern sector is also called “West Atlanta”)
- Airport / North Clayton (County) Area (part of the South Atlanta submarket)

**Industrial Market** - East Point industrial market is situated to draw from two major submarkets in the Metro Atlanta area, as well as two minor submarkets, as follows:

- Central Atlanta (major submarket)
- Chattahoochee (major submarket)
- Fulton Industrial District (part of I-20/West Fulton major submarket)
- Airport/North Clayton (part of South Atlanta major submarket)

**Retail Market** - The basic East Point retail submarket market is located primarily within the larger South Atlanta Retail Submarket. Conditions within that South Atlanta Submarket are basically indicative of those currently existing within the smaller East Point retail market area, which is defined as the 7-mile-radius combined Primary, Secondary and Tertiary markets described herein.

**Residential Market** - Atlanta, like the rest of the nation, is weathering an “unusually slow” economic recovery as it struggles with previous overbuilding of residential real estate according to RealtyTrac. Atlanta led the nation in new single-family home construction every year between 1995 and 2005, so it took a big beating when housing turned down during the second half of the decade. Housing prices rose only modestly during the boom years, but lending was overly aggressive and many homebuyers had little equity in their homes to begin with. A high proportion of mortgage loans made during the housing boom were either subprime or Alt-A. The net result has been a surge in mortgage delinquencies and foreclosures, and the problem is likely to linger for some time to come.

The recession and its aftermath, meanwhile, have ravaged Atlanta’s once-hot housing market. According to RealtyTrac, the MSA ranked 26th among the nation’s top 206 metro areas in rate of foreclosure for third quarter 2010 as fully 1.38% of existing ownership stock (29,824 residences) received notifications. This nearly doubles the 0.72% national rate calculated for the period. “The market still has to deal with a lot of foreclosures, which are both a symptom of the fragile economy and the hangover from bad loans,” an executive with Harry Norman Realtors informed the *Atlanta*



*Business Chronicle* in January 2011. While there are reasons to believe the market has bottomed out, “there is still a lot of downward pressure on pricing resulting from foreclosures and short sales.” Over the 12-month span concluding with November, data from First Multiple Listing Service (FMLS) indicate a 6.0% drop off in sales volume year-over-year. According to Standard & Poor’s S&P/Case- Shiller Home Price Index as reported by the *Chronicle*, Atlanta was one of six metro areas in which the average selling price has fallen “beyond the recent lows seen in most other markets in the spring of 2009.”

### 2.7.2 Current Excess Inventory in East Point

In each of the four major categories of real estate products – retail, office, industrial and residential – the City of East Point itself holds only a portion of the existing supply within each industry’s respective market area. Specifically, the City of East Point contains approximately 30% of the total retail inventory within the retail submarket most closely associated with East Point; approximately 10% of the office inventory; and approximately 5% of the industrial inventory. Since the Neighborhood Services<sup>1</sup> inventory is calculated based on housing within the East Point city limits, 100% of that inventory is assumed to be within the city. Residential inventory within East Point is based on the 2010 Census, which 3,892 vacant housing units out of a total inventory of 17,225 – a vacancy rate of 22.6%. Optimistically, this is at least 15 months of available supply.

“Excess inventory” is not the same as vacant supply. Rather, it is the amount of vacant space or housing units in excess of what can be considered a healthy level of vacancies within a given type of real estate. Similar to unemployment rates, a certain level of vacancy is not only acceptable but necessary for a market to be stable, with supply and demand balanced and “in equilibrium.” Otherwise, too little vacant supply results in purchase prices or rent rates that are too high for a given market, driving away (or not attracting in the first place) otherwise desirable residents (consumer markets) and businesses.

Thus, estimating the amount of “excess inventory” – or vacant supply that should be considered in excess of a stable balance of supply and demand – involves taking the identified vacant space or housing units within the market area in question, determining what share of the level/percentage of those vacancies are in excess of a stable market, then applying that excess vacancy level to the current-vacant space or units. “Stable” vacancy rates for each type of real estate market are generally accepted to be as follows:

- Retail: 8% vacancy rate
- Local Office: 9% vacancy rate<sup>2</sup>
- Office: 10% vacancy rate
- Industrial: 8% vacancy
- Residential: a 6-month supply of housing

<sup>1</sup> Neighborhood Services includes both office and retail space and are those spaces that provide for the sale of convenience goods (food, drugs, and sundries) and personal services that meet the daily needs of an immediate neighborhood trade area.

<sup>2</sup> Local Office is not tracked separately but does represent a hybrid of the Office and Retail categories, a mid-point stable-market vacancy rate of 9% is assumed.

**Table 29: Current Excess Inventory in East Point, 2011**

Current Excess Inventory within East Point				
City as % of Total Submarket:	Retail	30%		
	Neighborhood Services	100%		
	Office	10%		
	Industrial	5%		
	City Vacant SF	Vac %	Excess %	Excess SF
Retail: Stable Vacancy @ 8%	188,148	8.5%	6%	11,970
Neighborhood Services: Stable @ 9%	22,368	12.4%	28%	6,158
Office: Stable @ 10%	170,875	16.3%	39%	66,012
Industrial: Stable @ 8%	684,110	15.9%	50%	340,385
Residential	City Vacant Units		Excess Units	
Total Vacant Units	3,892		60%	2,335
SFD % of Vacant Units	44%			1,027
Townhouses % of Vacant Units	6%			140
Rental % of Vacant Units	50%			1,168

Source: Huntley Partners 2011

This excess supply will be incorporated into the demand projections in the following section in order to determine “net” demand projections for retail, office, industrial, local/community office and residential.

### 2.7.3 Projected Demand

The potential for new office, retail and residential development within the City of East Point does refer specifically to development demand that could occur within the boundaries of the East Point based purely on:

- identification and *definition of the market areas* from which demand is generated;
- *projected growth* in demand within these market areas; and
- *share of the total market demand* (share of market or “SOM”) that the City of East Point could reasonably be expected to attract.

#### Office

*New Demand for Office Space within City of East Point:*

Based on reasonable assumptions regarding (1) the shares of market (SOM) that the City of East Point itself will attract of the total area employment growth driving demand for various types of office space and (2) the amount of “induced” demand that could be attracted from outside East Point’s basic market area, the projected demand for office-related space with the City is estimated at **1,645,781** square feet over the 10-year period 2011-21 and a total of **3,875,020** square feet over the 25-year period 2011-36.

**Table 30: Office Space Demand Gain/Loss**

East Point City: Office Space (SF) Demand Gain/-Loss							
Year	TCU	FIRE	SVCS	GOV	TOTAL	CUMUL	ANN INC
E Point SOM	5%	10%	11%	10%			
+Induced	10%	10%	10%	10%			
2011							
2016	31,968	216,106	661,450	114,541	1,024,066	1,024,066	204,813
2021	9,965	154,500	424,013	33,237	621,715	<b>1,645,781</b>	124,343
2026	10,473	170,581	463,573	34,076	678,703	2,324,483	135,741
2031	11,007	188,335	506,824	34,936	741,102	3,065,586	148,220
2036	11,569	207,937	554,110	35,819	809,434	<b>3,875,020</b>	161,887

Source: Huntley Partners 2011

*New Demand for Office Space within City of East Point Net of Excess Inventory:*

Based on the Excess Inventory analysis, there are currently 66,012 square feet of excess Office space within East Point – an amount of vacant office space that will need to be absorbed if East Point’s Office market is to return to stability, or “equilibrium.” Reducing demand by this amount yields a net 10-year demand within the City of East Point for Office space to a robust **756,878** square feet and 25-year demand to **1,871,498** square feet.

**Table 31: East Point Demand Net of Current Excess Inventory, Office Only, 2011-2036**

Total East Point Demand Net of Current Excess Inventory 2011-2036		
	Yrs 1-10 2011-2021	Total 25 Yrs 2011-2036
Office (from employment growth)	756,878 sq ft	1,871,498 sq ft

Source: Huntley Partners 2011

**Neighborhood Services Space Demand Projections**

*New Demand for Neighborhood Services Space within East Point:*

The increase in households within the various market areas will in itself create demand for space for business, professional (e.g. legal, medical, financial, real estate) and other services directed toward the local residential community. Based on an industry standard of demand for 15 square feet of such space per household, the total new Neighborhood Services space required in the City of East Point by 2021 will total **27,046 square feet** over the next ten years and **70,588 square feet** through 2036 based on the projected increase in households by 2036.

**Table 32: Demand for New Neighborhood Services in East Point, 2011-2036**

Demand for New Neighborhood Services within East Point					
Market Area	New Households	Local Office SF/HH	Total SF Demand	Share of Market	Total New SF Demand
East Point 2011-21	1,803	15	27,046	100%	27,046
East Point 2011-36	4,706	15	70,588	100%	70,588
<b>Total SF Demand from New Household Formation: 2011-21</b>					27,046
<b>Total SF Demand from New Household Formation: 2011-36</b>					70,588

Each new household supports 15 SF of Neighborhood-serving office

While this type of space is typically considered office space, it is often found in smaller retail centers. However, since demand is based on the number of households in an area rather than trackable sales, it is not included in retail demand projections. It remains a separate class of space.

*New Demand for Neighborhood Services Space within City of East Point Net of Excess Inventory:*

Based on the Excess Inventory analysis, there are currently 6,158 square feet of excess Neighborhood Services space within East Point. Reducing demand by this amount yields a net 10-year demand within the City of East Point for Neighborhood Services space to **20,887** square feet and 25-year demand to **64,430** square feet.

**Table 33: Demand for New Neighborhood Services in East Point, 2011-2036**

Total East Point Demand Net of Current Excess Inventory 2011-2036		
	Yrs 1-10 2011-2021	Total 25 Yrs 2011-2036
Neighborhood Services (from household growth) SF =	20,887	64,430

Source: Huntley Partners, 2011

**Industrial Space Demand Projections**

*New Demand for Industrial Space within City of East Point:*

Based on the reasonable SOM assumptions regarding the amount of the total Market Area industrial demand that the City can attract, the projected demand for this type of space with the City is estimated at **590,543** square feet over the 10-year period 2011-21 and **993,080** square feet over the 25-year period 2011-36.

**Table 34: Industrial Space Demand Gain/Loss, 2011-2036**

East Point City: Industrial Space (SF) Demand Gain/-Loss							
Year	CONST	MFG	TCU	WHOL	TOTAL	CUMUL	ANN INC
E Point SOM	10%	15%	5%	15%			
+Induced	10%	10%	10%	10%			
<b>2011</b>							
<b>2016</b>	26,660	132,127	213,122	96,821	468,729	468,729	93,746
<b>2021</b>	14,623	22,154	66,433	18,605	121,814	<b>590,543</b>	24,363
<b>2026</b>	16,145	22,713	69,822	19,075	127,754	718,297	25,551
<b>2031</b>	17,825	23,287	73,383	19,557	134,051	852,349	26,810
<b>2036</b>	19,680	23,875	77,126	20,050	140,732	<b>993,080</b>	28,146

Sources: ARC, GSU EFC, Huntley Partners

*New Demand for Industrial Space within City of East Point Net of Excess Inventory:*

Based on the Excess Inventory analysis, there are currently 340,385 square feet of excess Industrial space within East Point. Reducing demand by this amount yields a net 10-year demand within the City of East Point for Industrial space to only **102,523** square feet and a total 25-year demand of only **404,425** square feet.

**Table 35: Demand for New Industrial Space in East Point, 2011-2036**

Total East Point Demand Net of Current Excess Inventory 2011-2036		
	Yrs 1-10 2011-2021	Total 25 Yrs 2011-2036
Industrial (from employment growth) SF =	102,523	404,425

Source: Huntley Partners, 2011

Both the 2011-21 negative net demand, as well as the small 25-year net demand for industrial space appears to be the product of two basic factors: (1) the extremely high Warehouse-space vacancy rate in the East Point area and (2) the intense competition in the Airport/South Atlanta industrial market.

**Retail Demand Projections**

Retail demand is based primarily on growth in households and income within a defined market area, not on projected employment growth within a Superdistrict or group of census tracts – although such employment growth is directly related to both household and income growth. Another source of short-term demand is “Unmet Demand”.

The amount of unmet retail demand in the East Point Primary, Secondary and Tertiary market areas could support **326,738** square feet of new and/or repositioned retail within East Point’s 3-mile Primary Market area as reflected in the table below.

**Table 36: Potential New Demand for Retail Space from Current Unmet Demand, 2011-2036**

Potential New Demand for Retail Space within Primary Market From Current Unmet Demand: 2011-2021		
Primary Market Area		55,718 SF
Total Secondary Market Area	334,317	
Total Tertiary Market Area	776,949	
Into Primary Market Area from Secondary Market Area @	36%	119,122 SF
Into Primary Market Area from Tertiary Market Area @	20%	151,899 SF
<b>Current Unmet Retail Demand in Primary Area</b>		<b>326,738 SF</b>

Source: Huntley Partners, 2011

The list of such major retail categories incorporated into the chart below identifies those categories that are most significant in assessing current unmet retail demand within the Primary (0-3 miles), Secondary (3-5 miles) and Tertiary (5-7 miles) Market Areas.

**Table 37: Retailers with the Most Unmet Demand in the East Point Market Area**

Retailers with Most Unmet Demand in East Point Market Area*								
Rank: Retailers with Most Unmet Demand	Gross Mkt Area Unmet Demand	GMA SOM	Net Demand	Sales PSF	Supportable Retail SF	# of stores	Avg SF per store	Examples**
1 Bldg Material, Lawn, Garden	\$58,824,138	22%	\$19,184,893	\$300	63,950	1	100,000	Home Depot, Lowes
2 Dept. Stores	\$57,225,385	25%	\$14,771,473	\$300	49,238	0	100,000	JC Penny, Sears
3 Full-service Restaurants	\$53,983,326	26%	\$14,298,445	\$350	40,853	5	7,500	Outback
4 Electronics & Appliances	\$55,202,438	22%	\$11,920,269	\$300	39,734	1	50,000	Frye's
5 Apparel & Accessories	\$43,412,069	26%	\$11,399,473	\$300	37,998	2	20,000	
6 HH Furnishings/Equipment	\$29,697,053	26%	\$6,477,551	\$300	21,592	1	30,000	Amer Signature Furn
7 Grocery Stores	\$30,398,738	28%	\$7,447,691	\$350	21,279	0	70,000	Publix, Kroger
8 Limited-service Eating	\$20,182,547	25%	\$5,651,113	\$350	16,146	6	2,500	Chipotle, Zaxbys
9 Special Food Services	\$15,255,954	26%	\$3,737,709	\$350	10,679	7	1,500	
10 Other Misc Store Retailers	\$10,407,847	50%	\$2,426,015	\$300	8,087	8	1,000	
11 Sports, Hobbies, Books, Music	\$7,025,903	23%	\$1,853,090	\$300	6,177	0	30,000	Barnes&Noble
12 Drinking Places	\$4,595,250	0%	\$1,822,876	\$350	5,208	2	3,000	Bar with limited menu
13 Health & Personal Care	\$3,329,588	33%	\$874,017	\$300	2,913	3	1,000	Beauty, Vitamins
14 Misc. General Merchandise	\$1,984,434	18%	\$347,276	\$300	1,158	0	200,000	Super Walmart, Target
15 Florists	\$655,614	40%	\$327,963	\$300	1,093	1	800	
16 Office Supply/Stationary	\$628,035	26%	\$131,887	\$300	440	0	10,000	Office Max/Depot
17 Beer, Wine, Liquor	\$296,957	21%	\$67,558	\$350	193	0	2,500	
Specialty Food Stores	\$0	23%	\$0	\$350	0	0	1,500	
Used Merchandise Stores	\$0	0%	\$0	\$300	0	0	1,000	

\* "East Point Market" same as 3-mile Primary Market

\*\* Examples of types of retailers, some of which are already in the market; not necessarily recommendations for the East Point area

"SOM": Share of Market = Percentage of Unmet Demand that the East Point Area can reasonably expect to attract

Source: Huntley Partners, East Point Market Assessment and Demand Trends, 2011

*New Demand based on Household income growth<sup>3</sup>:*

Projected increases in population and households within the three East Point market areas are particularly relevant to the retail demand analysis. Estimates of incremental demand over the 10-year (2011-21) period for retail and related services incorporate available demographic and income data, as well as growth projections over that 10-year timeframe.

Based on 2010-2021 new household growth and the increase in per-household disposable income, an additional **1,029,662** square feet of new retail offerings could be supported within the East Point by 2021 from new demand attracted from the Primary, Secondary and Tertiary Market Areas.

**Table 38: Potential New Demand for Retail Space from Household and Income Growth, 2011-2036**

Potential New Demand for Retail Space within Primary Market From Household and Income Growth: 2011-2021	
Primary Market Area	365,087 SF
Secondary Market Area	306,653 SF
Tertiary Market Area	357,922 SF
<b>Retail Demand from Market Area Growth</b>	<b>1,029,662 SF</b>

Source: Huntley Partners, 2011

<sup>3</sup> Huntley Partners projections for populations and households are based on ARC projections and therefore projections differ from those generated from the POND model applied to population and housing sections of this report.

Anticipated increases in demand for specific types of retail in the East Point based on its potential Share of Market within each of its retail market areas reveal that new demand over the next ten years will be sufficient to support additional retail stores in all major retail categories, as indicated in the table below.

**Table 39: Additional Retail Demand from Household Growth, 2011-2021**

<b>Additional Retail SF Demand from Household Growth: 2011-21</b>					
<b>Total Market Area (0-7 miles)</b>					
Selected Retail Categories	Total Area Additional Spending	Area Share of Sales			
		Share	Additional Spending	Sales Per SF	Additional SF
Food Away from Home	\$213,300,095	30%	\$64,934,413	350	185,527
Food at Home	\$494,404,665	30%	\$150,690,277	350	430,544
HH Furnishings/Equipment	\$110,371,094	28%	\$30,944,078	300	103,147
Computers & Accessories	\$14,108,991	23%	\$3,306,289	300	11,021
TV/Video/Sound Equipment	\$82,347,960	28%	\$23,124,424	300	77,081
Entertainment/Rec - Stores	\$201,676,134	16%	\$32,993,966	300	109,980
Apparel & Accessories	\$110,604,107	30%	\$33,708,572	300	112,362
Vehicle M & R	\$60,309,683	0%	\$0	300	0
<b>SELECTED RETAIL TOTALS</b>	<b>\$1,287,122,730</b>	<b>26%</b>	<b>\$339,702,020</b>	<b>330</b>	<b>1,029,662</b>

Source: Huntley Partners, 2011

Retail categories of particular relevance to the East Point include the following:

- Supermarkets/Grocery Stores (as reflected in “Food at Home” expenditure projections) = 430,544 SF additional demand
- Restaurants (as reflected in “Food Away from Home” expenditure projections) = 185,527 SF additional demand
- Entertainment & Recreation = 109,980 SF additional demand
- Household Furnishings and Equipment = 103,147 SF additional demand
- Apparel and Accessories = 112,362 SF additional demand

*New Retail Demand from Area Employees:*

Area employees, primarily daytime employees, represent an additional source of significant demand for retail in the East Point. Average annual retail expenditures by daytime employees as estimated by the International Council of Shopping Centers (ICSC) and the Urban Land Institute (ULI) equal approximately \$3,200 per employee, with approximately 50% being spent within the East Point Market. Based on the projected growth of employment within the East Point, new (additional) retail demand based on-site employment and per-employee retail expenditures is estimated at **48,145** square feet.

**Table 40: Additional Retail Demand from Job Growth, 2011-2021**

Additional Retail SF Demand from Area Job Growth: 2011-21 0-3 mile Market Area					
Selected Retail Categories	Total Area Additional Spending	Area Share of Sales			
		Share	Additional Spending	Sales Per SF	Additional SF
All Retail: Current Employees	\$14,185,631	65%	\$9,220,660	\$330	27,948
All Retail: New Area Employees	\$10,251,083	65%	\$6,663,204	\$330	20,197
<b>TOTALS</b>	\$24,436,714	65%	\$15,883,864		<b>48,145</b>

Source: Huntley Partners, 2011

*Total New Demand for Retail Space 2011-2021 within the Primary Market:*

Based on the above assumptions and calculations, by 2021 there will be enough new demand for store-based retail from (1) current unmet demand; (2) household and income growth within the East Point 7-mile market area; and (3) growth in employees within the East Point 3-mile Primary Market Area to support **1,404,545** square feet of additional retail space.

**Table 41: Total New Retail Demand within Primary Market Area, 2011-2021**

Total New Demand 2011-2021 for Retail Space within Primary Market Area		
<b>Retail</b>		
From Current Unmet Demand	326,738	SF
From New Area Employees	48,145	SF
From All Market Areas 10-year Growth	1,029,662	SF
<b>Total Retail</b>	<b>1,404,545</b>	<b>SF</b>

Source: Huntley Partners 2011

*New Demand for Retail Space within City of East Point:*

Based on the supportable assumption that approximately 35% of the total retail demand within the 3-mile Primary Market is contained within the City of East Point, demand for retail within the city from all sources could support an additional **702,272** square feet of retail over the 10-year 2011-21 period and a total of **1,378,021** square feet through 2036.

**Table 42: Total New Retail Demand within East Point, 2011-2021**

Total Demand for Retail Space within East Point 2011-2036		
	Yrs 1-10 2011-2021	Total 25 Yrs 2011-2036
Retail From Current Unmet Demand	163,369	163,369
From Employee/Visitor Markets	24,073	54,258
Retail From Market Area Household & Income Growth	514,831	1,160,394
Retail *	SF = 702,272	1,378,021

\*2022-2036 Retail AGR = 0.0152

Source: Huntley Partners 2011



*New Demand for Retail Space within City of East Point Net of Excess Inventory:*

While the total demand for new retail space over the next ten years is estimated at 702,272 square feet, 11,970 square feet of “excess” vacant retail space is estimated to exist currently within the City of East Point. It is assumed that this excess supply – a very small amount – will be absorbed over the next five years so that the retail market can return to equilibrium by 2016 even as new retail space is developed.

**Table 43: Total East Point Retail Demand Net of Excess Inventory, 2011-2036**

<b>Total East Point Demand Net of Current Excess Inventory 2011-2036</b>			
		<b>Yrs 1-10</b>	<b>Total 25 Yrs</b>
		<b>2011-2021</b>	<b>2011-2036</b>
<b>Retail</b>	<b>SF =</b>	<b>690,302</b>	<b>1,366,051</b>

Source: Huntley Partners 2011

Thus, the *net demand* for new retail development over the next ten years (2011-2021) is **690,302** square feet. This same amount is deducted from the 25-year demand projections, resulting in an estimated **1,366,051** square feet of demand for new retail development by 2036.

**Housing Demand Projections**

Housing demand for a specific development/redevelopment site is projected according to the same basic approach as retail demand: a likely market area is defined, growth within that market area is projected, the site’s share-of-market assumption is made and housing preferences (ownership or rental, single-family or multi-family unit, etc.) are applied to determine the number, types and timing of potential new demand for housing. In the case of a standard geographic unit such as a city, county or state, projections are made using basic census data historical and trend analyses.

The projections of household increases as well as the preferences for types of housing are the basis for projections of demand for new housing units within the City of East Point. The increase in total demand for housing units over any given period of time is assumed to be the same as the projected increase in households over that same time period.

**Table 44: Summary of Demand for Households in East Point, 2011-2036**

<b>Summary of Demand for Households within City of East Point</b>		
	<b>2011-21</b>	<b>2011-36</b>
2010 Total Households: City of East Point	12,007	12,007
2021 Total Households: City of East Point	13,810	
2036 Total Households: City of East Point		16,713
<b>Total Increase</b>	<b>1,803</b>	<b>4,706</b>
Owned Housing Preference	51%	51%
Single-Family Detached	85%	85%
Townhouse/Condo	15%	15%
Rented Housing Preference	49%	49%
<b>Total Increase in Types of Households:</b>		
<b>Ownership Households</b>	<b>925</b>	<b>2,413</b>
Single-Family Detached	786	2,051
Townhouse/Condo	139	362
<b>Rental Households/Multifamily Apartments</b>	<b>879</b>	<b>2,293</b>

Source: ESRI, ESBOC, Huntley Partners

Over the next ten years, a demand for a total increase of 1,803 housing units is projected within the City, of which 925 (51%) are anticipated to be owned units and 879 (49%) are anticipated to be rental units. Over the 25-year period 2011-36, a demand for a total of 4,706 new housing units is anticipated, with 2,413 being ownership units and 2,293 being rental units. Of the ownership units, 2,051 are anticipated to be single-family detached housing and 362 are anticipated to be townhouse or condominium units.

*Net New Demand for Housing with the City of East Point:*

As with net demand for additional office, industrial and retail space, the total demand for *new* housing units must take into account the amount of excess housing inventory that is currently on the market. There appears to be approximately 15 months supply of housing currently on the East Point, or more than double what would be available in a healthy, stable market. Given this assumption, approximately 60% (conservatively) of the vacant housing units in East Point can be considered “excess inventory” that should be absorbed over the next five years as the East Point housing market moves toward stability.

Of the 3,892 identified vacant housing units in as of year-end 2010, approximately 60% - or 2,335 units – can be considered excess inventory that should be included in any housing stock involved in meeting the demand for new housing in East Point. Absent specific current data on either the types of housing represented by the vacant units or the amount of vacant units being offered for sale or rent, the following assumptions are incorporated into a breakdown of current excess units:

- 100% of the excess units are on the market for ownership or rental.
- excess inventory is evenly split between for-sale and for-rent units due to a weaker for-sale market even though current preferences reflected in occupied housing units in East Point are 51% ownership and 49% rental.
- excess single-family detached and townhouse ownership units reflect American Community Survey preferences.
- once excess inventory is absorbed, demand for new housing units will equal projected household increases – i.e., market stability will be maintained once it is achieved through excess inventory absorption.

Incorporating these assumptions, the net demand for housing within the City of East Point is reflected in the following table.

**Table 45: Summary of Demand for Households Net of Excess Inventory in East Point, 2011-2036**

Summary of Demand for Households within City of East Point Net of Excess Inventory		
	2010	
<b>2010 Total Vacant Units</b>	<b>3,892</b>	
<i>Excess Vacant Units %</i>	<b>60% *</b>	
<b>Total Excess Vacant Units 2010</b>	<b>2,335</b>	
<b>% of Vacant Units: Ownership</b>	<b>50%</b>	
% Single-Family Detached	88%	
% Townhouse/Condo	12%	
<b>% of Vacant Units: Rental (Apartments)</b>	<b>50%</b>	
<b>Excess Vacant Units: Ownership</b>	<b>1,168</b>	
Single-Family Detached Units	1,027	
Townhouse/Condo Units	140	
<b>Excess Vacant Units: Rental (Apartments)</b>	<b>1,168</b>	
Projected Demand Net of Excess Units	2011-21	2011-36
<b>Ownership Households</b>	<b>(243)</b>	<b>1,245</b>
Single-Family Detached	(242)	1,024
Townhouse/Condo	(1)	222
<b>Rental Households/Multifamily Apartments</b>	<b>(289)</b>	<b>1,125</b>
<b>Total Net Demand: Housing Units</b>	<b>(532)</b>	<b>2,371</b>

\*15 month supply on market vs "stable" 6 month supply

Source: Huntley Partners 2011

Over the next ten years, there will be a net *negative* demand in the City of East Point of **-532** housing units. Of these, **-243** will be ownership units and **-289** will be rental units. Of the -243 ownership units, -242 will be single-family detached units. Townhouse and condominium unit demand will be effectively zero through 2021.

Over the 25-year period 2011-2036, there will be demand for a total of **2,371** new units, of which **1,245** will be for owned units (1,024 single-family detached and 222 townhouse/condo units) and **1,125** will be for rental units (assumed to be overwhelmingly multifamily units – i.e., apartments).



# Section 3: Housing

## Introduction

Since the last update of the East Point Comprehensive Plan was completed in October 2006, the Census Bureau has changed the way that housing statistics are collected and reported. While the Census from 2000 and all prior years collected detailed data on income and housing for all municipalities, the 2010 Census only counts population, number of households, and a few other demographic details. The American Community Survey (ACS) collects highly detailed information about communities and populations on an annual basis. This frequency allows policy-makers to quickly identify and respond to emerging needs in their communities.

The latest American Community Survey results are from 2009. However, since East Point is a city of less than 65,000 people, the most current data set available is based on 36 months of data collected from 2007-2009. For populations of 65,000 or greater, this detailed data is produced annually. These three-year results are considered to be accurate, but they may not match the 2010 Census numbers. In order to provide a robust level of detail about the housing available in the City of East Point, these 2007-2009 estimates are used. For consistency, any comparative numbers from Fulton County or the State of Georgia shown are also 3-year estimates. To compare the same data points over time, results from the 1990 and 2000 Census are used. More information about the American Community Survey and the data it collects and reports can be found at the U.S. Census Bureau American Community Survey website (<http://www.census.gov/acs/www/>).

### 3.1 Housing Types and Mix

There are 18,797 housing units in the City of East Point. Single-family homes are the most predominant housing type. These detached homes make up about 54% of the total housing stock. The housing type mix has remained fairly constant over the past twenty years.

**Table 46: East Point Housing Type by Number of Units, 2009**

Types of Housing, 2009						
	East Point		Fulton County		Georgia	
	Units	%	Units	%	Units	%
All Housing Units	18,797	100%	363,426	100%	3,455,025	100%
Single Units (detached)	10,127	54%	188,754	52%	2,356,213	68%
Single Units (attached)	737	4%	24,323	7%	125,655	4%
Double Units	1,078	6%	7,633	2%	76,451	2%
3 or 9 Units	2,956	16%	38,266	11%	266,837	8%
10 to 19 Units	2,082	11%	38,556	11%	156,946	5%
20 or more Units	1,381	7%	63,754	18%	160,330	5%
Mobile Home or Trailer	436	2%	1,906	1%	311,165	9%
All Other	-	0%	234	0%	1,428	0%

Source: American Community Survey (2007-2009) Table B25032

Of these 18,797 homes, only 14,226 are occupied. Of these, about half are owner occupied (7,135 units, or 50.2%) and half are renter occupied (49.8%). Fewer homes in East Point are occupied by their owners than in Fulton County (57.6%) and Georgia (67.3%), as is seen in Table 47.

**Table 47: East Point Housing Type by Tenure, 2009**

Occupancy Characteristics, 2009						
	East Point		Fulton County		Georgia	
	Units	%	Units	%	Units	%
Total Housing Units	18,797	100.0%	438,957	100.0%	4,024,057	100.0%
Vacant Units	4,571	24.3%	75,531	17.2%	569,032	14.1%
Occupied Units	14,226	75.7%	363,426	82.8%	3,455,025	85.9%
Owner	7,135	50.2%	209,204	57.6%	2,326,954	67.3%
Renter	7,091	49.8%	154,222	42.4%	1,128,071	32.7%

Source: American Community Survey (2007-2009) Table B25002

East Point has a smaller percentage of single family units, but a greater share of units in apartment buildings, than the state of Georgia as a whole. The housing type mix is similar to that of Fulton County, but with fewer large apartment buildings and more small ones.

The majority of the single-family homes in East Point are occupied by their owners. There are very few multi-family units that are owner-occupied. More renters live in single-family homes than in any other home type, but small (3 to 9 units) to medium-sized (10 to 49 units) apartment buildings are also home to many of East Point’s renters.

As seen in Figure 18, housing densities are highest near downtown East Point and near Camp Creek Marketplace. Moderate densities are located in central East Point, and the lowest densities are located in the western portion of the city outside of I-285. Aside from new development near Camp Creek, the location of housing has remained fairly consistent over the past decade.

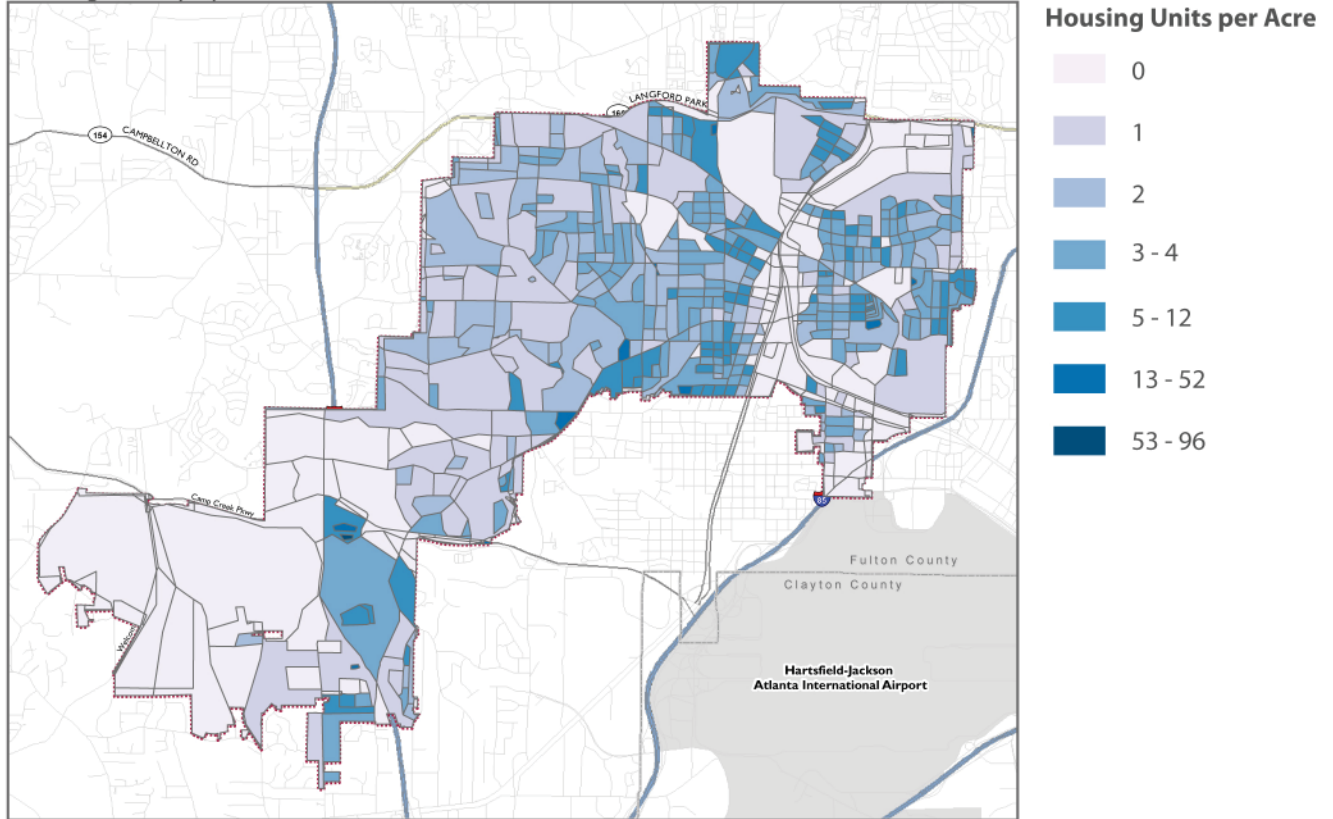
**Table 48: East Point, Fulton County, and Georgia Housing Tenure by Units in Structure, 2009**

<b>Units in Structure, 2009</b>				
	<b>East Point</b>			
	<b>Owner-Occupied</b>		<b>Renter-Occupied</b>	
	<b>Units</b>	<b>%</b>	<b>Units</b>	<b>%</b>
Total Occupied Units	7,135	100.0%	7,091	100.0%
1, detached	6,497	91.1%	2,039	28.8%
1, attached	345	4.8%	342	4.8%
2	39	0.5%	714	10.1%
3 or 4	22	0.3%	306	4.3%
5 to 9	53	0.7%	1,548	21.8%
10 to 19	-	0.0%	987	13.9%
20 to 49	38	0.5%	443	6.2%
50 or more	31	0.4%	386	5.4%
Mobile home	110	1.5%	326	4.6%
Boat, RV, van, etc.	-	0.0%	-	0.0%
	<b>Fulton County</b>			
	<b>Owner-Occupied</b>		<b>Renter-Occupied</b>	
	<b>Units</b>	<b>%</b>	<b>Units</b>	<b>%</b>
Total Occupied Units	209,204	100.0%	154,222	100.0%
1, detached	162,152	77.5%	26,602	17.2%
1, attached	19,376	9.3%	4,947	3.2%
2	1,209	0.6%	6,424	4.2%
3 or 4	2,118	1.0%	9,321	6.0%
5 to 9	3,758	1.8%	23,069	15.0%
10 to 19	4,320	2.1%	34,236	22.2%
20 to 49	3,941	1.9%	17,732	11.5%
50 or more	11,377	5.4%	30,704	19.9%
Mobile home	900	0.4%	1,006	0.7%
Boat, RV, van, etc.	53	0.0%	181	0.1%
	<b>Georgia</b>			
	<b>Owner-Occupied</b>		<b>Renter-Occupied</b>	
	<b>Units</b>	<b>%</b>	<b>Units</b>	<b>%</b>
Total Occupied Units	2,326,954	100.0%	1,128,071	100.0%
1, detached	1,981,713	85.2%	374,500	33.2%
1, attached	84,601	3.6%	41,054	3.6%
2	4,723	0.2%	71,728	6.4%
3 or 4	9,199	0.4%	91,982	8.2%
5 to 9	10,998	0.5%	154,658	13.7%
10 to 19	7,920	0.3%	149,026	13.2%
20 to 49	5,820	0.3%	69,792	6.2%
50 or more	14,326	0.6%	70,392	6.2%
Mobile home	206,991	8.9%	104,174	9.2%
Boat, RV, van, etc.	663	0.0%	765	0.1%

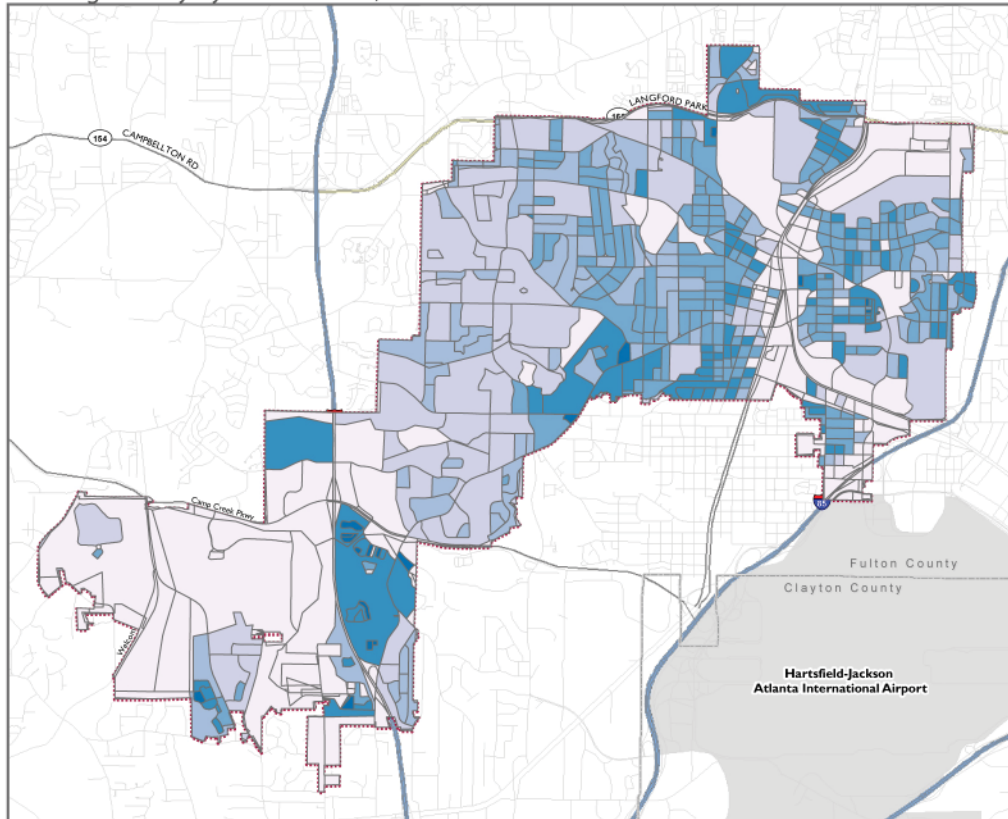
Source: American Community Survey (2007-2009) Table B25032

Figure 18: East Point Housing Density by Census Block, 2000 and 2010

Housing Density by Census Block, 2000



Housing Density by Census Block, 2010



Housing



### 3.2 Condition and Occupancy

Most of East Point’s housing was built in the mid-20<sup>th</sup> century, between 1950 and 1969. Home construction slowed dramatically in the 1980s and 1990s, but grew again in the 2000s. Almost 15% of the homes in East Point have been built since 2000, compared to just 4% built in the 1990s. Home construction was slower in the 2000s in East Point than in Fulton County and Georgia.

However, home construction in East Point in the 2000s performed better than other nearby municipalities, including College Park. New home construction did not occur at the same rate in East Point as it did in Fulton County or Georgia as a whole because it is an older city that has already been built out. Much of the new construction in Fulton County and Georgia occurred in undeveloped areas outside of primary metropolitan areas, which are older and already developed. College Park, a smaller city but one as well-established as East Point, only added 9.2% of its housing stock in the 2000s.

**Table 49: East Point, Fulton County, and Georgia Age of Housing, 2009**

Age of Housing, 2009								
	East Point		College Park		Fulton County		Georgia	
	Units	%	Units	%	Units	%	Units	%
Total Housing Units	18,797	100%	9,271	100%	438,957	100%	4,024,057	100%
Built 2000 to 2009	2,686	14%	854	9%	90,604	21%	783,338	19%
Built 1990 to 1999	689	4%	219	2%	67,376	15%	847,002	21%
Built 1980 to 1989	1,013	5%	941	10%	63,677	15%	736,523	18%
Built 1970 to 1979	2,454	13%	2,793	30%	54,607	12%	610,537	15%
Built 1960 to 1969	4,871	26%	1,885	20%	57,824	13%	402,591	10%
Built 1950 to 1959	4,553	24%	1,224	13%	46,730	11%	288,700	7%
Built 1940 to 1949	1,716	9%	572	6%	20,786	5%	136,371	3%
Built 1939 or earlier	815	4%	783	8%	37,353	9%	218,995	5%

Source: American Community Survey (2007-2009), Table B25034

**Almost one quarter of East Point’s housing stock is estimated to be vacant (ACS).** This statistic indicates an increase from a vacancy rate of 6.8% in 2000 and is greater than vacancy rates in Fulton County and Georgia. East Point also has a higher share of renter-occupied housing than the county or state, with about half of the occupied housing units used by renters.

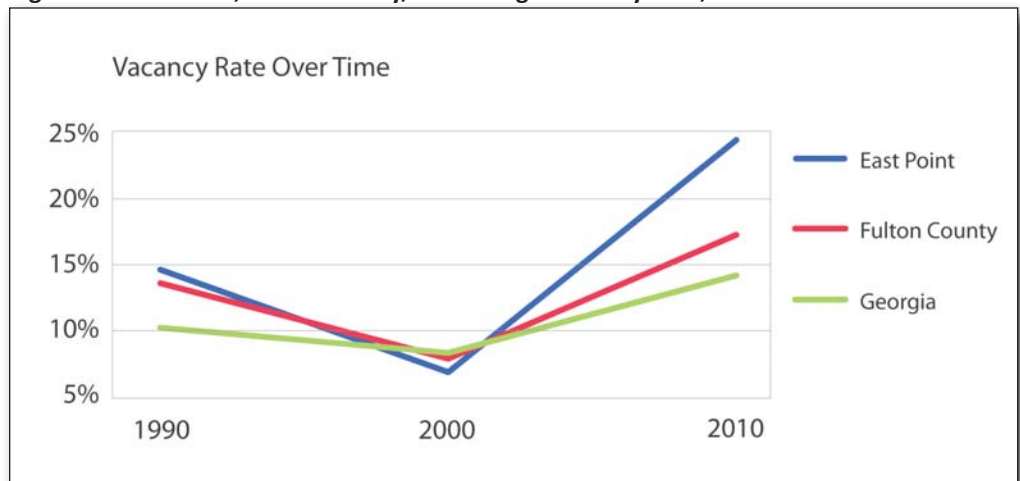
**Table 50: East Point, Fulton County, and Georgia Occupancy Characteristics, 2009**

Occupancy Characteristics, 2009						
	East Point		Fulton County		Georgia	
	Units	%	Units	%	Units	%
Total Housing Units	18,797	100.0%	438,957	100.0%	4,024,057	100.0%
Vacant Units	4,571	24.3%	75,531	17.2%	569,032	14.1%
Occupied Units	14,226	75.7%	363,426	82.8%	3,455,025	85.9%
Owner	7,135	50.2%	209,204	57.6%	2,326,954	67.3%
Renter	7,091	49.8%	154,222	42.4%	1,128,071	32.7%

Source: American Community Survey (2007-2009) Table B25002

East Point’s vacancy rate has fluctuated with Fulton County’s and Georgia’s over the past twenty years. All three are currently experiencing historically high vacancy rates.

**Figure 19: East Point, Fulton County, and Georgia Vacancy Rate, 1990-2010**



Source: ACS 2009

Table 51 delineates the status of the vacant units in East Point. Most of the vacant homes (40.7%) are for rent. About a third are classified as “other vacant.” Many vacant homes are also currently for sale but not occupied.

The status of vacant homes in East Point is similar to that of Fulton County and Georgia. Most vacant homes are for rent or vacant for other reasons. East Point does have the highest percentage of vacant homes that are for rent, indicating that there may be a surplus of rental properties in the city. While East Point has no homes that are currently vacant but used by migrant workers, Georgia and Fulton have a few (about 0.2% of vacant homes). Around 15-20% of the vacant homes in all three areas are for-sale only.

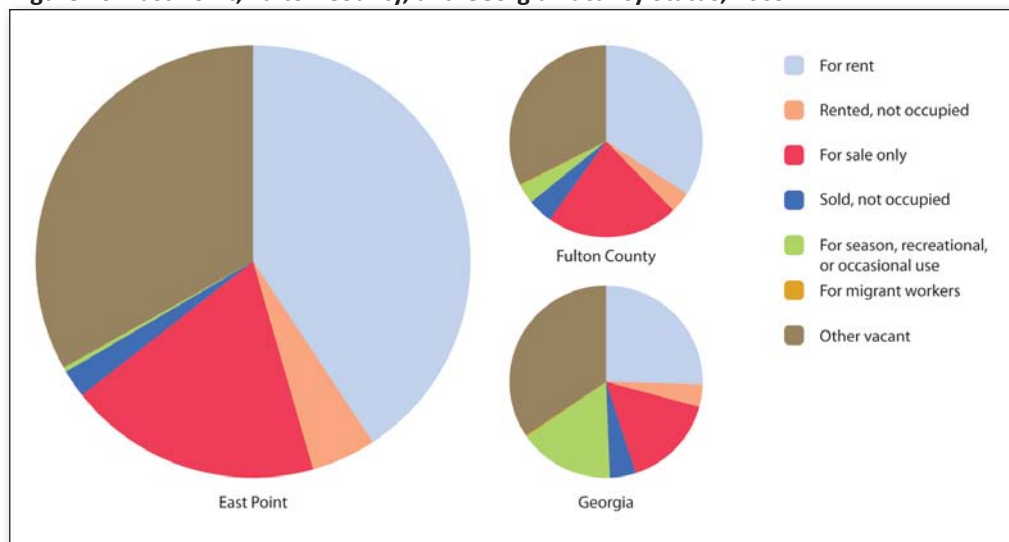
**Table 51: East Point, Fulton County, and Georgia Vacancy Status, 2009**

Vacant Housing Units by Status, 2009						
	East Point		Fulton County		Georgia	
	Units	%	Units	%	Units	%
Total vacant units:	4,571	100%	75,531	100%	569,032	100%
For rent	1,860	41%	25,817	34%	144,864	25%
Rented, not occupied	221	5%	2,666	4%	21,360	4%
For sale only	865	19%	16,796	22%	89,948	16%
Sold, not occupied	95	2%	3,175	4%	24,765	4%
For seasonal, recreational, or occasional use	16	0%	2,515	3%	91,360	16%
For migrant workers	-	0%	117	0%	1,078	0%
Other vacant	1,514	33%	24,445	32%	195,657	34%

Source: American Community Survey (2007-2009), Table B25004

Table 52 provides a breakdown of owner-occupied housing units and renter-occupied housing units by age from the ACS 2007-2009 estimate. Younger people (under 45) who are householders are more likely to reside in rental housing, while older people (45 and up) are more likely to live in owner-occupied housing. A third of the owner-occupied homes in East Point are occupied by a householder over the age of 60, more than Fulton County or Georgia. East Point’s designation as a Naturally-Occurring Retirement Community is reflected in this high rate of home ownership by seniors. The “Special Housing Needs” portion of the Housing section provides more information about Naturally-Occurring Retirement Communities.

**Figure 20: East Point, Fulton County, and Georgia Vacancy Status, 2009**



**Table 52: East Point, Fulton County, and Georgia Housing Tenure by Householder Age, 2009**

<b>Tenure Status by Age of Householder, 2009</b>				
	<b>East Point</b>			
	<b>Owner Occupied</b>		<b>Renter Occupied</b>	
<b>Total</b>	7,135	100.0%	7,091	100.0%
15 to 24 years	47	0.7%	509	7.2%
25 to 34 years	939	13.2%	2,075	29.3%
35 to 44 years	1,167	16.4%	1,925	27.1%
45 to 54 years	1,669	23.4%	1,405	19.8%
55 to 59 years	885	12.4%	471	6.6%
60 to 64 years	918	12.9%	276	3.9%
65 to 74 years	866	12.1%	360	5.1%
75 to 84 years	555	7.8%	39	0.5%
85 years and over	89	1.2%	31	0.4%
	<b>Fulton County</b>			
	<b>Owner Occupied</b>		<b>Renter Occupied</b>	
<b>Total</b>	209,204	100.0%	154,222	100.0%
15 to 24 years	1,532	0.7%	14,037	9.1%
25 to 34 years	28,770	13.8%	51,493	33.4%
35 to 44 years	52,156	24.9%	33,734	21.9%
45 to 54 years	52,087	24.9%	25,326	16.4%
55 to 59 years	22,589	10.8%	9,356	6.1%
60 to 64 years	19,106	9.1%	6,518	4.2%
65 to 74 years	20,131	9.6%	7,177	4.7%
75 to 84 years	9,711	4.6%	4,156	2.7%
85 years and over	3,122	1.5%	2,425	1.6%
	<b>Georgia</b>			
	<b>Owner Occupied</b>		<b>Renter Occupied</b>	
<b>Total</b>	2,326,954	100.0%	1,128,071	100.0%
15 to 24 years	29,377	1.3%	138,941	12.3%
25 to 34 years	279,770	12.0%	327,738	29.1%
35 to 44 years	509,539	21.9%	255,035	22.6%
45 to 54 years	561,529	24.1%	186,512	16.5%
55 to 59 years	247,063	10.6%	64,115	5.7%
60 to 64 years	213,168	9.2%	49,530	4.4%
65 to 74 years	283,324	12.2%	55,765	4.9%
75 to 84 years	158,098	6.8%	34,286	3.0%
85 years and over	45,086	1.9%	16,149	1.4%

Source: American Community Survey (2007-2009) Table B25007

### 3.3 Cost of Housing

The National Association of Home Builders ranks the Atlanta metropolitan area 65<sup>th</sup> out of 222 in the nation for housing affordability as of the first quarter of 2011. Atlanta ranks 14<sup>th</sup> out of 65 southern metropolitan metro areas for housing affordability.

The median value of an owner-occupied home in East Point in 2009 was \$146,100. This represents an almost 70% increase from the median home value in 2000 of \$86,500. Property values also increased in Fulton County and Georgia, but not nearly as rapidly as in East Point.

**Table 53: East Point, Fulton County, and Georgia Median Property Value and Median Rent , 2000-2009**

Median Property Value and Median Rent, 2009									
	East Point			Fulton County			Georgia		
	2000	2009	Change	2000	2009	Change	2000	2009	Change
Median Property Value	\$ 86,500	\$ 146,100	68.9%	\$ 180,700	\$ 260,400	44.1%	\$ 111,200	\$ 165,100	48.5%
Median Gross Rent	\$ 595	\$ 822	38.2%	\$ 709	\$ 913	28.8%	\$ 613	\$ 792	29.2%

Source: U.S. Census Bureau (2000); American Community Survey (2007-2009) Tables B25064 and B25077

As Table 54 shows, 32.5% of the owner-occupied homes in East Point are valued between \$100,000 and \$149,999. 76% of owner-occupied housing units are currently valued between \$50,000 and \$199,999. There are very few homes (just 0.3%) valued higher than \$1,000,000. A greater percentage of homes are valued at less than \$200,000 than in Fulton County and Georgia, despite the considerable increase in property values in the city over the past decade.

**Table 54: East Point, Fulton County, and Georgia Property Value Distribution , 2009**

Home Value, Owner-Occupied Homes, 2009						
	East Point		Fulton County		Georgia	
	Units	%	Units	%	Units	%
<b>Total</b>	<b>7,135</b>	<b>100.0%</b>	<b>209,204</b>	<b>100.0%</b>	<b>2,326,954</b>	<b>100.0%</b>
Less than \$50,000	279	3.9%	3,526	1.7%	194,259	8.3%
\$50,000 to \$99,999	1,211	17.0%	12,522	6.0%	334,488	14.4%
\$100,000 to \$149,999	2,317	32.5%	26,684	12.8%	469,271	20.2%
\$150,000 to \$199,999	1,893	26.5%	32,893	15.7%	458,605	19.7%
\$200,000 to \$299,999	1,047	14.7%	42,406	20.3%	427,014	18.4%
\$300,000 to \$499,999	260	3.6%	45,515	21.8%	290,725	12.5%
\$500,000 to \$999,999	104	1.5%	34,564	16.5%	122,867	5.3%
\$1,000,000 or more	24	0.3%	11,094	5.3%	29,725	1.3%

Source: American Community Survey (2007-2009) Table B25075

Slightly more than half of East Point homeowners had monthly housing costs between \$1,000 and \$1,999 from 2007-2009. Only 7.8% had monthly costs of \$2,000 or more, compared to 37.9% in Fulton County and 15.5% in Georgia. 40.2% had monthly costs of less than \$1,000, which is slightly fewer than in Georgia overall but more than in Fulton County. The median monthly owner cost in homes with a mortgage was estimated to be \$1,263 in 2009. This cost was lower than the median monthly owner cost in Fulton County (\$1,890) and Georgia (\$1,381). So, while a smaller share of the housing units in East Point are occupied by an owner instead of a renter, individuals that do hold a mortgage pay less, on average, than their counterparts in Fulton County and in Georgia. Selected monthly housing owner costs include, where applicable, mortgage payment, electricity, gas, water, sewer, other heating fuels, condominium fees, real estate taxes, fire insurance, hazard insurance, flood insurance, personal property taxes, site rent, registration fees, and license fees.

**Table 55: East Point, Fulton County, and Georgia Selected Monthly Owner Costs, 2009**

Selected Monthly Owner Costs, 2009						
	East Point		Fulton County		Georgia	
	Units	%	Units	%	Units	%
<b>Total:</b>	7,135	100.0%	209,204	100.0%	2,326,954	100.0%
Less than \$100	-	0.0%	397	0.2%	8,540	0.4%
\$100 to \$199	115	1.6%	1,355	0.6%	77,977	3.4%
\$200 to \$299	530	7.4%	4,873	2.3%	163,038	7.0%
\$300 to \$399	340	4.8%	5,891	2.8%	162,731	7.0%
\$400 to \$499	340	4.8%	6,721	3.2%	124,234	5.3%
\$500 to \$599	245	3.4%	5,740	2.7%	102,028	4.4%
\$600 to \$699	245	3.4%	5,347	2.6%	95,652	4.1%
\$700 to \$799	223	3.1%	5,255	2.5%	97,543	4.2%
\$800 to \$899	518	7.3%	5,958	2.8%	104,705	4.5%
\$900 to \$999	309	4.3%	6,194	3.0%	113,187	4.9%
\$1,000 to \$1,499	2,372	33.2%	43,447	20.8%	559,410	24.0%
\$1,500 to \$1,999	1,345	18.9%	38,688	18.5%	356,969	15.3%
\$2,000 or more	553	7.8%	79,338	37.9%	360,940	15.5%

Source: American Community Survey (2007-2009) Table B25094

Over three fourths of rental units in East Point in the period of 2007-2009 had rents of less than \$799. The median rent was \$822, compared to \$913 in Fulton County and \$792 in Georgia. Rent has increased by 38.2% in East Point over the past decade, a faster rate of growth than in the county or state. However, rent in East Point is still less costly than in Fulton County overall.

**Table 56: East Point, Fulton County, and Georgia Contract Rent, 2009**

Contract Rent, 2009						
	East Point		Fulton County		Georgia	
	Units	%	Units	%	Units	%
<b>Total:</b>	7,091	100.0%	154,222	100.0%	1,128,071	100.0%
With cash rent:	6,876	97.0%	150,091	97.3%	1,056,914	93.7%
Less than \$100	-	0.0%	626	0.4%	3,109	0.3%
\$100 to \$149	-	0.0%	856	0.6%	5,648	0.5%
\$150 to \$199	22	0.3%	3,612	2.3%	16,813	1.5%
\$200 to \$249	-	0.0%	2,380	1.5%	18,281	1.6%
\$250 to \$299	36	0.5%	2,295	1.5%	17,759	1.6%
\$300 to \$349	69	1.0%	1,624	1.1%	19,416	1.7%
\$350 to \$399	208	2.9%	1,769	1.1%	25,863	2.3%
\$400 to \$449	147	2.1%	2,117	1.4%	30,885	2.7%
\$450 to \$499	257	3.6%	2,172	1.4%	38,497	3.4%
\$500 to \$549	328	4.6%	3,209	2.1%	45,401	4.0%
\$550 to \$599	221	3.1%	3,639	2.4%	53,349	4.7%
\$600 to \$649	443	6.2%	5,619	3.6%	60,632	5.4%
\$650 to \$699	530	7.5%	8,106	5.3%	66,068	5.9%
\$700 to \$749	380	5.4%	7,377	4.8%	67,967	6.0%
\$750 to \$799	590	8.3%	7,639	5.0%	69,564	6.2%
\$800 to \$899	938	13.2%	19,215	12.5%	132,553	11.8%
\$900 to \$999	867	12.2%	21,959	14.2%	114,779	10.2%
\$1,000 to \$1,249	1,235	17.4%	28,838	18.7%	156,526	13.9%
\$1,250 to \$1,499	495	7.0%	14,494	9.4%	64,059	5.7%
\$1,500 to \$1,999	110	1.6%	9,123	5.9%	38,988	3.5%
\$2,000 or more	-	0.0%	3,422	2.2%	10,757	1.0%
No cash rent	215	3.0%	4,131	2.7%	71,157	6.3%

Source: American Community Survey (2007-2009) Table B25063

According to the U.S. Department of Housing and Urban Development, no more than 30% of a household’s total income should go towards housing costs. 28.5% of households in East Point (about 4,000) have an annual income of less than \$25,000. These households can afford a rental unit with a cost of up to \$625 a month, of which there are less than 1,731 in East Point. The 1,570 homes with selected monthly owner costs of \$600 or less may also be affordable to these families. However, in total, there are not enough households with monthly costs affordable to the lowest income-earners in East Point. The median household income in East Point is \$40,546, which would allow for housing costs of \$1,013 per month. A large number of rental properties—1,235—have a contract rent between \$1,000 and \$1,249, and over 5,000 rent for less than \$1,000 per month. There may be a mismatch in affordable housing properties and household income in East Point.

**Table 57: East Point Age of Householder by Household Income, 2009**

East Point Age of Householder by Household Income, 2009						
Median Income	All	%	Under 25	25 - 44	45 - 64	65 and over
<b>Total:</b>	<b>14,226</b>	<b>100.0%</b>	<b>556</b>	<b>6,106</b>	<b>5,624</b>	<b>1,940</b>
Less than \$10,000	1,508	10.6%	74	529	605	300
\$10,000 to \$14,999	703	4.9%	82	291	193	137
\$15,000 to \$24,999	1,842	12.9%	98	709	736	299
\$25,000 to \$34,999	1,895	13.3%	126	712	752	305
\$35,000 to \$49,999	2,776	19.5%	70	1,304	1,028	374
\$50,000 to \$74,999	2,881	20.3%	96	1,679	873	233
\$75,000 to \$99,999	1,172	8.2%	-	402	572	198
\$100,000 to \$149,999	885	6.2%	10	200	629	46
\$150,000 to \$199,999	301	2.1%	-	188	86	27
\$200,000 or more	263	1.8%	-	92	150	21

Source: American Community Survey (2007-2009) Table B19037

### 3.4 Cost-Burdened Households

The U.S. Department of Housing and Urban Development (HUD) prepares data from the Census to identify how many households are “cost burdened,” or are paying 30% or more of their income on housing, or are “severely cost burdened,” paying more than half of their income on housing. HUD also collects and presents data on the number of households that experience other housing problems, like overcrowding or lack of adequate facilities. 2000 data on cost burdened households in East Point is available from HUD. More recent statistics are derived from the American Community Survey’s 3-year estimate from 2007-2009.

Table 58 shows 2007-2009 estimated cost burdened rates in East Point, Fulton County, and Georgia for renters and owners. ACS 3-year estimates reveal that approximately 44.2% of households in East Point were cost burdened in 2009, and 20.1% were severely cost burdened. More residents in East Point are cost burdened than those in Fulton County and Georgia; 38.8% of Fulton households are cost burdened, and 34.6% of households in Georgia are cost burdened. Renters are more likely to be cost burdened than homeowners, but even homeowners in East Point experience higher cost burdened rates than homeowners in the county or state.



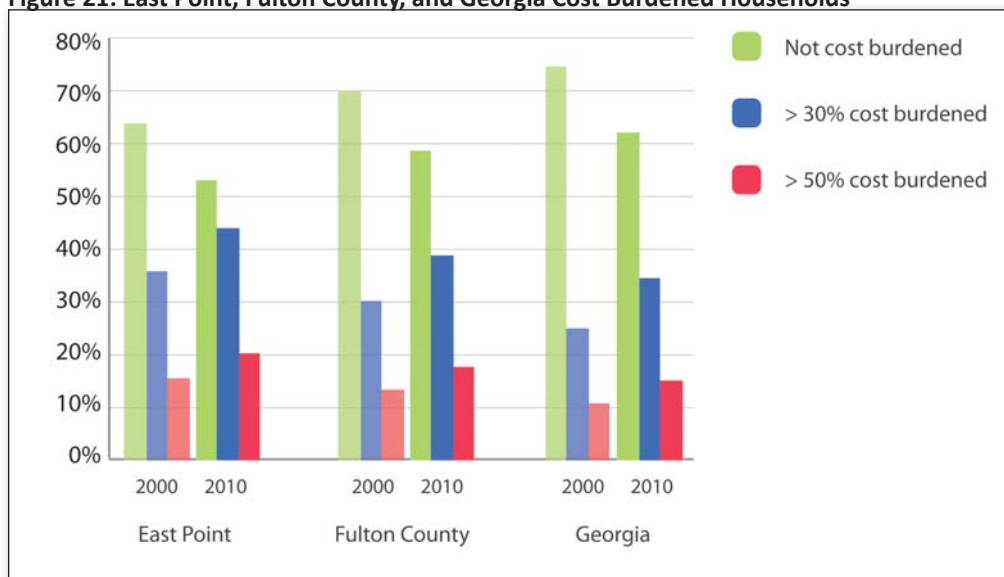
The number and share of cost burdened households rose from 2000 to 2009 in East Point as well as in Fulton and Georgia, as shown in Figure 21. In 2000, 36% of households in East Point were cost burdened, and 15.3% were severely cost burdened, paying more than half of their income on housing costs. Even in 2000, though, East Point households were more likely to be cost burdened than households in Fulton County or Georgia.

**Table 58: East Point, Fulton County, and Georgia Cost Burdened Households, 2009**

Cost Burdened Households, 2009						
	East Point		Fulton County		Georgia	
All Households: Owners and Renters						
	Units	%	Units	%	Units	%
Not cost burdened	7,539	53.0%	213,849	58.8%	2,146,153	62.1%
30% - 49%	3,422	24.1%	77,340	21.3%	674,506	19.5%
50% or Greater	2,860	20.1%	63,548	17.5%	520,480	15.1%
Not Computed	405	2.8%	8,689	2.4%	113,886	3.3%
<b>Total Units</b>	<b>14,226</b>	<b>100.0%</b>	<b>363,426</b>	<b>100.0%</b>	<b>3,455,025</b>	<b>100.0%</b>
Owners						
	Units	%	Units	%	Units	%
Not cost burdened	4,511	63.2%	138,860	66.4%	1,637,145	70.4%
30% - 49%	1,515	21.2%	41,078	19.6%	413,807	17.8%
50% or Greater	1,013	14.2%	27,904	13.3%	258,919	11.1%
Not Computed	96	1.3%	1,362	0.7%	17,083	0.7%
<b>Total Units</b>	<b>7,135</b>	<b>100.0%</b>	<b>209,204</b>	<b>100.0%</b>	<b>2,326,954</b>	<b>100.0%</b>
Renters						
	Units	%	Units	%	Units	%
Not cost burdened	3,028	42.7%	74,989	48.6%	509,008	45.1%
30% - 49%	1,907	26.9%	36,262	23.5%	260,699	23.1%
50% or Greater	1,847	26.0%	35,644	23.1%	261,561	23.2%
Not Computed	309	4.4%	7,327	4.8%	96,803	8.6%
<b>Total Units</b>	<b>7,091</b>	<b>100.0%</b>	<b>154,222</b>	<b>100.0%</b>	<b>1,128,071</b>	<b>100.0%</b>

Source: American Community Survey (2007-2009) Tables B25070 and B25091

**Figure 21: East Point, Fulton County, and Georgia Cost Burdened Households**



Source: American Community Survey (2007-2009) Tables B25070 and B25091

Tables 59 and 60 show the expanded American Community Survey data from which the cost burdened statistics are aggregated.

**Table 59: East Point Gross Rent as a Percentage of Household Income, 2009**

<b>East Point Gross Rent as a Percentage of Household Income, 2009</b>		
	<b>Estimate</b>	<b>%</b>
<b>Total:</b>	<b>7,091</b>	<b>100.0%</b>
Less than 10.0 percent	342	4.8%
10.0 to 14.9 percent	295	4.2%
15.0 to 19.9 percent	578	8.2%
20.0 to 24.9 percent	809	11.4%
25.0 to 29.9 percent	1,004	14.2%
30.0 to 34.9 percent	621	8.8%
35.0 to 39.9 percent	517	7.3%
40.0 to 49.9 percent	769	10.8%
50.0 percent or more	1,847	26.0%
Not computed	309	4.4%

Source: American Community Survey (2007-2009) Table B25070

**Table 60: East Point Selected Monthly Owner Costs as Percentage of Household Income, 2009**

<b>East Point Mortgage Status by Selected Monthly Owner Costs as a Percentage of Household Income, 2009</b>		
	<b>Estimate</b>	<b>%</b>
<b>Total:</b>	<b>7,135</b>	<b>100.0%</b>
Housing units with a mortgage:	5,555	77.9%
Less than 10.0 percent	244	3.4%
10.0 to 14.9 percent	685	9.6%
15.0 to 19.9 percent	633	8.9%
20.0 to 24.9 percent	1,066	14.9%
25.0 to 29.9 percent	614	8.6%
30.0 to 34.9 percent	656	9.2%
35.0 to 39.9 percent	323	4.5%
40.0 to 49.9 percent	437	6.1%
50.0 percent or more	801	11.2%
Not computed	96	1.3%
Housing units without a mortgage:	1,580	22.1%
Less than 10.0 percent	557	7.8%
10.0 to 14.9 percent	315	4.4%
15.0 to 19.9 percent	271	3.8%
20.0 to 24.9 percent	80	1.1%
25.0 to 29.9 percent	46	0.6%
30.0 to 34.9 percent	-	0.0%
35.0 to 39.9 percent	99	1.4%
40.0 to 49.9 percent	-	0.0%
50.0 percent or more	212	3.0%
Not computed	-	0.0%

Source: American Community Survey (2007-2009) Table B25091

Generally, most of the occupied homes in East Point have adequate facilities. According to the 2009 ACS estimate, 0.9% are lacking plumbing facilities, and 1.4% lack complete kitchen facilities. More housing units in East Point are missing complete facilities than in Fulton County or Georgia.

**Table 61: East Point, Fulton County, and Georgia Condition of Occupied Housing Units, 2009**

Condition of Housing (Occupied Units Only), 2009						
	East Point		Fulton County		Georgia	
	Units	%	Units	%	Units	%
Total Occupied Units	14,226	100.0%	363,426	100.0%	3,455,025	100.0%
Complete Plumbing Facilities	14,104	99.1%	361,599	99.5%	3,438,298	99.5%
Lacking Plumbing Facilities	122	0.9%	1,827	0.5%	16,727	0.5%
Complete Kitchen Facilities	14,027	98.6%	361,220	99.4%	3,434,994	99.4%
Lacking Complete Kitchen Facilities	199	1.4%	2,206	0.6%	20,031	0.6%

Source: American Community Survey (2007-2009), Table B25048 and B25052

An estimated 648 homes are overcrowded in East Point, made up of 191 of the owner-occupied units and 457 renter-occupied units. The rate of overcrowding in East Point is 4.6%, which is higher than in Georgia or Fulton County.

**Table 62: East Point, Fulton County, and Georgia Overcrowding, 2009**

Overcrowding, 2009						
	East Point		Fulton County		Georgia	
	Units	%	Units	%	Units	%
Total occupied units	14,226	100.0%	363,426	100.0%	2,481,176	100.0%
> 1 person/room	648	4.6%	8,715	2.4%	35,216	1.4%

Source: American Community Survey (2007-2009), Table B25014

### 3.5 Special Housing Needs

Special needs housing supports the needs of residents who are elderly; homeless; victims of domestic violence; migrant farm workers; persons with mental, physical, or developmental disabilities; persons with HIV/AIDS; and persons recovering from substance abuse.

East Point is recognized as a Natural Occurring Retirement Community (“NORC”), where neighborhoods have evolved into communities with a significant proportion of households headed by seniors. An NORC is founded based on the idea that individuals should be able to remain in their homes and communities throughout their life, supported by neighbors and friends. As the name suggests, NORCs are not created to attract senior residents; instead, they evolve organically, as groups of seniors living independently grow within a community. Over 5,000 NORCs have been identified by independent researchers, but many communities, including East Point, embrace the idea and adopt programs and services that serve the elderly. According to East Point’s website, the East Point NORC provides the following services to any East Point resident over the age of 60:

- “The Transportation Reimbursement East Point (TREP) program is for seniors 60 years of age or older, residing in East Point who have transportation difficulties. The driver is reimbursed based on a travel formula for mileage and time spent with the senior for local transportation. The goal of the project is to make it easier for East Point seniors to get to places they need to go. This is a volunteer based program.
- The Safe Homes for Seniors (SHFS) program provides home safety assessments to homeowners living in East Point to help decrease and prevent falls and to increase mobility in the home. Seniors are also able to request assistive devices with a prescription from their physician and by availability of resources.
- NORC Ambassadors are seniors who have a passion for making a difference in the lives of seniors. As an ambassador, volunteers have an opportunity to network with those in the community. Ambassadors attend community meetings, workshops and events as representatives for NORC.
- The Walking Club program currently includes over 100 members walking in 7 East Point neighborhoods. The participants receive health benefits, enjoy socializing with their neighbors, and even receive weekly protection from the East Point Fire and Police Department during their walks. East Point NORC has developed a walking club model which we will continue to share with the community.
- A monthly workshop “Conversations and Coffee” addresses senior health and safety issues. The topics range from “Home Repair Refresher” to “Making the Right Choices with Diabetes.”
- NORC’s Health and Wellness Program promotes positive health practices by providing East Point residents with access to vision clinics, hearing clinics, foot clinics, S.P.A.R.C. health screenings, Nutrition classes, Chronic Disease Self Management classes and access to a Farmers Market.
- We believe in decreasing social isolation among seniors by sponsoring adult social events like Speed Dating, multigenerational events such as the Monster Mash, a safe “trick or treat” event, and education and family oriented programs such as the Black History Celebration.”

The NORC is sponsored by the Fulton County Office of Aging and the Jewish Federation of Greater Atlanta. Countless other community organizations support and have partnered with the East Point NORC.

Additional services can be found in the Atlanta Regional Commission’s “Age-Wise Connection” database. Their website, which can be found at <http://www.georgiaservicesforseniors.org>, lists a nursing home, a retirement community, an adult day care, and three assisted living/personal care homes within the City of East Point. The following service providers are all located in East Point.

*Adult Day Care/Senior Center*

H. J. C. Bowden Senior Multipurpose Facility  
 2885 Church Street  
 East Point GA 30344  
 404-762-3101

*Aging Services/Associations*

AARP - East Point Chapter 005238  
 H.J.C. Bowden Multipurpose Senior Complex 2885 Church Street  
 East Point GA 30344  
 866-295-7281

*Assisted Living/Personal Care*

Merry' Personal Care  
 4070 Janice Drive  
 East Point GA 30344  
 404-209-0110

Southern International Living

3437 Mount Olive Road  
 East Point GA 30344  
 404-684-6884

Vincent's Village Personal Care

3113 Washington Road  
 East Point GA 30344  
 404-768-4210

*Home Care Provider*

Granny Nannies  
 3401 Norman Berry Drive Suite 276  
 East Point GA 30344  
 404-530-0040

*Independent Retirement Community*

Norman Berry Village  
 2840 Norman Berry Drive  
 East Point GA 30344  
 404-767-3441

*Mental Health Counseling/Therapy*

Families First - South Fulton - Clayton Office  
 1526 East Forrest Ave. Suite 210  
 East Point GA 30344  
 404-853-2844

South Fulton Mental Health Center

1636 Connally Drive  
 East Point GA 30344  
 404-762-4042

*Nursing Home*

Bonterra Nursing Center  
 2801 Felton Drive  
 East Point GA 30344  
 404-767-7591

*Walking Program*

East Point Cherry Blossom Walking Club  
 Cherry Blossom Road  
 East Point GA 30344  
 404-762-2094

Georgia Rehabilitation Outreach (GRO) is located on Washington Avenue in East Point, Georgia. A community organization that provides behavior health services, GRO supports the chronically homeless and those suffering from mental illness. Their programs include diagnosis and evaluation, medication management, housing, substance abuse education, counseling, employment assistance and training, and life skills training.

The Zion Hill Community Development Corporation is another East Point organization that provides housing support to families and children in need through eviction prevention, utility assistance, rental assistance, and temporary lodging.

### 3.6 Jobs-Housing Balance

The US Census Bureau’s Center for Economic Studies provides data on Longitudinal Employer-Household Dynamics. This data includes information on commute patterns and other jobs-housing balance measures. An analysis of the inflow and outflow of primary jobs (each worker’s highest-paying job, if he or she has more than one job) in 2009 shows that 6% of East Point residents in the work force work in the city, as seen in Table 63 below. This share is actually comparable to other cities south of Atlanta. A relatively small percentage of individuals who are employed in East Point (7.2%) also live in East Point.

Using the simplest calculation, the jobs-housing ratio in East Point is considered to be low. With 12,279 jobs and 14,226 households, the jobs-housing ratio is calculated to be 0.86. If vacant housing units are also included, the jobs-housing balance is even lower, 0.65. 1.5 is typically thought to be a favorable jobs-housing ratio, according to the American Planning Association’s Report Number 516. However, this number can vary depending on how many workers there are per household. East Point’s immediate proximity to the City of Atlanta and Hartsfield-Jackson International Airport, two major employment centers, may cause the jobs-housing balance to be lower than 1.5, since people who work in these locations may choose to live in East Point and commute.

**Table 63: East Point and Surrounding Municipalities Jobs-Housing Balance, 2009**

Jobs-Housing Balance, 2009			
	East Point	College Park	Hapeville
Employed in selection area	12,279	44,399	8,447
Employed in selection are but living outside	92.8%	98.2%	98.1%
Employed and living in the section area	7.2%	1.8%	1.9%
Living in the selection area	14,910	7,083	2,501
Living in the selection area, employed outside	94.0%	88.9%	93.6%
Living and employed in the selection area	6.0%	11.1%	6.4%
	Fairburn	Union City	Atlanta
Employed in selection area	5,294	6,994	350,026
Employed in selection are but living outside	97.3%	97.6%	80.8%
Employed and living in the section area	2.7%	2.4%	19.2%
Living in the selection area	2,605	4,698	159,114
Living in the selection area, employed outside	94.5%	96.4%	57.9%
Living and employed in the selection area	5.5%	3.6%	42.1%

Source: U.S. Census Bureau Center for Economic Studies Longitudinal Employer-Household Dynamics

# Section 4: Natural and Cultural Resources

## Introduction

An important element in a city’s comprehensive planning process is the identification of significant natural and cultural resources within the city limits. These valuable resources must be carefully managed in order to protect them for future generations to enjoy and for the health of the environment, but without hindering economic development and growth. The purpose of this section is to provide an inventory of the existing natural and cultural resources in East Point, to look at existing regulations that deal with these issues, and to explore areas where additional regulation might be needed to care for these community assets.

The City of East Point has adopted the appropriate model ordinances prepared by the Metropolitan North Georgia Water Planning District; these address stream buffer protection, stormwater and floodplain management. East Point has adopted the Environmental Part V standards to protect their water resources while allowing development to occur. Part V of the Georgia Planning Act requires that the Georgia Department of Natural Resources (DNR) and the Department of Community Affairs (DCA) create minimum criteria that a municipality must address in its comprehensive plans. The DNR Rules regulates the protection of water supply watersheds, groundwater recharge areas, wetlands, river corridors, and mountains. This section addresses these significant resources and where they exist in East Point. Additional environmentally sensitive areas, such as floodplains and steep slopes, are also covered here. This section also includes information about East Point’s historic and cultural resources.

## Data Sources

The Natural and Cultural Resources chapter relies on data from a wide variety of sources. The State Base Map of Georgia, Georgia Department of Community Affairs, Department of Natural Resources, Natural Resources Conservation Service, U.S. Fish and Wildlife Service, and U.S. Geological Survey all provided GIS (geographic information systems) data used in the maps in this chapter.

## 4.1 Environmental Planning Criteria

### 4.1.1 Water Supply Watersheds

A watershed, or drainage basin, is an area of land where all of the rainfall or other surface water drains to a common point and joins a larger body of water. The United States is divided into hydrological units that categorize land according to which major river it drains into. There are several hierarchies of hydrological units, or watersheds, dividing land into smaller and smaller sections according to smaller and more local bodies of water. East Point falls into four small watersheds, labeled on Figure 22.

Specifically, a water supply watershed is an area of land upstream of a governmentally owned public drinking water intake, where water drains to another larger body of water that will be treated and used for public drinking water. While every surface of land is part of watershed, only some areas fall into water supply watersheds. The DCA regulates development in water supply watersheds to prevent contaminating the water to the point where it cannot be treated to meet drinking water standards. Smaller drainage basins (those with an area of fewer than 100 square miles) are more susceptible to pollution than larger basins, so stricter regulations apply to land that falls in a small water supply basin.

The eastern portion of the City of East Point falls into two water supply watersheds, the Flint River Watershed and the Ocmulgee River Watershed. Both of these watersheds are larger than 100 square miles, so they are considered to be large water supply watersheds. There are no specified minimum criteria for protection in the DCA’s Rules for Environmental Planning Criteria for streams located in large watersheds, unless they fall within 7 miles of a reservoir, which East Point’s streams do not. The City of East Point has its own more stringent stream buffer restrictions in place.

### 4.1.2 Groundwater Recharge Areas

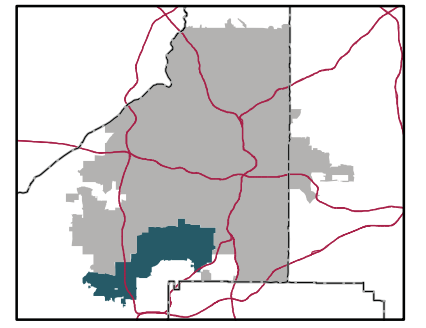
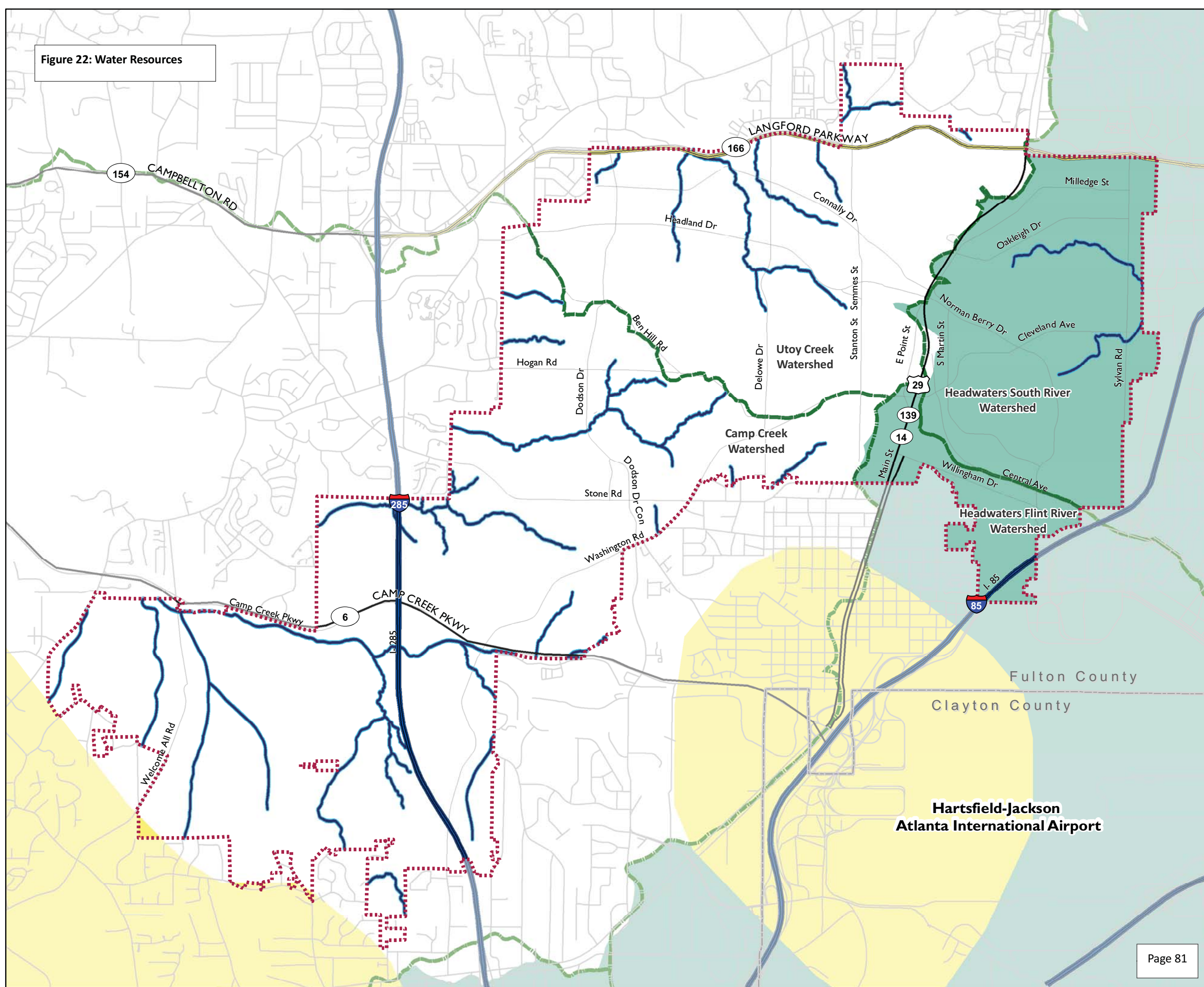
A groundwater recharge area is a portion of the earth’s surface where water filters into the ground to replenish aquifers. Aquifers are underground layers of permeable rock or soil from which groundwater can be extracted. They are particularly sensitive to hazardous substances, since pollution in aquifers can contaminate local drinking water sources. The Georgia Department of Natural Resources protects groundwater recharge areas and restricts the type of development that can occur in them.

Approximately ten acres of a large groundwater recharge area fall within East Point’s city limits. These segments lie near Will Lee Road along the very far southwest border of East Point. According to Hydrologic Atlas 18, this groundwater recharge area consists of probable thick soils and should be treated as a significant recharge area.

The Department of Natural Resources Rules for Environmental Planning Criteria requirements for significant, low pollution susceptibility recharge areas are as follows. The government of East Point may also require larger lot sizes than those specified in the DNR criteria.



Figure 22: Water Resources



**City of East Point  
Comprehensive Plan**

**Water Resources**

- Water Supply Watershed
- Groundwater Recharge
- Watershed
- Rivers and Streams**
- 50' Undisturbed Buffer
- 75' Permeable Buffer
- East Point City Limits
- County Boundaries
- Railroads
- I-285/I-85

0 0.25 0.5 1 Miles





- New sanitary landfills must have synthetic liners and leachate collection systems.
- No new land disposal of hazardous waste is permitted.
- All new facilities that are permitted to treat, store, and dispose of hazardous waste must perform such operations on an impermeable pad having a spill and leak collection system.
- New above-ground chemical or petroleum storage tanks that have a volume of at least 660 gallons shall have secondary containment for 110% of the volume of such tanks or 110% of the volume of the largest tank in a cluster of tanks.
- New agricultural waste impoundment sites that are within a high pollution susceptibility area, a medium pollution susceptibility area and are more than 15 acre-feet, or a low pollution susceptibility area and are more than 50 acre-feet must be lined.
- New homes or mobile homes that are served by septic tanks shall be on lots that are at least 110% of the subdivision minimum lot size.
- No construction may proceed on a building served by a septic tank unless the county health department first approves the proposed septic tank installation as meeting the requirements above.

This section includes an inventory of all parcels in East Point that intersect a groundwater recharge area. The following map shows the location of all groundwater recharge areas and water supply watersheds in East Point.

#### 4.1.3 Wetlands

Wetlands are defined by the Rules for Environmental Planning Criteria as areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, and similar areas. They are an important community resource for a number of reasons. Wetlands temporarily store floodwaters, preventing flood damage to developed areas and helping to reduce erosion by slowing water currents. They also eliminate pollution from water by removing sediment, absorbing chemicals and nutrients, and producing oxygen. These effects help to improve water quality and support aquatic ecosystems. Wetlands are also often home to a variety of plants and animal species, providing an aesthetic benefit and a source for recreation.

Filling or draining wetlands in order to create land suitable for development can be harmful to the local environment. The federal government regulates the discharge of fill materials into wetlands with the United States Army Corps of Engineers' Section 404 permitting process. If permission to fill or drain a wetland area is granted, the regulation requires mitigation to offset losses. Altering wetlands should be avoided unless it can be shown that there will be no long-term detrimental effects and the net area of wetlands remains constant.

The Georgia Department of Natural Resources' Rules for Environmental Planning Criteria requires that local governments acknowledge the importance of wetlands for the public good in the land-use planning process. They also must appropriately identify and map wetlands in their land-use plans.

There are a number of wetland areas in the City of East Point, consisting of freshwater ponds and forested or shrub wetlands. Most of them are small; the largest are two forested areas just south of Creek Pointe Way between I-285 and the city limits, totaling about 18 acres. This section includes an inventory of all parcels in East Point that intersect a wetland area. The “Natural Resources” map shows the location of East Point’s wetland areas.

**4.1.4 Protected Mountains**

There are no mountains that meet the Department of Natural Resources’ criteria for protection within the City of East Point. Land that is classified as a protected mountain is at least 2,200 feet above sea level and has a slope of 25% or greater for at least 500 horizontal feet, or is above 2,200 feet but has a slope of less than 25% feet on an already-protected mountain.

**4.1.5 Protected Rivers**

There are no designated protected rivers within the City of East Point. According to the Department of Natural Resources’ Rules for Environmental Planning Criteria, protected rivers have an average annual flow of at least 400 cubic feet per second unless they are already covered by the Metropolitan River Protection Act or the Coastal Marshland Protection Act.

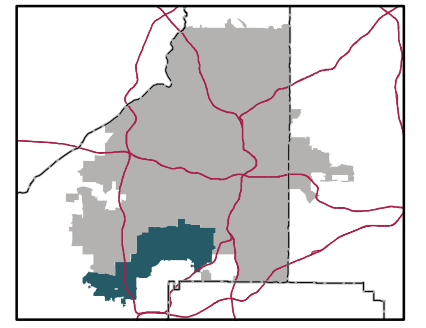
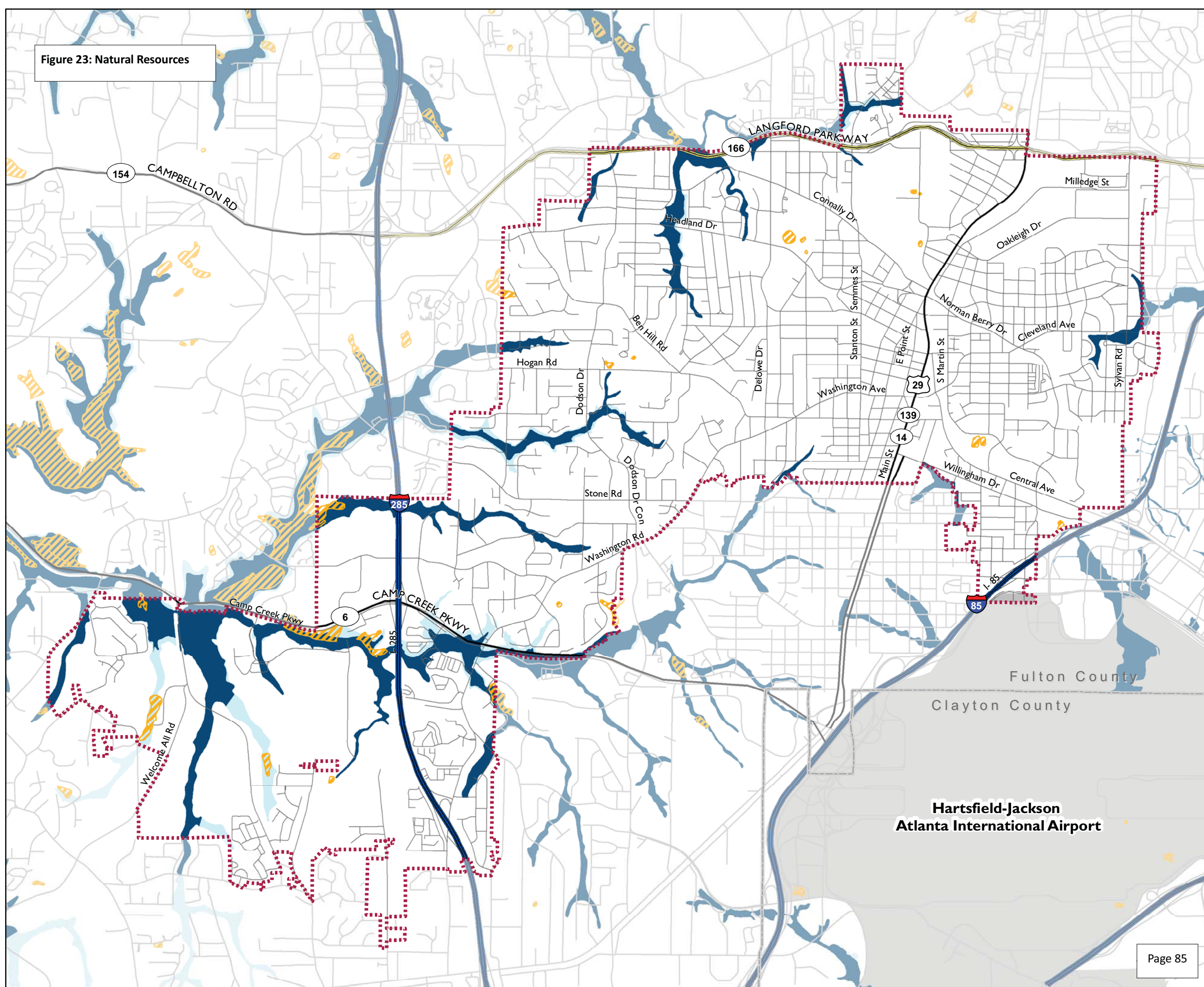
The City of East Point has adopted its own requirements for the protection of local waterways. Section 10-12021 Chapter 12 of the City’s code of ordinances, *Stream Buffer Protection*, requires a 50-foot undisturbed natural vegetative buffer on both sides of a stream bank and an additional 25-foot impervious setback.

**4.2 Other Environmentally Sensitive Areas**

**4.2.1 Public Water Supply Sources**











The City of East Point’s primary water source is Sweetwater Creek. There is an intake located in Douglas County. The Ben Hill reservoir (approximately 3 miles west of I-285 on Campbellton Road) serves as a storage facility and a management tool to ensure adequate flow from Sweetwater Creek to the Chattahoochee River and in Sweetwater Creek during droughts. The city is currently permitted by the Metropolitan North Georgia Water Planning District to withdraw an average of 11.5 million gallons per month from the creek, a limit that is not anticipated to increase before 2035. See Section 6: Community Facilities and Services for more information on East Point’s water supply.

Figure 23: Natural Resources



**City of East Point  
Comprehensive Plan**

**Natural Resources**

-  Wetlands
-  500 Year Floodplain
-  100 Year Floodplain
-  East Point City Limits
-  County Boundaries
-  Railroads
-  I-285/I-85
-  Major Roads
-  Local Roads
-  Hartsfield Jackson Airport

Sources: City of East Point, U.S. Fish and Wildlife Service

0 0.25 0.5 1 Miles



September 2011



### 4.2.2 Steep Slopes

This section discusses steep slopes, where the grade is steep enough to demand special protection from erosion. The general provisions of the City of East Point's zoning regulations discourages the construction of buildings on sites with slopes of 33% or greater. Additionally, rezoning or land use petitions require an environmental site analysis that includes an evaluation of how the project affects slopes exceeding 25 percent over a ten-foot rise in elevation. As shown on Figure 24, several areas with steep slopes have been identified within East Point. One significant slope is located around the water treatment facility. Others are east of downtown and in the central part of the city. Generally, the topography of East Point poses few development constraints. This section includes an inventory of all parcels in East Point that intersect a steep slope (one with a grade of over 33%). The "Topography" map shows the location of the steep slopes in East Point.

### 4.2.3 Floodplains

The Flood Insurance Program of the Federal Emergency Management Agency (FEMA) has delineated the 100-year floodplain of streams within the City of East Point on its Flood Insurance Rate Maps. The City requires new residential structures to be at least three (3) feet above the 100-year base flood elevation defined by FEMA or one (1) foot above the future-conditions flood elevation, whichever is higher. The city has a Flood Damage Prevention Ordinance (Chapter 5 of the zoning ordinance), which sets guidelines and standards for development in and adjacent to the flood plain. The Floodplain Management Ordinance meets FEMA floodplain management standards and the requirements set forth in the Metropolitan North Georgia Water Planning District's Model Floodplain Management/Flood Damage Prevention Ordinance. This Ordinance regulates new development based on the Regulatory Flood which is defined as the flood having a one percent chance of being equaled or exceeded in any given year assuming the drainage basin is fully developed as shown on the current land use map. This may be equal to or higher than the FEMA Base Flood.

The City of East Point has 100- and 500-year floodplains along Camp Creek, the North Fork of Camp Creek, and South Utoy Creek. This section includes an inventory of all parcels in East Point that intersect a floodplain. The "Natural Resources" map illustrates the location of 100- and 500-year floodplains in East Point.

### 4.2.4 Soils

Soil types found in East Point are illustrated in Figure 25 and include the following:

- Cecil: sandy loam located throughout the city.
- Madison: gravelly sandy loam located in the southwest part of the city.
- Mixed Alluvium: Loose sediment located along streams throughout the city.
- Unclassified: other city land types in the eastern portion of East Point.

These soil types are typically well-drained, moderately permeable, and suitable for urban development. To minimize erosion and runoff, the City of East Point has a Soil Erosion, Sedimentation, and Pollution Control ordinance in place (Chapter 10 of the Zoning Ordinance).

### 4.2.5 Plant and Animal Habitats

Fulton County is home to several species of plants and animals that are classified as endangered, threatened, or rare. State and Federal legislation relating to endangered plants and animals include the Endangered Species Act of 1973, the State Wildflower Preservation Act of 1973, and the Endangered Wildlife Act of 1973. The City of East Point has additional regulations that serve to indirectly protect the habitats of rare and endangered species, including Stream Buffer Protection, a Tree Protection Ordinance, and Soil Erosion, Sedimentation, and Pollution Control.

The following list contains plant and animal species native to East Point and the area immediately surrounding it which are classified as rare by the State of Georgia Wildlife Resources Division. None of these species are currently listed by the U.S. Fish and Wildlife Service as endangered or threatened.

**Table 64: Rare Species Located in East Point**

Rare Plant and Animal Species Located in East Point		
Name	Type	Habitat
Bachman's Sparrow	Bird	Open pine or oak woods; old fields; brushy areas
Bay Star-vine	Plant	Rich woods on stream terraces and lower slopes
Georgia Aster	Plant	Upland oak-hickory-pine forests and openings
Pink Ladyslipper	Plant	Upland oak-hickory-pine forests; piney woods

*Source: Georgia DNR Wildlife Resources Division, 2010*

## 4.3 Significant Natural Resources

### 4.3.1 Scenic Views and Sites

No significant scenic views or sites have been identified in the City of East Point. However, further consideration should be given to the identification of such sites. There are several densely wooded areas that could be considered for protection from development.

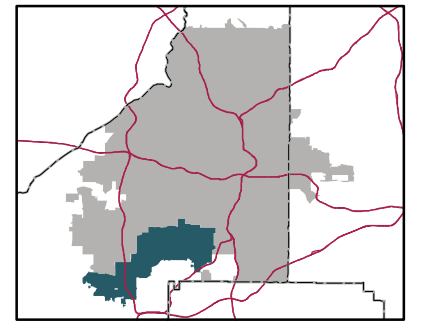
### 4.3.2 Farm (Prime Agricultural) and Forest Lands

Given the urban and suburban nature of development in East Point, there is little agricultural land in the city limits. There are several parcels that are currently zoned for agriculture but are vacant or unused. In addition, there are some conservation subdivisions that have been recently constructed on some tracts zoned agricultural, since this type of residential development is permitted in these zoning districts.

Despite the urban and suburban nature of East Point, there are still several tracts of forested land within the city. All new development must conform to the Tree Protection and Landscaping Ordinance in the zoning regulations.






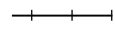

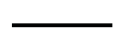




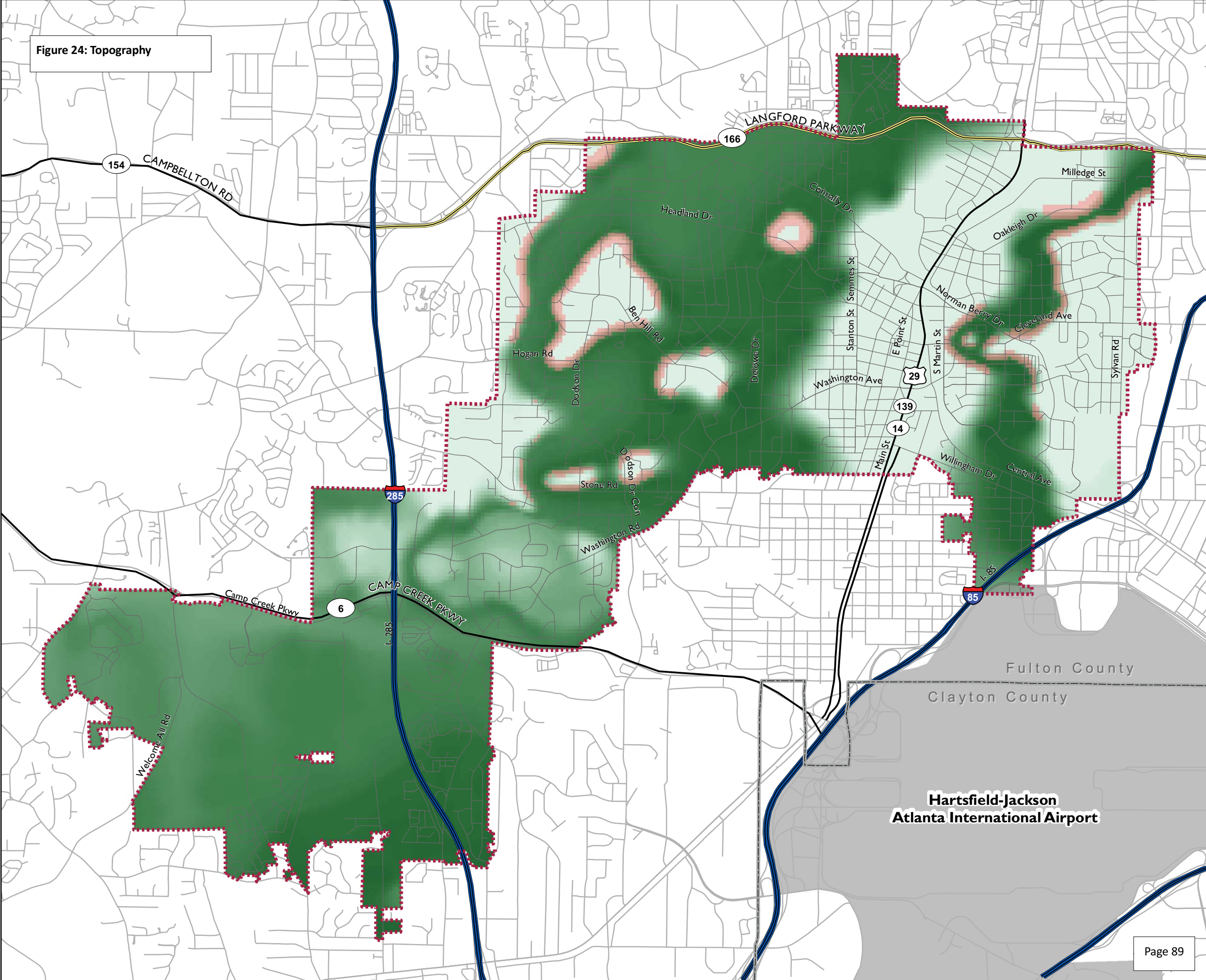
Figure 24: Topography



City of East Point  
Comprehensive Plan

Topography

-  Steep slopes (> 33%)
- Elevation**
-  High : 364.445
-  Low : 5.67286
-  East Point City Limits
-  County Boundaries
-  Railroads
-  I-285/I-85
-  Major Roads
-  Local Roads
-  Hartsfield Jackson Airport

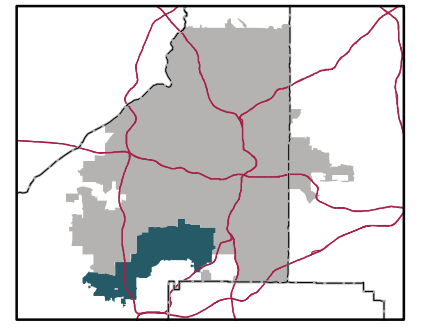


0 0.25 0.5 1 Miles



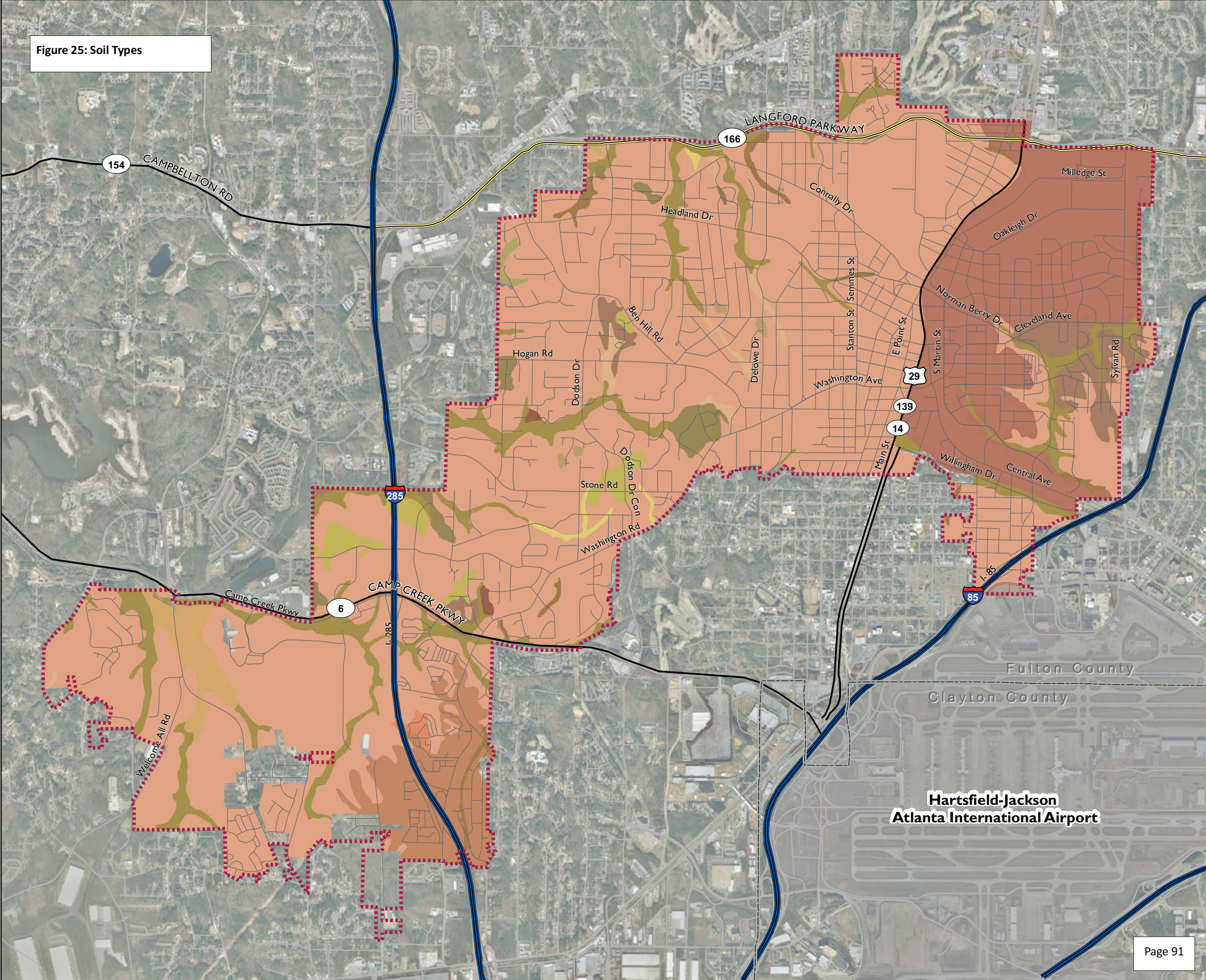


Figure 25: Soil Types



City of East Point  
Comprehensive Plan

Soil Types



- Soils**
- Altavista
  - Appling
  - Cecil
  - Congaree
  - Lloyd
  - Lockhart-Cecil
  - Louisa
  - Louisburg
  - Madison
  - Mixed Alluvium
  - Seneca
  - Starr
  - Stony land
  - Unclassified Land
  - Worsham
- East Point City Limits
- County Boundaries
- Railroads
- I-285/I-85
- Major Roads
- Local Roads
- Hartsfield Jackson Airport

0 0.25 0.5 1 Miles





### 4.3.3 Major Parks, Recreation, and Conservation areas

There are three small parcels of land that were acquired in 2005 as part of the Governor Roy Barnes’s Greenspace Program. All equal to or less than one acre in size, these densely forested parcels are managed by Fulton County and preserved from development. The Governor’s Greenspace Program provides a mechanism for municipalities to acquire and preserve open space, forest, and water resources within their communities as permanently protected greenspace through the use of state funds and local comprehensive land-use planning.

For a list and discussion of East Point park facilities, please see Chapter 6: Community Facilities and Services.

## 4.4 Significant Cultural Resources

### 4.4.1 Historic Resources

Identifying and preserving historic resources provides cultural, educational, and economic benefits for a community. Recognizing East Point’s history creates and strengthens ties to the city and community, helping East Point build on its sense of place. It also presents an opportunity for residents of all ages to learn about the historical events and figures that made East Point what it is today. Finally, historic tourism is a huge industry in Georgia, creating jobs and revenue.

The East Point Historical Society was founded in 1979 by the East Point Woman’s Club and is currently headquartered in the Morgan House at 1685 Norman Berry Drive. The historical society maintains a collection of historic East Point photographs and maps, burial information, high school yearbooks, copies of the Suburban Reporter newspaper, and family records. Its archives are open to the public, and it recently succeeded in listing Utoy Cemetery on the Georgia National Register of Historic Places.

The Main Street Association is also committed to maintaining East Point’s historical legacy, with the mission “to preserve and enhance the downtown area as the heart of East Point, communicating a sense of place, community pride and heritage, while providing for a successful business and residential environment.” Like many small older cities, East Point’s downtown experienced a decline in the late 20<sup>th</sup> century when residents and businesses moved further to the suburbs or commercial centers. To prevent further disinvestment, East Point applied for designation as a Main Street city in 1999 and began to re-imagine their downtown. Façade improvements and streetscape beautification are among the many projects led by the EPMSA to preserve downtown East Point’s unique historic character.

The National Trust of Historic Places recognizes East Point’s National Register district, which includes seven old warehouses along Norman Berry Drive. As an early railroad town, East Point was the site of several large factories and warehouses, some of which have survived. Unfortunately, many historic structures were destroyed in a 1970s urban renewal effort. However, the 2005 Livable Centers Initiative report for the City of East Point identifies a number of significant historic resources that remain, which are described below. In addition to these notable buildings, there are several single-family neighborhoods in East Point with original mid-century homes and historic character.

- **White Hickory Wagon Manufacturing Building:** The White Hickory Wagon Company was established by East Point Resident B.M. Blount in 1885. Its farm wagons and push carts earned the company a strong national reputation. The Wagon Works is located at 1514 East Cleveland Avenue.
- **Buggy Works Building:** The Buggy Works Building was the site of the manufacture of Carriage and Buggy Company’s horse-drawn buggies. The building dates from the early 20th century. Buggy Works is located at 1513 East Cleveland Avenue.
- **First Library:** East Point’s first library building was used from 1939 to 1996.
- **City Hall and City Auditorium:** Both buildings date to 1930 and were the site of many civic and community functions. They are located at 2777 East Point Street.
- **Morgan House:** The Morgan House, home to the East Point Historical Society, was built in 1913 on East Point Street and relocated to its current spot at 1685 Norman Berry Drive 75 years later. The location is also significant to the community as a popular location for social events and the home of the city’s first pool.

## 4.5 Resource Index

The following tables provide an inventory of the parcels located within East Point that contain a floodplain, steep slope, groundwater recharge area, or wetland.

Parcels Located in a Floodplain

Location	Tax PIN	Parcel ID
1000 CENTRE PKWY	14F0001 LL024	14F0001 LL0245
1004 EAST CLEVELAND AVE	14 01250003003	14 012500030032
1015 CEDAR AVE	14 01250010015	14 012500100157
1018 EAST CLEVELAND AVE	14 01250003054	14 012500030545
1021 CEDAR AVE	14 01250010016	14 012500100165
1022 CEDAR AVE	14 01250010100	14 012500101007
1023 CEDAR AVE	14 01250010098	14 012500100983
1025 CEDAR AVE	14 01250010019	14 012500100199
1028 CLEVELAND AVE	14 01250003055	14 012500030552
1029 CEDAR AVE	14 01250010003	14 012500100033
1033 CEDAR AVE	14 01250010002	14 012500100025
1100 CENTRE PKWY	14F0001 LL023	14F0001 LL0237
1430 VESTA TER	14 01310017029	14 013100170293
1438 VESTA TER	14 01310017028	14 013100170285
1444 VESTA TER	14 01310017027	14 013100170277
1451 VESTA TER	14 01310017026	14 013100170269
1457 VESTA TER	14 01310017025	14 013100170251
1462 WALKER AVE	14 0130 LL012	14 0130 LL0120
1463 VESTA TER	14 01310017024	14 013100170244
1464 WILLINGHAM DR	14 01310017053	14 013100170533
1469 VESTA TER	14 01310017023	14 013100170236
1475 VESTA TER	14 01310017022	14 013100170228
1486 WILLINGHAM DR	14 01310017018	14 013100170186
1508 WILLINGHAM DR	14 01580012053	14 015800120536
1747 CARTER CIR	14 01540003001	14 015400030010
1789 WARD CIR	14 0154 LL024	14 0154 LL0246
1792 MC CLELLAND CIR	14 0154 LL023	14 0154 LL0238
1800 LAUREL GREEN WAY #17	14 0154 LL041	14 0154 LL0410
1802 LAUREL GREEN WAY #18	14 0154 LL042	14 0154 LL0428
1804 LAUREL GREEN WAY #19	14 0154 LL043	14 0154 LL0436
1806 LAUREL GREEN WAY #20	14 0154 LL044	14 0154 LL0444
1808 LAUREL GREEN WAY #21	14 0154 LL045	14 0154 LL0451
1810 LAUREL GREEN WAY #22	14 0154 LL046	14 0154 LL0469
1820 LAUREL GREEN WAY #27	14 0154 LL051	14 0154 LL0519
1821 IDLEWOOD DR	14 01670003002	14 016700030023
1829 IDLEWOOD DR	14 01670003003	14 016700030031
1845 IDLEWOOD DR	14 01670003046	14 016700030460
1853 IDLEWOOD DR	14 01670003050	14 016700030502
1861 IDLEWOOD DR	14 01670003007	14 016700030072
1869 IDLEWOOD DR	14 01670003008	14 016700030080
1877 IDLEWOOD DR	14 01670003009	14 016700030098
1883 IDLEWOOD DR	14 01670003010	14 016700030106
1891 IDLEWOOD DR	14 01670003011	14 016700030114
1899 IDLEWOOD DR	14 01670003047	14 016700030478
1905 IDLEWOOD DR	14 01670003013	14 016700030130
1928 FORT VALLEY DR SW	14 01670002089	14 016700020891
1936 FORT VALLEY DR SW	14 01670003016	14 016700030163
1937 FORT VALLEY DR SW	14 01670003035	14 016700030353
1943 FORT VALLEY DR SW	14 01670003048	14 016700030486
1947 DUNLAP AVE	14 01630017071	14 016300170716
1948 FORT VALLEY DR SW	14 01670003015	14 016700030155
1949 FORT VALLEY DR SW	14 01670003049	14 016700030494
1955 FORT VALLEY DR SW	14 01670003038	14 016700030387
1961 FORT VALLEY DR SW	14 01670003039	14 016700030395
1967 FORT VALLEY DR SW	14 01670003040	14 016700030403
1973 FORT VALLEY DR SW	14 01670003041	14 016700030411
1980 STANTON RD	14 0167 LL031	14 0167 LL0316
2008 FARRIS AVE	14 01630017020	14 016300170203

Location	Tax PIN	Parcel ID
2014 FARRIS AVE	14 01630017062	14 016300170625
2015 ENGLISH LN	14 01630017073	14 016300170732
2067 DELOWE DR	14 01860001044	14 018600010444
2112 STANTON RD	14 01660004070	14 016600040700
2126 IVYDALE ST	14 01980005039	14 019800050396
2133 WOODBERRY AVE	14 01860001018	14 018600010188
2134 IVYDALE ST	14 01980005038	14 019800050388
2139 WOODBERRY AVE	14 01860001010	14 018600010105
2140 IVYDALE ST	14 01980005037	14 019800050370
2146 DODSON DR	14 0198 LL051	14 0198 LL0517
2146 IVYDALE ST	14 01980005036	14 019800050362
2147 DODSON DR	14 0198 LL049	14 0198 LL0491
2147 WOODBERRY AVE	14 01860001012	14 018600010121
2152 IVYDALE ST	14 01980005035	14 019800050354
2152 WOODBERRY AVE	14 01870003004	14 018700030045
2155 WOODBERRY AVE	14 01860001013	14 018600010139
2160 IVYDALE ST	14 01980005034	14 019800050347
2161 WOODBERRY AVE	14 01860001014	14 018600010147
2164 WOODBERRY AVE	14 01870003003	14 018700030037
2166 IVYDALE ST	14 01980005033	14 019800050339
2168 ELINWOOD DR	14 01870007060	14 018700070603
2169 DODSON DR	14 0198 LL034	14 0198 LL0343
2169 WOODBERRY AVE	14 01860001035	14 018600010352
2170 WOODBERRY AVE	14 01870003002	14 018700030029
2171 ELINWOOD DR	14 01870007063	14 018700070637
2176 ELINWOOD DR	14 01870007061	14 018700070611
2176 PLANTATION DR	14 01870007053	14 018700070538
2177 DODSON DR	14 0198 LL035	14 0198 LL0350
2177 PLANTATION DR	14 01870007044	14 018700070447
2180 IVYDALE ST	14 01980004043	14 019800040439
2181 ELINWOOD DR	14 01870007062	14 018700070629
2181 KENNEY CT	14 01870007089	14 018700070892
2182 PLANTATION DR	14 01870007005	14 018700070058
2188 IVYDALE ST	14 01980004042	14 019800040421
2189 KENNEY CT	14 01870007090	14 018700070900
2190 HEADLAND DR	14 01880006040	14 018800060405
2190 PLANTATION DR	14 01870007006	14 018700070066
2191 DODSON DR	14 0198 LL047	14 0198 LL0475
2193 KENNEY CT	14 01870007091	14 018700070918
2194 IVYDALE ST	14 01980004041	14 019800040413
2197 KENNEY CT	14 01870007092	14 018700070926
2198 PLANTATION DR	14 01870007007	14 018700070074
2200 IVYDALE ST	14 01980004040	14 019800040405
2200 KENNEY CT	14 01870007093	14 018700070934
2206 PLANTATION DR	14 01870007008	14 018700070082
2208 IVYDALE ST	14 01980004039	14 019800040397
2209 CONNALLY DR	14 0187 LL034	14 0187 LL0346
2209 DODSON DR	14 0198 LL003	14 0198 LL0038
2213 RIDGECREST LN	14 01870007073	14 018700070736
2214 PLANTATION DR	14 01870007009	14 018700070090
2223 RIDGECREST LN	14 01870007072	14 018700070728
2224 PLANTATION DR	14 01870007010	14 018700070108
2233 RIDGECREST LN	14 01870007071	14 018700070710
2238 PLANTATION DR	14 01870007011	14 018700070116
2242 FARLEY CT	14 01870007014	14 018700070140
2248 FARLEY CT	14 01870007015	14 018700070157
2248 PLANTATION DR	14 01870007012	14 018700070124
2254 FARLEY CT	14 01870007016	14 018700070165

Parcels Located in a Floodplain

Location	Tax PIN	Parcel ID
2256 PLANTATION DR	14 01870007013	14 018700070132
2260 FARLEY CT	14 01870007017	14 018700070173
2261 CONNALLY CT	14 01980008039	14 019800080393
2261 HEADLAND TER	14 01870004003	14 018700040036
2266 FARLEY CT	14 01870007018	14 018700070181
2267 CONNALLY CT	14 01980008040	14 019800080401
2267 HEADLAND TER	14 01870004004	14 018700040044
2272 FARLEY CT	14 01870007019	14 018700070199
2273 CONNALLY CT	14 01980008041	14 019800080419
2275 HEADLAND TER	14 01870004005	14 018700040051
2278 FARLEY CT	14 01870007020	14 018700070207
2279 CONNALLY CT	14 01980008058	14 019800080583
2281 HEADLAND TER	14 01870004006	14 018700040069
2286 FARLEY CT	14 01870007021	14 018700070215
2287 HEADLAND TER	14 01870004007	14 018700040077
2295 HEADLAND TER	14 01870004008	14 018700040085
2296 FARLEY CT	14 01870007022	14 018700070223
2301 HEADLAND TER	14 01870004009	14 018700040093
2307 HEADLAND TER	14 01870004010	14 018700040101
2313 HEADLAND TER	14 01870004011	14 018700040119
2315 CONNALLY DR	14 0187 LL036	14 0187 LL0361
2321 HEADLAND TER	14 01870004012	14 018700040127
2326 ENGLEWOOD DR	14 01880007051	14 018800070511
2329 HEADLAND TER	14 01870006001	14 018700060018
2333 CONNALLY DR	14 0187 LL040	14 0187 LL0403
2335 HEADLAND TER	14 01870006002	14 018700060026
2336 ENGLEWOOD DR	14 01880007052	14 018800070529
2338 FARLEY ST	14 01870005034	14 018700050340
2341 CONNALLY DR	14 0187 LL041	14 0187 LL0411
2343 HEADLAND TER	14 01870006003	14 018700060034
2344 ENGLEWOOD DR	14 01880007053	14 018800070537
2348 FARLEY ST	14 01870005045	14 018700050456
2352 ENGLEWOOD DR	14 01880007054	14 018800070545
2353 CONNALLY DR	14 0187 LL031	14 0187 LL0312
2353 ENGLEWOOD DR	14 01880007047	14 018800070479
2358 FARLEY ST	14 01870005031	14 018700050316
2360 ENGLEWOOD DR	14 01880007055	14 018800070552
2361 ENGLEWOOD DR	14 01880007048	14 018800070487
2362 OLD COLONY RD	14 01880007028	14 018800070289
2364 FARLEY ST	14 01870005030	14 018700050308
2370 FARLEY ST	14 01870005029	14 018700050290
2375 CONNALLY DR	14 0187 LL024	14 0187 LL0247
2376 FARLEY ST	14 01870005028	14 018700050282
2376 HEADLAND DR	14 0188 LL001	14 0188 LL0014
2388 CONNALLY DR	14 01870004002	14 018700040028
2396 CONNALLY DR	14 01870004001	14 018700040010
2400 JUDSON AVE	14 01980001055	14 019800010556
2405 HEADLAND DR	14 01980002013	14 019800020134
2405 OLD COLONY RD	14 01970001168	14 019700011688
2405 WOOD HILL LN	14 01970002114	14 019700021141
2406 HEADLAND DR	14 01980002028	14 019800020282
2406 JUDSON AVE	14 01980001056	14 019800010564
2406 WOOD HILL LN	14 01970002097	14 019700020978
2409 CONNALLY DR	14 01980004044	14 019800040447
2411 OLD COLONY RD	14 01970001167	14 019700011670
2412 JUDSON AVE	14 01980001057	14 019800010572
2415 WOOD HILL LN	14 01970002113	14 019700021133
2416 HEADLAND DR	14 01980002027	14 019800020274

Location	Tax PIN	Parcel ID
2416 WOOD HILL LN	14 01970002096	14 019700020960
2417 CONNALLY DR	14 01980004034	14 019800040348
2420 JUDSON AVE	14 01980001058	14 019800010580
2421 OLD COLONY RD	14 01970001164	14 019700011647
2423 HEADLAND DR	14 01980002012	14 019800020126
2424 CONNALLY DR	14 01980001054	14 019800010549
2424 GREENWOOD CIR	14 01970002098	14 019700020986
2427 CONNALLY DR	14 01980004035	14 019800040355
2429 GREENWOOD CIR	14 01970002095	14 019700020952
2429 OLD COLONY RD	14 01970001166	14 019700011662
2429 WOOD HILL LN	14 01970002062	14 019700020622
2430 HEADLAND DR	14 01980002034	14 019800020340
2431 CONNALLY DR	14 01980004036	14 019800040363
2432 GREENWOOD CIR	14 01970002099	14 019700020994
2432 WOOD HILL LN	14 01970002063	14 019700020630
2434 LAKE TER	14 01970002081	14 019700020812
2435 LAKE TER	14 01970002079	14 019700020796
2436 GREENWOOD CIR	14 01970002100	14 019700021000
2439 GREENWOOD CIR	14 01970002094	14 019700020945
2439 WOOD HILL LN	14 01970002061	14 019700020614
2442 GREENWOOD CIR	14 01970002101	14 019700021018
2444 LAKE TER	14 01970002080	14 019700020804
2445 LAKE TER	14 01970002078	14 019700020788
2446 HEADLAND DR	14 01980002024	14 019800020241
2449 GREENWOOD CIR	14 01970002093	14 019700020937
2450 JUDSON AVE	14 01980001059	14 019800010598
2450 WOOD HILL LN	14 01970002065	14 019700020655
2451 HEADLAND DR	14 01980002032	14 019800020324
2457 OLD COLONY RD	14 01970001018	14 019700010185
2458 WOODHILL LN	14 01970002066	14 019700020663
2459 GREENWOOD CIR	14 01970002092	14 019700020929
2459 HEADLAND DR	14 01980002009	14 019800020092
2461 OLD COLONY RD	14 01970001017	14 019700010177
2462 JUDSON AVE	14 01980001060	14 019800010606
2465 OLD COLONY RD	14 01970001016	14 019700010169
2468 WOOD HILL LN	14 01970002067	14 019700020671
2469 HEADLAND DR	14 01980002008	14 019800020084
2470 JUDSON AVE	14 01980001061	14 019800010614
2472 HEADLAND DR	14 01980002037	14 019800020373
2475 BRYAN CIR	14 01970002118	14 019700021182
2485 BRYAN CIR	14 01970002044	14 019700020440
2488 HEADLAND DR	14 01980002031	14 019800020316
2494 SYLVAN RD	14 01010007027	14 010100070275
2502 SYLVAN RD	14 01010007026	14 010100070267
2508 SYLVAN RD	14 01010007025	14 010100070259
2552 MEADOW LARK DR	14 01950006012	14 019500060125
2555 RIGGS DR	14 01880004016	14 018800040167
2560 SYLVAN RD	14 01010010037	14 010100100379
2561 MEADOW LARK DR	14 01950006014	14 019500060141
2562 MEADOW LARK DR	14 01950006031	14 019500060315
2563 RIGGS DR	14 01880004017	14 018800040175
2577 RIGGS DR	14 01880007001	14 018800070016
2580 RIGGS DR	14 01880007027	14 018800070271
2582 WESTCHESTER DR	14 01970001120	14 019700011209
2585 WESTCHESTER DR	14 01970001170	14 019700011704
2587 RIGGS DR	14 01880007002	14 018800070024
2592 RIGGS DR	14 01880007026	14 018800070263
2592 WESTCHESTER DR	14 01970001121	14 019700011217

Natural and Cultural Resources



Parcels Located in a Floodplain

Location	Tax PIN	Parcel ID
2594 ROLLING BROOK TRL	14 01960004044	14 019600040449
2596 HARMONY WAY	14 01970001119	14 019700011191
2599 MEADOW LARK DR	14 01950006020	14 019500060208
2600 RIGGS DR	14 01880007025	14 018800070255
2601 WESTCHESTER DR	14 01970001169	14 019700011696
2602 MEADOW LARK DR	14 01950006033	14 019500060331
2604 ROLLING BROOK TRL	14 01960004045	14 019600040456
2610 RIGGS DR	14 01880007024	14 018800070248
2614 ROLLING BROOK TRL	14 01960004046	14 019600040464
2617 ROLLING BROOK TRL	14 01960004036	14 019600040365
2619 MEADOW LARK DR	14 01950006022	14 019500060224
2624 ROLLING BROOK TRL	14 01960004047	14 019600040472
2626 HOGAN RD	14 01960004005	14 019600040050
2627 ROLLING BROOK TRL	14 01960004035	14 019600040357
2638 MEADOW LARK DR	14 01950006029	14 019500060299
2647 ROLLING BROOK TRL	14 01960004033	14 019600040332
2650 ROLLING BROOK TRL	14 01960004050	14 019600040506
2658 ROLLING BROOK TRL	14 01960004051	14 019600040514
2661 ROLLING BROOK TRL	14 01960004031	14 019600040316
2670 ROLLING BROOK TRL	14 0195 LL061	14 0195 LL0619
2671 ROLLING BROOK TRL	14 01960004030	14 019600040308
2675 CONNALLY DR	14 01980007005	14 019800070055
2680 SYLVAN RD	14 01010003048	14 010100030485
2685 CHERRY LAUREL LN SW	14 01980007006	14 019800070063
2686 CONNALLY DR	14 01980007037	14 019800070378
2690 SYLVAN RD	14 01010003046	14 010100030469
2691 CHERRY LAUREL LN SW	14 01980007007	14 019800070071
2692 CONNALLY DR	14 01980007010	14 019800070105
2695 CHERRY LAUREL LN SW	14 01980007028	14 019800070287
2695 HAYDEN DR	14 01980008068	14 019800080682
2700 CONNALLY DR	14 01980007030	14 019800070303
2705 HAYDEN DR	14 02190005085	14 021900050854
2710 HAYDEN DR	14 02190005083	14 021900050839
2713 CHERYL DR	14 01000002003	14 010000020032
2713 DRESDEN TRL	14 02230002032	14 022300020323
2715 HAYDEN DR	14 02190005086	14 021900050862
2717 HEADLAND DR	14 02190005047	14 021900050474
2717 SYLVAN RD	14 01250004016	14 012500040163
2719 HARLAN DR	14 01250003006	14 012500030065
2720 SYLVAN RD	14 01000002026	14 010000020263
2722 HAYDEN DR	14 02190005082	14 021900050821
2725 HAYDEN DR	14 02190005087	14 021900050870
2725 SYLVAN RD	14 01250004020	14 012500040205
2726 MILES CIR	14 01250003020	14 012500030206
2729 HARLAN DR	14 01250003007	14 012500030073
2729 HEADLAND DR	14 02190005046	14 021900050466
2732 HAYDEN DR	14 02190005081	14 021900050813
2732 MILES CIR	14 01250003019	14 012500030198
2733 BRIARWOOD BLVD	14 02220002055	14 022200020555
2733 HARLAN DR	14 01250003008	14 012500030081
2737 BRIARWOOD BLVD	14 02220002046	14 022200020464
2738 SYLVAN RD	14 01000002005	14 010000020057
2739 DRESDEN TRL	14 02230002034	14 022300020349
2740 MILES CIR	14 01250003048	14 012500030487
2741 BRIARWOOD BLVD	14 02220002063	14 022200020639
2741 CAMP CREEK PKWY	14 0224 LL058	14 0224 LL0580
2744 MILES CIR	14 01250003049	14 012500030495
2749 DRESDEN TRL	14 02230002035	14 022300020356

Location	Tax PIN	Parcel ID
2752 MILES CIR	14 01250003017	14 012500030172
2755 DRESDEN TRL	14 02230002036	14 022300020364
2757 KINGSTON TER	14 02210003104	14 022100031041
2758 WALESKA WAY	14 02210001036	14 022100010367
2759 DRESDEN TRL	14 02230002037	14 022300020372
2760 KINGSTON TER	14 02210003102	14 022100031025
2760 MILES CIR	14 01250003056	14 012500030560
2763 BRIARWOOD BLVD	14 02220002062	14 022200020621
2765 HARLAN DR	14 01250003011	14 012500030115
2769 KINGSTON TER	14 02210003061	14 022100030613
2770 KINGSTON TER	14 02210003047	14 022100030472
2770 MILES CIR	14 01250003051	14 012500030511
2771 BRIARWOOD BLVD	14 02220002042	14 022200020423
2773 HARLAN DR	14 01250003012	14 012500030123
2777 HARLAN DR	14 01250003013	14 012500030131
2780 DUKE OF GLOUCESTER	14 02230003053	14 022300030538
2782 KINGSTON TER	14 02210003048	14 022100030480
2783 HARLAN DR	14 01250003014	14 012500030149
2785 KINGSTON TER	14 02210003060	14 022100030605
2789 HARLAN DR	14 01250010004	14 012500100041
2795 HARLAN DR	14 01250010005	14 012500100058
2800 DUKE OF GLOUCESTER	14 02230003010	14 022300030108
2809 SCENIC TER	14 02230005072	14 022300050726
2810 DUKE OF GLOUCESTER	14 02230003011	14 022300030116
2812 PINE VALLEY CIR	14 02220005024	14 022200050248
2816 BRIARWOOD BLVD REAR	14 0222 LL042	14 0222 LL0426
2819 SCENIC TER	14 02230005015	14 022300050155
2820 DUKE OF GLOUCESTER	14 02230003012	14 022300030124
2820 PINE VALLEY CIR	14 02220005023	14 022200050230
2840 DUKE OF GLOUCESTER	14 02230003013	14 022300030132
2844 ARLINGTON RD	14 02240001058	14 022400010588
2850 ARROWOOD DR	14 02210003020	14 022100030209
2853 BRANCHWOOD DR	14 02210003076	14 022100030761
2854 BRANCHWOOD DR	14 02210003077	14 022100030779
2860 ARROWOOD DR	14 02210003021	14 022100030217
2863 BRANCHWOOD DR	14 02210003078	14 022100030787
2864 ARLINGTON RD	14 02240004022	14 022400040221
2865 BRANCHWOOD DR	14 02210003075	14 022100030753
2865 DUKE OF GLOUCESTER	14 02230003015	14 022300030157
2870 PINE VALLEY CIR	14 02220003076	14 022200030760
2872 ARLINGTON RD	14 02240004023	14 022400040239
2872 ARROWOOD DR	14 02210003022	14 022100030225
2875 ARLINGTON RD	14 02240004021	14 022400040213
2878 PINE VALLEY CIR	14 02220003082	14 022200030828
2880 ARLINGTON RD	14 02240004024	14 022400040247
2880 DUKE OF GLOUCESTER	14 02230004002	14 022300040024
2880 KNOLLWOOD TRL	14 01960004012	14 019600040126
2885 DUKE OF GLOUCESTER	14 02230004016	14 022300040164
2887 BRANCHWOOD DR	14 02210003073	14 022100030738
2888 REVERE CT	14 02240004025	14 022400040254
2890 KNOLLWOOD TRL	14 01960004013	14 019600040134
2890 PINE VALLEY CIR	14 02220003063	14 022200030638
2892 ARLINGTON RD	14 02240004043	14 022400040437
2893 ARLINGTON RD	14 02240004020	14 022400040205
2896 BRANCHWOOD DR	14 02210003081	14 022100030811
2896 REVERE CT	14 02240004026	14 022400040262
2897 BRANCHWOOD DR	14 02210003072	14 022100030720

Parcels Located in a Floodplain

Location	Tax PIN	Parcel ID
2899 BRIARWOOD BLVD	14 02220003061	14 022200030612
2900 KNOLLWOOD TRL	14 01960004014	14 019600040142
2901 ARLINGTON RD	14 02240004019	14 022400040197
2902 PINE VALLEY CIR	14 02220003087	14 022200030877
2904 REVERE CT	14 02240004027	14 022400040270
2906 BRANCHWOOD DR	14 02210003082	14 022100030829
2909 BRIARWOOD BLVD	14 02220003062	14 022200030620
2910 KNOLLWOOD TRL	14 01960004015	14 019600040159
2912 REVERE CT	14 02240004028	14 022400040288
2914 PINE VALLEY CIR	14 02220003084	14 022200030844
2917 BRIARWOOD BLVD	14 02220003002	14 022200030026
2918 BRANCHWOOD DR	14 02210003083	14 022100030837
2920 KNOLLWOOD TRL	14 01960004016	14 019600040167
2920 REVERE CT	14 02240004029	14 022400040296
2921 BRIARWOOD BLVD	14 02220003001	14 022200030018
2925 BRIARWOOD BLVD	14 02220003107	14 022200031073
2929 BRIARWOOD BLVD	14 02220001044	14 022200010440
2929 REVERE CT	14 02240004039	14 022400040395
2930 BRANCHWOOD DR	14 02210003084	14 022100030845
2930 REVERE CT	14 02240004030	14 022400040304
2933 BRIARWOOD BLVD	14 02220001043	14 022200010432
2935 DUKE OF GLOUCESTER	14 02230004014	14 022300040149
2935 WHISPERWOOD TRL	14 02220003111	14 022200031115
2937 BRIARWOOD BLVD	14 02220001042	14 022200010424
2937 REVERE CT	14 02240004038	14 022400040387
2938 DUKE OF WINDSOR	14 02230004030	14 022300040305
2940 REVERE CT	14 02240004031	14 022400040312
2941 BRIARWOOD BLVD	14 02220001041	14 022200010416
2942 BRANCHWOOD DR	14 02210003117	14 022100031173
2943 REVERE CT	14 02240004037	14 022400040379
2945 WHISPERWOOD TRL	14 02220003102	14 022200031024
2946 WHISPERWOOD TRL	14 02220003098	14 022200030984
2948 DUKE OF WINDSOR	14 02230004031	14 022300040313
2949 BRANCHWOOD DR	14 02210003119	14 022100031199
2950 REVERE CT	14 02240004032	14 022400040320
2952 BRANCHWOOD DR	14 02210003118	14 022100031181
2953 REVERE CT	14 02240004036	14 022400040361
2955 WHISPERWOOD TRL	14 02220003103	14 022200031032
2956 WHISPERWOOD TRL	14 02220003109	14 022200031099
2958 DUKE OF WINDSOR	14 02230004032	14 022300040321
2960 REVERE CT	14 02240004033	14 022400040338
2962 BRANCHWOOD DR	14 02210003098	14 022100030985
2962 GLENDALE CT	14 02220005019	14 022200050198
2965 BRANCHWOOD DR	14 02210003107	14 022100031074
2965 REVERE CT	14 02240004035	14 022400040353
2966 WHISPERWOOD TRL	14 02220003108	14 022200031081
2970 REVERE CT	14 02240004034	14 022400040346
2972 ARROWOOD DR	14 02210003031	14 022100030316
2974 BRANCHWOOD DR	14 02210003097	14 022100030977
2975 BRANCHWOOD DR	14 02210003105	14 022100031058
2976 WHISPERWOOD TRL	14 02220003095	14 022200030950
2982 DUKE OF WINDSOR	14 02230004034	14 022300040347
2985 DE JARNETTE DR	14 01950006017	14 019500060174
2987 HOGAN RD	14 02210003034	14 022100030340
2992 DODSON DR	14 01960004029	14 019600040290
2992 DUKE OF WINDSOR	14 02230004035	14 022300040354
3008 GREEN VALLEY DR	14 02270001049	14 022700010494
3009 GREEN VALLEY DR	14 02270001065	14 022700010650

Location	Tax PIN	Parcel ID
3021 GOLDEN DR	14 02270001009	14 022700010098
3021 GREEN VALLEY DR	14 02270001066	14 022700010668
3030 DODSON DR	14 0195 LL057	14 0195 LL0577
3031 GOLDEN DR	14 02270001008	14 022700010080
3033 GREEN VALLEY DR	14 02270001046	14 022700010460
3036 GOLDEN DR	14 02270001006	14 022700010064
3040 GOLDEN DR	14 02270001007	14 022700010072
3041 DODSON DR	14 0222 LL022	14 0222 LL0228
3042 DODSON DR	14 01950003037	14 019500030375
3043 GREEN VALLEY DR	14 02270001045	14 022700010452
3047 GOLDEN DR	14 02270001028	14 022700010288
3048 CHERRY BLOSSOM LN	14 02270001026	14 022700010262
3050 GOLDEN DR	14 02270001037	14 022700010379
3053 GREEN VALLEY DR	14 02270001044	14 022700010445
3057 GOLDEN DR	14 02270001029	14 022700010296
3058 CHERRY BLOSSOM LN	14 02270001025	14 022700010254
3058 DODSON DR	14 01950003038	14 019500030383
3062 GOLDEN DR	14 02270001036	14 022700010361
3063 BOULDER WAY	14 01950004066	14 019500040663
3063 GREEN VALLEY DR	14 02270001043	14 022700010437
3065 CAPRI CT	13 00310001051	13 003100010518
3067 GOLDEN DR	14 02270001030	14 022700010304
3068 CAPRI CT	13 00310001054	13 003100010542
3072 GOLDEN DR	14 02270001035	14 022700010353
3073 CAPRI CT	13 00310001052	13 003100010526
3076 CAPRI CT	13 00310001053	13 003100010534
3076 GLENDALE CT	14 02220005021	14 022200050214
3081 CARMEL DR	13 00310001078	13 003100010781
3081 MEADOW LARK LN	14 01950004030	14 019500040309
3082 GOLDEN DR	14 02270001034	14 022700010346
3083 BOULDER WAY	14 01950004065	14 019500040655
3083 DODSON DR	14 02220002058	14 022200020589
3084 CARMEL DR	13 00310001006	13 003100010062
3084 GLENDALE CT	14 02220005020	14 022200050206
3087 DOGWOOD DR	14 02220003113	14 022200031131
3087 MEADOW LARK LN	14 01950004029	14 019500040291
3091 CARMEL DR	13 00310001077	13 003100010773
3092 GOLDEN DR	14 02270001033	14 022700010338
3093 BOULDER WAY	14 01950004064	14 019500040648
3094 BOULDER WAY	14 01950004057	14 019500040572
3094 CARMEL DR	13 00310001005	13 003100010054
3094 DOGWOOD DR	14 02220003094	14 022200030943
3095 MEADOW LARK LN	14 01950004060	14 019500040606
3103 BOULDER WAY	14 01950004045	14 019500040457
3103 CARMEL DR	13 00310001062	13 003100010625
3103 GREEN VALLEY DR	14 02270001082	14 022700010825
3104 YOUNG DR	14 02250002004	14 022500020040
3105 MEADOW LARK LN	14 01950004059	14 019500040598
3107 SYLVAN RD	14 0126 LL036	14 0126 LL0365
3113 BRIAR CT	14 02220003071	14 022200030711
3113 GREEN VALLEY DR	14 02270001083	14 022700010833
3114 BRIAR CT	14 02220003009	14 022200030091
3115 DOGWOOD DR	14 02220003114	14 022200031149
3117 MEADOW LARK LN	14 01950004058	14 019500040580
3122 YOUNG DR	14 02250002003	14 022500020032
3123 BRIAR CT	14 02220003070	14 022200030703
3123 GREEN VALLEY DR	14 02270001084	14 022700010841
3124 LA ROSE ST	14 01630016156	14 016300161566

Natural and Cultural Resources

Parcels Located in a Floodplain

Location	Tax PIN	Parcel ID
3125 DOGWOOD DR	14 02220003032	14 022200030323
3130 DOGWOOD DR	14 02220003038	14 022200030380
3130 LA ROSE ST	14 01630016153	14 016300161533
3133 GREEN VALLEY DR	14 02270001085	14 022700010858
3135 DOGWOOD DR	14 02220003033	14 022200030331
3138 LA ROSE ST	14 01630016158	14 016300161582
3140 DOGWOOD DR	14 02220001077	14 022200010770
3143 GREEN VALLEY DR	14 02270001086	14 022700010866
3144 PLANT ST	14 0158 LL006	14 0158 LL0069
3146 LA ROSE ST	14 01630016159	14 016300161590
3150 DOGWOOD DR	14 02220001076	14 022200010762
3151 CAMP CREEK PKWY	14 0225 LL108	14 0225 LL1082
3151 DOGWOOD DR	14 02220001011	14 022200010119
3151 GREEN VALLEY DR	14 02270001087	14 022700010874
3155 CAMP CREEK PKWY	14 0225 LL076	14 0225 LL0761
3160 DOGWOOD DR	14 02220001075	14 022200010754
3161 DOGWOOD DR	14 02220001010	14 022200010101
3166 CLOVERHURST DR	14 01630017047	14 016300170476
3170 CAMP CREEK PKWY	14 0225 LL063	14 0225 LL0639
3170 DOGWOOD DR	14 02220001074	14 022200010747
3171 DOGWOOD DR	14 02220001009	14 022200010093
3174 CLOVERHURST DR	14 01630017024	14 016300170245
3178 DOGWOOD DR	14 02220001073	14 022200010739
3179 DOGWOOD DR	14 02220001008	14 022200010085
3180 CLOVERHURST DR	14 01630017049	14 016300170492
3184 DOGWOOD DR	14 02220001012	14 022200010127
3185 CAMP CREEK PKWY	14 0225 LL103	14 0225 LL1033
3186 CLOVERHURST DR	14 01630017050	14 016300170500
3193 BRIARWOOD BLVD	14 02220001040	14 022200010408
3194 CLOVERHURST DR	14 01630017029	14 016300170294
3198 CLOVERHURST DR	14 01630017030	14 016300170302
3201 BRIARWOOD BLVD	14 02220001039	14 022200010390
3201 CAMP CREEK PKWY	14 0225 LL091	14 0225 LL0910
3201 CENTRE PKWY	14F0001 LL008	14F0001 LL0088
3201 DESERT DR	14 0225 LL075	14 0225 LL0753
3204 CLOVERHURST DR	14 01630017031	14 016300170310
3206 DOGWOOD DR	14 02220001013	14 022200010135
3209 BRIARWOOD BLVD	14 02220001038	14 022200010382
3214 CLOVERHURST DR	14 01630017053	14 016300170534
3220 CLOVERHURST DR	14 01630001025	14 016300010250
3222 KENNELWORTH DR	14 0225 LL092	14 0225 LL0928
3228 ELM ST	14 01310017056	14 013100170566
3238 ELM ST	14 01310017057	14 013100170574
3241 CAMP CREEK PKWY	14 0225 LL089	14 0225 LL0894
3246 ELM ST	14 01310017058	14 013100170582
3333 PRINCE GEORGE ST	14 02260002024	14 022600020247
3336 SIR HENRY ST	14 02260002010	14 022600020106
3344 PRINCE GEORGE ST	14 02260002018	14 022600020189
3350 SIR HENRY ST	14 02260002011	14 022600020114
3355 HAGGER WAY	14 0226 LL029	14 0226 LL0299
3357 SAINT JOHN DR	14 02230004028	14 022300040289
3366 SIR HENRY ST	14 02260002032	14 022600020320
3369 PRINCE GEORGE ST	14 02260002027	14 022600020270
3369 SIR HENRY ST	14 02260002002	14 022600020023
3370 SAINT JOHN DR	14 02230004027	14 022300040271
3380 HAGGER WAY	14 0226 LL027	14 0226 LL0273
3380 PRINCE GEORGE ST	14 02260002029	14 022600020296
3383 SIR HENRY ST	14 02260002030	14 022600020304

Location	Tax PIN	Parcel ID
3398 SIR HENRY ST	14 02260001077	14 022600010776
3400 PRINCE GEORGE ST	14 02260001049	14 022600010495
3405 SIR HENRY ST	14 02260001030	14 022600010305
3412 PRINCE GEORGE ST	14 02260001050	14 022600010503
3413 SIR HENRY ST	14 02260001029	14 022600010297
3416 MOUNT OLIVE RD	14 01940008024	14 019400080249
3446 SCENIC DR	14 02230003014	14 022300030140
3447 MOUNT OLIVE RD	14 02230003033	14 022300030330
3450 CREEK POINTE DR	14 0256 LL040	14 0256 LL0409
3505 REDWINE RD	14 0255 LL052	14 0255 LL0525
3507 CAMP CREEK PKWY	14 0256 LL031	14 0256 LL0318
3510 CAMP CREEK PKWY	14 0255 LL050	14 0255 LL0509
3511 CAMP CREEK PKWY	14 0256 LL032	14 0256 LL0326
3530 NORTH COMMERCE DR	14 0256 LL022	14 0256 LL0227
3562 QUILL BACK CT	14F0038 LL160	14F0038 LL1604
3593 QUILL BACK CT	14F0038 LL161	14F0038 LL1612
3594 QUILL BACK CT	14F0038 LL162	14F0038 LL1620
3595 QUILL BACK CT	14F0038 LL163	14F0038 LL1638
3613 LAKE ESTATES WAY	14F0038 LL165	14F0038 LL1653
3615 LAKE ESTATES WAY	14F0038 LL166	14F0038 LL1661
3617 LAKE ESTATES WAY	14F0038 LL167	14F0038 LL1679
3619 LAKE ESTATES WAY	14F0038 LL168	14F0038 LL1687
3621 LAKE ESTATES WAY	14F0038 LL169	14F0038 LL1695
3629 LAKE ESTATES WAY	14F0038 LL170	14F0038 LL1703
3631 LAKE ESTATES WAY	14F0038 LL171	14F0038 LL1711
3633 LAKE ESTATES WAY	14F0038 LL172	14F0038 LL1729
3635 LAKE ESTATES WAY	14F0038 LL173	14F0038 LL1737
3637 LAKE ESTATES WAY	14F0038 LL174	14F0038 LL1745
3639 LAKE ESTATES WAY	14F0038 LL175	14F0038 LL1752
3641 LAKE ESTATES WAY	14F0038 LL176	14F0038 LL1760
3643 LAKE ESTATES WAY	14F0037 LL052	14F0037 LL0524
3645 LAKE ESTATES WAY	14F0037 LL053	14F0037 LL0532
3647 LAKE ESTATES WAY	14F0037 LL054	14F0037 LL0540
3649 LAKE ESTATES WAY	14F0037 LL055	14F0037 LL0557
3650 W POTOMAC DR	14 02240001072	14 022400010729
3650 WASHINGTON RD	14 02240001077	14 022400010778
3651 LAKE ESTATES WAY	14F0037 LL056	14F0037 LL0565
3653 LAKE ESTATES WAY	14F0037 LL057	14F0037 LL0573
3654 W POTOMAC DR	14 02240001006	14 022400010067
3655 LAKE ESTATES WAY	14F0037 LL058	14F0037 LL0581
3657 LAKE ESTATES WAY	14F0037 LL059	14F0037 LL0599
3657 VICTORIA DR	14 02250003010	14 022500030106
3657 W POTOMAC DR	14 02240001060	14 022400010604
3661 LAKE ESTATES WAY	14F0037 LL060	14F0037 LL0607
3661 W POTOMAC DR	14 02240001049	14 022400010497
3663 LAKE ESTATES WAY	14F0037 LL061	14F0037 LL0615
3671 VICTORIA DR	14 02250003009	14 022500030098
3679 VICTORIA DR	14 02250003008	14 022500030080
3684 VICTORIA DR	14 02240003007	14 022400030073
3684 WASHINGTON RD	14 02240004059	14 022400040593
3687 VICTORIA DR	14 02250003007	14 022500030072
3692 CHARLES DR	14 01930001073	14 019300010734
3694 VICTORIA DR	14 02240003008	14 022400030081
3695 CHESAPEAKE WAY	14 02240001068	14 022400010687
3695 VICTORIA DR	14 02250003006	14 022500030064
3700 CHARLES DR	14 01930001070	14 019300010700
3701 CHESAPEAKE WAY	14 02240001044	14 022400010448
3703 VICTORIA DR	14 02250003005	14 022500030056

Natural and Cultural Resources

Parcels Located in a Floodplain

Location	Tax PIN	Parcel ID
3704 ALE CIR	14 02250001012	14 022500010124
3704 VICTORIA DR	14 02240003009	14 022400030099
3707 CHESAPEAKE WAY	14 02240001043	14 022400010430
3710 CHARLES DR	14 01930001071	14 019300010718
3711 VICTORIA DR	14 02250003004	14 022500030049
3716 ALE CIR	14 02250001081	14 022500010819
3717 CHESAPEAKE WAY	14 02240001042	14 022400010422
3718 SOUTHLAND CT	14 02240004061	14 022400040619
3720 CHARLES DR	14 01930001014	14 019300010148
3727 CHESAPEAKE WAY	14 02240001041	14 022400010414
3728 SOUTHLAND CT	14 02240004062	14 022400040627
3730 CHARLES DR	14 01930001015	14 019300010155
3739 CHESAPEAKE WAY	14 02240001063	14 022400010638
3740 CHARLES DR	14 01930001016	14 019300010163
3747 CHESAPEAKE WAY	14 02240001062	14 022400010620
3747 SOUTHLAND CT	14 02240004063	14 022400040635
3750 CHARLES DR	14 01930001017	14 019300010171
3750 WASHINGTON RD	14 02250003027	14 022500030270
3758 CHARLES DR	14 01930001018	14 019300010189
3766 CHARLES DR	14 01930001019	14 019300010197
3776 CHARLES DR	14 02240005015	14 022400050154
3780 SAVANNAH RUN	09F37000155447	09F370001554478
3785 SAVANNAH RUN	09F37000155449	09F370001554494
3790 SAVANNAH RUN	09F37000155448	09F370001554486
3800 CENTRE PKWY	14F0001 LL006	14F0001 LL0062
3802 WASHINGTON RD	14 0225 LL094	14 0225 LL0944
3816 WASHINGTON RD	14 0225 LL080	14 0225 LL0803
3827 WASHINGTON RD SW	14 0225 LL070	14 0225 LL0704
3841 WASHINGTON RD	14 0225 LL074	14 0225 LL0746
3861 WASHINGTON RD	14 0225 LL087	14 0225 LL0878
3887 WASHINGTON RD	14 0225 LL069	14 0225 LL0696
3905 JAILETTE RD	09F38040178002	09F380401780029
3909 CAMPBELL RD	13 0001 LL006	13 0001 LL0060
3916 WASHINGTON RD	13 0002 LL066	13 0002 LL0663
4001 LAKEMONT DR	13 0002 LL078	13 0002 LL0788
4025 SOMERLED TRL	09F37010155008	09F370101550087
4035 SOMERLED TRL	09F37010155007	09F370101550079
4040 SOMERLED TRL	09F37010155010	09F370101550103
4045 SOMERLED TRL	09F37010155006	09F370101550061
4050 SOMERLED TRL	09F37010155011	09F370101550111
4055 SOMERLED TRL	09F37010155005	09F370101550053
4060 SOMERLED TRL	09F37010155012	09F370101550129
4065 SOMERLED TRL	09F37010155004	09F370101550046
4070 JANICE DR	13 0002 LL020	13 0002 LL0200
4070 SOMERLED TRL	09F37010155013	09F370101550137
4071 CAMP CREEK PKWY	14F0037 LL019	14F0037 LL0193
4081 WELCOME ALL RD	14F0037 LL016	14F0037 LL0169
4090 JANICE DR	13 0002 LL019	13 0002 LL0192
4091 SOUTHMEADOW PKWY	09F37000179112	09F370001791120
4091 SOUTHMEADOW PKWY	09F38040178121	09F380401781217
4091 SOUTHMEADOW PKWY	09F38040178122	09F380401781225
4114 WASHINGTON RD	13 00020001005	13 000200010059
4124 WASHINGTON RD	13 00020001004	13 000200010042
4125 WELCOME ALL RD	09F37000179103	09F370001791039
4131 JANICE DR	13 00020001007	13 000200010075
4139 SUN VALLEY BLVD	13 00020001017	13 000200010174
4150 BEN HILL RD	09F37000180062	09F370001800624
4150 WASHINGTON RD	13 00020001002	13 000200010026

Location	Tax PIN	Parcel ID
4153 SUN VALLEY BLVD	13 00020001016	13 000200010166
4165 SUN VALLEY BLVD	13 00020001010	13 000200010109
4170 BEN HILL RD	09F37000180061	09F370001800616
4173 SUN VALLEY BLVD	13 00020001011	13 000200010117
4181 SUN VALLEY BLVD	13 00020001012	13 000200010125
4191 SUN VALLEY BLVD	13 00020001013	13 000200010133
4199 SUN VALLEY BLVD	13 00020001014	13 000200010141
4200 BEN HILL RD	09F37000180058	09F370001800582
4200 WASHINGTON RD	13 00020001001	13 000200010018
4205 SLOOP WAY	09F37030180018	09F370301800183
4207 SUN VALLEY BLVD	13 00310001048	13 003100010484
4215 SUN VALLEY BLVD	13 00310001049	13 003100010492
4219 SAVANNAH CT	09F37000155421	09F370001554213
4220 WASHINGTON RD	13 00310001083	13 003100010831
4222 WASHINGTON RD	13 00310001082	13 003100010823
4225 SAVANNAH CT	09F37000155422	09F370001554221
4225 SUN VALLEY BLVD	13 00310001050	13 003100010500
4226 WASHINGTON RD	13 00310001067	13 003100010674
4235 OLD BEN HILL RD	09F37000180119	09F370001801192
4241 SUN VALLEY BLVD	13 00310001055	13 003100010559
4253 SUN VALLEY BLVD	13 00310001056	13 003100010567
4258 WASHINGTON RD	13 00310001080	13 003100010807
4263 SUN VALLEY BLVD	13 00310001057	13 003100010575
4270 SLOOP WAY	09F37030180019	09F370301800191
4270 WELCOME ALL RD	09F37000156100	09F370001561002
4280 BEN HILL RD	09F37000155080	09F370001550807
4280 SLOOP WAY	09F37030180020	09F370301800209
4300 SLOOP WAY	09F37030180022	09F370301800225
4305 SAVANNAH TRL	09F37000155492	09F370001554924
4311 SAVANNAH TRL	09F37000155491	09F370001554916
4330 WASHINGTON RD	13 00310001084	13 003100010849
4370 WELCOME ALL RD	09F37000156042	09F370001560426
845 GLENWAY DR	14 01010003052	14 010100030527
853 GLENWAY DR	14 01010003038	14 010100030386
856 BROOKDALE DR	14 01010007040	14 010100070408
856 GLENWAY DR	14 01010003034	14 010100030345
856 JEFFERSON AVE	14 01010010032	14 010100100320
861 JEFFERSON AVE	14 01010007038	14 010100070382
862 BROOKDALE DR	14 01010007006	14 010100070069
864 GLENWAY DR	14 01010003033	14 010100030337
866 BROOKDALE DR	14 01010007039	14 010100070390
866 JEFFERSON AVE	14 01010010031	14 010100100312
869 JEFFERSON AVE	14 01010007037	14 010100070374
871 EAST CLEVELAND AVE	14 01010003025	14 010100030253
872 GLENWAY DR	14 01010003032	14 010100030329
874 BROOKDALE DR	14 01010007047	14 010100070473
876 EAST CLEVELAND AVE	14 01000002027	14 010000020271
879 JEFFERSON AVE	14 01010007036	14 010100070366
890 EAST CLEVELAND AVE	14 01000002035	14 010000020354
906 CLEVELAND AVE	14 01250004021	14 012500040213
911 EAST CLEVELAND AVE	14 01240014038	14 012400140386
921 REED AVE	14 01250004006	14 012500040064
927 EAST CLEVELAND AVE	14 01240014019	14 012400140196
927 REED AVE	14 01250004007	14 012500040072
931 REED AVE	14 01250004014	14 012500040148
937 REED AVE	14 01250004013	14 012500040130
941 REED AVE	14 01250004012	14 012500040122
947 REED AVE	14 01250004009	14 012500040098

Natural and Cultural Resources

Parcels Located in a Floodplain

Location	Tax PIN	Parcel ID
951 REED AVE	14 01250004010	14 012500040106
961 REED AVE	14 01250004011	14 012500040114
ALE CIR	14 02250002022	14 022500020222
ALISON CT SW	14 0167 LL080	14 0167 LL0803
ALISON CT SW	14 0167 LL088	14 0167 LL0886
ARLINGTON RD	14 02240001059	14 022400010596
BAYROSE CIR	14 0154 LL318	14 0154 LL3182
BEN HILL RD	09F37000155495	09F370001554957
BEN HILL RD	09F37000155496	09F370001554965
BEN HILL RD	09F37000179033	09F370001790338
BEN HILL RD	13 0032 LL001	13 0032 LL0014
BRANCHWOOD DR	14 02210003069	14 022100030696
BRANCHWOOD DR	14 02210003070	14 022100030704
BRANCHWOOD DR	14 02210003071	14 022100030712
BRANCHWOOD DR	14 02210003074	14 022100030746
CAMP CREEK PKWY	14 0224 LL033	14 0224 LL0333
CAMP CREEK PKWY	14 0225 LL066	14 0225 LL0662
CAMP CREEK PKWY	14 0225 LL104	14 0225 LL1041
CAMP CREEK PKWY	14 0225 LL105	14 0225 LL1058
CAMP CREEK PKWY	14 02250002014	14 022500020149
CAMP CREEK PKWY	14 02250002024	14 022500020248
CAMP CREEK PKWY	14 0256 LL018	14 0256 LL0185
CAMP CREEK PKWY	14 0256 LL020	14 0256 LL0201
CAMP CREEK PKWY REAR	14 0256 LL011	14 0256 LL0110
CAMP CREEK PKWY #REAR	14 0256 LL010	14 0256 LL0102
CAMPBELL DR	13 0032 LL026	13 0032 LL0261
CAMPBELL RD	13 0001 LL004	13 0001 LL0045
CEDAR AVE	14 01250010001	14 012500100017
CHARLES DR	14 02240005016	14 022400050162
CHARLES DR REAR	14 01930001057	14 019300010577
CHERRY BLOSSOM LN	14 02270001072	14 022700010726
CHERRY BLOSSOM LN	14 02270001073	14 022700010734
CLEVELAND AVE	14 01010003024	14 010100030246
CLEVELAND AVE	14 01010003047	14 010100030477
CLEVELAND AVE	14 01250003063	14 012500030636
CLEVELAND AVE	14 01250003064	14 012500030644
CLEVELAND AVE	14 01250003065	14 012500030651
CLEVELAND AVE	14 01250003066	14 012500030669
CLEVELAND AVE	14 01250004022	14 012500040221
CONNALLY DR	14 0187 LL042	14 0187 LL0429
CONNALLY DR	14 0187 LL045	14 0187 LL0452
CONNALLY DR	14 0187 LL046	14 0187 LL0460
CONNALLY DR	14 01870007111	14 018700071114
CONNALLY DR	14 01980001073	14 019800010739
CONNALLY DR SW REAR	14 0187 LL028	14 0187 LL0288
CREEK POINTE DR	14 0256 LL030	14 0256 LL0300
DE JARNETTE DR	14 01950006032	14 019500060323
DESERT DR	14 0225 LL099	14 0225 LL0993
DODSON DR	14 02220002059	14 022200020597
DODSON DR CONNE	14 0195 LL062	14 0195 LL0627
DOGWOOD DR	14 02220003106	14 022200031065
DUKE OF GLOUCESTER	14 02230004015	14 022300040156
DUKE OF GLOUCESTER	14 02230004021	14 022300040214
EAST CLEVELAND AVE	14 01250003004	14 012500030040
EAST CLEVELAND AVE	14 01250004002	14 012500040023
EAST CLEVELAND AVE	14 01250004017	14 012500040171
EAST CLEVELAND AVE	14 01250004023	14 012500040239
ENGLEWOOD DR	14 01880007046	14 018800070461

Location	Tax PIN	Parcel ID
FARLEY ST	14 01870005018	14 018700050183
FARLEY ST	14 01870007056	14 018700070561
FARRIS AVE	14 01630017063	14 016300170633
FORT VALLEY DR REAR	14 01670002074	14 016700020743
FORT VALLEY DR REAR	14 01670002077	14 016700020776
FORT VALLEY DR REAR	14 01670002078	14 016700020784
FORT VALLEY DR REAR	14 01670002079	14 016700020792
FORT VALLEY DR REAR	14 01670002080	14 016700020800
FORT VALLEY DR REAR	14 01670002081	14 016700020818
FORT VALLEY DR REAR	14 01670002085	14 016700020859
FORT VALLEY DR REAR	14 01670002086	14 016700020867
FORT VALLEY DR REAR	14 01670002087	14 016700020875
FORT VALLEY DR REAR	14 01670002088	14 016700020883
FORT VALLEY DR SW	14 01670002082	14 016700020826
FORT VALLEY DR SW	14 01670003034	14 016700030346
GOLDEN DR	14 02270001074	14 022700010742
GOLDEN DR	14 02270001075	14 022700010759
GOLDEN DR	14 02270001076	14 022700010767
GOLDEN DR	14 02270001077	14 022700010775
GOLDEN DR	14 02270001078	14 022700010783
GRAYWALL CT	14 01880007038	14 018800070388
HAGGER WAY	14 0226 LL032	14 0226 LL0323
HEADLAND DR	14 01870002007	14 018700020079
HEADLAND DR	14 01870002008	14 018700020087
HEADLAND DR	14 01870002009	14 018700020095
HEADLAND DR	14 01880006041	14 018800060413
HEADLAND DR	14 01980002011	14 019800020118
HEADLAND DR	14 01980002025	14 019800020258
HEADLAND DR	14 01980002033	14 019800020332
HOGAN RD	14 01960004003	14 019600040035
HOGAN RD	14 01960004004	14 019600040043
HOGAN RD	14 02210001059	14 022100010599
IDLEWOOD DR SW #REAR	14 01670003044	14 016700030445
JAILLETTE RD	09F38040178124	09F380401781241
JANICE DR	13 00020001015	13 000200010158
JANICE DR 5	13 00020001022	13 000200010224
JANICE DR 6	13 00020001023	13 000200010232
JEFFERSON AVE	14 01010007042	14 010100070424
LA ROSE ST	14 01630016123	14 016300161236
LA ROSE ST	14 01630017048	14 016300170484
LAKE ESTATES WAY	14F0038 LL192	14F0038 LL1927
LAKE HAVEN WAY	14F0037 LL114	14F0037 LL1142
LAKE HAVEN WAY	14F0037 LL115	14F0037 LL1159
LAKE MANOR WAY	14F0038 LL257	14F0038 LL2578
LAKE TER	14 01970002117	14 019700021174
LAKEMONT DR	14 0225 LL052	14 0225 LL0522
LAKEMONT DR	14 0225 LL095	14 0225 LL0951
LAKESIDE BLVD	14F0038 LL062	14F0038 LL0622
LAKESIDE BLVD	14 01980005042	14 019800050420
LAUREL GREEN WAY	14 0154 LL128	14 0154 LL1285
LAUREL GREEN WAY #23	14 0154 LL047	14 0154 LL0477
LAUREL GREEN WAY #24	14 0154 LL048	14 0154 LL0485
LAUREL GREEN WAY #25	14 0154 LL049	14 0154 LL0493
LAUREL GREEN WAY #26	14 0154 LL050	14 0154 LL0501
LAUREL GREEN WAY #28	14 0154 LL052	14 0154 LL0527
LAUREL GREEN WAY #29	14 0154 LL053	14 0154 LL0535
LAUREL GREEN WAY #30	14 0154 LL054	14 0154 LL0543
LAUREL GREEN WAY #31	14 0154 LL055	14 0154 LL0550

Natural and Cultural Resources

Parcels Located in a Floodplain

Location	Tax PIN	Parcel ID
LAUREL GREEN WAY #32	14 0154 LL056	14 0154 LL0568
MEADOW LARK DR	14 01960004048	14 019600040480
MOUNT OLIVE RD	14 01940008084	14 019400080843
MOUNT OLIVE RD	14 02230002053	14 022300020539
NORTH COMMERCE DR	13 0001 LL008	13 0001 LL0086
NORTH COMMERCE DR	13 0001 LL009	13 0001 LL0094
NORTH COMMERCE DR	13 0001 LL010	13 0001 LL0102
NORTH COMMERCE DR	13 0001 LL011	13 0001 LL0110
OLD FAIRBURN RD	14F0038 LL019	14F0038 LL0192
OLD FAIRBURN RD	14F0038 LL020	14F0038 LL0200
PARKWAY CIR	09F37000155552	09F370001555525
PINE VALLEY CIR	14 02220005025	14 022200050255
PRINCE GEORGE ST	14 02260002016	14 022600020163
PRINCE GEORGE ST	14 02260002017	14 022600020171
PRINCE GEORGE ST	14 02260002025	14 022600020254
PRINCE GEORGE ST	14 02260002026	14 022600020262
PRINCE GEORGE ST	14 02260004008	14 022600040088
REDWINE RD	14 0226 LL019	14 0226 LL0190
REDWINE RD	14 0255 LL053	14 0255 LL0533
REDWINE RD	14 0255 LL054	14 0255 LL0541
RIGGS DR	14 01880007021	14 018800070214
RIGGS DR	14 01880007022	14 018800070222
RIGGS DR	14 01880007023	14 018800070230
ROLLING BROOK TRL	14 0195 LL060	14 0195 LL0601
ROLLING BROOK TRL	14 01960004034	14 019600040340
ROLLING BROOK TRL	14 01960004049	14 019600040498
ROLLING BROOK TRL	14 01960004052	14 019600040522
SIR HENRY ST #REAR	14 0226 LL009	14 0226 LL0091
SLOOP WAY	09F37030180021	09F370301800217
SOUTHMEADOW PKWY	09F37000179149	09F370001791492
STANTON RD	14 01660004073	14 016600040734
STANTON RD	14 01660004080	14 016600040809
STANTON RD	14 0167 LL028	14 0167 LL0282
STANTON RD	14 01670003032	14 016700030320
STANTON RD	14 01670003042	14 016700030429
STANTON RD	14 01670009001	14 016700090019
SWEETBRIAR CIR 13	14 0167 LL101	14 0167 LL1017
SWEETBRIAR CIR 17	14 0167 LL105	14 0167 LL1058
SWEETBRIAR CIR 19	14 0167 LL107	14 0167 LL1074
SWEETBRIAR CIR 9	14 0167 LL097	14 0167 LL0977
SWEETBRIAR CIR #1	14 0167 LL089	14 0167 LL0894
SWEETBRIAR CIR #10	14 0167 LL098	14 0167 LL0985
SWEETBRIAR CIR #11	14 0167 LL099	14 0167 LL0993
SWEETBRIAR CIR #12	14 0167 LL100	14 0167 LL1009
SWEETBRIAR CIR #14	14 0167 LL102	14 0167 LL1025
SWEETBRIAR CIR #15	14 0167 LL103	14 0167 LL1033
SWEETBRIAR CIR #16	14 0167 LL104	14 0167 LL1041
SWEETBRIAR CIR #18	14 0167 LL106	14 0167 LL1066
SWEETBRIAR CIR #20	14 0167 LL108	14 0167 LL1082
SWEETBRIAR CIR #8	14 0167 LL096	14 0167 LL0969
SWEETBRIAR CIR #CA	14 0167 LL109	14 0167 LL1090
SYLVAN RD	14 01250004019	14 012500040197
SYLVAN RD	14 0126 LL035	14 0126 LL0357
TYEWOOD LN	14 02210003125	14 022100031256
WALKER AVE	14 0130 LL015	14 0130 LL0153
WALKER AVE	14 0130 LL022	14 0130 LL0229
WASHINGTON RD	13 0002 LL069	13 0002 LL0697
WASHINGTON RD	14 0225 LL051	14 0225 LL0514

Location	Tax PIN	Parcel ID
WASHINGTON RD	14 0225 LL071	14 0225 LL0712
WASHINGTON RD	14 0225 LL093	14 0225 LL0936
WASHINGTON RD	14 02250002019	14 022500020198
WASHINGTON RD	14 02250003003	14 022500030031
WASHINGTON RD SW	14 0225 LL096	14 0225 LL0969
WELCOME ALL RD	14F0037 LL007	14F0037 LL0078
WELCOME ALL RD	14F0037 LL013	14F0037 LL0136
WELCOME ALL RD	14F0037 LL120	14F0037 LL1209
WELCOME ALL RD REAR	09F37000156025	09F370001560251
WESTCHESTER DR	14 01970001143	14 019700011431
WHISPERWOOD TRL	14 02220003099	14 022200030992
WHISPERWOOD TRL	14 02220003112	14 022200031123
WILLINGHAM DR	14 0127 LL046	14 0127 LL0463
WILLINGHAM DR	14 01270006022	14 012700060227
WOODBERRY AVE REAR	14 01870003027	14 018700030276
YOUNG DR	14 02250001077	14 022500010777
YOUNG DR	14 02250002018	14 022500020180
YOUNG DR	14 02250002023	14 022500020230

Parcels Located on Steep Slopes

Location	Tax PIN	Parcel ID
1015 PEGG RD	14 01230001001	14 012300010010
1050 OAKLEIGH DR	14 0123 LL033	14 0123 LL0335
1091 GLENDALE DR	14 01240001054	14 012400010548
1092 WINBURN DR	14 01240010001	14 012400100018
1099 GLENDALE DR	14 01240001013	14 012400010134
1102 WINBURN DR	14 01240009007	14 012400090078
1108 WINBURN DR	14 01240009006	14 012400090060
1109 WINBURN DR	14 01240006022	14 012400060220
1114 WINBURN DR	14 01240009005	14 012400090052
1115 JEFFERSON AVE	14 01240005010	14 012400050106
1116 JEFFERSON AVE	14 01240006021	14 012400060212
1118 WINBURN DR	14 01240009004	14 012400090045
1119 WINBURN DR	14 01240006029	14 012400060295
1120 JEFFERSON AVE	14 01240006020	14 012400060204
1120 OAKLEIGH DR	14 0123 LL034	14 0123 LL0343
1121 JEFFERSON AVE	14 01240005011	14 012400050114
1121 OAKLEIGH DR	14 0123 LL067	14 0123 LL0673
1125 WINBURN DR	14 01240006025	14 012400060253
1126 JEFFERSON AVE	14 01240006019	14 012400060196
1127 JEFFERSON AVE	14 01240005012	14 012400050122
1130 OAKLEIGH DR	14 0123 LL049	14 0123 LL0491
1131 JEFFERSON AVE	14 01240005013	14 012400050130
1133 EAST CLEVELAND AVE	14 01240009039	14 012400090391
1134 JEFFERSON AVE	14 01240006031	14 012400060311
1137 GLENDALE DR	14 01240001042	14 012400010423
1137 JEFFERSON AVE	14 01240005014	14 012400050148
1140 JEFFERSON AVE	14 01240006016	14 012400060162
1141 JEFFERSON AVE	14 01240005015	14 012400050155
1143 GLENDALE DR	14 01240001043	14 012400010431
1151 CLEVELAND AVE	14 01240008049	14 012400080491
1151 CLEVELAND AVE A	14 01240008045	14 012400080459
1151 CLEVELAND AVE B	14 01240008046	14 012400080467
1151 CLEVELAND AVE C	14 01240008047	14 012400080475
1151 CLEVELAND AVE D	14 01240008048	14 012400080483
1153 GLENDALE DR	14 01240001045	14 012400010456
1154 OAKLEIGH DR	14 0123 LL050	14 0123 LL0509
1159 GLENDALE DR	14 01240001046	14 012400010464
1165 GLENDALE DR	14 01240001047	14 012400010472
1169 OAKLEIGH DR	14 0123 LL066	14 0123 LL0665
1170 CLEVELAND AVE	14 0125 LL029	14 0125 LL0291
1175 BELL AVE	14 01260001002	14 012600010025
1183 BELL AVE	14 01260001003	14 012600010033
1193 BELL AVE	14 01260001004	14 012600010041
1194 CALHOUN AVE	14 01260001001	14 012600010017
1195 CALHOUN AVE	14 01250012014	14 012500120148
1201 CALHOUN AVE	14 01320016014	14 013200160145
1203 CARNEGIE AVE	14 01320004026	14 013200040263
1203 CLEVELAND AVE	14 01320004056	14 013200040560
1204 CLEVELAND AVE	14 01320004057	14 013200040578
1206 CALHOUN AVE	14 01310006057	14 013100060577
1209 CALHOUN AVE	14 01320016011	14 013200160111
1209 CARNEGIE AVE	14 01320004025	14 013200040255
1214 CALHOUN AVE	14 01310006056	14 013100060569
1221 CARNEGIE AVE	14 01320004023	14 013200040230
1226 CLEVELAND AVE	14 01320004061	14 013200040610
1227 CARNEGIE AVE	14 01320004022	14 013200040222
1237 CARNEGIE AVE	14 01320004021	14 013200040214
1240 PINE AVE	14 01320011015	14 013200110157

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1241 HENDRIX AVE	14 01320011016	14 013200110165
1241 PINE AVE	14 01320018003	14 013200180036
1246 PINE AVE	14 01320011014	14 013200110140
1247 HENDRIX AVE	14 01320011017	14 013200110173
1249 PINE AVE	14 01320018004	14 013200180044
1252 PINE AVE	14 01320011013	14 013200110132
1253 HENDRIX AVE	14 01320011018	14 013200110181
1255 PINE AVE	14 01320018018	14 013200180184
1256 PINE AVE	14 01320011012	14 013200110124
1257 GUS THORNHILL JR DR	14 01320011019	14 013200110199
1260 PINE AVE	14 01320011011	14 013200110116
1261 PINE AVE	14 01320018017	14 013200180176
1263 HENDRIX AVE	14 01320011020	14 013200110207
1265 PINE AVE	14 01320018007	14 013200180077
1266 PINE AVE	14 01320011010	14 013200110108
1267 HENDRIX AVE	14 01320011021	14 013200110215
1271 HENDRIX AVE	14 01320011022	14 013200110223
1271 PINE AVE	14 01320018008	14 013200180085
1277 GUS THORNTON HILL JR DR	14 01320011023	14 013200110231
1277 PINE AVE	14 01320018009	14 013200180093
1282 PINE AVE	14 01320011007	14 013200110074
1283 HENDRIX AVE	14 01320011024	14 013200110249
1283 PINE AVE	14 01320018010	14 013200180101
1295 NORMAN BERRY DR	14 01320003049	14 013200030496
1300 PINE AVE	14 01320007046	14 013200070468
1306 PINE AVE	14 01320007045	14 013200070450
1311 EAST CLEVELAND AVE	14 01320003043	14 013200030439
1312 PINE AVE	14 01320007044	14 013200070443
1315 GUS THORNHILL AVE	14 01320007051	14 013200070518
1318 PINE AVE	14 01320007043	14 013200070435
1331 HENDRIX AVE	14 01320007026	14 013200070260
1337 EAST CLEVELAND AVE	14 01320003011	14 013200030116
1338 E CLEVELAND AVE	14 01320007058	14 013200070583
1341 EAST CLEVELAND AVE	14 01320003012	14 013200030124
1341 HENDRIX AVE	14 01320007052	14 013200070526
1342 CLEVELAND AVE	14 01320007057	14 013200070575
1349 EAST CLEVELAND AVE	14 01320003013	14 013200030132
1353 EAST CLEVELAND AVE	14 01320003014	14 013200030140
1354 CLEVELAND AVE	14 01320007054	14 013200070542
1354 HENDRIX AVE	14 01320010043	14 013200100430
1359 EAST CLEVELAND AVE	14 01320003015	14 013200030157
1365 PINE AVE	14 01320006054	14 013200060543
1366 GUS THORNHILL JR DR	14 01320009012	14 013200090128
1371 LYLE AVE	14 01320009015	14 013200090151
1371 PINE AVE	14 01320006011	14 013200060113
1372 EAST CLEVELAND AVE	14 01320006066	14 013200060667
1372 HENDRIX AVE	14 01320009011	14 013200090110
1377 EAST FORREST AVE	14 01330015014	14 013300150145
1378 GUS THORNHILL JR DR	14 01320009010	14 013200090102
1381 LYLE AVE	14 01320009016	14 013200090169
1382 HENDRIX AVE	14 01320009009	14 013200090094
1383 EAST FORREST AVE	14 01330015015	14 013300150152
1386 GUS THORNHILL JR DR	14 01320009008	14 013200090086
1387 LYLE AVE	14 01320009017	14 013200090177
1389 EAST FORREST AVE	14 01330015016	14 013300150160
1390 EAST FORREST AVE	14 01330019036	14 013300190364
1392 HENDRIX AVE	14 01320009007	14 013200090078

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1393 LYLE AVE	14 01320009018	14 013200090185
1395 EAST FORREST AVE	14 01330015017	14 013300150178
1396 EAST FORREST AVE	14 01330019038	14 013300190380
1397 HENDRIX AVE	14 01320006039	14 013200060394
1397 LYLE AVE	14 01320009051	14 013200090516
1401 EAST FORREST AVE	14 01330015018	14 013300150186
1402 CARNEGIE AVE	14 01320002044	14 013200020448
1402 HENDRIX AVE	14 01320009005	14 013200090052
1404 EAST FORREST AVE	14 01330019043	14 013300190430
1406 CLEVELAND AVE	14 01320006063	14 013200060634
1407 EAST FORREST AVE	14 01330015019	14 013300150194
1407 HENDRIX AVE	14 01320006041	14 013200060410
1408 HENDRIX AVE	14 01320009004	14 013200090045
1410 CARNEGIE WAY	14 01320002068	14 013200020687
1412 EAST CLEVELAND AVE	14 01320006003	14 013200060030
1413 EAST CLEVELAND AVE	14 01320002042	14 013200020422
1413 EAST FORREST AVE	14 01330015020	14 013300150202
1413 HENDRIX AVE	14 01320006042	14 013200060428
1416 EAST CLEVELAND AVE	14 01320006002	14 013200060022
1419 EAST CLEVELAND AVE	14 01320002043	14 013200020430
1419 GUS THORNHILL JR DR	14 01320006043	14 013200060436
1422 EAST CLEVELAND AVE	14 01320006001	14 013200060014
1429 HENDRIX AVE	14 01320005034	14 013200050346
1434 NORMAN BERRY DR	14 01330020026	14 013300200262
1435 HENDRIX AVE	14 01320005035	14 013200050353
1440 PINE AVE	14 01320005029	14 013200050296
1441 HENDRIX AVE	14 01320005036	14 013200050361
1442 EAST CLEVELAND AVE	14 01320005008	14 013200050080
1444 FULTON AVE	14 01320001017	14 013200010175
1444 NORMAN BERRY DR	14 01330020029	14 013300200296
1445 FULTON AVE	14 01320001046	14 013200010464
1446 PINE AVE	14 01320005028	14 013200050288
1447 HENDRIX AVE	14 01320005037	14 013200050379
1450 HENDRIX AVE	14 01320008038	14 013200080384
1451 FULTON AVE	14 01320001010	14 013200010100
1454 FULTON AVE	14 01320001019	14 013200010191
1457 FULTON AVE	14 01320001009	14 013200010092
1457 GUS THORNHILL JR DR	14 01320005038	14 013200050387
1460 EAST CLEVELAND AVE	14 01320005048	14 013200050486
1463 FULTON AVE	14 01320001047	14 013200010472
1464 JAMES TRC	14 01320001074	14 013200010746
1464 PINE AVE	14 01320005026	14 013200050262
1465 HENDRIX AVE	14 01320005039	14 013200050395
1465 JAMES TRC	14 01320001073	14 013200010738
1468 JAMES TRC	14 01320001075	14 013200010753
1469 JAMES TRC	14 01320001072	14 013200010720
1472 JAMES TRC	14 01320001076	14 013200010761
1473 FULTON AVE	14 01320001006	14 013200010068
1473 JAMES TRC	14 01320001071	14 013200010712
1476 JAMES TRC	14 01320001077	14 013200010779
1477 JAMES TRC	14 01320001070	14 013200010704
1479 ASHLEY WAY	14 01320001051	14 013200010514
1480 ASHLEY WAY	14 01320001062	14 013200010621
1480 JAMES TRC	14 01320001078	14 013200010787
1481 ASHLEY WAY	14 01320001108	14 013200011082
1481 JAMES TRC	14 01320001069	14 013200010696
1482 ASHLEY WAY	14 01320001097	14 013200010977
1484 JAMES TRC	14 01320001079	14 013200010795

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1485 ASHLEY WAY	14 01320001107	14 013200011074
1485 JAMES TRC	14 01320001068	14 013200010688
1486 ASHLEY WAY	14 01320001098	14 013200010985
1488 JAMES TRC	14 01320001080	14 013200010803
1489 ASHLEY WAY	14 01320001106	14 013200011066
1489 JAMES TRC	14 01320001091	14 013200010910
1490 ASHLEY WAY	14 01320001099	14 013200010993
1492 JAMES TRC	14 01320001081	14 013200010811
1493 ASHLEY WAY	14 01320001105	14 013200011058
1493 JAMES TRC	14 01320001090	14 013200010902
1494 ASHLEY WAY	14 01320001100	14 013200011009
1496 JAMES TRC	14 01320001082	14 013200010829
1497 ASHLEY WAY	14 01320001104	14 013200011041
1497 JAMES TRC	14 01320001089	14 013200010894
1498 ASHLEY WAY	14 01320001101	14 013200011017
1500 ASHLEY WAY	14 01320001102	14 013200011025
1500 JAMES TRC	14 01320001083	14 013200010837
1501 ASHLEY WAY	14 01320001103	14 013200011033
1501 JAMES TRC	14 01320001088	14 013200010886
1949 GROVE AVE	14 01660002106	14 016600021064
1953 BROAD AVE	14 01650006007	14 016500060071
1959 BROAD AVE	14 01650006008	14 016500060089
1960 BROAD AVE	14 01650006027	14 016500060279
1970 BROAD AVE	14 01650006048	14 016500060485
1976 BROAD AVE	14 01650006047	14 016500060477
1993 HEADLAND DR	14 01650006046	14 016500060469
2062 HEADLAND DR	14 0165 LL022	14 0165 LL0227
2091 HEADLAND DR	14 0165 LL024	14 0165 LL0243
2098 DELOWE DR SW	14 0165 LL021	14 0165 LL0219
2111 HEADLAND DR	14 01870002022	14 018700020228
2146 DODSON DR	14 0198 LL051	14 0198 LL0517
2147 DODSON DR	14 0198 LL049	14 0198 LL0491
2169 DODSON DR	14 0198 LL034	14 0198 LL0343
2177 DODSON DR	14 0198 LL035	14 0198 LL0350
2191 DODSON DR	14 0198 LL047	14 0198 LL0475
2198 DODSON DR	14 01980006073	14 019800060734
2209 DODSON DR	14 0198 LL003	14 0198 LL0038
2210 BEN HILL RD	14 01890001010	14 018900010102
2210 SYLVAN RD	14 0102 LL024	14 0102 LL0249
2213 BEN HILL RD	14 01890004085	14 018900040851
2221 BEN HILL RD	14 01890004120	14 018900041206
2222 BEN HILL RD	14 01890001014	14 018900010144
2227 SPRINGDALE CIR	14 01020005005	14 010200050052
2229 BEN HILL RD	14 0189 LL003	14 0189 LL0039
2233 SPRINGDALE CIR	14 01020005006	14 010200050060
2239 SPRINGDALE CIR	14 01020005007	14 010200050078
2245 SPRINGDALE CIR SW	14 01020005008	14 010200050086
2250 DORSEY AVE	14 01890002056	14 018900020564
2251 SYLVAN RD	14 0123 LL064	14 0123 LL0640
2253 SPRINGDALE CIR	14 01020005009	14 010200050094
2254 DORSEY AVE	14 01890002026	14 018900020267
2266 SYLVAN RD	14 0102 LL014	14 0102 LL0140
2323 SYLVAN RD	14 0123 LL006	14 0123 LL0061
2330 DELOWE DR	14 0166 LL014	14 0166 LL0143
2350 JEFFERSON TER	14 01240001039	14 012400010399
2350 SYLVAN RD	14 01020009081	14 010200090819
2351 JEFFERSON TER	14 01240001011	14 012400010118
2357 JEFFERSON TER	14 01240001010	14 012400010100

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2361 JEFFERSON TER	14 01240001009	14 012400010092
2368 JEFFERSON TER	14 01240001038	14 012400010381
2369 JEFFERSON TER	14 01240001008	14 012400010084
2374 JEFFERSON TER	14 01240001064	14 012400010647
2375 JEFFERSON TER	14 01240001053	14 012400010530
2380 DELOWE DR	14 0166 LL015	14 0166 LL0150
2380 JEFFERSON TER	14 01240001059	14 012400010597
2386 JEFFERSON TER	14 01240001035	14 012400010357
2387 JEFFERSON TER	14 01240001005	14 012400010050
2390 DELOWE DR	14 0165 LL023	14 0165 LL0235
2392 JEFFERSON TER	14 01240001034	14 012400010340
2393 JEFFERSON TER	14 01240001004	14 012400010043
2398 JEFFERSON TER	14 01240001033	14 012400010332
2399 JEFFERSON TER	14 01240001003	14 012400010035
2401 BEN HILL RD	14 01960001030	14 019600010301
2407 BEN HILL RD	14 01960001029	14 019600010293
2407 HILLCREST DR	14 01650006002	14 016500060022
2413 BEN HILL RD	14 01960001028	14 019600010285
2415 HILLCREST DR	14 01650006003	14 016500060030
2416 DODSON DR	14 01970003071	14 019700030712
2417 HOGAN RD	14 01960001038	14 019600010384
2421 BEN HILL RD	14 01960001032	14 019600010327
2430 DODSON DR	14 01970003072	14 019700030720
2431 DODSON DR	14 01970003019	14 019700030191
2431 HOGAN RD	14 01960001039	14 019600010392
2435 BEN HILL RD	14 01960001079	14 019600010798
2436 HOGAN RD	14 01960002022	14 019600020227
2438 DODSON DR	14 01970003009	14 019700030092
2439 DODSON DR	14 01970003020	14 019700030209
2441 HOGAN RD	14 01960001057	14 019600010574
2446 DODSON DR	14 01970003101	14 019700031017
2448 BEN HILL RD	14 0220 LL110	14 0220 LL1103
2451 HOGAN RD	14 01960001056	14 019600010566
2452 CHEVIOT GLEN	14 02200004026	14 022000040266
2452 HOGAN RD	14 01960002021	14 019600020219
2452 JEFFERSON TER	14 01240001050	14 012400010506
2455 DELOWE DR	14 01880006018	14 018800060181
2455 DODSON DR	14 01970003122	14 019700031223
2458 HOGAN RD	14 01960002067	14 019600020672
2460 CHEVIOT GLEN	14 02200004027	14 022000040274
2466 DODSON DR	14 01970003102	14 019700031025
2468 BATAVIA ST	14 01240002018	14 012400020182
2468 CHEVIOT GLEN	14 02200004028	14 022000040282
2468 HOGAN RD	14 01960002066	14 019600020664
2469 CHEVIOT GLEN	14 02200004031	14 022000040316
2469 JEWEL ST	14 01240002021	14 012400020216
2469 STONE RD #REAR	14 0195 LL065	14 0195 LL0650
2473 BATAVIA ST	14 01240002007	14 012400020075
2473 STONE RD	14 0195 LL044	14 0195 LL0445
2474 BATAVIA ST	14 01240002032	14 012400020323
2474 CHEVIOT GLEN	14 02200004029	14 022000040290
2475 DODSON DR	14 01970003103	14 019700031033
2475 JEWEL ST	14 01240002022	14 012400020224
2476 DODSON DR	14 01970003013	14 019700030134
2476 OLD COLONY RD	14 01970001054	14 019700010540
2478 BATAVIA ST	14 01240002031	14 012400020315
2478 CHEVIOT GLEN	14 02200004030	14 022000040308
2479 BATAVIA ST	14 01240002008	14 012400020083

Location	Tax PIN	Parcel ID
2481 JEWEL ST	14 01240002037	14 012400020372
2481 STONE RD	14 0195 LL049	14 0195 LL0494
2482 OLD COLONY RD	14 01970001053	14 019700010532
2484 BATAVIA ST	14 01240002030	14 012400020307
2484 BLACK FOX TRL	14 02200005033	14 022000050331
2484 DODSON DR	14 01970003014	14 019700030142
2485 BATAVIA ST	14 01240002009	14 012400020091
2485 JEWEL ST	14 01240002036	14 012400020364
2488 BATAVIA ST	14 01240002029	14 012400020299
2488 OLD COLONY RD	14 01970001052	14 019700010524
2489 BATAVIA ST	14 01240002010	14 012400020109
2489 JEWEL ST	14 01240002024	14 012400020240
2489 OLD COLONY RD	14 01970001010	14 019700010102
2493 OLD COLONY RD	14 01970001009	14 019700010094
2494 BATAVIA ST	14 01240002028	14 012400020281
2494 BLACK FOX TRL	14 02200005034	14 022000050349
2494 OLD COLONY RD	14 01970001051	14 019700010516
2495 BATAVIA ST	14 01240002011	14 012400020117
2495 JEWEL ST	14 01240002025	14 012400020257
2497 OLD COLONY RD	14 01970001008	14 019700010086
2499 JEWEL ST	14 01240002026	14 012400020265
2500 BATAVIA ST	14 01240002027	14 012400020273
2501 BATAVIA ST	14 01240002012	14 012400020125
2502 OLD COLONY RD	14 01970001050	14 019700010508
2503 OLD COLONY RD	14 01970001007	14 019700010078
2506 HOGAN RD	14 01960002063	14 019600020631
2509 BEN HILL RD	14 01960001042	14 019600010426
2510 BATAVIA ST	14 01240005001	14 012400050015
2511 OLD COLONY RD	14 01970001006	14 019700010060
2514 OVERLOOK DR	14 01970003087	14 019700030878
2515 BEN HILL RD	14 01960001041	14 019600010418
2515 JEWEL ST	14 01240005003	14 012400050031
2516 BATAVIA ST	14 01240005057	14 012400050577
2516 OLD COLONY RD	14 01970001026	14 019700010268
2517 BRYANT DR	14 01970003111	14 019700031116
2517 OLD COLONY RD	14 01970001005	14 019700010052
2519 STONE RD	14 01950002075	14 019500020756
2520 BATAVIA ST	14 01240005058	14 012400050585
2520 GREENWOOD CIR	14 01970002109	14 019700021091
2523 BEN HILL RD	14 01960001040	14 019600010400
2523 OLD COLONY RD	14 01970001004	14 019700010045
2524 OLD COLONY RD	14 01970001025	14 019700010250
2524 OVERLOOK DR	14 01970003098	14 019700030985
2525 STONE RD	14 01950002042	14 019500020426
2527 BRYANT DR	14 01970003110	14 019700031108
2529 BEN HILL RD	14 01970001095	14 019700010953
2529 GREENWOOD CIR	14 01970002085	14 019700020853
2530 BATAVIA ST	14 01240005047	14 012400050478
2530 GREENWOOD CIR	14 01970002110	14 019700021109
2531 JEWEL ST	14 01240005059	14 012400050593
2531 OLD COLONY RD	14 01970001003	14 019700010037
2533 BEN HILL RD	14 01970001096	14 019700010961
2534 BEN HILL RD	14 01960001003	14 019600010038
2535 STONE RD	14 01950002050	14 019500020509
2536 BATAVIA ST	14 01240005019	14 012400050197
2537 BEN HILL RD	14 01970001097	14 019700010979
2537 BRYANT DR	14 01970003109	14 019700031090
2537 JEWEL ST	14 01240005007	14 012400050072

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2539 GREENWOOD CIR	14 01970002084	14 019700020846
2539 OLD COLONY RD	14 01970001002	14 019700010029
2539 STONE RD	14 01950002049	14 019500020491
2540 BATAVIA ST	14 01240005018	14 012400050189
2540 BEN HILL RD	14 01960001002	14 019600010020
2540 BRYAN CIR	14 01970002048	14 019700020481
2540 GREENWOOD CIR	14 01970002111	14 019700021117
2541 JEWEL ST	14 01240005008	14 012400050080
2545 JEWEL ST	14 01240005009	14 012400050098
2545 OLD COLONY RD	14 01970001001	14 019700010011
2546 BATAVIA ST	14 01240005048	14 012400050486
2548 WOOD HILL LN	14 01970002075	14 019700020754
2549 GREENWOOD CIR	14 01970002083	14 019700020838
2549 WOOD HILL LN	14 01970002050	14 019700020507
2550 GREENWOOD CIR	14 01970002112	14 019700021125
2556 FOREST TRL	14 02200001031	14 022000010319
2561 WOOD HILL CIR	14 01970003026	14 019700030266
2561 WOOD HILL LN	14 01970003044	14 019700030449
2562 WOOD HILL CIR	14 01970003043	14 019700030431
2562 WOODHAVEN CIR	14 01970003070	14 019700030704
2564 WOOD HILL LN	14 01970003048	14 019700030480
2566 FOREST TRL	14 02200001032	14 022000010327
2569 STONE RD	14 01950002065	14 019500020657
2569 WOOD HILL CIR	14 01970003027	14 019700030274
2569 WOOD HILL LN	14 01970003045	14 019700030456
2570 WOOD HILL CIR	14 01970003042	14 019700030423
2570 WOODHAVEN CIR	14 01970003075	14 019700030753
2574 WOOD HILL LN	14 01970003049	14 019700030498
2575 MC COY DR	14 01960003102	14 019600031026
2577 ARROWOOD DR	14 01960003035	14 019600030358
2577 WOOD HILL CIR	14 01970003028	14 019700030282
2577 WOOD HILL LN	14 01970003046	14 019700030464
2578 WOOD HILL CIR	14 01970003041	14 019700030415
2578 WOODHAVEN CIR	14 01970003076	14 019700030761
2584 WOOD HILL LN	14 01970003050	14 019700030506
2585 ARROWOOD DR	14 01960003036	14 019600030366
2585 MC COY DR	14 01960003101	14 019600031018
2585 WOOD HILL CIR	14 01970003029	14 019700030290
2586 MC COY DR	14 01960003097	14 019600030978
2586 WOOD HILL CIR	14 01970003040	14 019700030407
2586 WOODHAVEN CIR	14 01970003077	14 019700030779
2587 WOOD HILL LN	14 01970003047	14 019700030472
2592 RANTIN DR	14 01970001082	14 019700010821
2593 ARROWOOD DR	14 01960003037	14 019600030374
2593 MC COY DR	14 01960003100	14 019600031000
2594 MC COY DR	14 01960003098	14 019600030986
2594 WOODHAVEN CIR	14 01970003093	14 019700030936
2595 PINEY WOOD LN	14 02200003041	14 022000030416
2595 WOOD HILL CIR	14 01970003030	14 019700030308
2597 MC COY DR	14 01960003099	14 019600030994
2598 RANTIN DR	14 01970001081	14 019700010813
2601 ARROWOOD DR	14 01960003038	14 019600030382
2603 HARMONY WAY	14 01970001059	14 019700010599
2603 WOOD HILL CIR	14 01970003123	14 019700031231
2604 WOOD HILL CIR	14 01970003037	14 019700030373
2604 WOODHAVEN CIR	14 01970003094	14 019700030944
2605 BEN HILL RD	14 0197 LL017	14 0197 LL0179
2605 WOODHAVEN CIR	14 01970003073	14 019700030738

Location	Tax PIN	Parcel ID
2606 RANTIN DR	14 01970001080	14 019700010805
2609 HARMONY WAY	14 01970001060	14 019700010607
2609 WOOD HILL CIR	14 01970003124	14 019700031249
2610 HARMONY WAY	14 01970001117	14 019700011175
2612 RANTIN DR	14 01970001079	14 019700010797
2613 HARMONY WAY	14 01970001061	14 019700010615
2615 WOOD HILL CIR	14 01970003033	14 019700030332
2616 HARMONY WAY	14 01970001116	14 019700011167
2619 HARMONY WAY	14 01970001062	14 019700010623
2619 WOOD HILL CIR	14 01970003034	14 019700030340
2622 HARMONY WAY	14 01970001115	14 019700011159
2624 ARROWOOD DR	14 01960003033	14 019600030333
2625 HARMONY WAY	14 01970001063	14 019700010631
2627 PINEY WOOD LN	14 02200003028	14 022000030283
2629 VANCE DR	14 01960003034	14 019600030341
2630 HARMONY WAY	14 01970001114	14 019700011142
2630 VANCE DR	14 01960003044	14 019600030440
2633 HARMONY WAY	14 01970001064	14 019700010649
2633 JEWEL ST	14 01240009008	14 012400090086
2636 HARMONY WAY	14 01970001113	14 019700011134
2636 HARRIS ST	14 01330015023	14 013300150236
2639 HARMONY WAY	14 01970001065	14 019700010656
2639 JEWEL ST	14 01240009009	14 012400090094
2639 VANCE DR	14 01960003050	14 019600030507
2640 VANCE DR	14 01960003051	14 019600030515
2641 RANDALL ST	14 01330015009	14 013300150095
2642 BATAVIA ST	14 01240009032	14 012400090326
2642 HARMONY WAY	14 01970001112	14 019700011126
2642 HARRIS ST	14 01330015022	14 013300150228
2645 JEWEL ST	14 01240009010	14 012400090102
2647 HARMONY WAY	14 01970001066	14 019700010664
2648 HARRIS ST	14 01330015021	14 013300150210
2649 PINEY WOOD LN C	14 02200003020	14 022000030200
2649 VANCE DR	14 01960003049	14 019600030499
2650 BATAVIA ST #6	14 01240009045	14 012400090458
2650 HARMONY WAY	14 01970001111	14 019700011118
2650 VANCE DR	14 01960003052	14 019600030523
2651 HARMONY WAY	14 01970001067	14 019700010672
2651 JEWEL ST	14 01240009034	14 012400090342
2652 BATAVIA ST #5	14 01240009044	14 012400090441
2652 STONEVIEW TER	14 01950001043	14 019500010435
2653 RANDALL ST	14 01330015011	14 013300150111
2655 STONE RD	14 01950001016	14 019500010161
2656 HARMONY WAY	14 01970001110	14 019700011100
2657 JEWEL ST	14 01240009035	14 012400090359
2657 VANCE DR	14 01960003048	14 019600030481
2659 PINEY WOOD LN	14 02200003021	14 022000030218
2660 VANCE DR	14 01960003053	14 019600030531
2662 BATAVIA ST #4	14 01240009043	14 012400090433
2662 HARMONY WAY	14 01970001109	14 019700011092
2662 STONEVIEW TER	14 01950001042	14 019500010427
2663 JEWEL ST	14 01240009013	14 012400090136
2663 STONEVIEW TER	14 01950001035	14 019500010351
2668 BATAVIA ST #3	14 01240009042	14 012400090425
2668 HARMONY WAY	14 01970001108	14 019700011084
2669 JEWEL ST	14 01240009014	14 012400090144
2670 HARMONY WAY	14 01970001107	14 019700011076
2671 PINEY WOOD LN	14 02200003022	14 022000030226

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Location	Tax PIN	Parcel ID
2671 STONE RD	14 01950001003	14 019500010039
2672 STONEVIEW TER	14 01950001041	14 019500010419
2673 STONEVIEW TER	14 01950001036	14 019500010369
2674 BATAVIA ST #2	14 01240009041	14 012400090417
2675 JEWEL ST	14 01240009015	14 012400090151
2680 BATAVIA ST #1	14 01240009040	14 012400090409
2681 JEWEL ST	14 01240009036	14 012400090367
2681 STONE RD	14 01950001004	14 019500010047
2682 STONEVIEW TER	14 01950001040	14 019500010401
2683 STONEVIEW TER	14 01950001037	14 019500010377
2686 JEFFERSON TER	14 01240008034	14 012400080343
2686 PINEY WOOD DR	14 02200006021	14 022000060215
2690 TANGLEWOOD TRL	14 02200001029	14 022000010293
2691 JEFFERSON TER	14 01240008011	14 012400080111
2691 TANGLEWOOD TRL	14 02200005036	14 022000050364
2692 HARRIS ST	14 01330020032	14 013300200320
2692 JEFFERSON TER	14 01240008033	14 012400080335
2692 STONEVIEW TER	14 01950001039	14 019500010393
2693 STONEVIEW TER	14 01950001038	14 019500010385
2695 CHERRY LAUREL LN SW	14 01980007028	14 019800070287
2695 STONE RD	14 01950001051	14 019500010518
2696 PINEY WOOD DR	14 02200006020	14 022000060207
2697 HARRIS ST	14 01330020014	14 013300200148
2697 JEFFERSON TER	14 01240008012	14 012400080129
2697 PINEY WOOD DR	14 02200006005	14 022000060058
2698 RANTIN DR	14 01970001100	14 019700011001
2699 TANGLEWOOD TRL	14 02200005035	14 022000050356
2700 PINEY WOOD DR	14 02200006024	14 022000060249
2700 TANGLEWOOD TRL	14 02200001028	14 022000010285
2703 HARRIS ST	14 01320001013	14 013200010134
2703 PINEY WOOD DR	14 02200006004	14 022000060041
2704 RANTIN DR	14 01970001099	14 019700010995
2707 HARRIS ST	14 01320001043	14 013200010431
2708 RANTIN DR	14 01970001098	14 019700010987
2710 MC COY PL	14 01960003078	14 019600030788
2710 PINEY WOOD DR	14 02200006010	14 022000060108
2710 TANGLEWOOD TRL	14 02200001027	14 022000010277
2711 HOLLEY CT	14 01960001085	14 019600010855
2711 MC COY PL	14 01960003109	14 019600031091
2713 BEN HILL RD	14 02200001017	14 022000010178
2713 MC COY AVE	14 01960003108	14 019600031083
2715 PINEY WOOD DR	14 02200006003	14 022000060033
2715 TANGLEWOOD TRL #5	14 02200005024	14 022000050240
2720 TANGLEWOOD TRL	14 02200001026	14 022000010269
2721 BEN HILL RD	14 02200001016	14 022000010160
2721 HOLLEY CT	14 01960001084	14 019600010848
2721 MC COY AVE	14 01960003104	14 019600031042
2723 MC COY AVE	14 01960003103	14 019600031034
2724 PINEY WOOD DR	14 02200006009	14 022000060090
2726 MC COY AVE	14 01960003079	14 019600030796
2727 WINBURN TER	14 01320004033	14 013200040339
2728 HUMPHRIES ST	14 01320004043	14 013200040438
2729 HOLLEY CT	14 01960001092	14 019600010921
2730 TANGLEWOOD TRL	14 02200001025	14 022000010251
2730 VALANTE TER	14 02220002019	14 022200020191
2731 BEN HILL RD	14 02200001015	14 022000010152
2733 WINBURN TER	14 01320004065	14 013200040651
2735 HARRIS ST	14 01320001020	14 013200010209

Location	Tax PIN	Parcel ID
2736 MC COY AVE	14 01960003080	14 019600030804
2736 VALANTE TER	14 02220002020	14 022200020209
2736 WINBURN TER	14 01320004066	14 013200040669
2738 HARRIS ST	14 01320002067	14 013200020679
2741 BEN HILL RD	14 02200001014	14 022000010145
2741 HARRIS ST	14 01320001021	14 013200010217
2741 HOLLEY CT	14 01960001093	14 019600010939
2744 BEN HILL RD	14 02200006022	14 022000060223
2744 WALESKA WAY	14 02210001035	14 022100010359
2746 MC COY AVE	14 01960003081	14 019600030812
2749 MC COY AVE	14 01960003096	14 019600030960
2749 WALESKA WAY	14 02210001021	14 022100010219
2750 HARRIS ST	14 01320002025	14 013200020257
2751 BEN HILL RD	14 02200001013	14 022000010137
2751 HOGAN RD	14 02210001045	14 022100010458
2752 ARROWOOD DR	14 02210001024	14 022100010243
2752 RANDALL ST	14 01320003016	14 013200030165
2754 MC COY AVE	14 01960003082	14 019600030820
2757 ARROWOOD DR	14 02210001005	14 022100010052
2758 WALESKA WAY	14 02210001036	14 022100010367
2759 BEN HILL RD	14 02200001012	14 022000010129
2760 DODSON DR	14 01960003021	14 019600030218
2762 ARROWOOD DR	14 02210001023	14 022100010235
2762 HOGAN RD	14 02210004089	14 022100040893
2763 WALESKA WAY	14 02210001022	14 022100010227
2764 HOGAN RD	14 02210004061	14 022100040612
2765 OAKRIDGE LN	14 02200006019	14 022000060199
2766 HOGAN RD	14 02210004060	14 022100040604
2767 ARROWOOD DR	14 02210001004	14 022100010045
2767 BEN HILL RD	14 02200001011	14 022000010111
2770 HOGAN RD	14 02210004109	14 022100041099
2772 OAKRIDGE LN	14 02200006025	14 022000060256
2772 WALESKA WAY	14 02210001037	14 022100010375
2773 BEN HILL RD	14 02200001010	14 022000010103
2774 BEN HILL RD	14 02200006006	14 022000060066
2774 DODSON DR	14 01960003014	14 019600030143
2777 ARROWOOD DR	14 02210001003	14 022100010037
2784 DODSON DR	14 01960003013	14 019600030135
2787 ARROWOOD DR	14 02210001002	14 022100010029
2790 HOGAN RD	14 02210004057	14 022100040570
2793 KATHRYN CT	14 01960003070	14 019600030705
2794 BAYARD ST	14 01320018013	14 013200180135
2794 DODSON DR	14 01960003012	14 019600030127
2795 SPAIN DR	14 02210004087	14 022100040877
2797 ARROWOOD DR	14 02210001001	14 022100010011
2799 DODSON DR	14 02210001052	14 022100010524
2800 BAYARD ST	14 01320018012	14 013200180127
2800 HOGAN RD	14 02210004056	14 022100040562
2800 KINGSTON TER	14 02210003050	14 022100030506
2803 KATHRYN CT	14 01960003069	14 019600030697
2804 DODSON DR	14 01960003011	14 019600030119
2805 KINGSTON TER	14 02210003057	14 022100030571
2805 VILLAGE TRC	14 01320001092	14 013200010928
2806 BAYARD ST	14 01320018011	14 013200180119
2806 MARTIN ST	14 01320005002	14 013200050023
2806 VILLAGE TRC	14 01320001067	14 013200010670
2808 KINGSTON TER	14 02210003051	14 022100030514
2809 HOGAN RD	14 02210001060	14 022100010607

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Location	Tax PIN	Parcel ID
2809 VILLAGE TRC	14 01320001093	14 013200010936
2810 HOGAN RD	14 02210004055	14 022100040554
2810 VILLAGE TRC	14 01320001066	14 013200010662
2811 HEADLAND DR	14 02190005039	14 021900050391
2813 KINGSTON TER	14 02210003056	14 022100030563
2813 VILLAGE TRC	14 01320001094	14 013200010944
2814 BAYARD ST	14 01320011006	14 013200110066
2814 DODSON DR	14 01960003010	14 019600030101
2814 VILLAGE TRC	14 01320001065	14 013200010654
2815 LANCASTER DR	14 01890002055	14 018900020556
2816 BRIARWOOD BLVD REAR	14 0222 LL042	14 0222 LL0426
2816 KINGSTON TER	14 02210003052	14 022100030522
2817 VILLAGE TRC	14 01320001095	14 013200010951
2818 VILLAGE TRC	14 01320001064	14 013200010647
2819 HARRIS ST	14 01320005031	14 013200050312
2820 BAYARD ST	14 01320011005	14 013200110058
2820 HOGAN RD	14 02210004054	14 022100040547
2821 DODSON DR	14 02210001042	14 022100010425
2821 HEADLAND DR	14 02190005010	14 021900050102
2821 LANCASTER DR	14 01890002054	14 018900020549
2821 VILLAGE TRC	14 01320001096	14 013200010969
2822 LANCASTER DR	14 01890002062	14 018900020622
2822 RANDALL ST	14 01320007053	14 013200070534
2822 VILLAGE TRC	14 01320001063	14 013200010639
2823 KINGSTON TER	14 02210003099	14 022100030993
2824 DODSON DR	14 01960003009	14 019600030093
2824 KINGSTON TER	14 02210003053	14 022100030530
2825 HARRIS ST	14 01320005032	14 013200050320
2825 LANCASTER DR	14 01890002053	14 018900020531
2828 HOGAN RD	14 02210004053	14 022100040539
2831 HARRIS ST	14 01320005033	14 013200050338
2832 KINGSTON TER	14 02210003065	14 022100030654
2833 HEADLAND DR	14 02190005038	14 021900050383
2833 KINGSTON TER	14 02210003100	14 022100031009
2835 DODSON DR	14 02210001057	14 022100010573
2835 LANCASTER DR	14 01890002052	14 018900020523
2835 PLANTATION DR	14 01890007071	14 018900070718
2838 KINGSTON TER	14 02210003066	14 022100030662
2839 LANCASTER DR	14 01890002051	14 018900020515
2843 KINGSTON TER	14 02210003101	14 022100031017
2843 LANCASTER DR	14 01890002050	14 018900020507
2846 HARRIS ST	14 01320009003	14 013200090037
2847 DODSON DR	14 02210001058	14 022100010581
2847 HARRIS ST	14 01320008009	14 013200080095
2847 LANCASTER DR	14 01890002049	14 018900020499
2848 VETERANS ST	14 01320011083	14 013200110835
2851 HEADLAND DR	14 02190005007	14 021900050078
2852 BEN HILL RD	14 02200004011	14 022000040118
2854 HARRIS ST	14 01320009002	14 013200090029
2857 BRIARWOOD BLVD	14 02220003011	14 022200030117
2859 HARRIS ST	14 01320008010	14 013200080103
2862 BEN HILL RD	14 02200004008	14 022000040084
2864 RANDALL ST	14 01320010021	14 013200100216
2865 DUKE OF WINDSOR	14 02230003047	14 022300030470
2865 RANDALL ST	14 01320009013	14 013200090136
2867 BRIARWOOD BLVD	14 02220003012	14 022200030125
2870 RANDALL ST	14 01320010022	14 013200100224

Location	Tax PIN	Parcel ID
2872 BEN HILL RD	14 02200004007	14 022000040076
2876 RANDALL ST	14 01320010023	14 013200100232
2878 BEN HILL RD	14 02200004006	14 022000040068
2884 BEN HILL RD	14 02200004074	14 022000040746
2886 RANDALL ST	14 01320010041	14 013200100414
2890 BEN HILL RD	14 02200004073	14 022000040738
2891 DODSON LEE DR	14 02210004088	14 022100040885
2893 ARROWOOD DR	14 02210003010	14 022100030100
2893 PINE NEEDLE DR	14 02200002070	14 022000020706
2897 ORR DR	14 01960002023	14 019600020235
2900 BLOSSOM LN	14 02220001101	14 022200011018
2900 PINEY WOOD DR	14 02200003002	14 022000030028
2901 PINE NEEDLE DR	14 02200002071	14 022000020714
2901 STONE RD	14 02220001114	14 022200011141
2902 PINE NEEDLE DR	14 02200002073	14 022000020730
2904 ARROWOOD DR	14 02210003025	14 022100030258
2905 ARROWOOD DR	14 02210003009	14 022100030092
2908 BLOSSOM LN	14 02220001102	14 022200011026
2908 HEATHER DR	14 02200002016	14 022000020169
2910 PINEY WOOD DR	14 02200003003	14 022000030036
2911 ORR DR	14 01960002024	14 019600020243
2914 ARROWOOD DR	14 02210003026	14 022100030266
2914 HEATHER DR	14 02200002015	14 022000020151
2914 PINE NEEDLE DR	14 02200002072	14 022000020722
2915 ARROWOOD DR	14 02210003008	14 022100030084
2915 STONE RD	14 02220001115	14 022200011158
2917 HEATHER DR	14 02200002081	14 022000020813
2918 BRANCHWOOD DR	14 02210003083	14 022100030837
2919 STONE RD	14 02220001116	14 022200011166
2920 PINEY WOOD DR	14 02200003004	14 022000030044
2924 HEATHER DR	14 02200002014	14 022000020144
2925 HEATHER DR	14 02200002013	14 022000020136
2926 ARROWOOD DR	14 02210003027	14 022100030274
2926 ORR DR	14 01960002069	14 019600020698
2927 ARROWOOD DR	14 02210003007	14 022100030076
2929 PINE NEEDLE DR	14 02200004012	14 022000040126
2930 BRANCHWOOD DR	14 02210003084	14 022100030845
2932 HEATHER DR	14 02200004056	14 022000040563
2935 HEATHER DR	14 02200004065	14 022000040654
2935 PINEY WOOD DR	14 02200003023	14 022000030234
2938 DUKE OF WINDSOR	14 02230004030	14 022300040305
2938 HEATHER DR	14 02200004057	14 022000040571
2940 ARROWOOD DR	14 02210003028	14 022100030282
2942 BRANCHWOOD DR	14 02210003117	14 022100031173
2944 ORR DR	14 01960002060	14 019600020607
2945 HEATHER DR	14 02200004064	14 022000040647
2945 ORR DR	14 01960002036	14 019600020367
2945 TYEWOOD LN	14 02210003108	14 022100031082
2948 DUKE OF WINDSOR	14 02230004031	14 022300040313
2949 BRANCHWOOD DR	14 02210003119	14 022100031199
2952 BRANCHWOOD DR	14 02210003118	14 022100031181
2954 ORR DR	14 01960002059	14 019600020599
2955 ORR DR	14 01960002037	14 019600020375
2957 MEADOW LARK DR	14 01960002013	14 019600020136
2962 BRANCHWOOD DR	14 02210003098	14 022100030985
2964 ORR DR	14 01960002058	14 019600020581
2965 BRANCHWOOD DR	14 02210003107	14 022100031074
2967 MEADOW LARK DR	14 01960002014	14 019600020144

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Location	Tax PIN	Parcel ID
2975 ORR DR	14 01960002038	14 019600020383
2995 PINEY WOOD DR	14 02200003027	14 022000030275
3015 MOCKING BIRD LN	14 02220001133	14 022200011331
3021 MOCKING BIRD LN	14 02220001132	14 022200011323
3027 MOCKING BIRD LN	14 02220001131	14 022200011315
3033 MOCKINGBIRD LN	14 02220001130	14 022200011307
3039 MOCKING BIRD LN	14 02220001129	14 022200011299
3051 MOCKING BIRD LN	14 02220001127	14 022200011273
3122 BRIAR CT	14 02220003010	14 022200030109
3138 BOULDER WAY	14 01950005008	14 019500050084
3146 BOULDER WAY	14 01950005007	14 019500050076
3149 BOULDER WAY	14 01950005053	14 019500050530
3150 BOULDER WAY	14 01950005006	14 019500050068
3206 BEECH DR	14 0195 LL048	14 0195 LL0486
3208 DODSON DR	14 0195 LL051	14 0195 LL0510
3217 MOUNT OLIVE RD	14 02220002061	14 022200020613
3233 LUCILE LN	14 02220004028	14 022200040280
3234 PEBBLE DR	14 01950002045	14 019500020459
3235 DODSON DR CONNECTOR	14 01950003056	14 019500030565
3238 PEBBLE DR	14 01950002036	14 019500020368
3239 DODSON CONNECTOR	14 01950003054	14 019500030540
3244 MOUNT OLIVE RD	14 01950001050	14 019500010500
3245 PEBBLE DR	14 01950002035	14 019500020350
3246 PEBBLE DR	14 01950002044	14 019500020442
3253 PEBBLE DR	14 01950002040	14 019500020400
3258 PEBBLE DR	14 01950002046	14 019500020467
3261 DODSON DR CONNE	14 01950002079	14 019500020798
3263 PEBBLE DR	14 01950002080	14 019500020806
3266 PEBBLE DR	14 01950002056	14 019500020566
3270 DODSON DR	14 01950002076	14 019500020764
3270 MOUNT OLIVE RD	14 01950001053	14 019500010534
3271 DODSON DR CONN	14 01950002078	14 019500020780
3272 MOUNT OLIVE RD	14 01950001054	14 019500010542
3273 PEBBLE DR	14 01950002037	14 019500020376
3308 SAINT JOHN DR	14 02230004022	14 022300040222
3311 ST JOHN DR	14 02230004052	14 022300040529
3320 SAINT JOHN DR	14 02230004023	14 022300040230
3332 SAINT JOHN DR	14 02230004024	14 022300040248
BAYARD ST	14 01320003033	14 013200030330
BEECH DR	14 0195 LL069	14 0195 LL0692
BEN HILL RD	14 0189 LL005	14 0189 LL0054
BEN HILL RD	14 01960001054	14 019600010541
BOULDER WAY	14 01950005044	14 019500050449
BRANCHWOOD DR	14 02210003069	14 022100030696
BRANCHWOOD DR	14 02210003070	14 022100030704
CARNEGIE AVE	14 01320004024	14 013200040248
CLEVELAND AVE	14 0125 LL015	14 0125 LL0150
CLEVELAND AVE	14 01320004055	14 013200040552
CLEVELAND AVE	14 01320004060	14 013200040602
CLEVELAND AVE	14 01320004062	14 013200040628
CLEVELAND AVE	14 01320004064	14 013200040644
CLEVELAND AVE	14 01320006064	14 013200060642
CONNALLY DR	14 0166 LL008	14 0166 LL0085
DELOWE DR #REAR	14 0166 LL009	14 0166 LL0093
DODSON DR	14 01950001015	14 019500010153
DODSON DR	14 02200001020	14 022000010202
DODSON DR CONNE	14 0195 LL062	14 0195 LL0627

Location	Tax PIN	Parcel ID
DODSON DR REAR	14 02210001047	14 022100010474
E CLEVELAND AVE	14 01320005010	14 013200050106
EAST CLEVELAND AVE	14 01320003009	14 013200030090
EAST CLEVELAND AVE	14 01320003010	14 013200030108
EAST CLEVELAND AVE	14 01320004058	14 013200040586
EAST CLEVELAND AVE	14 01320004059	14 013200040594
EAST CLEVELAND AVE	14 01320004063	14 013200040636
EAST CLEVELAND AVE	14 01320005004	14 013200050049
EAST CLEVELAND AVE	14 01320005009	14 013200050098
EAST CLEVELAND AVE	14 01320005011	14 013200050114
EAST CLEVELAND AVE	14 01320005049	14 013200050494
EAST CLEVELAND ST	14 01320001116	14 013200011165
EAST WASHINGTON AVE	14 0125 LL030	14 0125 LL0309
FULTON AVE	14 01320001018	14 013200010183
FULTON AVE	14 01320001128	14 013200011280
GLENDALE DR	14 01240001044	14 012400010449
GROVE AVE	14 01650006001	14 016500060014
GROVE AVE REAR	14 01660002132	14 016600021320
GUS THORNHILL JR DR	14 01320009006	14 013200090060
HEADLAND DR	14 0165 LL001	14 0165 LL0011
HENDRIX AVE	14 01320006040	14 013200060402
HENDRIX AVE	14 01320010003	14 013200100034
HOGAN RD	14 02210001059	14 022100010599
JAMES TRC	14 01320001111	14 013200011116
JAMES TRC #CA1	14 01320001109	14 013200011090
JAMES TRC #CA2	14 01320001110	14 013200011108
JERSEY RD	14 01950003048	14 019500030482
JEWEL ST	14 01240005002	14 012400050023
LUCILE LN	14 02220004027	14 022200040272
MARTIN ST	14 01320005042	14 013200050429
MARTIN ST REAR	14 01320005043	14 013200050437
MOUNT OLIVE RD	14 02220004004	14 022200040041
MOUNT OLIVE RD	14 02220004035	14 022200040355
NORTH HARRIS ST	14 01330020027	14 013300200270
PEBBLE DR	14 01950002047	14 019500020475
PINE AVE	14 01320005014	14 013200050148
PINE AVE	14 01320005015	14 013200050155
PINE AVE	14 01320005024	14 013200050247
PINE AVE	14 01320005025	14 013200050254
PINE AVE	14 01320005027	14 013200050270
PINE AVE	14 01320005054	14 013200050544
PINE AVE	14 01320011008	14 013200110082
PINE AVE	14 01320011009	14 013200110090
PINEY WOOD LN	14 02200003019	14 022000030192
PINEY WOOD LN REAR	14 02200003054	14 022000030549
PINEY WOOD TER	14 02200003056	14 022000030564
PINEY WOOD TER	14 02200003057	14 022000030572
RANDALL ST	14 01330015010	14 013300150103
STONE RD	14 02220004003	14 022200040033
STONE RD	14 02220004016	14 022200040165
STONE RD	14 02220004017	14 022200040173
STONE RD	14 02220004018	14 022200040181
STONE RD	14 02220004032	14 022200040322
STONE RD	14 02220004036	14 022200040363
STONE RD	14 02220004037	14 022200040371
STONE RD	14 02220004038	14 022200040389
STONEVIEW TER	14 01950001034	14 019500010344
SYLVAN RD	14 0102 LL022	14 0102 LL0223

Natural and Cultural Resources

Parcels Located in a Groundwater Recharge Area

Location	Tax PIN	Parcel ID
3835 WILL LEE RD	09F36060154133	09F360601541330
3845 WILL LEE RD	09F36060154060	09F360601540605
3855 WILL LEE RD	09F36060154061	09F360601540613
3905 JAILLETTE RD	09F38040178002	09F380401780029
4270 WELCOME ALL RD	09F37000156100	09F370001561002
4789 WEST PARK CIR	09F36060154145	09F360601541454
4791 WEST PARK CIR	09F36060154043	09F360601540431
4793 WEST PARK CIR	09F36060154044	09F360601540449
4795 WEST PARK CIR	09F36060154045	09F360601540456
4797 WEST PARK CIR	09F36060154046	09F360601540464
4799 WEST PARK CIR	09F36060154047	09F360601540472
4806 WEST GATE BLVD	09F36060154055	09F360601540555
4807 WEST GATE BLVD	09F36060154059	09F360601540597
4808 WEST GATE BLVD	09F36060154054	09F360601540548
4810 WEST GATE BLVD	09F36060154053	09F360601540530
BEN HILL RD	09F36040154004	09F360401540045
WEST PARK CIR	09F36060154146	09F360601541462
WILL LEE RD	09F36040154081	09F360401540813

Parcels Located in a Wetlands Area

Location	Tax ID	Parcel ID
2316 LAWRENCE AVE	14 0155 LL013	14 0155 LL0138
2335 LAWRENCE AVE	14 0155 LL007	14 0155 LL0070
2545 HOGAN RD	14 01960001024	14 019600010244
2576 PINEY WOOD LN	14 02200003035	14 022000030358
2586 PINEY WOOD LN	14 02200003034	14 022000030341
2605 HOGAN RD	14 01960003112	14 019600031125
2631 HOGAN RD	14 01960003025	14 019600030259
2784 MC COY AVE	14 01960003086	14 019600030861
2994 PINEY WOOD DR	14 02200003052	14 022000030523
2998 PINEY WOOD DR	14 02200003050	14 022000030507
3201 CENTRE PKWY	14F0001 LL008	14F0001 LL0088
3450 CREEK POINTE DR	14 0256 LL040	14 0256 LL0409
3600 CARRIAGE WAY	14 01940001077	14 019400010774
3608 CHARLES DR	14 01930001055	14 019300010551
3620 CHARLES DR	14 01930001003	14 019300010031
3630 CHARLES DR	14 01930001004	14 019300010049
3640 CHARLES DR	14 01930001005	14 019300010056
3646 CHARLES DR	14 01930001068	14 019300010684
3664 CHARLES DR	14 01930001069	14 019300010692
3674 CHARLES DR	14 01930001009	14 019300010098
3682 CHARLES DR	14 01930001010	14 019300010106
4001 LAKEMONT DR	13 0002 LL078	13 0002 LL0788
4091 SOUTHMEADOW PKWY	09F38040178121	09F380401781217
4091 SOUTHMEADOW PKWY	09F38040178122	09F380401781225
4125 WELCOME ALL RD	09F37000179103	09F370001791039
4150 BEN HILL RD	09F37000180062	09F370001800624
4170 BEN HILL RD	09F37000180061	09F370001800616
4200 BEN HILL RD	09F37000180058	09F370001800582
4205 SLOOP WAY	09F37030180018	09F370301800183
4235 OLD BEN HILL RD	09F37000180119	09F370001801192
4270 SLOOP WAY	09F37030180019	09F370301800191
4280 SLOOP WAY	09F37030180020	09F370301800209
4300 SLOOP WAY	09F37030180022	09F370301800225
BEN HILL RD	13 0032 LL001	13 0032 LL0014
CAMP CREEK PKWY	14 0256 LL018	14 0256 LL0185
CAMP CREEK PKWY	14 0256 LL020	14 0256 LL0201
CAMP CREEK PKWY REAR	14 0256 LL011	14 0256 LL0110
CAMP CREEK PKWY #REAR	14 0256 LL010	14 0256 LL0102
CHARLES DR REAR	14 01930001072	14 019300010726
CONNALLY DR	14 0166 LL008	14 0166 LL0085
CREEK POINTE DR	14 0256 LL030	14 0256 LL0300
DELOWE DR #REAR	14 0166 LL009	14 0166 LL0093
HEADLAND DR	14 0165 LL001	14 0165 LL0011
HOGAN RD	14 01960003114	14 019600031141
LAKE ESTATES WAY	14F0038 LL192	14F0038 LL1927
LAKE HAVEN WAY	14F0037 LL115	14F0037 LL1159
LAWRENCE AVE	14 0155 LL036	14 0155 LL0369
LAWRENCE AVE	14 0155 LL037	14 0155 LL0377
LAWRENCE AVE REAR	14 0156 LL003	14 0156 LL0038
MARTIN ST	14 01310001018	14 013100010184
PINEY WOOD LN REAR	14 02200003053	14 022000030531
REDWINE RD	14 0255 LL054	14 0255 LL0541
SLOOP WAY	09F37030180021	09F370301800217
SOUTHMEADOW PKWY	09F37000179149	09F370001791492
WASHINGTON RD	14 02240002024	14 022400020249
WILLINGHAM DR	14 0127 LL046	14 0127 LL0463





# Section 5 Community Facilities and Services

## Introduction

The purpose of this chapter is to evaluate the City of East Point's community facilities in order to ensure an adequate level of service. The primary services included in this chapter are: public safety, educational facilities, water supply and treatment, cultural facilities, parks and recreation, water supply and treatment, sewerage system and wastewater treatment, solid waste management, electrical service, and consistency with countywide service delivery strategies. The map included at the end of this section (Figure 28) shows the location of East Point's community facilities.

## 5.1 General Government

### 5.1.1 Mayor and City Council

The City of East Point is governed by a Mayor and City Council. There are 9 elected officials – one Mayor and eight Council Members across four wards (A, B, C, and D) as shown on the Community Facilities map. Four Council Members serve as at-large members of each ward, while four serve as ward specific representatives. Each Council Member must reside in the ward to which that member was elected during that member's entire term of office. The Mayor and members of the City Council shall serve for terms of four years and until their respective successors are elected and sworn into office. The City Council enacts ordinances and resolutions, adopts an annual budget, establishes the tax levy, and otherwise takes such actions as necessary for the security, welfare, and interest of the city.

### 5.1.2 City Manager

The City Manager is the head of the administrative branch of East Point's government and is responsible for the efficient administration of all city departments. The office of the City Manager ensures proper service provision to citizens and customers; advises the City Council regarding management of the city; and sees that all laws, provisions of the charter, and acts of the City Council are faithfully executed.

### 5.1.3 Municipal Court

The City of East Point Municipal Court was established to handle violations to city ordinances and is located at 2727 East Point Street.

### 5.1.4 Municipal Complex Customer Care Center

The City purchased the former Wachovia Bank Building at 2791 East Point Street for the purpose of providing a new customer care center. Bids for construction to refurbish the building were released in July 2011. The proposed plan for the complex, which is not yet officially under development, would replace the current city hall at 2777 East Point Street.

## 5.2 Public Safety and Health

### 5.2.1 Police Department

The City of East Point Police Department is divided into four divisions. The Field Operations Division is the uniformed patrol force for the city; the Criminal Investigations Division consists of investigative units responsible for crimes committed against persons or property; the Support Services Division provides logistical and administrative support to all divisions; and the Community Services Division has many responsibilities that involve responding to the public. The Police Department is housed in the East Point Law Enforcement Center (“LEC”) located at 1637 West Cleveland Avenue, built in 1990. The LEC also has an indoor firing range and houses the command staff and arson investigators with the city’s Fire Department.

The International Association of Chiefs of Police has established what may be considered a minimum standard of 1.6 officers per 1,000 residents. East Point maintains a ratio of more than 4 officers per 1,000 residents; there are 139 police officers in the local force serving approximately 33,000 residents.

Local Public Safety initiatives include “Operation Weed and Seed,” a Citizen’s Police Academy, and a Youth Alternative Intervention Program.

The Citizen’s Police Academy is a program designed to acquaint citizens with the organization and workings of the East Point Police Department. This program fosters and enhances relations between the community and police, raises awareness of police operations and training, and promotes harmony within the community. The goal of the program is to foster a deeper understanding of law enforcement and an appreciation of the danger and complexities involved. Students attend classes once a week on topics including crime prevention, drug enforcement, criminal investigations, and the use of firearms.

### 5.2.2 Fire Department

The City of East Point Fire Department, established in 1908, provides fire suppression services, basic life support and advanced life support emergency medical services (EMS). There are currently three fire stations located within the city limits:

- Fire Station #2, located in Ward B, built in 1988
- Fire Station #3, located in Ward D, built in 2006
- Fire Station #4, located in Ward C, built in 1960

Fire protection services nationwide are rated on a scale of 1 to 10 by ISO Commercial Risk Services, Inc. A rating of “Class 1” is the highest possible rating. These ratings are based on various factors, including firefighting equipment and manpower, response times, and water flow at the hydrant. As of 2010, East Point’s ISO rating was 4.

As in much of South Fulton County, ambulance services are provided by Rural/Metro Corporation. Rural/Metro “is a leading provider of emergency and non-emergency medical transportation services, fire protection and other safety-related services to municipal, residential, commercial and industrial customers in approximately 400 communities throughout the United States.”

### 5.2.3 Hospitals and Public Health Facilities

South Fulton Medical Center (“SFMC”) is located at 1170 Cleveland Avenue, east of Norman Berry Drive and north of Parklane Elementary School. South Fulton Medical Center is a 338-bed facility, providing a comprehensive range of medical and community programs to the residents of South Fulton, Coweta, Fayette, Clayton, and Douglas counties.

Regency Hospital of South Atlanta is located on the fourth floor of SFMC. Regency Hospital provides medical services to patients who require an extended length of stay in an acute care environment. Care is given to meet the needs of patients who require a longer, acute care stay due to their illness, multiple injuries, trauma or medical complications.

The Grady Neighborhood Health Centers offer primary care, laboratory services, pharmacy, X-ray, social services, financial counseling, women’s health, pediatrics, family medicine, and a non-emergency clinic to patients of all ages. The East Point location is at 1595 W. Cleveland Avenue. The clinic can be reached at (404) 616-2886 or on their website, <http://www.gradyhealth.org/clinic/23/>.

## 5.3 Educational Facilities

All public schools in the City of East Point are a part of the Fulton County School System, one of the oldest and largest school districts in Georgia. Founded in 1871, the system now has 59 elementary schools, 19 middle schools, 16 high schools, and seven charter organizations. Enrollment was approximately 92,000 during the 2010-2011 school year.

The System’s governing body is the Fulton County Board of Education, which legislates the System’s policies that are then executed by the School Superintendent and staff. The Board includes seven members elected by district to serve four-year terms.

**Table 65: East Point Schools**

East Point Schools					
Ward	Name	Address	Type	Description	Website
A	Conley Hills Elementary School	2580 Delowe Drive	Public	Pre-K - 5th	<a href="http://www.fultonschools.org/school/conleyhills">www.fultonschools.org/school/conleyhills</a>
A	Pathway Christian School	1706 Washington Avenue	Private	Pre-K - 12th	<a href="http://www.pathwaychristian.net/">www.pathwaychristian.net/</a>
B	Parklane Elementary School	2809 Blount Street	Public	Pre-K - 5th	<a href="http://www.fultonschools.org/school/parklane">www.fultonschools.org/school/parklane</a>
B	Romar Academy	2148 Newnan Street	Private	Pre-K - 6th	<a href="http://www.romaracademy.com">www.romaracademy.com</a>
B	South Atlanta Learning Academy	2691 Jefferson Terrace	Private	Pre-K - 9th	<a href="http://www.cameronacademy.org">www.cameronacademy.org</a>
B	KIPP South Fulton Academy	1286 E. Washington Avenue	Charter	6th - 8th	<a href="http://www.kippouthfulton.org">www.kippouthfulton.org</a>
B	Tri-Cities High School	2575 Harris Street	Public	9th - 12th	<a href="http://www.tricityshigh.org">www.tricityshigh.org</a>
C	Hamilton E. Holmes Elementary School	2301 Connally Drive	Public	Pre-K - 5th	<a href="http://www.fultonschools.org/school/holmes">www.fultonschools.org/school/holmes</a>
C	Christ Lutheran Church & School	2719 Delowe Drive	Private	Pre-K - 5th	<a href="http://www.chistrpv.com">www.chistrpv.com</a>
C	Mount Olive Elementary School	3353 Mount Olive Road	Public	Pre-K - 5th	<a href="http://www.mtolivees.com">www.mtolivees.com</a>
C	Oak Knoll Elementary School	2626 Hogan Road	Public	Pre-K - 5th	<a href="http://www.fultonschools.org/school/oakknoll">www.fultonschools.org/school/oakknoll</a>
C	Paul D. West Middle School	2376 Headland Drive	Public	6th - 8th	<a href="http://www.fultonschools.org/school/westpauld">www.fultonschools.org/school/westpauld</a>
C	Point University (Atlanta Christian College)	2605 Ben Hill Road	Private	College	<a href="http://www.pointuniversity.org">www.pointuniversity.org</a>
D	Brookview Elementary School	3250 Hammarskjold Drive	Public	Pre-K - 5th	<a href="http://www.fultonschools.org/school/brookview">www.fultonschools.org/school/brookview</a>
D	Woodland Middle School	2745 Stone Road	Public	6th - 8th	<a href="http://www.fultonschools.org/school/woodlandms">www.fultonschools.org/school/woodlandms</a>

Source: Fulton County Board of Education

East Point’s schools are listed in Table 65. More information about some of the private and charter schools follows.

### 5.3.1 Charter and Independent Schools

KIPP South Fulton Academy, located at 1286 E. Washington Avenue, is a charter middle school where all students are put on a college track beginning in the fifth grade. As a public charter school, the program is free for all students. Students must be zoned for Fulton County Schools in order to attend, but the only other criteria for admission are a desire to graduate from college and a willingness to commit to the long hours of hard work that it will take to get there.

South Atlanta Learning Academy (formerly Cameron Academy), located at 2691 Jefferson Terrace, is a private elementary school. The school has a co-ed enrollment of approximately 22 students.

Romar Academy, located at 2148 Newnan Street, was started in 1978 as a non-sectarian independent school. Today the campus accommodates 300 students from pre-kindergarten through sixth grade.

Point University (formerly Atlanta Christian College), located at 2605 Ben Hill Road, is a four-year liberal arts institution. In February 2011, Atlanta Christian College announced the relocation of its main residential campus from its current site in East Point to the town of West Point, Georgia. Adult learning classes will continue to be held at the East Point campus and satellite locations.

## 5.4 Libraries and Cultural Facilities

### 5.4.1 Atlanta-Fulton County Public Library System

The East Point Public Library is located at 2757 Main Street in downtown East Point, and it is a part of the Atlanta-Fulton County Public Library System. Located on Main Street, the library is convenient to the heart of the city and accessible by public transportation, including MARTA. This branch has a meeting room that seats 60 persons and is available for community meetings. The branch also receives support from the Association of Library Trustees, Advocates, Friends and Foundations (“ALTAFF”), formerly known as Friends of the Library, a group of individuals who support a strong public library system for the benefit of the community. The ALTAFF members:

- Volunteer in libraries helping with tasks and projects;
- Focus public attention on library services and advocate for libraries to get the support they need;
- Sponsor programs and cultural activities to involve the community in the library;
- Enhance the library by donating important items or by funding programs that are not in the library’s budget; and
- Hold book sales to raise money for the library.

The Atlanta-Fulton County Public Library System is planning on building a new library in East Point in 2012 at a location that has yet to be determined.

## 5.4.2 Cultural Facilities

Cultural facilities within East Point are rather limited, although the city's close proximity to Atlanta offers even more opportunities to attend museums, concerts and local art exhibits.

The East Point Historical Society, located adjacent to Spring Street Park at 1685 Norman Berry Drive, is a private, non-profit organization established in 1979. The East Point Historical Society collects memorabilia and artifacts from the city's history and displays them for visitors. Admission is free to the museum, and membership is available for those who wish to support the work of the historical society.

Bethel Primitive Baptist Church and cemetery is located on Stone Road just off of Washington Road and is the burial ground for some of East Point's early settlers. Originally a burial ground for members of the Thomas Hornsby family, the land was donated for the establishment of a church in the late 1800's or early 1900's with church member burials beginning shortly thereafter. According to their website, the East Point Historical Society has plans to have the one-room meeting house restored.

There are also periodic events such as festivals and celebratory occasions that include cultural components and provide an opportunity for the community to build a sense of place through such events. One specific example is East Point Celebrates the Holidays, which brings residents together to acknowledge and celebrate winter holidays.

The University of Georgia's Fulton County Cooperative Extension South Fulton office is located at 1757 Washington Road in East Point. The mission of the cooperative extension is "to extend lifelong learning to families, youth and professionals in Fulton County using unbiased, research-based education delivered through Agricultural and Natural Resources, 4-H Youth Development, Family and Consumer Sciences, and the Expanded Food and Nutrition Education Program." More information can be found on the cooperative's website, <http://www.caes.uga.edu/extension.fulton/>. Activities hosted at the cooperative extension include 4-H club meetings for youths and gardening classes for adults.

Additional recreational facilities are listed in Table 66.

**Table 66: East Point Recreational Facilities**

<b>East Point Recreational Facilities</b>			
<b>Ward</b>	<b>Name</b>	<b>Owner</b>	<b>Description</b>
A	Atlanta Fencer's Club	Private	A premier fencer's club in the southeast for fencing. Training and classes available for beginner, intermediate and advanced levels.
A	Atlanta Taekwondo Academy	Private	Taekwondo instruction for beginner, intermediate and advanced level
A	Ballethnic Dance Company & Academy	Private	Increasing artistic opportunities and outlets for the community through cultural diversity. The Company is a classically trained, culturally diverse performing company, while the Academy provides professional training for children and adults.
A	HJC Bowden Senior Center	Fulton County	A senior multipurpose facility and community center designed to enhance senior-living, life and connectivity within the area. HJC hosts many functions of varying kinds including those that involve youth, weddings, and recreational opportunities for seniors.
B	Georgia Sports Complex	Private	A sports complex that has some of the region's finest soccer fields and facilities, and hosts tournaments year-round, attracting visitors from all over the country.
B	Jefferson Park Recreation Center	City of East Point	A recreation center that hosts several activities and opportunities for youth and the East Point community including basketball, lifting, exercise, dance, computers, etc.
C	Ladies Only Fitness	Private	A workout company for women only. This gym hosts varied recreation opportunities for women including Zumba, step aerobics, kickboxing, boot camp and personal training.
C	Crossland Karate	Private	A black belt school for karate, Crossland Karate teaches self defense to adults and youth of all ages.
D	East Point Parks Maintenance Facility	City of East Point	Houses all maintenance equipment for the City of East Point, and other recreational maintenance resources.

Source: East Point 2011-2020 10-Year Parks & Recreation Master Plan Update, Pond & Co., 2010

## 5.5 Parks & Recreation

The city of East Point Department of Parks & Recreation manages numerous facilities and programs serving city residents. Their mission is to enhance the quality of life of its residents through “broad-based recreational and cultural opportunities by providing well-maintained facilities, park land acquisition and preservation of resources.” The city offers a wide range of amenities and recreational activities to its citizens, including 163 acres of city-owned parks and greenspace. Table 67 lists the parks within the East Point city limits.

**Table 67: East Point Parks**

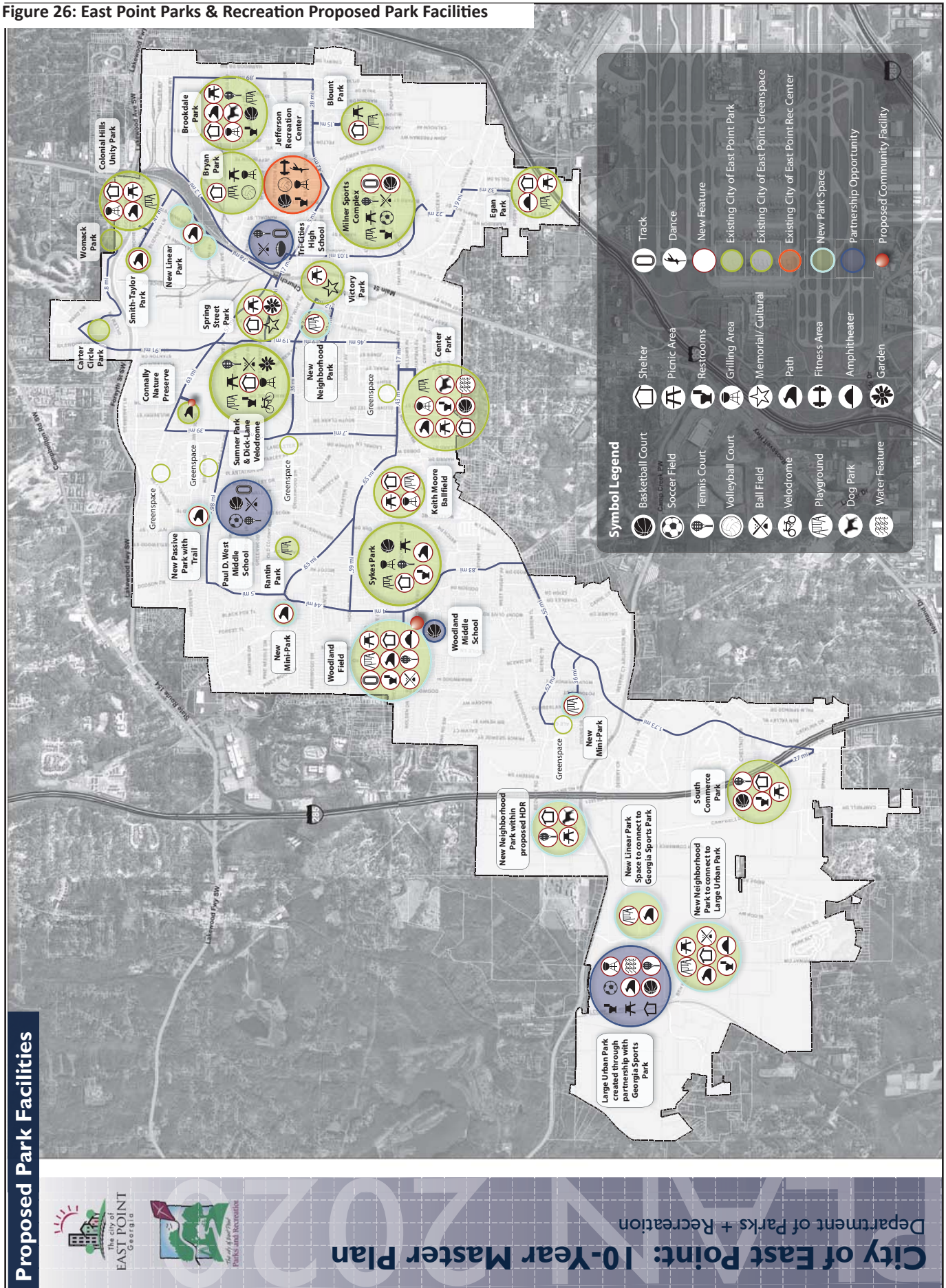
East Point Park and Greenspace Inventory		
Name	Type	Acres
Blount Park	Mini-Park	1.4
Carter Park	Mini-Park	0.2
Rantin Park	Mini-Park	1.1
Colonial Hills Unity Park	Mini-Park	2.3
Womack Tennis Center	Mini-Park	1.7
Bryan Park	Mini-Park	0.5
Egan Park	Mini-Park	0.5
Victory Park	Mini-Park	0.2
Spring Street Park	Mini-Park	2.9
Brookdale Park	Neighborhood Park	8.5
South Commerce Park	Neighborhood Park	4.6
Smith-Taylor Park	Neighborhood Park	21.4
Center Park	Neighborhood Park	11.1
Keith Moore Ball Field	Neighborhood Park	3.0
Skyles Park	Community Park	44.0
Sumner Park / Dick Lane Velodrome	Community Park	15.4
Connally Nature Park	Natural Resource Areas	32.0
John D. Milner Sports Complex	Sports Complex	12.2

Source: East Point 2011-2020 10-Year Parks & Recreation Master Plan Update, Pond & Co., 2010

There are not currently any trails, greenways or dedicated bicycle routes within the city, affecting the use of alternative forms of transportation throughout the area.

A **10-year Parks & Recreation Master Plan** was completed in **November 2010**. The master plan included an existing conditions analysis and needs assessment, and recommendations for improvements and new developments. The following two maps show the proposed park facilities and the ten-year prioritization plan for addressing the identified 100-acre deficit in park space in the city.

Figure 26: East Point Parks & Recreation Proposed Park Facilities



Community Facilities and Services

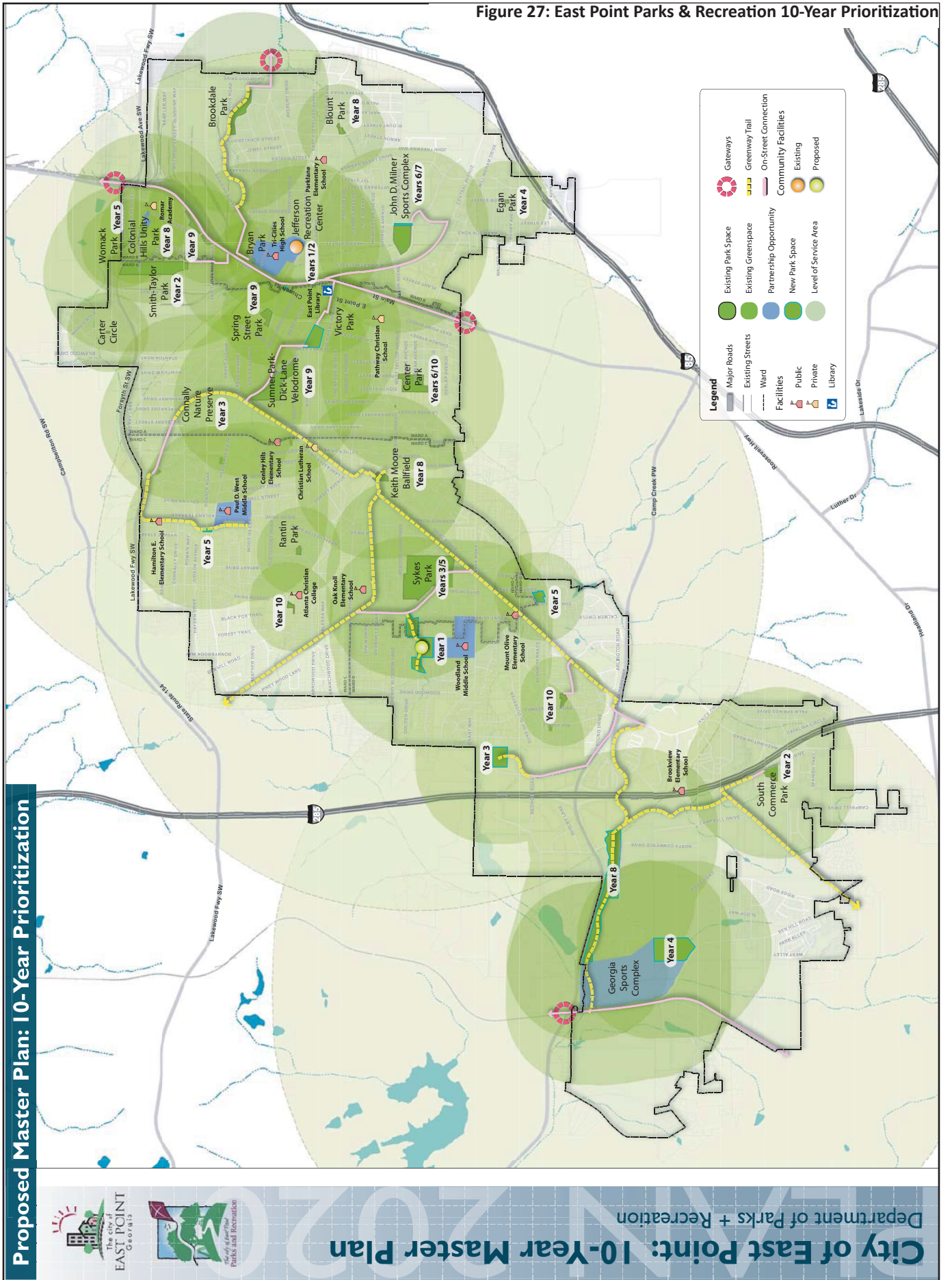
Proposed Park Facilities



City of East Point: 10-Year Master Plan  
 Department of Parks + Recreation



Figure 27: East Point Parks & Recreation 10-Year Prioritization



Source: East Point Parks & Recreation 10-Year Master Plan

Community Facilities and Services

## 5.6 Water Supply & Treatment

East Point owns and operates a municipal water system and plans to continue to do so, enabling residents to benefit from some of the lowest water rates in the metropolitan area. Of three municipalities in Fulton County which operate water treatment facilities, only the East Point facility provides sufficient capacity to meet all of its demands. Because there is not enough demand for all the water supplied by the system when operating at full capacity, the city exports water to unincorporated Fulton County for industrial use. This excess capacity has given the City a competitive edge over its neighbors and represents an important asset for economic development. According to the 2025 Fulton County Comprehensive Plan, the East Point Water Treatment Plant has a capacity of 12 million gallons per day, is in “good” condition, and is expected to provide adequate service through 2030.

East Point’s water supply is Sweetwater Creek, a tributary to the Chattahoochee River. Raw water is drawn via the City’s water intake and pump station, located on the west side of the river in Douglas County. The Ben Hill reservoir provides storage and serves as a management tool to ensure the minimum required flow from Sweetwater Creek to the Chattahoochee. The City is currently working to make repairs and improvements to the reservoir.

A water source assessment, required by the EPA and facilitated by the Atlanta Regional Commission, was completed in December 2001. The assessment provides basic information about the water source used to provide drinking water and is meant to:

- Identify the area of land that contributes the raw water used for drinking water,
- Identify potential sources of contamination to drinking water supplies, and
- Provide a clear understanding of the drinking water supply’s susceptibility to contamination.

The information can help communities understand the potential for contamination of their drinking water supplies and can be used to prioritize the need for protecting drinking water sources. Individual sources of pollution involve actual facilities with have contaminants on site which can pose a potential health risk if humans consume them. The following sources were identified:

**Table 68: Sweetwater Creek Sources of Pollution**

<b>Sweetwater Creek Water Supply Watershed Inventory of Potential Point Sources of Pollution</b>	
<b>Potential Pollutant Source Facility</b>	<b>Number of Facilities</b>
Agriculture	3
Airports	4
Asphalt Plants	2
Electric Substations	14
Fuel Facilities	173
Garbage Transfer Stations	4
Hazardous Waste Facilities	87
Junk/Scrap/Salvage Yards	9
Landfills	12
Large Industries Using Hazardous Chemicals	33
Land Application Site Permit Holders	2
Lift Stations	23
Mines	19
NPDES Permit Holders	9
Recycling Centers	9
Water Treatment Plants	1
Wastewater Treatment Facilities	1
Oil/Gas Pipelines	60
<b>Total</b>	<b>465</b>

Source: Environmental Planning Division, Atlanta Regional Commission, 2001

Non-point source pollution is caused by development and everyday activities that take place in residential, commercial and rural areas and is carried by rainfall to streams and lakes. Each time it rains, the resulting runoff from rooftops, lawns, streets and parking lots pick up debris such as:

- Dust and dirt
- Oil and other vehicle leaks
- Pet waste
- Lawn pesticides and fertilizers
- Leaves and grass clippings
- Paint and other household products
- Leaky septic tanks and sewer lines, construction sites and bare ground areas are other sources of non-point source pollution.

These pollutants are deposited, untreated, into our streams, rivers, and lakes. Increased runoff from developed areas can also cause flooding and erosion of stream banks, which creates even more sediment to enter our waterways.

The amount of impervious cover from buildings, streets and parking lots is an indicator of potential pollutant loads from non-point source pollutants. The following non-point source pollution considerations for the Sweetwater Creek Watershed were identified (from the Atlanta Regional Commission’s Environmental Planning Division):

- 11.9% impervious surface area
- 1.9% area of watershed in transition
- 160 sewer lines crossing the streams near the intake
- 30 railroads crossing streams near the intake
- 75 identifiable accidental spill sites

The Sweetwater Creek Watershed received an overall ranking of “Medium” in terms of susceptibility to individual source pollution and non-point source pollution. In order to retain the competitive advantages associated with operating its own water supply system, the city must be committed to decreasing the susceptibility of the watershed to pollution through appropriate land use policies and regulations.

The City’s water treatment plant is located at 2001 Headland Drive between DeLowe and Stanton Drives. The plant is a conventional surface water treatment facility and has a raw water storage reservoir which holds approximately 10 million gallons. Treatment elements include flocculation, settling, filtration, disinfection and storage. Average daily demand for water above is 11 million gallons and peak demand is 14 million.

The City owns and operates a water distribution system consisting of a pipe network and elevated storage tanks. The distribution grid supplies water to the entire geographic area of East Point and also serves College Park.

## 5.7 Sewer System and Wastewater Treatment

The sanitary sewer collection system is owned, operated and maintained by the City of East Point. The geographic area of the City consists of three primary drainage basins. The area east of Main Street drains to Entrenchment Creek, a tributary to the South River. Areas west of Main Street, and generally north of Ben Hill Road and Washington Road, are part of the Utoy Creek Basin. The third and largest area is the Camp Creek Basin. This basin consists of areas of the city south of Ben Hill Road and Washington Road. A small portion of the city, generally east of Main Street and south of Willingham Drive, drains to a fourth basin, the Flint River Basin.

Much of the East Point system was developed before the advent of modern pipe joint technology; in general, the age of system elements is the same as the neighborhoods they serve. Much of the system suffers from the infiltration of ground water. This tends to add to the volume of water being collected for treatment, thus increasing sewerage flows to the treatment plant and treatment costs.

In 2008, the City’s Department of Public Utilities conducted a Sanitary Sewer Evaluation Study (SSES) in order to locate, inventory, map, inspect, and assess the sanitary sewer collection system, made up of nearly 152 miles of sanitary sewer lines. Maintenance issues were identified and means to improve the overall performance of the collection system were suggested. A geographic information system database of lines and access points was created as a tool to more efficiently address maintenance issues and assess future capacity requirements. Changes in system load caused by new and infill development may necessitate expansion or modification of the system.

Wastewater generated in East Point is treated at the City of Atlanta Utoy Creek Treatment Plant and the Fulton County Camp Creek Treatment Plant. Both discharge into the Chattahoochee River.

In the past 2-3 years, East Point was forced to raise property taxes in order to repay the City of Atlanta \$18 million dollars in debt for sewer services including its pro rata share of capital improvements related to the Atlanta’s wastewater capital projects.

## 5.8 Stormwater Management

The City presently owns and operates stormwater management systems and facilities, which have been developed over many years and include features such as inlets, conduits, channels, swales, ditches, drainage easements, and other natural waterways. The future usefulness of the stormwater system rests on the ability of the City to effectively manage stormwater in concert with the management of other water resources.

The City of East Point has struggled to meet the stormwater management needs of the East Point community due to the age and increased demands placed on the stormwater system over the years. In order to address stormwater management needs, the City Council determined that an upgrade and expansion of the current system was required and would benefit all properties and residents. Furthermore, the City Council determined that a Stormwater Management Utility would provide the most practical and appropriate means of properly delivering and funding stormwater management services in East Point.

Council adopted an amendment to the code and established a Stormwater Management Utility in January 2010. Similar to other utilities for water and wastewater services, a stormwater utility is a funding mechanism that supports stormwater services provided to community residents through the assessment of fees in proportion to the services received. In this way, it provides a stable and equitable system that enables a local government to provide consistent and effective stormwater management to its community, and it provides an alternative to an across-the-board tax increase. Individual Stormwater Utility fees will be determined based on the amount of impervious surface area on the property and can be offset by certain private efforts to reduce a property owner's need for municipal stormwater management.

## 5.9 Solid Waste Management

The City of East Point is currently drafting a 10-Year Solid Waste Management Plan. Information in this section refers to the prior solid waste management plan.

The Georgia Department of Community Affairs sets Minimum Planning Standards and Procedures for Solid Waste Management in order to implement the Georgia Comprehensive Solid Waste Management Act. The Act requires all local governments in Georgia to develop a strategy for reducing the amount of solid waste going into landfills and other disposal facilities. This reduction may be accomplished by many techniques, including recycling materials such as plastic, aluminum, and newspaper. It can also be accomplished by diverting yard waste from disposal facilities into backyard or other composting operations. Many other methods for reducing the local waste stream are also available.

East Point adopted a Solid Waste Management Plan in July of 1993 prepared in accordance with the Georgia Comprehensive Solid Waste Act by the East Point Recycling Task Force. The Plan addressed solid waste handling capacity for a ten (10) year period, public education and involvement programs, waste reduction strategies,

and collection methods. Fulton County is presently working with a consultant to provide all necessary planning and administrative support to prepare an update to the Fulton County Solid Waste Management plan which will incorporate East Point facilities and service.

The Act also requires all local governments to disclose to its citizens the full cost of providing solid waste management services. This and other required information is included below:

Sanitation is a constant concern of local residents. Budget crisis and tipping fees were to blame for the reduced pick up schedule (from twice a week to once a week) and increased fees. A return to the prior level of service is desirable (pick up twice a week as well as bulk yard pick up once a month). The manpower, equipment, and fuel costs associated with garbage and yard waste pick-up should be analyzed with respect to the benefits of high-quality service.

Keep East Point Beautiful (“KEPB”) is a nonprofit organization founded in 1977 in order to address the areas of litter reduction and proper waste disposal methods through education and programs. The Keep East Point Beautiful Recycling Center is located in the parking lot of the East Point Historical Society at 1685 Norman Berry Drive. KEPB also picks up a limited number of recyclables from some city government offices, schools, and businesses. The City of East Point Sanitation Department collects other recyclables curbside, including newspaper, glass, and aluminum cans.

## 5.10 Electric Service

East Point is a member of the Municipal Electric Authority of Georgia (MEAG), providing-electrical service to residential, commercial and industrial customers in an established franchise territory that encompasses most of the developed portions of the city. As such, East Point offers very competitive electrical service rates to customers. In the Residential Rate Surveys conducted in early 2011 by the Georgia Public Service Commission, East Point was able to provide below-average rates when compared with 94 other providers.

MEAG cities own and maintain the distribution lines within their territory and are able to market electricity to users outside this territory for customer loads exceeding 900 kW. Under provisions of the Integrated Transmission System (ITS), members may now market electrical service statewide. The ITS program promises to change the electrical power industry, and represents a tremendous opportunity to East Point.

MEAG cities “purchase” an electrical allotment based on projections of demand. East Point, as is the case for College Park, is currently required to purchase power for which it has no resale opportunities. This is due to reduced demand, the result of population and business losses. The circumstance creates an incentive for East Point to market power aggressively and to structure developer incentive packages. In terms of economic development, this means targeting light industrial users with high electricity demands.

## 5.11 Service Delivery Strategy

The Service Delivery Strategy Act was signed into law in 1997. The Act required each county and its municipalities to adopt a Service Delivery Strategy by July 1, 1999. The intent of the legislation was to require local governments to take a closer look at their delivery of services they provide in order to identify overlaps or gaps in service provision and develop a more rational approach to allocating delivery and funding of these services. The legislation also required local governments to look at their land use plans in order to minimize conflicts between county and city plans.

On October 28, 1999, the Georgia Department of Community Affairs verified Fulton County's Service Delivery Strategy for Fulton County and its ten cities. The Strategy identified the service arrangements for 54 government services. The Service Delivery Strategy Act requires Fulton County and its local municipalities to review their service provision to insure the most efficient and coordinated provision of services. Fulton County reviewed and revised, as necessary, the Strategy and presented it concurrently with their Comprehensive Plan. The SDS was signed in 2005 and is currently in the process of being updated; the city's attorney is responsible for ensuring that the services provided meet the requirements outlined by the SDS agreement. Any changes that emerge as a result of the comprehensive plan update will be addressed. Table 69 lists the services addressed in the plan and East Point's provider.

*(Source: Fulton County Comprehensive Plan 2005-2025; "Focus Fulton")*

**Table 69: Fulton County Service Delivery Strategy**

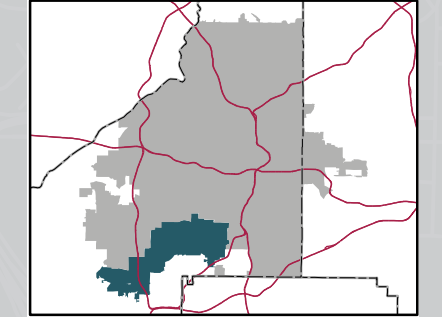
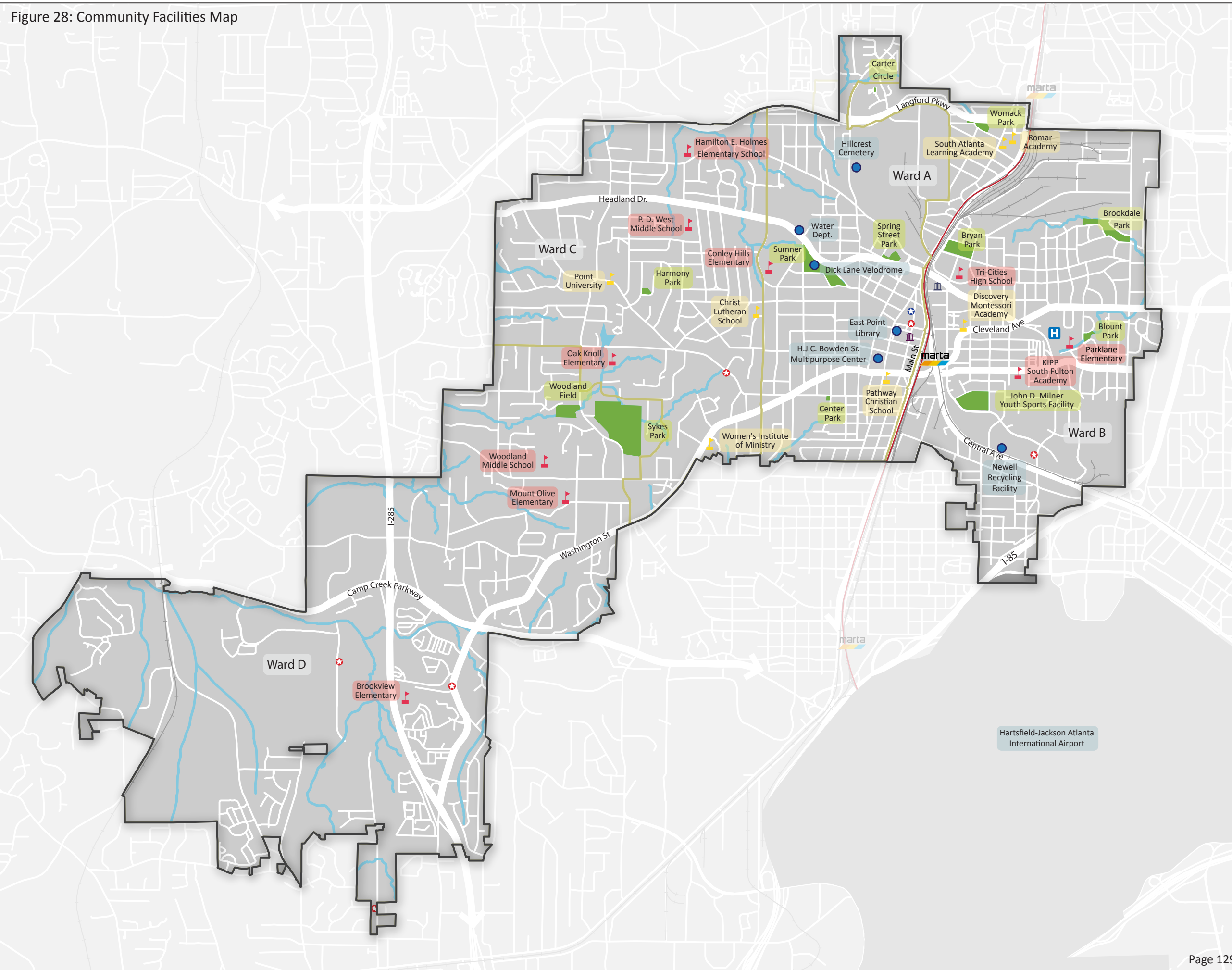
<b>Fulton County Service Delivery Strategy, 2005</b>	
<b>Service</b>	<b>Provider</b>
911	East Point
Animal Control	Fulton County
Arts Grants Program	Fulton County
Arts Program	Fulton County
Atlanta/Fulton County Public Library	Fulton County
Boards of Equalization	Fulton County
Building Inspections & Permits	East Point
Building Maintenance	East Point
Code Enforcement	East Point
Community Court	n/a
Computer Maps (GIS)	East Point
Courts	East Point (municipal), Fulton County
Disability Affairs	Fulton County
District Attorney	Fulton County
Drug Task Force	East Point
Economic Development	East Point and Fulton County
Elections	East Point (municipal), Fulton County
Electricity	MEAG
Emergency Management	Atlanta South Ambulance?
Engineering	East Point
Environmental Health	East Point
Environmental Regulation	East Point
Fire	East Point
Fulton County Airport	Fulton County
Hartsfield Jackson Atlanta International Airport	Atlanta
Homelessness	Fulton County
Housing	East Point
Indigent Care	Fulton County
Law Enforcement (Police and Marshal)	East Point
Management Information System	East Point
Medical Examiner	Fulton County
Mental Health/Development Disability/Addictive Diseases	Fulton County
Parks	East Point
Physical Health	Fulton County
Planning & Zoning	East Point
Public Defender	Fulton County
Purchasing	East Point
Recreation Programs	East Point
Recycling Programs/Curbside	East Point
Refuse Collection	East Point
Senior Centers	East Point
Solicitor	Fulton County
Street Construction	East Point
Street Maintenance	East Point
Storm Water	East Point
Tax Assessment	Fulton County
Vehicle Maintenance	East Point
Voter Registration	Fulton County
Wastewater (Treatment & Collection)	East Point
Water System (Treatment & Distribution)	East Point
Welfare Services	Fulton County
Workforce Development	Fulton County
Yard Waste Collection	East Point

Source: Service Delivery Strategy For Fulton County

Intergovernmental Coordination
















Figure 28: Community Facilities Map



**City of East Point  
Comprehensive Plan**

**Community Facilities Map**

-  East Point City Hall
-  East Point Municipal Offices
-  Ward Boundary
-  Police Station
-  Fire Station
-  Private School
-  Public School
-  Other Community Facility
-  MARTA Station
-  MARTA Rail
-  Parks
-  Streams
-  Lakes and Ponds

Source: Atlanta Regional Commission,  
Department of Community Affairs





# Section 6: Intergovernmental Coordination

## Introduction

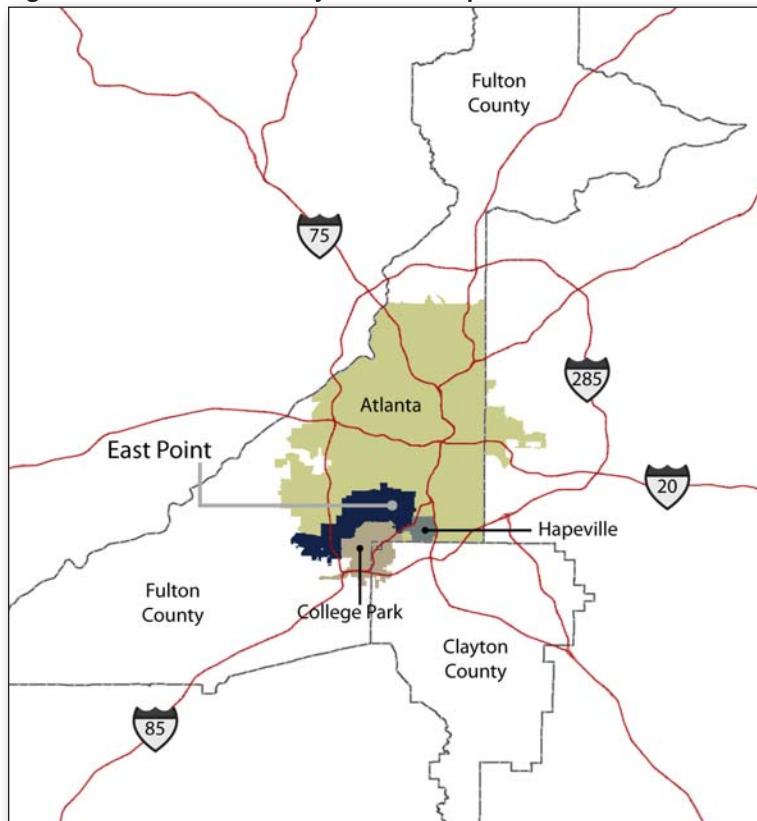
This chapter provides an inventory of existing intergovernmental coordination mechanisms and agreements with other local governments and governmental entities.

The City of East Point is one of 14 cities located in Fulton County, Georgia, including Atlanta, Alpharetta, Chattahoochee Hills, College Park, Fairburn, Hapeville, Johns Creek, Milton, Mountain Park, Palmetto, Roswell, Sandy Springs, and Union City. A part-time mayor and eight city council members represent the city’s four wards, Wards A through D. The East Point city manager is appointed by the city council and is responsible for the daily operations of the city.

## 6.1 Adjacent Local Governments

The city is located in the southern portion of Fulton County. It is bordered by Atlanta to the north, east, and west; Hapeville to the southeast; and College Park to the south. It shares its southwestern boundary with unincorporated Fulton County.

**Figure 29: East Point and Adjacent Municipalities**



The City of East Point has worked collaboratively with the Fulton County Government Department of Environment and Community Development on issues relating to land use, development and permitting processes, and demographics.

## 6.2 School Boards

### 6.2.1 Fulton County Schools

The City of East Point’s school system is governed by the Fulton County Board of Education, since East Point does not have its own governing school board. The Fulton County Board of Education is led by seven members elected by district that serve four-year terms. East Point falls within District 4 and District 6. The Community Facilities and Services section includes an inventory of schools and a map of their locations.

## 6.3 Independent Special Authorities and Districts

### 6.3.1 East Point Building Authority

The East Point Building Authority was created for the purpose of owning and leasing buildings and other structures for the use and benefit of citizens the City of East Point, construction and leasing for the same, and for the issuance of bonds in connection therewith, servicing the same, and for all incidental purposes not prohibited by law. Its nine members meet quarterly in the Jefferson Station Building, and its office is located at 1526 E. Forrest Ave, Suite 400. Each of the nine appointed members serves a four-year term.

### 6.3.2 Municipal Public Utilities

According to Division II, Section 8-2001 of the City of East Point’s Code of Ordinances, the City of East Point shall provide water, electricity, sanitation, and sewer services to its residents and businesses as provided herein, unless said resident or business is eligible to choose its service provider as allowed by state or federal laws or regulations. Entities outside the city limits may be provided any or all such services on a contractual basis with any such contracts approved by city council. Any person receiving utility service from the city shall execute and comply with all rules and regulations of the city regarding the use of utilities.

### 6.3.3 Metropolitan Atlanta Rapid Transit Authority

The Metropolitan Atlanta Rapid Transit Authority (MARTA) act was passed by the Georgia General Assembly in 1965. The act created a public authority for the purposes of planning, constructing, financing, and operating a public transit system. The governing board consists of members from the City of Atlanta and from Fulton, DeKalb, Clayton, and Gwinnett Counties. MARTA generates revenue from fares and from a 1% sales tax levied on the City of Atlanta, Fulton County, and DeKalb County. The incorporated areas within Fulton County, including East Point, pay this tax.

East Point’s MARTA stop, opened in 1986, is located on Main Street at Washington Road. There are 927 parking spaces and two bike racks with room for a total of 16 bicycles provided at this station. Numerous MARTA bus routes also serve East Point, with service along Langford Parkway, Delowe Drive, Headland Drive, Washington Road, Cleveland Avenue, Langston Avenue, Virginia Avenue, Camp Creek Parkway, and Welcome All Road.

### 6.3.4 East Point Tax Allocation Districts

The City of East Point has established two Tax Allocation Districts (TADs). The first was created in 2001 to facilitate the development of Camp Creek Marketplace, and the second was established in 2006 to promote redevelopment along significant commercial corridors within the city limits. The Camp Creek Marketplace TAD helped create hundreds of new jobs, improved access to retail and professional services for East Point residents, and directed millions of dollars in increased property taxes toward repayment of bonds used to build new infrastructure services. More information about the Corridors TAD can be found in the chapter on Land Use.

## 6.4 Independent Development Authorities and Districts

### 6.4.1 East Point Business & Industrial Development Authority

The East Point Business and Industrial Development Authority (EPBIDA) was created in 1976 to “develop and promote trade, commerce, industry, and employment opportunities for the local community.” The EPBIDA is permitted to issue taxable and tax-exempt industrial development bonds. Proceeds are used to fund commercial, industrial, parking, public, or other redevelopment projects to promote economic development in East Point. The board is comprised of ten members who work with local, regional, and state agencies to bring new and expanding businesses to the city.

### 6.4.2 Fort McPherson Implementing Local Redevelopment Authority

While Fort McPherson is not located within the city limits, its immediate proximity to East Point makes it an important consideration in planning for future development. The Fort McPherson Implementing Local Redevelopment Authority (MILRA) was established by Governor Sonny Perdue in 2009. It consists of eleven appointed individuals who will serve four-year terms and nine ex officio members. The Fort McPherson Planning Local Redevelopment Authority (MPLRA) created a business plan and a redevelopment plan that the MILRA is tasked with carrying out. The MILRA has the authority to buy and sell land, to borrow money, and to issue bonds. Surrounding local governments, including East Point, will continue to collaborate on the Fort McPherson planning process as the base is redeveloped. More information about the Fort McPherson MILRA and the development plan can be found at <http://www.mcpersonredevelopment.com/>.

### 6.4.3 East Point Housing Authority

“The Mission of the Housing Authority of the City of East Point, GA is to promote adequate and affordable housing to meet the needs of the residents of the City of East Point, GA; promote and provide economic and social opportunities and suitable living environments free from discrimination; and to be a positive and motivating force within the city of East Point through partnerships, development, and redevelopment opportunities.” It was established in 1949 as an independent corporation and not-for-profit agency providing affordable housing and family self-sufficiency services. The Housing Authority is governed by a six-member Board of Commissioners appointed by the Mayor of East Point and receives federal subsidies through its various programs. The East Point Housing Authority is located at 3056 Norman Berry Drive.

## 6.5 Federal, State, and Regional Programs

### 6.5.1 Atlanta Regional Commission

The Atlanta Regional Commission (ARC) is the regional planning and intergovernmental coordination agency for the 10-county area including Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale counties, and the City of Atlanta. Its mission is to demonstrate professional and forward-looking leadership to ensure sustainable growth and competitive advantage by focusing and balancing Environmental Responsibility, Economic Growth, and Social Needs. The City of East Point coordinates with the ARC on comprehensive planning and transportation initiatives.

In addition, the City of East Point has worked with the ARC under its Livable Centers Initiative (LCI) program. Local governments and nonprofits can apply to receive grants to use in preparing LCI plans that will enhance existing or emerging centers and corridors. These projects should focus on encouraging connectivity, a mix of uses, and housing development in activity centers. Since its inception in 2000, the ARC has provided almost \$9,000,000 in funding for 91 projects. East Point completed an LCI study in 2005 that focused on a study area including the central business district and six surrounding neighborhoods. Some of the LCI objectives that East Point has accomplished include the Main Street streetscaping project, the Cleveland Avenue and Irene Kidd Parkway gateway, a new zoning ordinance, the Corridors TAD, and a streamlined development review process.

The ARC is also the Georgia Department of Human Resources’ designated Area Agency on Aging. As the population of East Point and the Atlanta region ages, the City of East Point can take advantage of the ARC’s aging resources to address the needs of its citizens.

### 6.5.2 Georgia Regional Transportation Authority

The Georgia Regional Transportation Authority (GRTA) was created in 1999 by the Georgia General Assembly under Title 50, Article 32, by the Georgia Regional Transportation Authority Act (Senate Bill 57). The authority’s mission is to combat air pollution, traffic congestion, and poor development patterns in the Atlanta region. GRTA has authority over any county that is a U.S. Environmental Protection Agency-designated nonattainment area under the U.S. Clean Air Act amendments of 1990. Currently, 20 counties in the Atlanta metropolitan region fall under GRTA’s jurisdiction.

GRTA must review any Development of Regional Impact (DRI) that falls within its jurisdictional area. A DRI is a large-scale development that will likely have an impact beyond its immediate vicinity. The 1989 Georgia Planning Act authorizes the DCA to establish procedures for intergovernmental review of large-scale projects. GRTA’s oversight of DRIs is intended to improve communication between adjacent governments and to assess potential impacts of large developments to prevent conflicts.

### 6.5.3 Georgia Department of Transportation

The Georgia Department of Transportation (GDOT) was created in 1972 by former Governor Jimmy Carter. Its mission is to “provide a safe, seamless, and sustainable transportation system that supports Georgia’s economy and is sensitive to its citizens and environment.” GDOT’s largest responsibility is the planning, construction, and maintenance of the state’s roads and bridges; the Department also plans and funds other modes of transportation, including air, water, and rail. Any transportation project funded with federal dollars is undertaken through GDOT. Within East Point, streetscape improvement projects on state highways must be approved by GDOT.

### 6.5.4 Georgia Department of Natural Resources

The Georgia Department of Natural Resources (DNR) was created by Governor Jimmy Carter in 1972 under the Executive Reorganization Act. Several existing state agencies were reorganized to form the Georgia DNR. The DNR’s mission is to “sustain, enhance, protect, and conserve Georgia’s natural, historic, and cultural resources for present and future generations, while recognizing the importance of promoting the development of commerce and industry that utilize sound environmental practices.” The “natural, historic, and cultural resources” protected by the DNR include “the state’s air, soil, and water; all game species of animals, birds, and fish; all non-game species of animals, birds, and fish; all plants, whether common, endangered, or protected; and every cultural, historic, or recreational resource within the state.”

One of the DNR’s many responsibilities is developing and implementing plans that guide the management and protection of Georgia’s resources. Local governments should refer to the DNR’s plans and regulations in their own planning processes. State-wide natural resources strategic plans, historic preservation plans, wildlife plans, water management plans, and outdoor recreation plans could all be relevant to East Point. The DNR also provides technical assistance to municipalities dealing with water conservation, environmental protection, wildlife preservation, parks and recreation planning, and historic preservation.

### 6.5.5 Georgia Department of Community Affairs

The Georgia Department of Community Affairs (DCA) was created in 1977 to serve as an advocate for local governments. In 1996, the Georgia Housing and financing Authority was merged with the DCA. Today, DCA serves as the state’s lead agency in housing finance and development; publishes building codes to be adopted by local governments; provides comprehensive planning, technical, and research assistance to local governments; and serves as the lead agency for the state’s solid waste reduction efforts. DCA reviews all local comprehensive plans and solid waste plans for compliance with Georgia’s minimum standards.

### 6.5.6 Metropolitan North Georgia Water Planning District

The Metropolitan North Georgia Water Planning District was established in 2001 for the purpose of establishing policy, creating plans, and promoting intergovernmental coordination for all water-related issues in the district. The goal of the district is to develop comprehensive regional water resources plans that protect water quality and water supply in and downstream of the region, protect recreational values of the waters in and downstream of the region, and minimize potential adverse impacts of development on waters in and downstream of the region. The planning district also facilitates multi-jurisdictional water-related projects and enhances access to funding for water-related projects among local governments in the district area. The district develops regional and watershed-specific plans for stormwater management, wastewater treatment, water supply, water conservation, and the general protection of water quality. The planning district comprises all local governments within a 16-county area.



# Section 7 Transportation

## Introduction

The following components of the local transportation system have been evaluated in terms of existing conditions and potential improvements throughout the planning period:

- Road Network
- Alternative Modes
- Parking
- Railroads, Trucking, Port Facilities, and Airports
- Transportation and Land Use Connection

The City of East Point is well served by regional air, rail, and vehicular transportation facilities. Hartsfield-Jackson Atlanta International Airport, on the southeastern border of the City, provides superior access to all parts of the United States and the rest of the world. CSX and Norfolk-Southern both operate north-south rail lines through the City. The Metropolitan Atlanta Rapid Transit Authority's (MARTA) north-south rail line passes through the City. Interstate highways I-85, I-75, and I-285 pass through or near the City.

## 7.1 Road Network

The following facilities related to the road network have been evaluated:

- Roads, Highways, & Bridges
- Connectivity, Signalized Intersections, & Signage

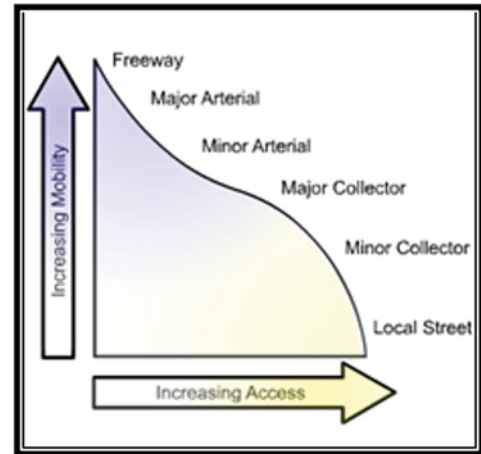
### 7.1.1 Roads and Highways

There are approximately 198 road miles in the City. The City has very good regional roadway access, with interstate highways I-85 and I-285 passing through the city limits of East Point. I-75 is located a little over a mile from the City, while I-20 is located approximately 3 miles north of the City. Numerous other roadways serve the local needs of drivers in the City.

Roadways in East Point are assigned a classification based on the roadway's function, accessibility, and mobility. On one end of the spectrum are expressways or interstates, which provide the greatest mobility but the least accessibility. On the other end are local roads which provide the greatest accessibility but the least mobility. Characteristics about each roadway by functional class are described below, and the functional classification of the East Point roadway system is shown in Figure 31.

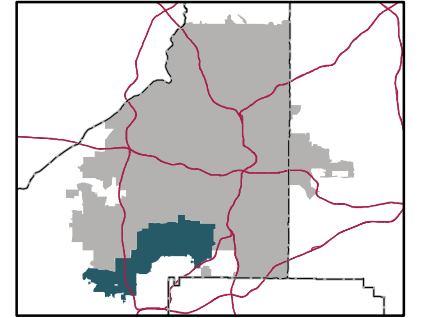
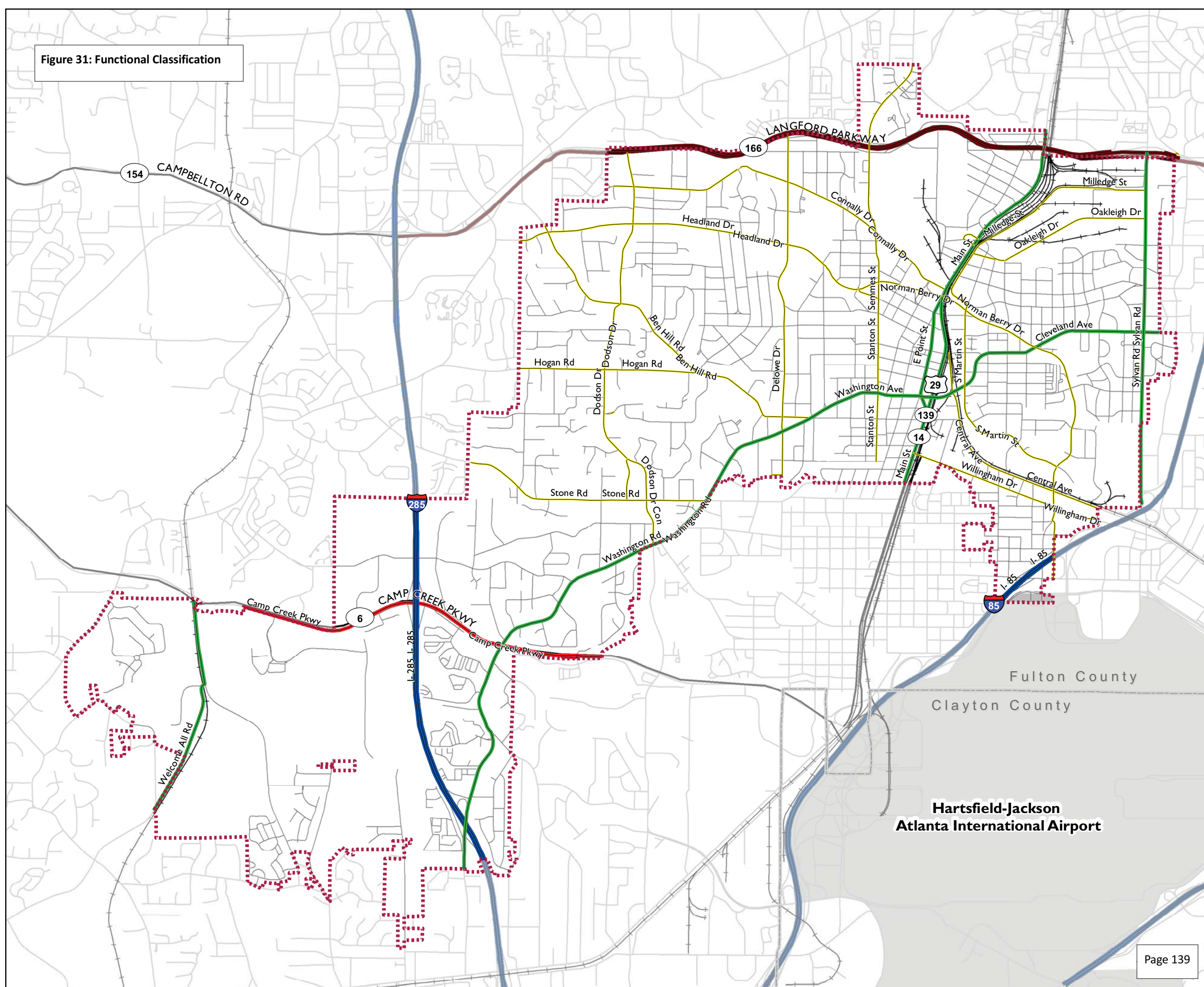
- Urban interstate principal arterial/urban freeway and expressways provide the greatest mobility because they permit high-speed movement and access is generally limited to intersections with the network at defined interchanges. As previously mentioned, I-85 and I-285, both of which are urban interstate principal arterials, pass through the City. Both of these roadways are oriented roughly north-south in the City. However, I-285, as the bypass for the City of Atlanta, makes a loop around Atlanta as well as the City of East Point. Langford Parkway/SR 166 is classified as an urban freeway/expressway. It is oriented east-west and runs along the northern border of the City, is located partially within the City Limits, and connects I-75/I-85 to I-285.

Figure 30: Roadway Functional Classification



- Urban principal arterial and urban minor arterial streets serve as the backbone of the surface roadway network and typically connect major activity centers. Arterials carry large volumes of traffic at moderate speeds. One principal arterial, Camp Creek Parkway/SR 6, is oriented roughly east-west and is located along the southern edge of the City. This roadway connects Hartsfield-Jackson Atlanta International Airport, I-75, I-285, I-20, and the Fulton Industrial District, the largest warehouse district east of the Mississippi River.
- Urban minor arterials within the City provide more local access than principal arterials while still connecting major activity centers. Main Street/US 29/SR 14/SR 139 is an urban minor arterial that traverses the heart of the city north and south. It passes through downtown East Point and connects the City to the City of Atlanta, the City of College Park, and destinations further to the north and south. Other urban minor arterials include the following roadways:
  - Washington Road/Cleveland Avenue
  - Sylvan Road
  - Old Fairburn Road
  - Welcome All Road
- Urban collector streets connect activity centers and residential areas. Their purpose is to collect traffic from streets in residential and commercial areas and distribute it to the arterial system. Collector streets carry traffic at low to moderate speeds. Numerous urban collector roadways pass through the City, providing connectivity within the City, to the surrounding area, and to arterials in and near the City.
- Urban local streets offer the greatest access but the least mobility. Local streets feed the collector system from low volume residential and commercial areas at low speeds. Local streets are often found in subdivisions. All roadways in the City that are not freeways, arterials, or collectors are local streets.

Figure 31: Functional Classification



City of East Point  
Comprehensive Plan

Functional  
Classification

GDOT Functional Classification

- Urban Collector Street
- Urban Minor Arterial Street
- Urban Principal Arterial
- Urban Freeway and Expressway
- Urban Interstate Principal Arterial
- East Point City Limits
- County Boundaries
- +— Railroads
- I-285/I-85
- Major Roads
- Local Roads
- Hartsfield Jackson Airport

Sources: City of East Point, Georgia  
Department of Transportation

0 0.25 0.5 1 Miles



September 2011



The “Roadway Lanes” map (Figure 32) shows the number of lanes of the roadways in the City. All of the roadways with more than two lanes are interstate highways, freeways, and arterials. Most of these roadways pass along the edges of the City. The primary multi-lane roadway that passes through the City is Main Street/US 29. Having multilane roadways primarily on the edges of the City prevents significant amounts of external commuter traffic from passing through the heart of the City. The 2-lane, local roadway network then provides good connectivity throughout most of the City.

### 7.1.2 Bridges

There are 43 bridges in the City of East Point. The locations of these bridges are shown in the following map.

A bridge’s condition is evaluated by using a sufficiency rating. The sufficiency is determined in part by the bridge inspector who arrives at a rating based on a number of variables, which is then analyzed by a software system that generates a sufficiency rating for each bridge structure. The sufficiency rating ranges from zero (worst condition) to 100 (great condition). Bridges with a sufficiency rating of 50 or less are in need of replacement and bridges with a rating greater than 50 are in satisfactory condition.

The Georgia Department of Transportation (GDOT) inspects all bridges and bridge culverts in the state. No bridges in East Point received unsatisfactory ratings in the assessment included in the *Fulton County Comprehensive Plan 2005-2025*. The ongoing, draft update of the *2030 Fulton County Comprehensive Plan* only provides data for unincorporated South Fulton County and does not include the City of East Point.

### 7.1.3 Connectivity

The street network in downtown East Point is a grid. This provides very good connectivity in the downtown area. The rest of the City’s roadways do not make a true grid street network. However, the street network is roughly a grid, composed of arterial and collector roadways which cut across the City and numerous local roadways which provide connectivity between the arterial and collector roadways.

In most suburban parts of Metro Atlanta, the local street network is made up mainly of neighborhood streets that do not provide good connectivity. These neighborhood streets frequently do connect to adjacent neighborhoods or other developments and include a significant number of cul-de-sacs. The local roadways in East Point are not designed this way. The street network has an urban design rather than a suburban design. The roadways typically provide connections to other local roadways as well as to arterials and collectors. Relatively few cul-de-sacs and dead end roadways are present within the City. Neighborhoods are not accessed using individual entrance points. Instead, they are integrated into the street network of the City. This provides the City with very good local connectivity, allowing local traffic to move relatively freely even during peak travel times.

While local street connectivity overall is very good, there are a number of barriers to connectivity throughout the City. The most notable are the CSX and Norfolk-Southern freight railroad lines and the MARTA heavy rail line located in the City. While there are a number of places to cross these rail lines, these rail lines do cutoff the eastern side of the City from the rest of the City.

A number of roadways also act as barriers within the City or along the edge of the City. These include I-75, I-285, Langford Parkway/SR 166, and Camp Creek Parkway/SR 6. These roadways are all either limited access or controlled access roadways. Limiting and controlling access to these roadways allows large amounts of traffic to travel safely on the roadways at high speeds. However, these access limitations also limit the locations where these roadways can be crossed by vehicular traffic as well as by bicyclists and pedestrians. These roadways are primarily along or near the edges of the City, so they have little impact on internal connectivity within the City. The main impact is to connectivity to the area surrounding the City.

The *City of East Point LCI Study* identified three roadway extensions on the north side of downtown East Point. These extensions include Clermont Avenue, St. Francis Avenue, and St. Joseph Avenue. Implementation of these three roadway extensions would improve connectivity in what may be the least connected part of the City. However, all three extensions would impact existing industrial development in some way. This existing development increases the cost of construction of these extensions. The St. Joseph Avenue extension appears to impact the existing development the least and may potentially be implemented without redevelopment. If at some point this area redevelops, the *City of East Point LCI Study* is a specific plan that is in place and supported by the City for these roadway extensions and increased connectivity.

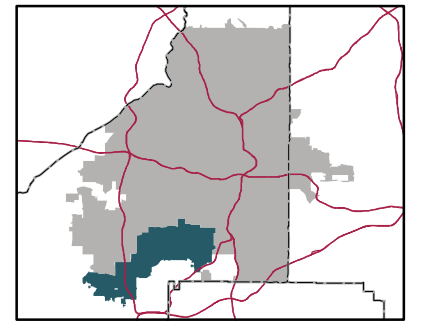
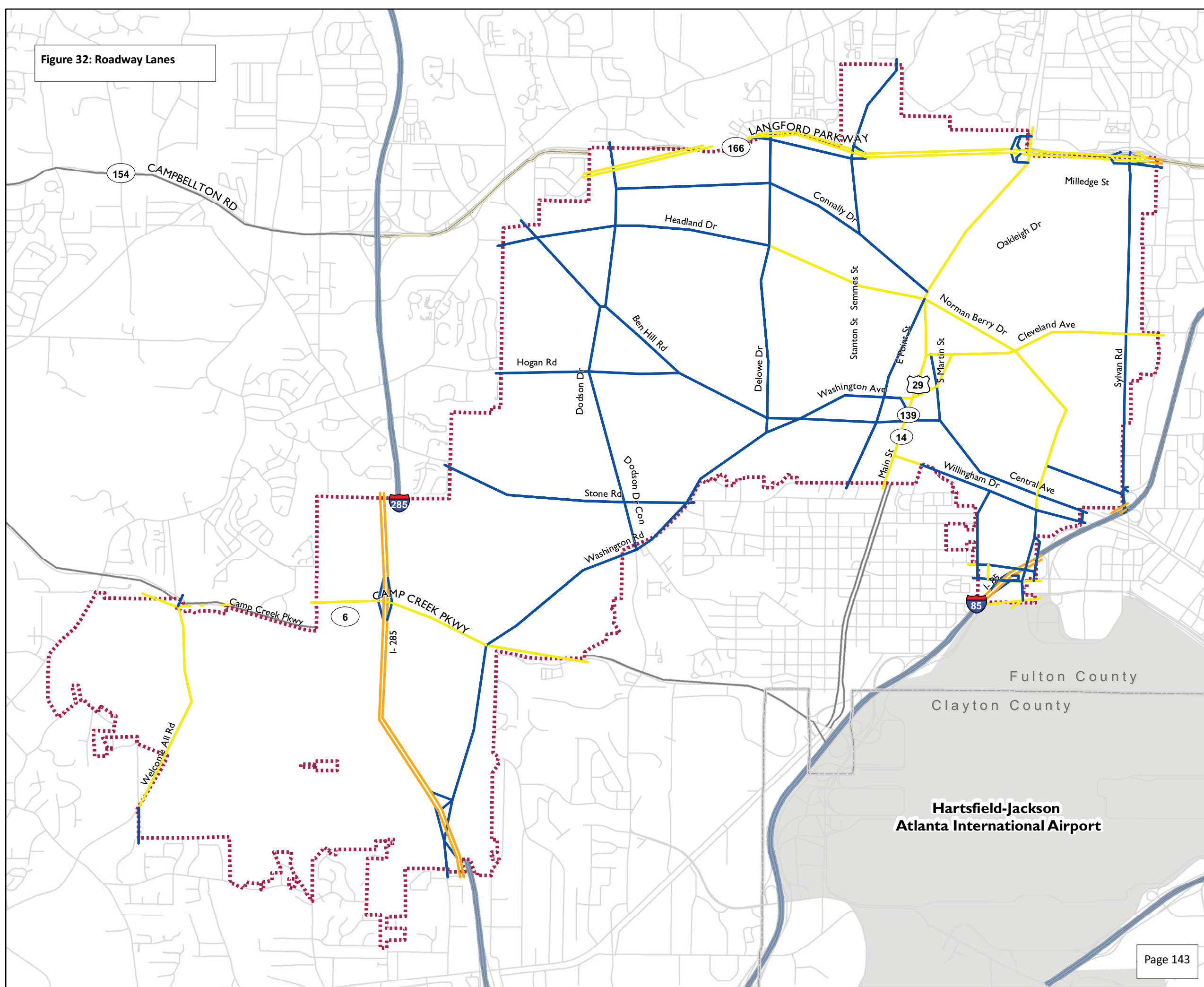
**7.1.4 Signalized Intersections**

Signalized intersections are located primarily in four areas within the City: downtown, along Main Street/US 29, along Washington Road, and along Camp Creek Parkway/SR 6. The lack of signalized intersections throughout the rest of the City is due to the fact that most roadways within the City are local, 2-lane roadways with low travel speeds. The relatively low number of signalized intersections helps to keep traffic moving with minimal congestion.

**7.1.5 Signage**

Local signage consists of signage for a mix of municipal purposes. A cohesive theme is absent. Routes to major destinations (such as the East Point MARTA station) seem circuitous. The *City of East Point LCI Study* identified signage as a critical issue for the downtown core, concluding that way-finding and traditional automobile signage for the area is inadequate.

Figure 32: Roadway Lanes



City of East Point  
Comprehensive Plan

**Number of Roadway Lanes**

- Total Number of Lanes**
- 1 - 2
  - 3 - 4
  - 5 or More Lanes
  - East Point City Limits
  - County Boundaries
  - Railroads
  - I-285/I-85
  - Major Roads
  - Local Roads
  - Hartsfield Jackson Airport

Sources: City of East Point, Atlanta Regional Commission

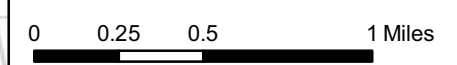
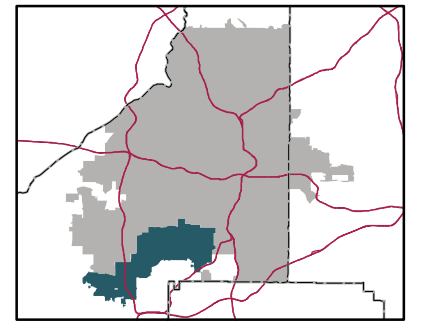






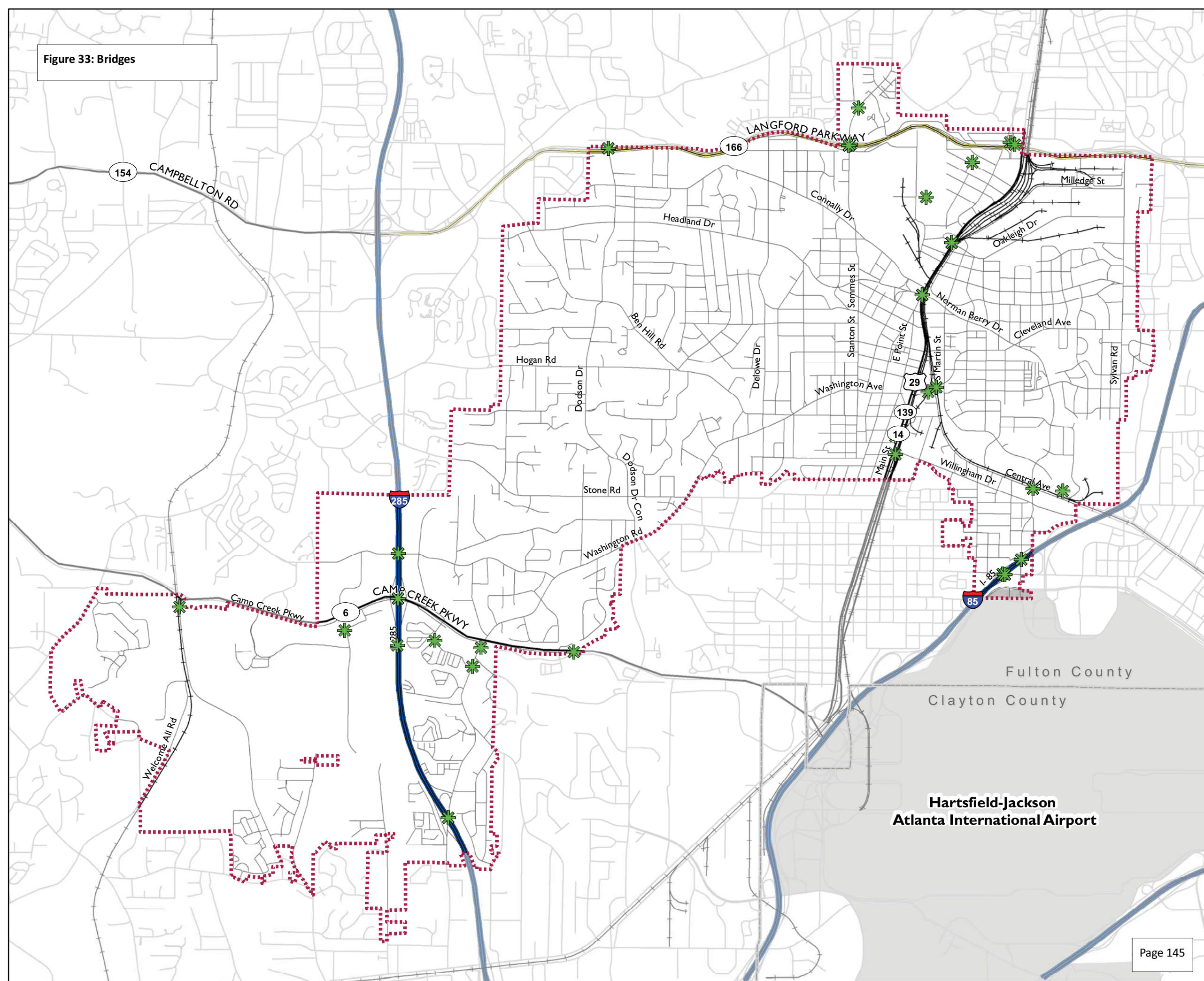
Figure 33: Bridges



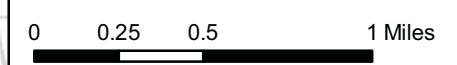
### City of East Point Comprehensive Plan

## Bridge Locations

- Bridge Location
- East Point City Limits
- County Boundaries
- Railroads
- I-285/I-85
- Major Roads
- Local Roads
- Hartsfield Jackson Airport



Sources: City of East Point, National Transportation Atlas Database





## 7.2 Alternative Modes

The following facilities, services, and significant issues related to alternative transportation modes were identified and evaluated:

- Bicycle Facilities
- Pedestrian Facilities
- Public Transportation and other services for populations without automobiles
- Areas with limited mode choices

### 7.2.1 Bicycle Facilities

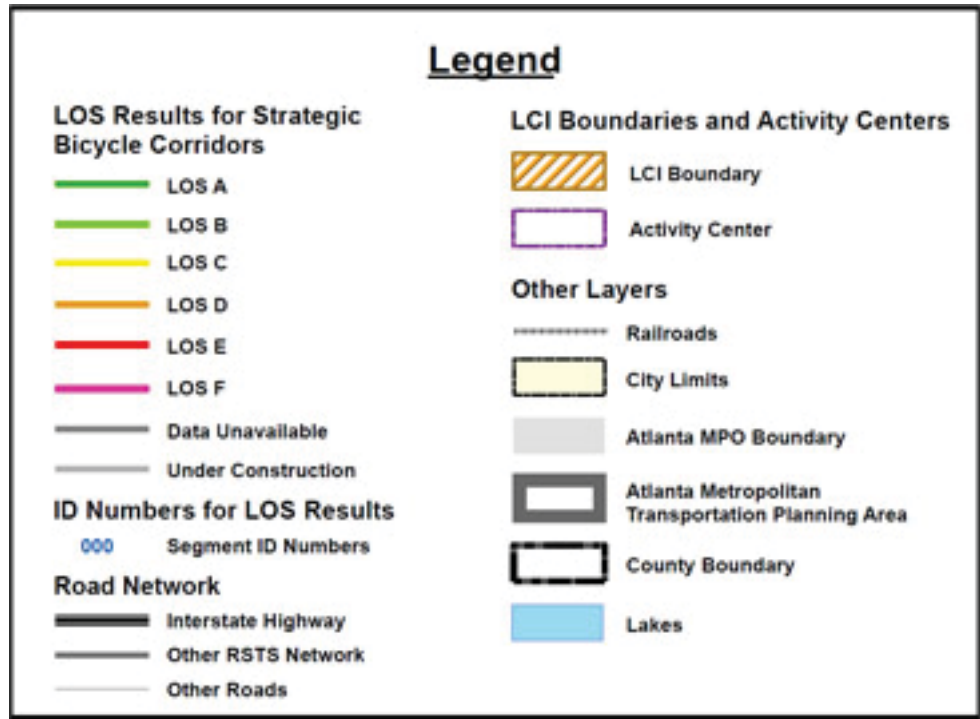
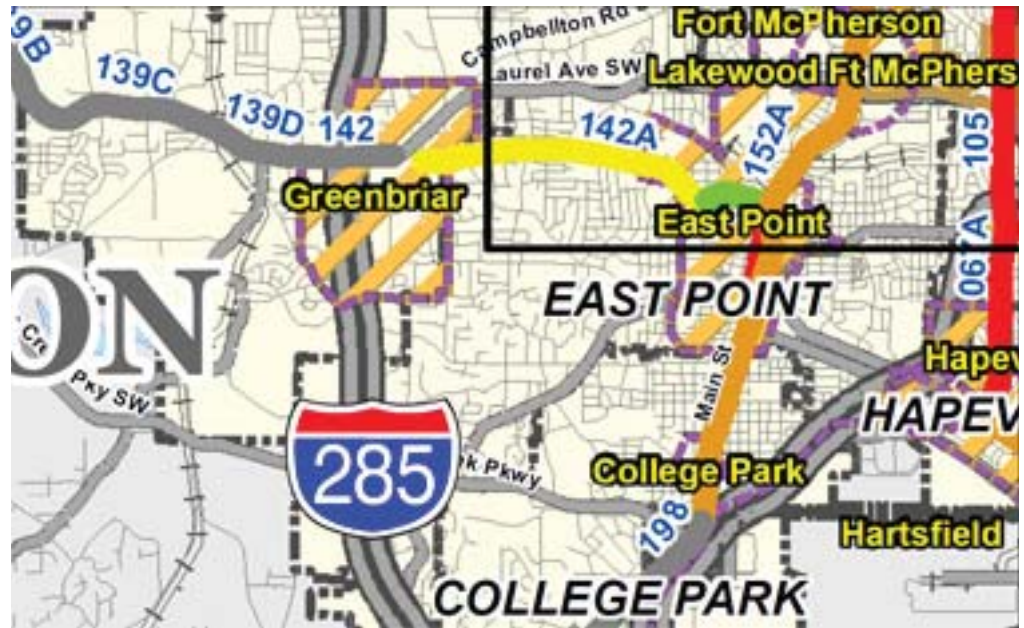
The City of East Point is home to the Dick Lane Velodrome, a 1/5 of a mile and 36° banked concrete track for bicycle racing. The Velodrome is located in Sumner Park at 1889 Lexington Avenue in the southwest part of the City. It is owned by the City and is home to bicycle racing, youth bicycle activities, and is used for City functions. While the Velodrome is an asset to the City, there are no dedicated bike paths, multi-use trails, or bike lanes within the City.

In 2007, the ARC *Atlanta Region Bicycle Transportation and Pedestrian Walkways Plan* was completed. This is an update to a previous plan that was completed in 2002. This study focused on a selected study network of regionally significant routes across the 18-county Atlanta Region. The level of service (LOS) of this network in East Point is shown in Figure 34. As the figure shows, Main Street/US 29 has a bicycle LOS of D. Headland Drive between the Greenbriar area and downtown is at LOS C, with the connecting segment of Norman Berry Drive at LOS B. The primary recommendation that came out of this study for the City of East Point is for a detailed corridor study to be conducted along Main Street/US 29. As this was an 18-County regional study, recommendations were limited where existing development, ROW, and other constraints impacted roadways.

The Little White House Bike Route, Route 45, is designated by GDOT as a state bike route. It passes through East Point on Main Street/US 29, as shown in Figure 35, the Bike Facilities map. This route connects the City of Ellerslie near Columbus to the City of Atlanta. No dedicated bicycle facilities currently exist on Main Street/US 29.

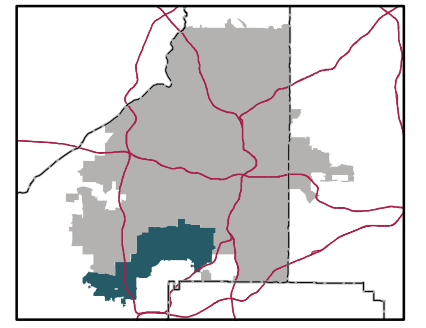
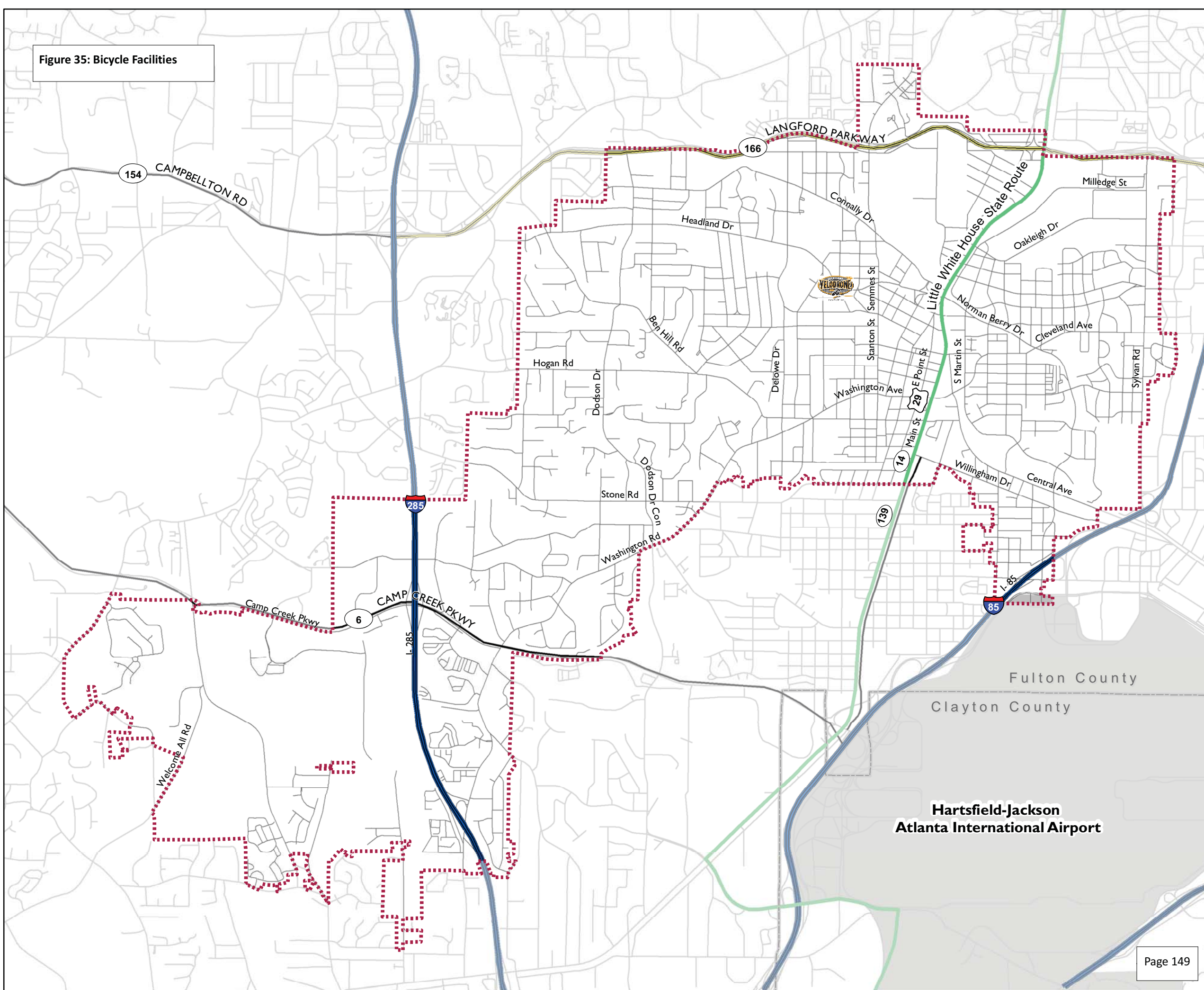
The recommendation map from the *City of East Point LCI Study* is shown in Figure 36. The map shows that the study recommended a greenway trail along Main Street/US 29 from downtown to the Lakewood MARTA station to connect into the greenway trail proposed in the Lakewood/McPherson LCI study. This route is the same as a portion of the GDOT Little White House Bike Route. As the map shows, the study also recommended other greenway trails, including one connecting downtown to the Dick Lane Velodrome.

Figure 34: Bicycle LOS on Regionally Significant Routes in East Point












Source: Atlanta Region Bicycle Transportation and Pedestrian Walkways Plan, ARC, 2007

Figure 35: Bicycle Facilities



City of East Point  
Comprehensive Plan

**Bike Facilities**

-  Dick Lane Velodrome
-  GDOT Designated Bike Route
-  East Point City Limits
-  I-285/I-85
-  Major Roads
-  County Boundaries
-  Railroads
-  Local Roads
-  Hartsfield Jackson Airport

Sources: City of East Point, Dick Lane Velodrome, Georgia Department of Transportation

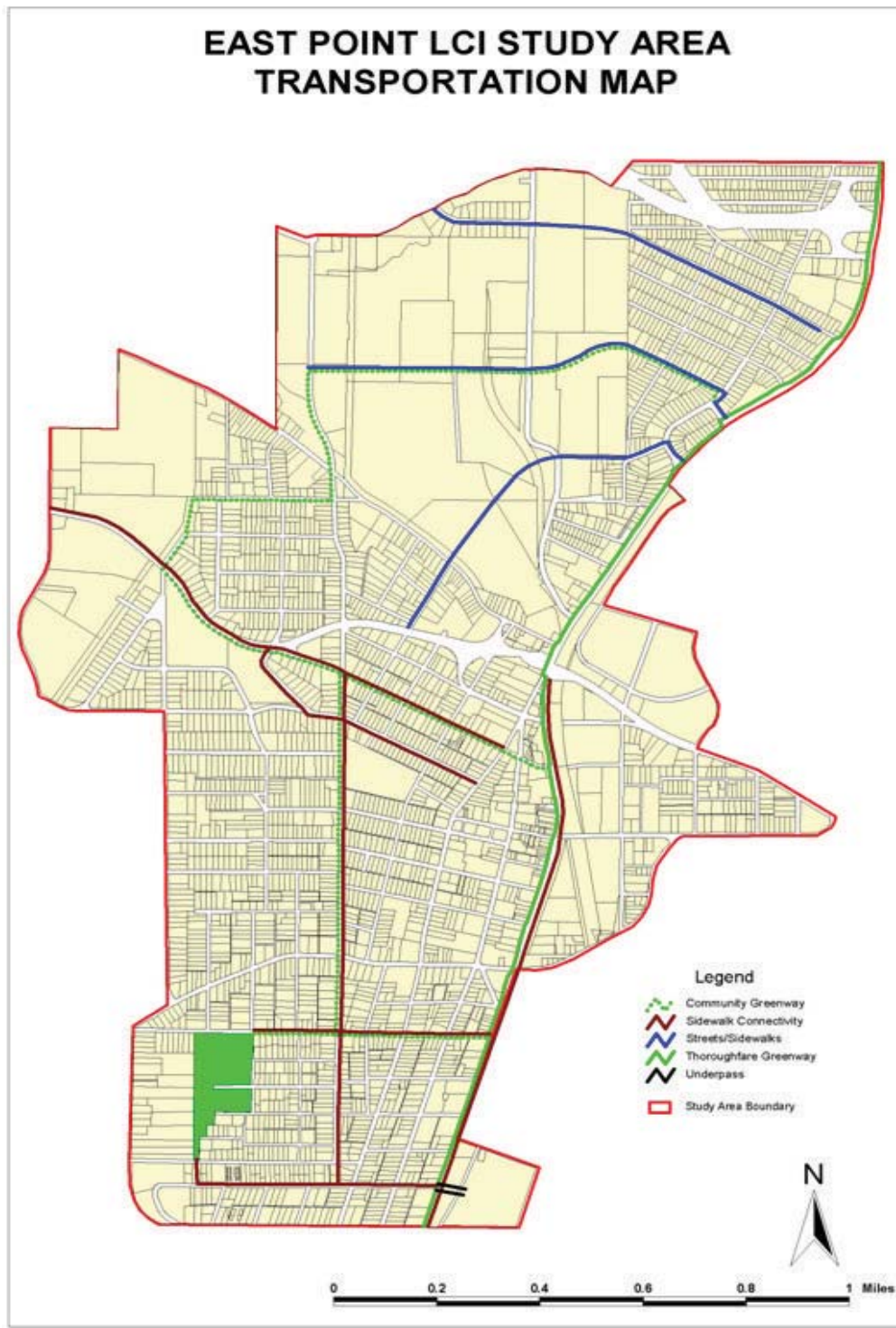
0 0.25 0.5 1 Miles



September 2011



Figure 36 : Transportation Recommendations in LCI Study Area



Source: City of East Point Livable Centers Initiative Report, Pond & Company, 2005

### 7.2.2 Pedestrian Facilities

The *City of East Point LCI Study* documented the need for improvements to and maintenance of the current sidewalk network as a community-identified issue. Streets in the downtown core area of East Point typically have some type of sidewalk, but conditions vary. Major streets within the downtown area have minimum sidewalk widths of five feet and maximum sidewalk widths of ten feet along the east side of Main Street near the MARTA station. They are continuous throughout. The streets, however, are in need of street treatments. A streetscape and sidewalk project is scheduled for Main Street south of Cleveland Avenue to the College Park border. The sidewalks come alive during lunchtime, and the East Point MARTA station generates a significant amount of pedestrian traffic.

The local street grid in and around the downtown core provides numerous opportunities for pedestrian access to several downtown attractions. However, a lack of pedestrian amenities such as shade trees, benches, and way-finding signage discourages pedestrians.

The premier pedestrian facility in the City is the 210-foot-long, eight-foot-wide pedestrian bridge which was constructed in 2001. The bridge spans the MARTA lines and four active rail lines and links downtown with new redevelopment sites east of the tracks. This facility helps pedestrians, including many students from Tri-Cities High School, to cross over the MARTA and freight rail tracks.

Sidewalk coverage varies outside of the downtown area. While some roadways have sidewalks on one or both sides of the roadway, many do not. The City is bordered on all sides by roadways that move large volumes of vehicular traffic but provide no pedestrian facilities. These include I-85, I-285, Langford Parkway/SR 166, and Camp Creek Parkway/SR 6. These roadways also serve as barriers, restricting pedestrian crossing points to specific locations.

Newer strip commercial development is located on Camp Creek Parkway/SR 6 at the I-285 interchange. These developments include Target and other big box stores. The development pattern here consists of strip commercial shopping centers with large parking lots. However, sidewalks are included along Camp Creek Parkway/SR 6 and local roadways adjacent to these developments. Additionally, sidewalks exist in these developments that cut across the large parking lots. While these developments are auto-oriented, the sidewalk infrastructure provides a better pedestrian experience when compared to traditional strip commercial developments.

The zoning ordinance sets streetscape design standards which call for the provision of sidewalks in certain zoning districts. In the Commercial limited district, “Sidewalks shall be located along all public streets and shall be a minimum of fifteen (15) feet in width which shall include a clear zone with a minimum width of ten (10) feet and a street furniture zone located adjacent to the curb.” In addition the City has adopted a Downtown Overlay (also known as the Architectural Overlay District), Chapter 14 Article B of the Zoning Ordinance. This overlay district applies to all Commercial Redevelopment (C-R) districts which requires pedestrian paths (including sidewalks) to be incorporated within a development. Section 10-14014 outlines the mandatory requirements for pedestrian path design standards:



- Proposed developments shall have a pedestrian network.
- Paths shall comply with any applicable Americans with Disabilities Act standards for slope, width, texture, level differences, and ramps.
- Paths shall be a minimum of five feet in width.
- Paths shall be clearly identified (through painting, signage, texture change).
- In order to facilitate travel, paths shall not be obstructed by any object or structure.
- Paths shall be designed to minimize direct auto-pedestrian interaction.
- Paths shall be connected to signalized crosswalks, where applicable.
- Paths shall be a direct and convenient route between points of origin (such as a bus stop) and destination (such as a shop, bank, etc.) with the following exception: sidewalks and paths may meander to protect and maintain mature trees and other permitted landscape features. Meandering sidewalks are discouraged.
- Internal walkways (paths) shall be constructed connecting the public sidewalks along the street to the main entrance of the principal use of the property.
- Pedestrian paths shall be colored/textured walkways or sidewalks.

The City has an existing Sidewalk Improvement Program based on functional classifications, speed limits, and traffic volumes of the roadways involved. The higher the functional classification, the higher the speed limit, and the higher the prevailing traffic volumes, the greater the weight given in the evaluation process. Additionally, the closer a link is to a school, the higher the weight given to the link.

The *City of East Point LCI Study* also made recommendations for pedestrian facilities. These are shown in the study's recommendation map in Figure 36. Recommendations included sidewalks as well as greenways that would be used by bicyclists and pedestrians.

### **7.2.3 Public Transportation and Other Services for Populations without Automobiles**

Fulton and DeKalb Counties are serviced by the largest transit system in Georgia - the Metropolitan Atlanta Rapid Transit Authority (MARTA). In operation since 1972, MARTA provides transportation for approximately 500,000 passenger boardings each weekday. Public transportation, including rail and bus, is available throughout East Point. A number of bus routes serve the City, feeding riders into the MARTA heavy rail system. The "Transit Facilities" map in Figure 37 shows the MARTA bus routes and bus stops in the City.

The East Point MARTA heavy rail station is located in the heart of downtown at 2848 East Main Street, at the intersection with Washington Road. The map shows the rail line, the station location, and ¼-mile and ½-mile walking distances to the station. The station is an architecturally attractive facility that represents a tremendous asset. There are 927 parking spaces located at this station, providing access to commuters who park at the station and ride MARTA heavy rail to their destination as well as to nearby local residents who walk or bike to the station.

The East Point MARTA station is located on the north-south MARTA heavy rail line, which provides connections to the north to Downtown and Midtown Atlanta, Buckhead, and the Perimeter Center area. Hartsfield-Jackson Atlanta International Airport is located on this heavy rail line two stations south of East Point. This proximity to the airport makes East Point a prime location for airport employees and travelers who do not wish to pay for parking at the airport. Instead, airport employees and travelers can park at the East Point MARTA station and ride the heavy rail line to the airport. MARTA rail also has the potential to link commuters from outside of the City

with employment opportunities in downtown East Point. The location of the MARTA station in downtown East Point is an asset to businesses located in downtown. The station provides an alternative mode of transportation to commuters who may want to avoid the congested interstate highways in the surrounding area.

In addition to a fixed route bus and rail system, MARTA also offers ADA-compliant Paratransit services known as MARTA Mobility. MARTA Mobility services are a shared ride, advanced reservation form of public transportation that complements MARTA’s fixed route service. MARTA Mobility is designed for, and restricted to, eligible individuals whose disabilities prevent them from using fixed route services. MARTA Mobility operates 173 lift-vans within the MARTA service area. The service operates on a curb-to-curb, shared ride basis.

The Transit Planning Board (TPB) was a joint venture between the MARTA, the Atlanta Regional Commission (ARC), and the Georgia Regional Transportation Authority (GRTA). It was primarily focused on the creation of a regional transit plan and identifying new regional sources of funds to implement and operate the system. In August 2008 the TPB approved Concept 3 as their Regional Vision for Transit in Atlanta. Concept 3 has since been approved by MARTA, ARC, and GRTA. The Regional Transit Committee (RTC) was established as a policy committee of the Atlanta Regional Commission in January 2010, to focus on issues of regional transit planning, funding and governance. The RTC builds upon the work of its predecessors, the Transit Planning Board (TPB) and the Transit Implementation Board (TIB).

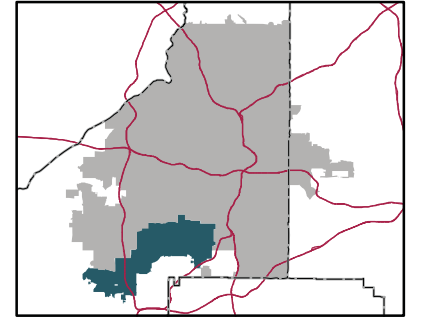
Concept 3, shown in Figure 38, is Metro Atlanta’s official long-range transit vision. Although no specific funding has been attached to the plan, it is the basis for future planning, funding, and implementation of transit in the Metro Atlanta area. As the figure shows, Concept 3’s vision is for transit to provide connectivity throughout most of Metro Atlanta. The most significant impact to the City of East Point is the proposed spur of the MARTA heavy rail line to the City of Hapeville and to the Southern Crescent multi-modal station. The Southern Crescent multi-modal station is intended to serve multiple transit lines coming from the south side of Metro Atlanta, as well as the new international terminal at Hartsfield-Jackson Atlanta International Airport. This proposed heavy rail line spur splits from the existing north-south line between the East Point MARTA Station and the College Park MARTA Station, providing additional transit connectivity for the City.

**7.2.4 Areas with Limited Mode Choices**

Relative to most of Metro Atlanta, the City is fairly well served by alternative transportation choices, particularly in the downtown core and along major thoroughfares. The area of the City least served by alternative transportation modes is that which developed west of the downtown core in the style of low density, auto-dependent subdivisions of single-family residences. The intersection of Dodson Drive and Hogan Road is at the heart of this area. There are numerous cul-de-sacs in this area, the streets are not laid out in a grid, and there is no sidewalk network. These factors discourage pedestrian traffic and effective transit service.














According to the *City of East Point LCI Study*, the East Point community perceives safety as a problem with using sidewalks and public transit. Further, the community felt the city needs a transportation-specific master plan.

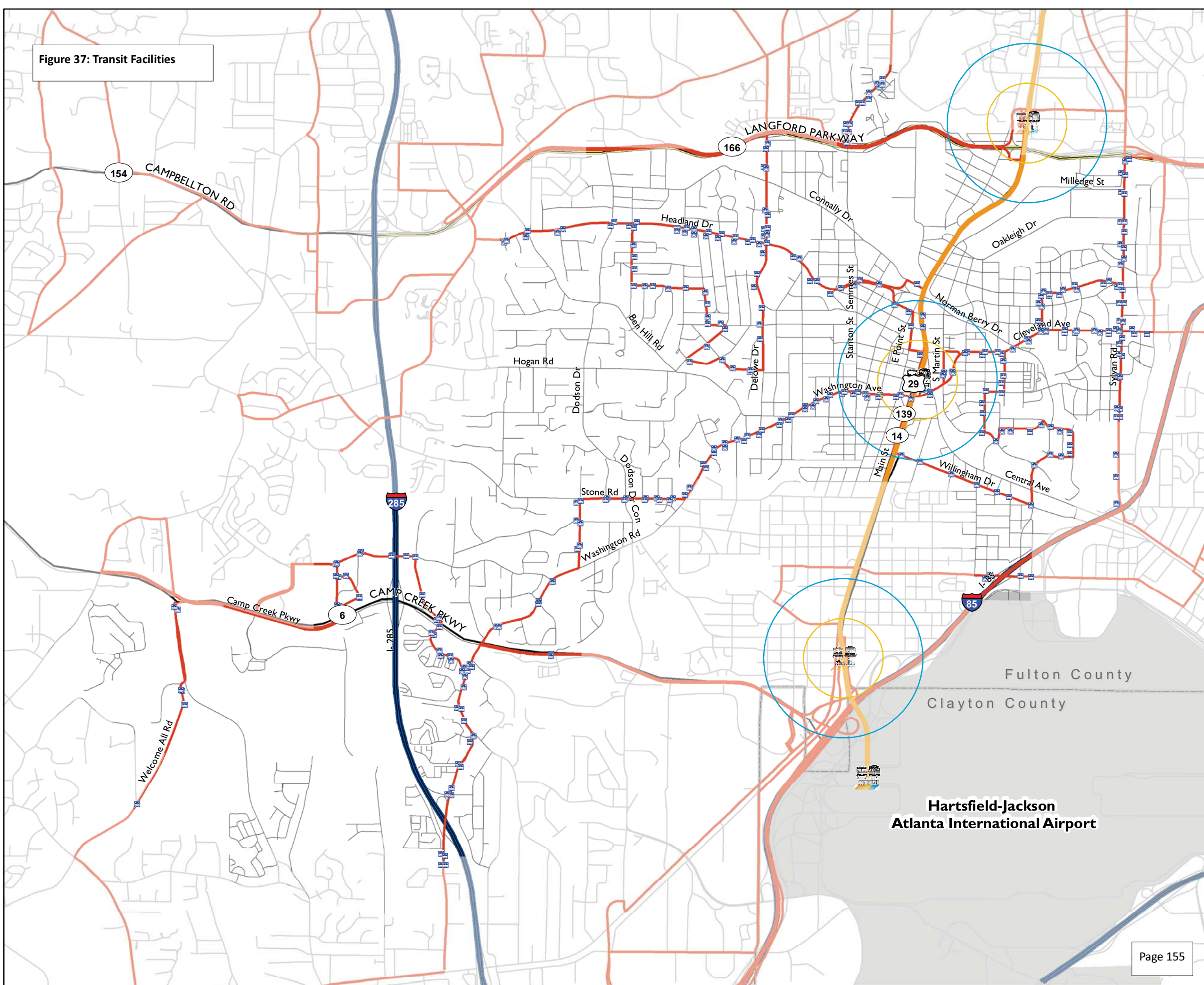
Figure 37: Transit Facilities



City of East Point  
Comprehensive Plan

Transit Facilities

-  1/4 Mile Walking Radius
-  1/2 Mile Walking Radius
-  MARTA Rail Stations
-  MARTA Rail Line
-  MARTA Bus Stops
-  MARTA Bus Routes
-  East Point City Limits
-  County Boundaries
-  Railroads
-  I-285/I-85
-  Major Roads
-  Local Roads
-  Hartsfield Jackson Airport



Source: City of East Point, Metropolitan Atlanta Rapid Transit Authority

0 0.25 0.5 1 Miles



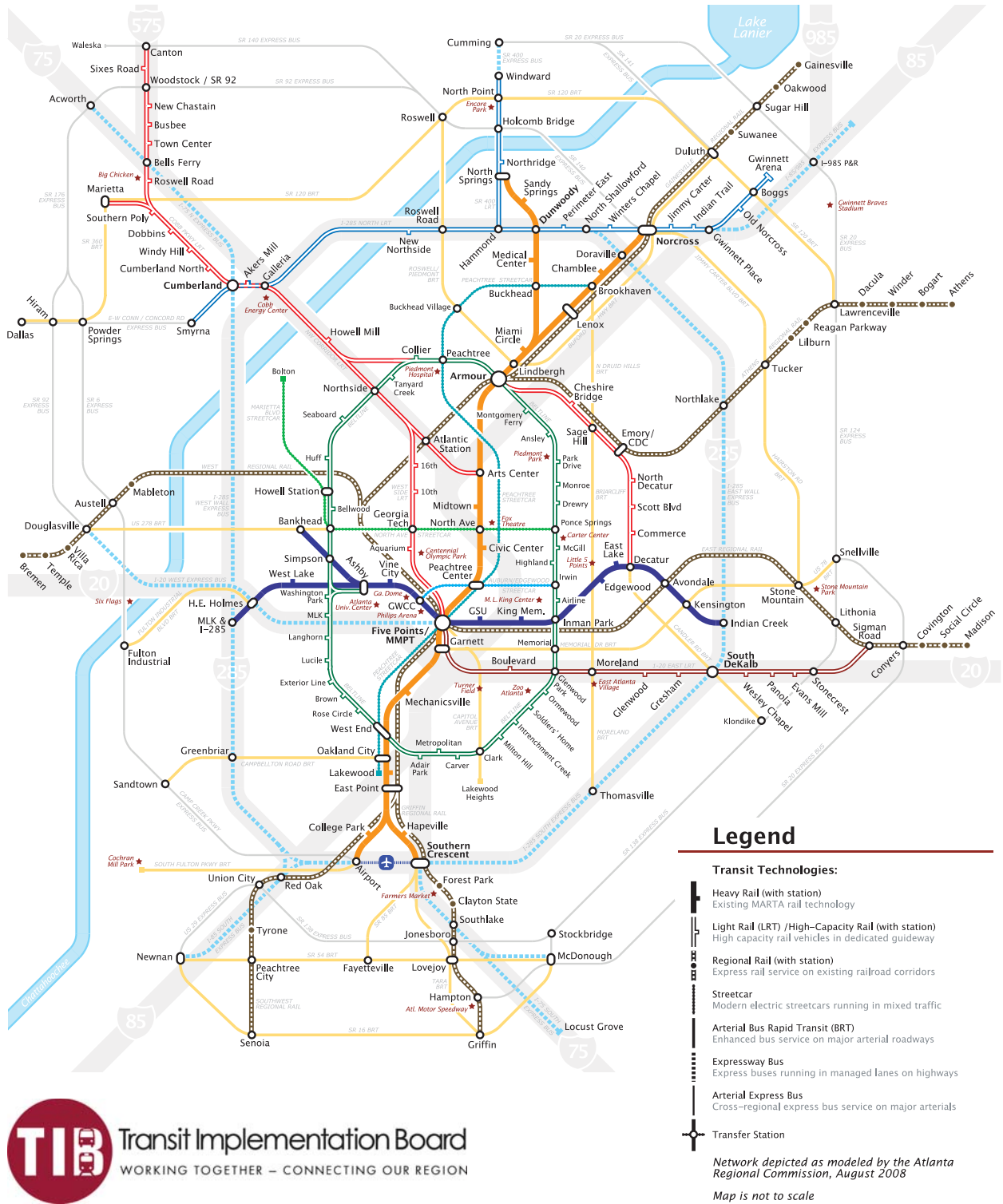
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Figure 38: Concept 3: Atlanta Long-Range Transit Vision

# Concept 3

## The Atlanta Region's Long-Range Transit Vision



Source: The Regional Transit Committee, part of the Atlanta Regional Commission

## 7.3 Parking

The following issues related to parking have been evaluated.

- Areas with insufficient/inadequate Parking (e.g. downtowns, busy commercial areas)
- Surface Parking Facilities in need of retrofitting or redevelopment (excess or obsolete)

### 7.3.1 Areas with Insufficient/Inadequate Parking

An assessment of the availability of parking was performed for the downtown core as part of the *City of East Point LCI Study*. Based on an analysis of existing land uses in the East Point downtown core, an estimate of demand for parking spaces was calculated for the downtown commercial core and current spaces were physically counted. The physical count included surface parking lots and on-street parking. Based on this examination, there were 1,195 spaces within the Central Business District. It was assumed that other land uses currently have sufficient onsite parking. Roughly 642 parking spaces are required to serve commercial and housing developments within the downtown area. This figure was established by multiplying the total square feet of development in the area by established parking standards.

Additionally, a survey of parking conditions was performed to determine existing parking supply. All commercial and mixed-use properties in the study area contain substantial off street parking available to patrons. During the PM peak hour, typically a time of high demand for retail due to a high number of pass-by trips, there were not any lots that appeared to be more than 40 to 50 percent occupied. Based on conversations with City staff and City Council, there is a perceived need for parking as 85% of the total spaces are private. Since the success of retail redevelopment in the downtown core depends on providing sufficient parking for patrons, it is clear that there is a need for adequate public parking. Development of an adequately sized public parking deck, however, is hampered by the parcel size and the need for appropriate clear zones for interior movement. Ultimately, the study identified parking as a priority and suggested that a parking deck downtown, available for the public, would remedy the current and future parking issues.

Most of the City outside of the downtown area and the Camp Creek Parkway/SR 6 corridor consists of single-family and multi-family residential development. Industrial development is located primarily along and near the freight rail lines, while commercial development is located primarily along Main Street/SR 14 and Camp Creek Parkway/SR 6. Adequate parking in private, off-street surface parking lots and/or driveways exists at all of these developments. Local roadways with residential development typically have on-street parking spaces as well.

Camp Creek Parkway/SR 6 is home to numerous parking facilities that provide off-site parking spaces for Hartsfield-Jackson Atlanta International Airport. Most of these parking facilities are located in the City of College Park rather than in the City of East Point. However, three facilities are located within the City of East Point. These are located on or near Camp Creek Parkway/SR 6 near the interchange with I-285. These are economically viable businesses that include covered and uncovered parking spaces and 24/7 shuttle service to the airport. These three parking facilities include the following:

- The Parking Spot 2 at 3600 N. Desert Drive
- FastTrack – Atlanta at 3802 Washington Road
- Park ‘N Go at 3151 Camp Creek Parkway

**7.3.2 Surface Parking Facilities in need of Retrofitting or Redevelopment (excess or obsolete)**

Tri-Cities Plaza and De Lowe Plaza were both identified in the *City of East Point LCI Study* as older, suburban strip shopping centers. Both are shopping centers with large parking lots and buildings with no architectural character or significance. The parking lots are generally underutilized, as both shopping centers have vacancies. The *City of East Point LCI Study identified* both of these shopping centers as needing improvements (façade and landscaping) or potential redevelopment. The City of East Point has identified the following additional parking facilities that are in need of retrofitting or redevelopment.

- Bayard Plaza
- Save A Lot Plaza
- Washington Plaza
- Williamsburg Plaza
- Sahara Plaza
- Stanton Road Plaza
- Tri-Cities Plaza
- Otter Plaza at Main Street
- Shell Station at Main Street
- Carriage Station
- Exxon Plaza on Frontage Road

As previously mentioned, newer strip commercial development including Target and other big box stores is located on Camp Creek Parkway/SR 6 at the I-285 interchange. The development pattern here consists of strip commercial shopping centers with large parking lots. However, these developments include outparcel buildings, meaning that parking demand extends to all areas of the parking lots. Landscaping and sidewalks within and along the edges of the parking lots helps to break up the typical “sea of asphalt” and also reduces the total number of parking spaces in these lots. These parking lots are under-utilized during off-peak periods. However, the supply of parking is necessary to meet demand during peak time periods. While the developments are successful, land values are not high enough to make structured parking economically feasible, and so no change in these parking lots is expected in the foreseeable future.

The LCI Study identified the existing MARTA South Parking Lot for potential redevelopment. This lot is located south of the East Point MARTA station and south of Irene Kidd Parkway. It is typically closed, although during peak ridership times it can be opened to provide additional parking capacity to serve the MARTA station. The LCI Study recommended redevelopment of the site with a hotel as the primary use. A fire station or community space was also identified as possible uses for this site. However, as public property, those uses would not generate tax revenue. Those uses also would not generate significant transit trips like a hotel other commercial uses would.

## 7.4 Railroads, Trucking, Port Facilities, and Airports

The impact of the following facilities on the overall transportation network has been evaluated:

- Freight and Passenger Rail Lines
- Major Rail Intermodal Facilities
- Non-rail Freight Operations
- Seaports and harbors
- Commercial and General Purpose Air Terminals

### 7.4.1 Freight and Passenger Rail Lines

CSX and Norfolk-Southern both operate north-south rail lines through the City making freight connections to the rest of the nation readily available. North of East point, both rail lines travel into Atlanta and rail yards located there. South of East Point, the CSX rail line continues to LaGrange, Montgomery, Alabama, and beyond. The Norfolk-Southern line continues south to numerous destinations including the cities of Griffin, Macon, and Valdosta.

The nearest heavy rail station used for commuting purposes is the East Point MARTA Station located on the east side of the City. It is located at 2848 East Main Street at the intersection with Washington Road. The East Point station is located on the north-south MARTA heavy rail line, which provides connections to the north to Downtown and Midtown Atlanta, Buckhead, and the Perimeter Center area. Hartsfield-Jackson Atlanta International Airport is located two stations south of East Point.

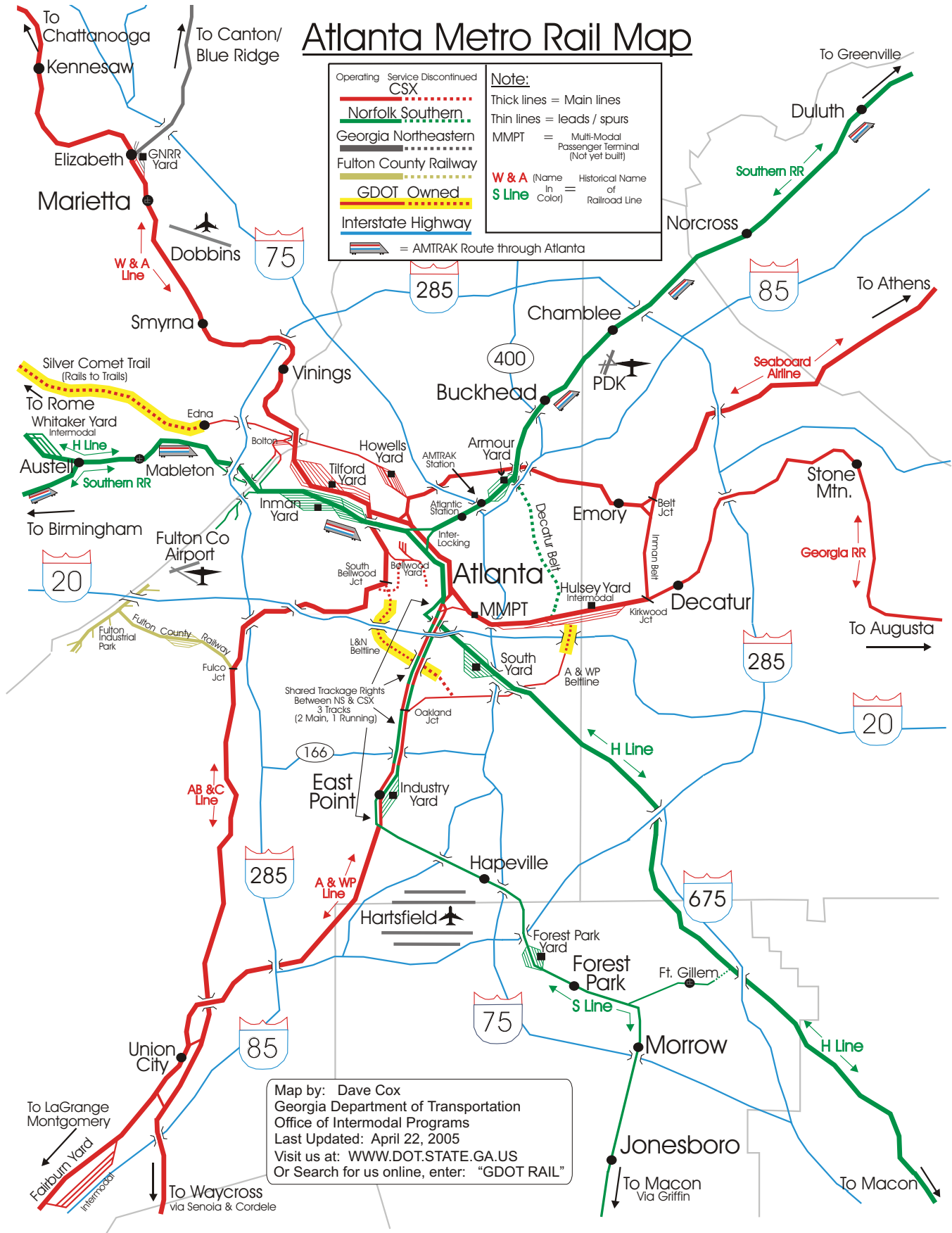
The nearest passenger rail station for regional travel is the Amtrak Station in Atlanta, approximately 11 miles from East Point. It is located at 1688 Peachtree Street, in the Brookwood neighborhood of Atlanta. This station can be reached by using the MARTA heavy rail system and then connecting by bus to reach the station.

### 7.4.2 Major Rail Intermodal Facilities

Norfolk-Southern operates Industry Yard in the City of East Point. Other intermodal facilities are operated throughout the rest of the Metro Atlanta area by both railroad companies. These are shown in Figure 39. In Atlanta, this includes Inman Yard, operated by Norfolk-Southern, and Tilford Yard and Hulsey Yard, operated by CSX.



Figure 39: Atlanta Metropolitan Area Rail Map



Source: Georgia Department of Transportation

### 7.4.3 Non-rail Freight Operations

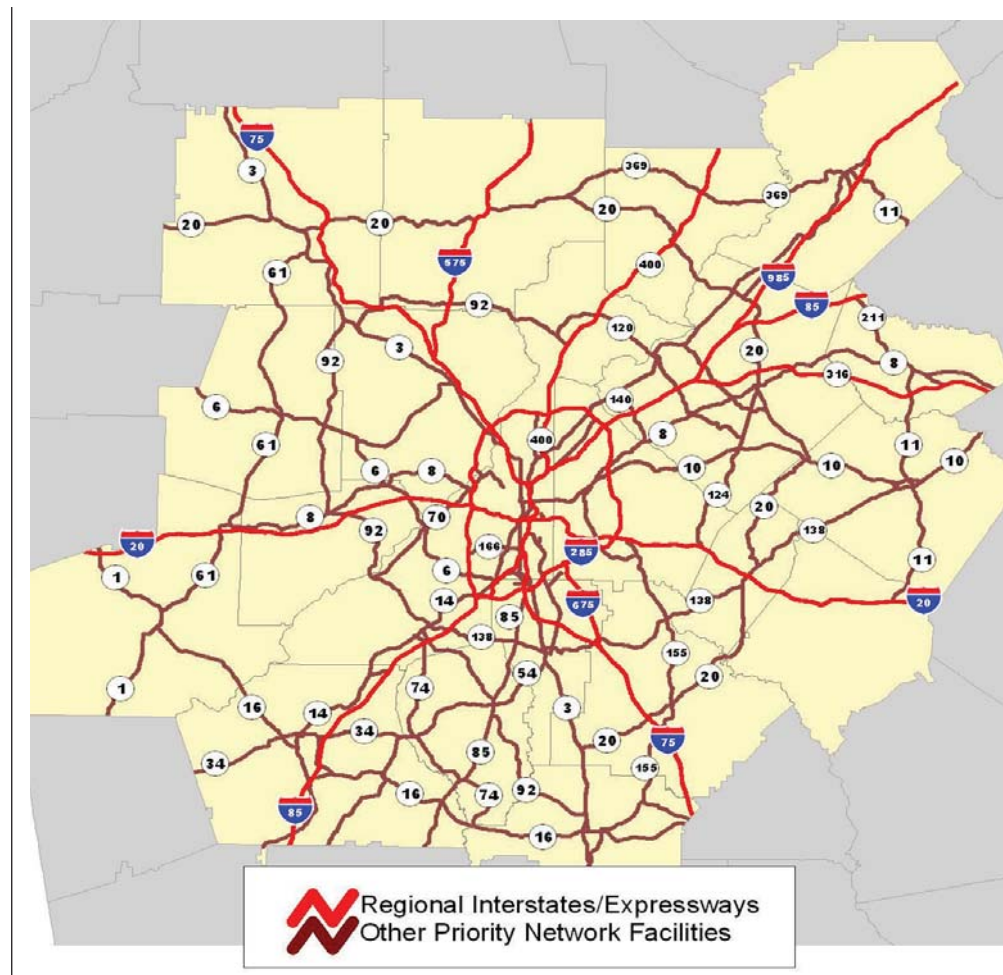
All state routes and interstate highways are available for use to commercial truck traffic. In the City of East Point, this includes the following roadways:

- I-75
- I-285
- Camp Creek Parkway/SR 6
- Langford Parkway/SR 166
- Main Street/US 29/SR 139

In 2008, the ARC finished the *Atlanta Regional Freight Mobility Plan*, which was intended to address freight in a comprehensive manner for the Metro Atlanta area. The plan resulted in a recommended Regional Priority Freight Highway Network shown in Figure 40. As the figure shows, interstate highways and state routes throughout Metro Atlanta were designated as part of the freight network. The City of East Point is located near the center of this network, providing good freight connectivity within the City, throughout Metro Atlanta, and to the rest of the region.

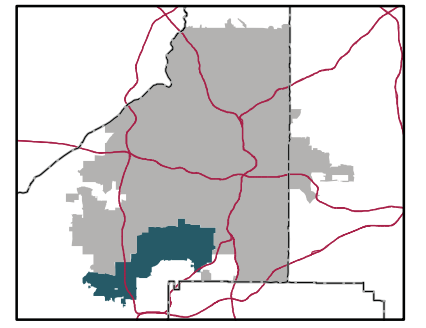
Freight traffic in the City is focused mainly on the roadways identified in Figure 41. However, trucks also use other roadways, particularly in commercial and industrial areas. These roadways include, but are not limited to, Central Avenue, Washington Road, Sylvan Road, Norman Berry Drive, and Willingham Drive.

**Figure 40: Atlanta Regional Priority Freight Highway Network**










Source: *Atlanta Regional Freight Mobility Plan*, Atlanta Regional Commission

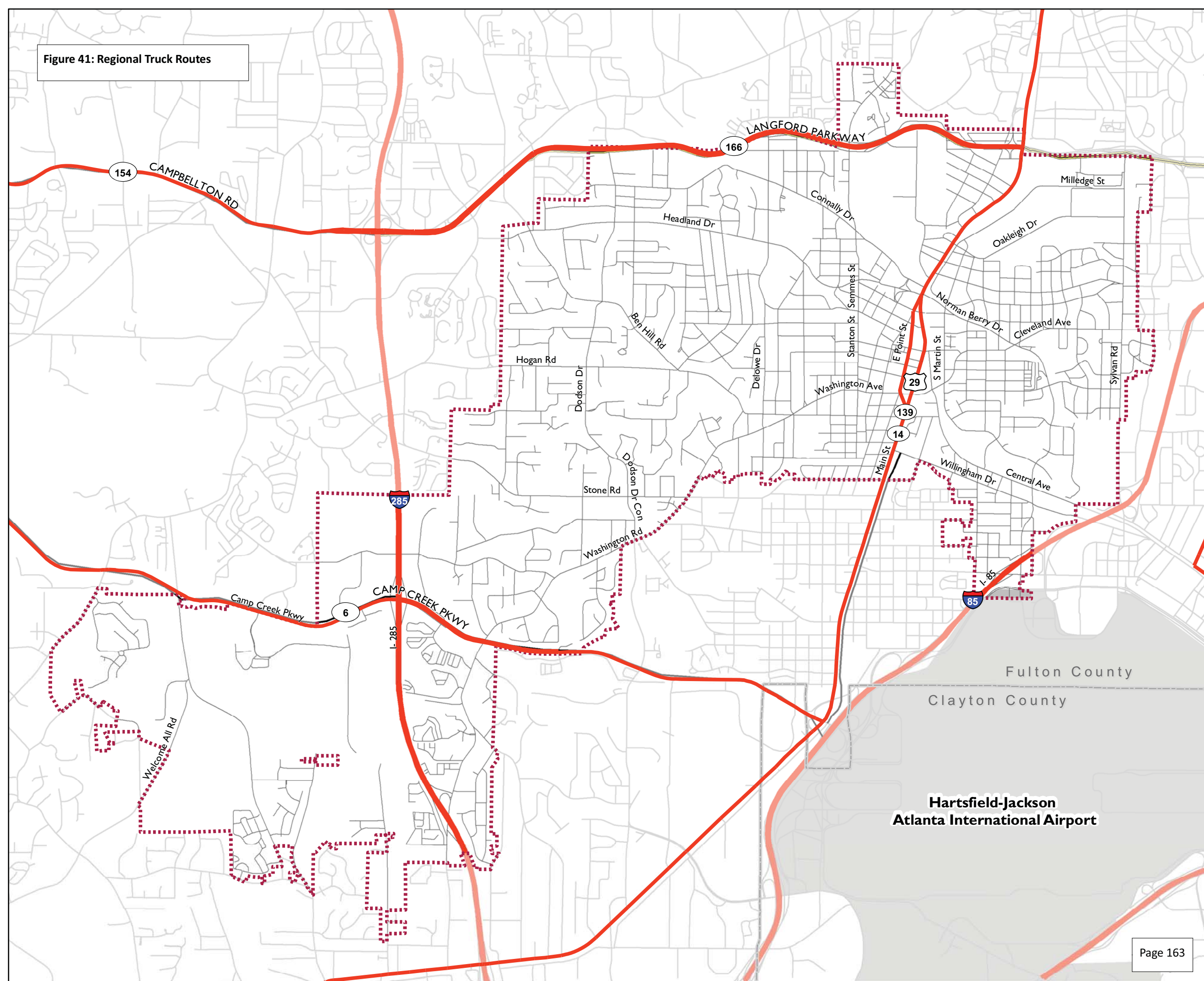
Figure 41: Regional Truck Routes



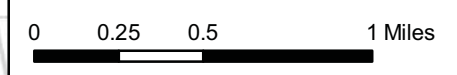
City of East Point  
Comprehensive Plan

**Regional  
Truck Routes**

-  Regional Truck Route
-  East Point City Limits
-  County Boundaries
-  Major Roads
-  Railroads
-  Local Roads
-  Hartsfield Jackson Airport



Sources: City of East Point, Atlanta Regional Commission





### 7.4.4 Seaports and Harbors

There are no seaports or harbors in the City of East Point. The nearest port is approximately 250 miles to the southeast in Savannah, GA. East Point and Savannah are connected by freight rail lines and by interstate highways I-75 and I-16.

### 7.4.5 Commercial and General Purpose Air Terminals

There is no airport in the City of East Point. Hartsfield-Jackson Atlanta International Airport, on the southeastern border of the City, provides superior air access both domestically and internationally. As the world’s busiest airport, it serves as a major connecting hub for destinations around the world. The airport is currently implementing a \$6 billion-plus Capital Improvement Program (CIP). This includes a recently completed fifth runway, the recently completed consolidated car rental facility and automated people mover, and a new 12-gate international terminal that is currently under construction. These improvements will help Hartsfield-Jackson Atlanta International Airport continue to serve East Point and the Metro Atlanta area for years to come. Hartsfield-Jackson Atlanta International Airport is accessible from East Point via multiple roadways as well as by taking the MARTA heavy rail system two stations south of the City.

The DeKalb-Peachtree Airport (PDK), located approximately 19 miles from the City, sits on part of the old Camp Gordon, a World War I Army training base. The airport is classified as a general aviation reliever airport for the Atlanta metropolitan area. A reliever airport is a general aviation airport which reduces air carrier airport congestion by providing service for smaller general aviation aircraft. The DeKalb-Peachtree Airport is the second busiest airport in the State of Georgia in its number of operations, behind only Hartsfield-Jackson Atlanta International Airport. It is accessible from East Point by traveling on I-85 to Clairmont Road/SR 155 or by taking the MARTA heavy rail system to the Chamblee MARTA station.

## 7.5 Transportation and Land Use Connection

The role of land use (e.g., scale of development, inefficient development patterns) in any mismatch of transportation facility capacity and demand has been evaluated. The following have been identified:

- Areas with Significant Traffic Congestion
- Underutilized Transportation Facilities

### 7.5.1 Areas with Significant Traffic Congestion

Traffic congestion is a significant problem in the Metro Atlanta area. Congestion is a result of both the existing transportation infrastructure and the existing land use in an area. Existing development generates trips which travel on the area’s transportation network, primarily on roadways. As development intensifies, more trips are made, increasing the demand on the transportation network.

Mobile pollutant emissions from traffic are a major contributor to common air pollutants in north Georgia. These include ozone and particulate matter. The National Environmental Protection Agency (NEPA) has set standards for air quality that have not been met for several years in the Atlanta Region. In order to maintain eligibility for federal transportation funds, the ARC, as the Metropolitan Planning Organization (MPO) for the Metro Atlanta area, must create a Regional Transportation Plan (RTP) and demonstrate that it will lead to conformity with air quality standards. This is

accomplished through pollution modeling based on output from the regional travel demand model. Thus, linkage of transportation needs and improvement recommendations to the ARC travel demand model is critical to maintaining air quality conformity.

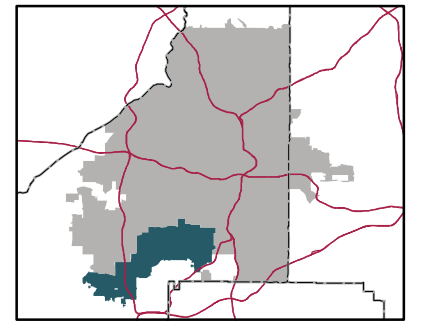
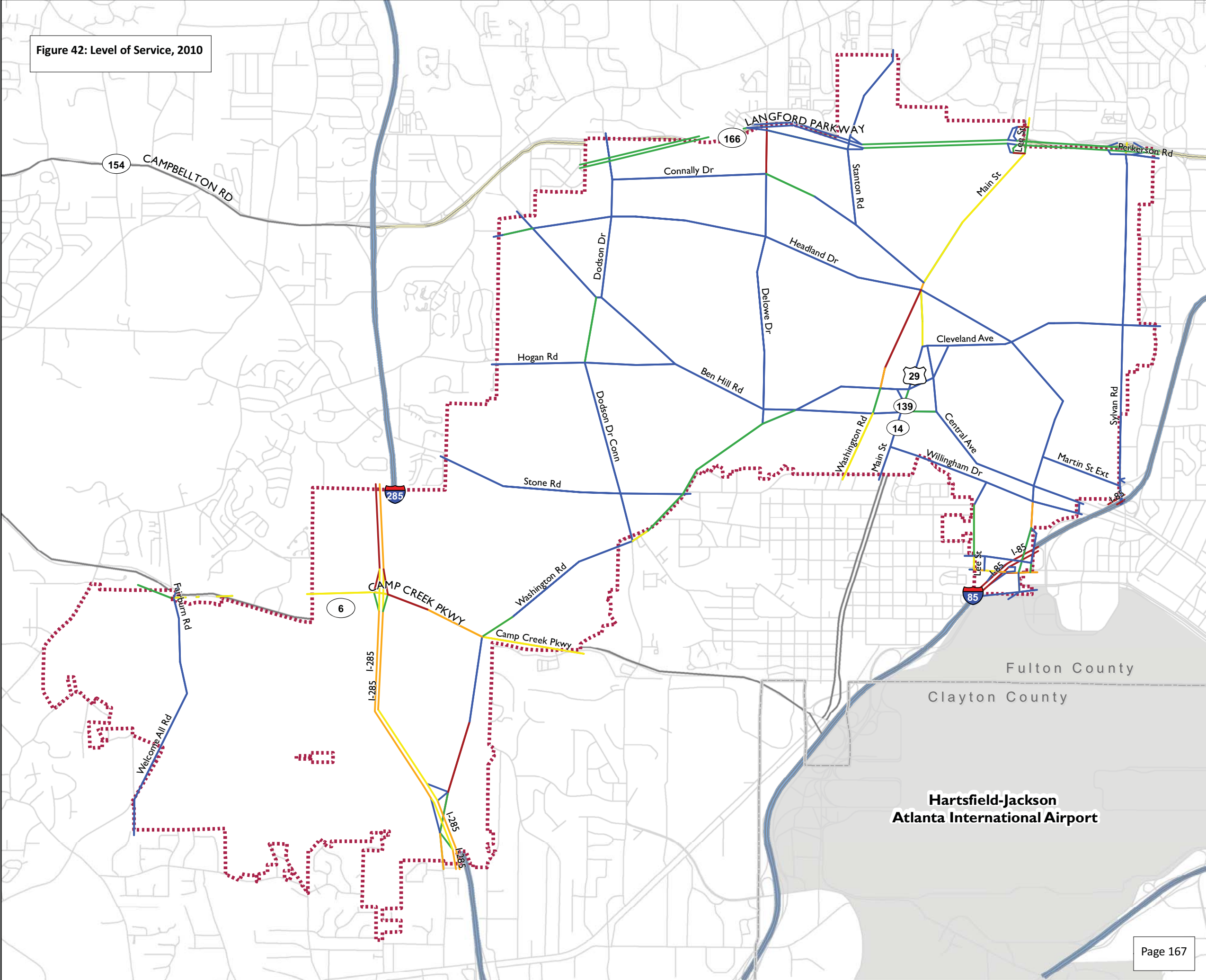
The 2010 daily vehicular Level-of-Service (LOS) from the ARC RTP travel demand model for roadways in East Point is shown in Figure 42. The Highway Capacity Manual (HCM) 2000 states that LOS is a measure of operating conditions experienced by motorists. The LOS is an indication of delay and is measured on a grading scale from “A” to “F” – “A” represents the best conditions and “F” represents the worst conditions. LOS A typically occurs on roadways with free-flowing conditions and little delay, while LOS F typically occurs on roadways with high congestion and heavy delay (approaching gridlock). LOS D is generally considered acceptable because the roadway is busy, yet traffic is still flowing at a reasonable speed. LOS E is typically when a roadway is operating at capacity.

It should be noted that the figure shows the daily LOS rather than peak hour LOS. Traffic congestion may exist during the AM and PM peak periods even if the daily LOS is not problematic. Additionally, the LOS is representative of roadway segments. Individual intersections or even individual movements at intersections may experience congestion problems even if the roadway segment operates with an acceptable LOS.

As the figure shows, the primary roadways that experience traffic congestion problems are I-85, I-285, and Camp Creek Parkway/SR 6. These roadways experience high traffic volumes as they carry significant amounts of commuter traffic, regional traffic, and interstate traffic. It should be noted that residents of East Point can use MARTA heavy rail transit to avoid this traffic congestion when commuting to a number of major job centers, including downtown and midtown Atlanta, Buckhead, Perimeter Center, and Hartsfield-Jackson Atlanta International Airport. Some segments of Main Street/US 29 and Washington Road also experience traffic congestion problems. However, alternate routes exist for local trips so that drivers can avoid these roadways when needed, particularly during the peak hours.

In addition to the locations described above, field reviews indicated that traffic congestion is present at the I-285 at Camp Creek Parkway/SR 6 interchange. This area experiences traffic congestion problems primarily during the lunchtime peak period, weekday PM peak period, and at times during weekend PM peak periods. Traffic congestion at highway interchanges is common during AM and PM peak commute travel periods. Local land use includes a large amount of retail and restaurant development, multi-family residential development, and offsite parking facilities for Hartsfield-Jackson Atlanta International Airport. Additionally, nearby industrial development adds significant amounts of truck traffic to Camp Creek Parkway/SR 6 and to this interchange. This combination of local land uses, as well as commuter and regional traffic, all contribute to the traffic congestion at and near this interchange.

Figure 42: Level of Service, 2010



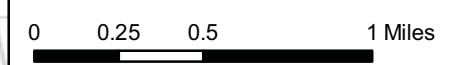
City of East Point  
Comprehensive Plan

2010 Existing Vehicular  
Level-of-Service

Daily Vehicular Level of Service

- A/B
- C
- D
- E
- F
- East Point City Limits
- County Boundaries
- Railroads
- I-285/I-85
- Major Roads
- Local Roads
- Hartsfield Jackson Airport

Source: City of East Point, Atlanta Regional Commission







Another map, included in Figure 43, shows the year 2030 projected daily vehicular LOS from the ARC RTP travel demand model for roadways in East Point. As the figure shows, all major corridors framing the city, including I-285, I-85, Langford Parkway/SR 166, and Camp Creek Parkway/SR 6, are projected to suffer from worsening traffic congestion. Key points of access to these roadways present choke points, especially Camp Creek Parkway/SR 6 at I-285, Main Street/US 29 at Langford Parkway/SR 166, and all access points to I-85 including Cleveland Avenue, Sylvan Road, and Virginia Avenue. The figure also shows that a number of roadway segments within the City are projected to experience increased traffic congestion, including Main Street/US 29, Washington Road, and Dodson Drive.

The ARC's RTP is a long-range plan that includes a mix of projects including roadways, bridges, bicycle/pedestrian infrastructure, transit services, and more. By federal law, the RTP is required to cover a minimum planning horizon of 20 years and must be updated every four years in areas that don't meet federal air quality standards. The Envision6 RTP is the currently adopted plan for the Metro Atlanta area. PLAN 2040, the next version of the RTP, is currently being developed by the ARC.

The ARC's RTP is used to create a short-term work program with programmed funding sources known as the Transportation Improvement Program (TIP). The TIP is developed using the highest priority transportation projects from the RTP and must be financially balanced. The current TIP is for FY 2008-2013. Programmed projects from the current TIP and planned projects from the current RTP are shown in the "ARC RTP and TIP" map, Figure 44. Details about each project are listed in Tables 70 and 71.

The tables show that one project in the City of East Point is included in the current TIP. This is a bicycle and pedestrian safety project on Semmes Street. The typical cross section for this project includes two 11' wide traffic lanes, two 4' wide bicycle lanes, one 8' wide parking lane, and two 6' wide sidewalks.

The ARC RTP includes a number of projects in the City. The projects that may have the most impact on the City include the interchange capacity project at I-285 and Washington Road and the capacity projects along Washington Road. These projects will increase the roadway capacity for the primary connection between downtown East Point, I-285, and the development along Camp Creek Parkway/SR 6. The interchange project will also help to relieve traffic congestion at the interchange of Camp Creek Parkway/SR 6 and I-285. These projects have completion dates in 2020 and 2030. As no funding has been programmed for these projects, this is a projected completion date that may change before the projects are implemented.

It should be noted that project AR-268B, the commuter rail line from the City of Atlanta to the City of Lovejoy, passes through the City of East Point but likely will not have a station in East Point. Nearby stations for this commuter rail line will likely be in downtown Atlanta and at the Southern Crescent multi-modal station.

**Table 70: ARC Envision6 Transportation Improvement Program Projects in East Point**

Programmed Short-Range Projects in the City of East Point					
ARC ID	Completion Date	Project Type	Project Description	From	To
FS-211	2013	Bicycle/ Pedestrian Facility	Addition of two 4' wide bicycle lanes and two 6' wide sidewalks on Semmes Street.	Washington Road	Norman Berry Drive

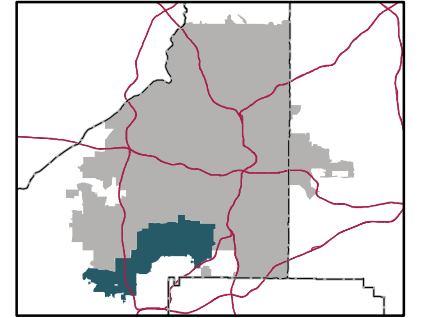
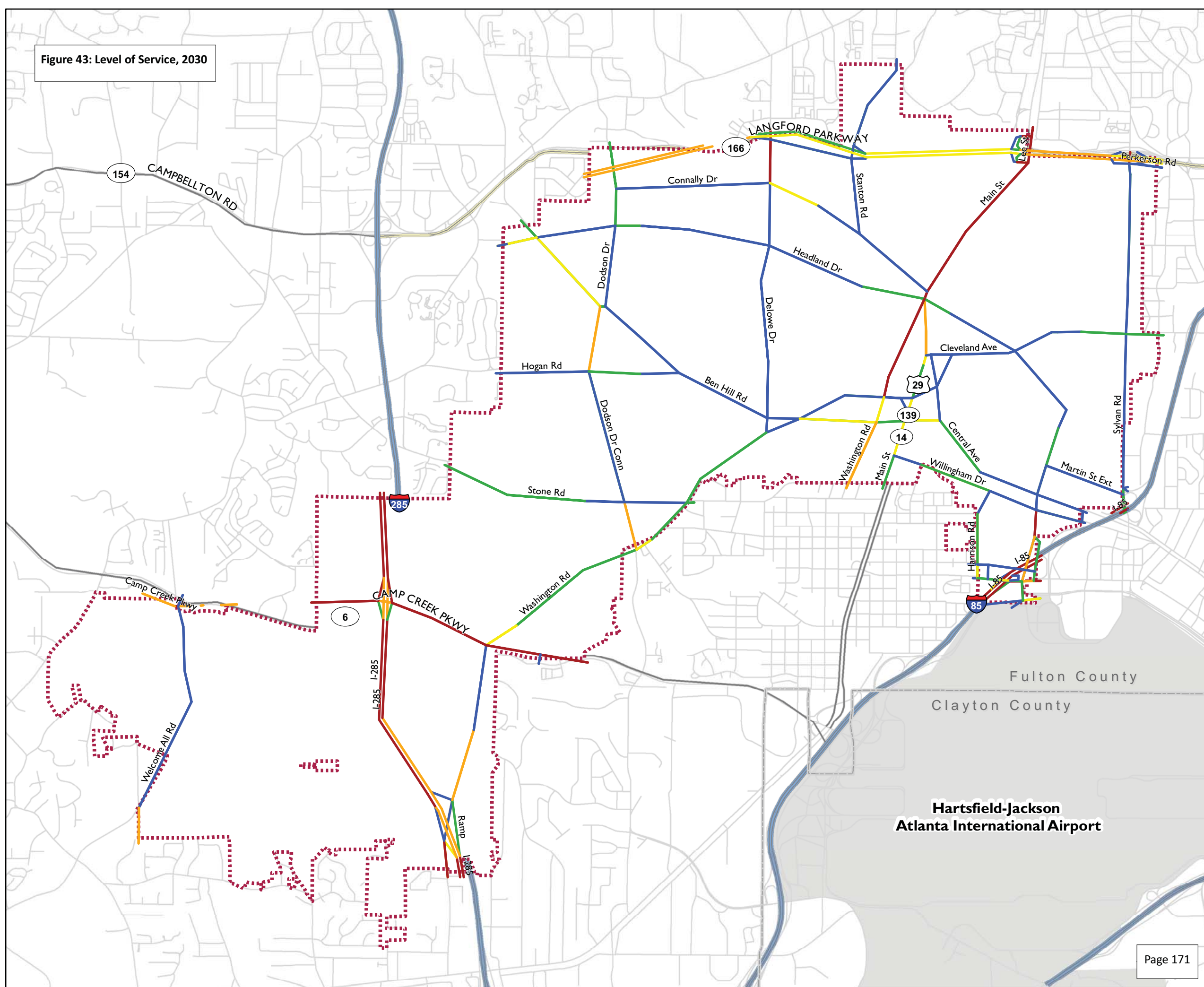
Source: ARC Envision6 FY 2008-2013 Transportation Improvement Program (TIP)

**Table 71: ARC Envision6 Regional Transportation Plan Projects in East Point**

Planned Long-Range Projects in the City of East Point					
ARC ID	Completion Date	Project Type	Project Description	From	To
FS-017A	2020	Interchange Capacity	Reconstruction, with increased capacity, of the interchange at I-285 and Washington Road	I-285 Interchange	At Washington Road
AR-268B	2020	Fixed Guideway Transit Capital	Commuter Rail Stations and Park and Ride lots; <i>Note - No stations are planned in East Point, but the transit line passes through the City on an existing freight rail line.</i>	City of Atlanta	City of Lovejoy
FS-197	2020	Roadway Operational Upgrades	Roadway update/safety and signal improvement project and includes fiber optic interconnections for traffic signals on Virginia Avenue.	Harrison Road	Norman Berry Drive/Bobby Brown Parkway
FS-201	2030	General Purpose Roadway Capacity	Addition of one general purpose lane in each direction along Virginia Avenue.	Main Street/ US 29 (College Park)	I-85 (East Point)
FS-200A	2030	General Purpose Roadway Capacity	Segment 1 of this project includes widening Washington Road to a 4-lane undivided road, improving traffic signals on Washington Road, intersection improvements at Hammarkjold Avenue, Janice Drive and Carmel Drive, sidewalks, bike paths, and street lighting.	I-285	Desert Drive
FS-200B	2030	General Purpose Roadway Capacity	Segment 2 involves adding one general purpose lane in each direction along Washington Road.	Camp Creek Parkway/SR 6	Delowe Drive
FS-200C	2030	General Purpose Roadway Capacity	Segment 3 involves adding one general purpose lane in each direction along Washington Road.	Delowe Drive	Legion Way/US 29

Source: ARC Envision6 Regional Transportation Plan (RTP)

Figure 43: Level of Service, 2030



City of East Point  
Comprehensive Plan

2030 Projected  
Level-of-Service

Daily Vehicular Level of Service

- A/B
- C
- D
- E
- F
- East Point City Limits
- County Boundaries
- Railroads
- I-285/I-85
- Major Roads
- Local Roads
- Hartsfield Jackson Airport

Source: City of East Point, Atlanta Regional Commission

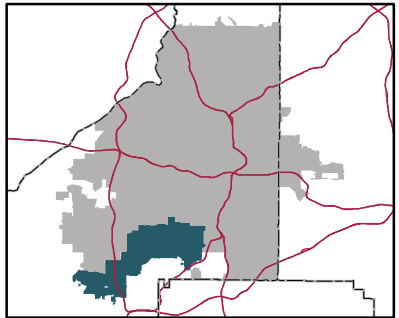
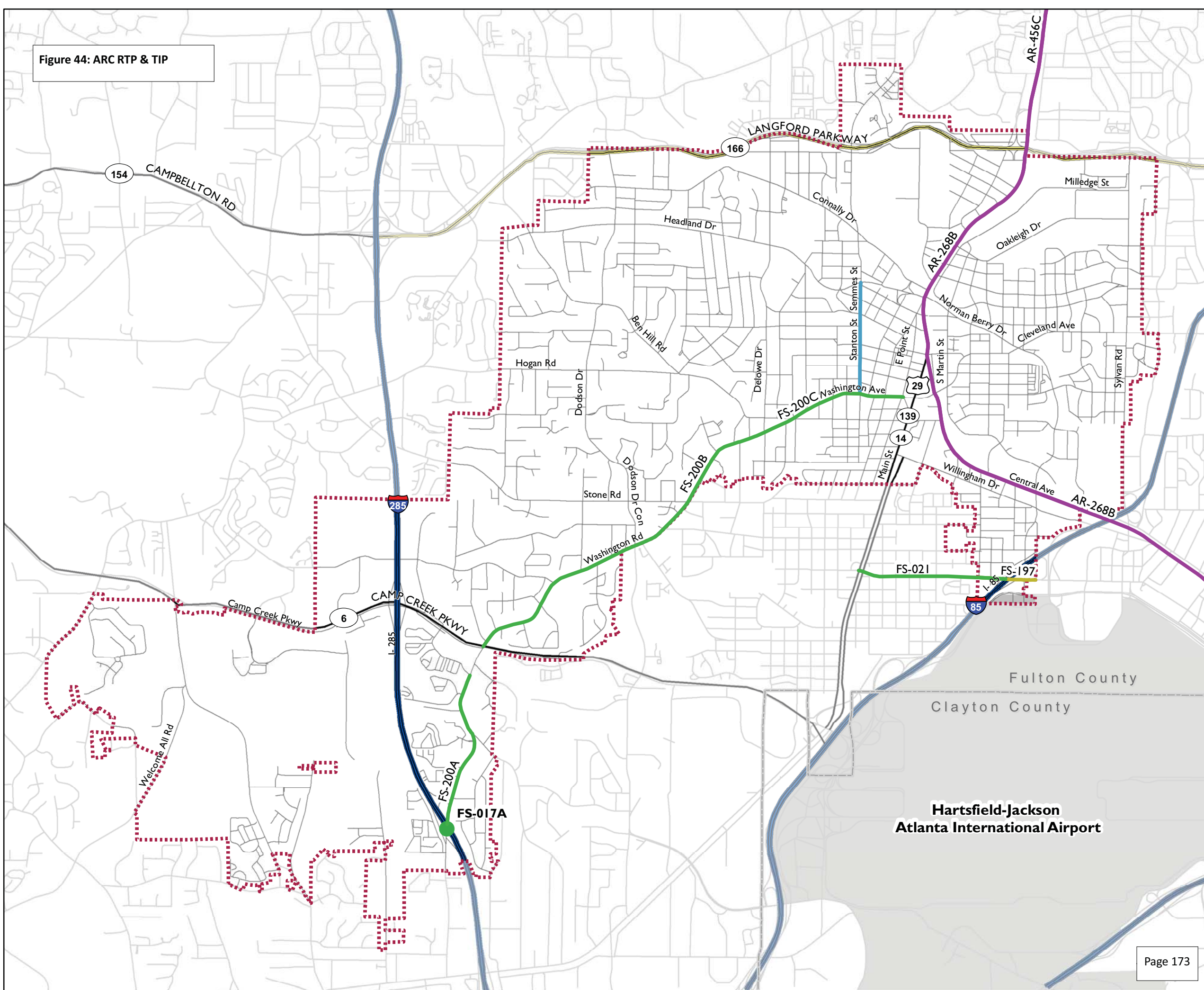
0 0.25 0.5 1 Miles



September 2011



Figure 44: ARC RTP & TIP



City of East Point  
Comprehensive Plan

**ARC RTP  
and TIP Projects**

**Programmed and Planned Projects**

- Bicycle/Pedestrian Facility
- Fixed Guideway Transit Capital
- General Purpose Roadway Capacity
- Roadway Operational Upgrades
- Interchange Capacity
- East Point City Limits
- County Boundaries
- I-285/I-85
- Major Roads (Road Name)
- Major Roads
- + + Railroads
- Local Roads
- Hartsfield Jackson Airport

Source: City of East Point, Atlanta Regional Commission Transportation Improvement Program and Regional Transportation Plan

0 0.25 0.5 1 Miles





### 7.5.2 Underutilized Transportation Facilities

A small number of roadways in the City are interstates, freeways, or arterials. Most of the roadways in the City are local roadways, along with some collector roadways. These roadways carry relatively low traffic volumes, although they also have a relatively low volume capacity. These roadways are utilized well by local traffic but do not have excess capacity for commuter or regional traffic.

The East Point MARTA rail station is marketed as a major asset to the City; however, it is an under-utilized part of the City's transportation infrastructure. Ironically, its initial construction has been identified as a catalyst project which displaced many downtown businesses and significantly contributed to "white flight" from East Point to the Metro Atlanta suburbs. Downtown East Point has yet to revitalize to the point that the rail station is fully utilized.

While the East Point MARTA rail station is located in downtown, it is surrounded by relatively low-density land uses. Single story buildings, many of which are historic, are common around the MARTA station. Many of these existing buildings are home to successful businesses or are government buildings and already contribute to the ridership at the MARTA station, albeit at relatively low rates. However, parking lots and vacant parcels are also common around the MARTA station. Additional development and some redevelopment in the downtown area, particularly at higher densities than some of the existing development, would provide more potential riders to better utilize the East Point MARTA rail station.







**City of East Point**  
**Mission 2036 Comprehensive Plan Update | Technical Appendix**

**Prepared for the city of East Point, Georgia**  
**Department of Planning & Zoning**

by  
**POND & COMPANY**  
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