

**Redevelopment Plan Amendment  
for the  
City Center South Renaissance  
Tax Allocation District:  
Fairground, Roswell, Park Street and  
Hedges Expansions**



**City of Marietta, Georgia**

**November 1, 2004**



## Table of Contents

|   |                                     |
|---|-------------------------------------|
| <b><i>Executive Summary</i></b> _____   | <b>1</b>                            |
| <b><i>Introduction</i></b> _____  | <b>3</b>                            |
| <b><i>Background</i></b> _____  | <b>3</b>                            |
| <b>Reasons for the Plan Amendment</b> _____   | <b>5</b>                            |
| Boundaries {OCGA 36-44-3(9)(A)} _____   | 7                                   |
| Tax Parcel Identification _____   | 7                                   |
| CCSR TAD Map _____  | <b>Error! Bookmark not defined.</b> |
| Roswell/Fairground and Park Street Study Area Map _____   | <b>Error! Bookmark not defined.</b> |
| Hedges Study Area Map _____   | <b>Error! Bookmark not defined.</b> |
| <b><i>Economic Justification for the TAD Amendment</i></b> _____                                  | <b>11</b>                           |
| <b><i>Introduction</i></b> _____  | <b>11</b>                           |
| <b><i>Roswell/Fairground and Park Street Study Area Economic and Demographic Trends</i></b> _____ | <b>12</b>                           |
| Population Trends and Projections _____   | 12                                  |
| Wealth Indices _____  | 14                                  |
| Housing _____   | 17                                  |
| Household Composition _____   | 20                                  |
| Employment _____  | 20                                  |
| Educational Attainment _____  | 21                                  |
| Crime _____   | 21                                  |
| Summary _____   | 22                                  |
| <b><i>Hedges Study Area Economic and Demographic Trends</i></b> _____                             | <b>23</b>                           |
| Population Trends and Projections _____   | 23                                  |
| Wealth Indices _____  | 23                                  |
| Housing _____   | 26                                  |
| Household Composition _____   | 29                                  |
| Employment _____  | 29                                  |
| Educational Attainment _____  | 30                                  |
| Summary _____   | 31                                  |
| Implications _____  | 31                                  |
| <b><i>Redevelopment Strategy</i></b> _____  | <b>33</b>                           |
| <b>Plan Goals and Objectives</b> _____  | <b>33</b>                           |
| Marietta’s Revitalization Policy _____  | 33                                  |
| Expanded City Center South Renaissance TAD _____  | 34                                  |
| Statutory Qualifications of the CCSR TAD Amendment [OCGA 36-44-3(9)(B)] _____                     | 35                                  |
| <b>Proposed Land Use and Redevelopment Projects [OCGA 36-44-3(9)(C) and -3(9)(D)]</b> _____       | <b>37</b>                           |
| Former Johnny Walker and Clay Homes Sites _____   | 37                                  |
| Manget Street Redevelopment Project _____   | 38                                  |
| Other Redevelopment Projects _____  | 39                                  |
| <b>Contractual Relationships [OCGA 36-44-3(9)(E)]</b> _____                                       | <b>40</b>                           |
| <b>Relocation Plans [OCGA 36-44-3(9)(F)]</b> _____  | <b>42</b>                           |
| <b>Historic Property Within Boundaries of the Expanded CCSR TAD [OCGA 36-443(9)(J)]</b> _____     | <b>42</b>                           |
| <b>Zoning &amp; Land Use Compatibility [OCGA 36-44.3(9)(G)]</b> _____                             | <b>43</b>                           |
| <b>Redevelopment Costs [OCGA 36-44-3(9)(H)]</b> _____   | <b>44</b>                           |



|  |           |
|--|-----------|
| <b>Valuation Estimates of the Amended CCSR TAD [OCGA 36-44-3(9)(I)]</b> _____                | <b>45</b> |
| Estimated Assessed Valuation for the Amended CCSR TAD following Redevelopment _____          | 45        |
| <b>Creation and Termination Dates for the Amended CCSR TAD [OCGA 36-44-3(9)(K)]</b> _____    | <b>47</b> |
| <b>Tax Allocation Increment Base [OCGA 36-44-3(9)(N)]</b> _____                              | <b>47</b> |
| Property Taxes for Computing Tax Allocation Increments _____                                 | 47        |
| <b>Anticipated Tax Allocation Bond Issues [OCGA 36-44-3(9)(O), -3(9)(P), -3(9)(Q)]</b> _____ | <b>48</b> |
| Amount of Bond Issue _____   | 48        |
| Term of the Bond Issue or Issues _____   | 49        |
| Rate of Bond Issue _____   | 49        |
| <b>Appendix</b> _____  | <b>50</b> |
| <b>Appendix 1: Preliminary Parcel Identification</b> _____                                   | <b>51</b> |
| <b>Appendix 2: Personal Property ID</b> _____  | <b>61</b> |
| <b>Appendix 3: Maps</b> _____  | <b>63</b> |

## Executive Summary

Today the City of Marietta is moving forward with redevelopment projects in the existing Center City South Renaissance Tax Allocation District (CCSR TAD). The City has successfully laid the groundwork for projects that will have a positive economic impact on areas identified for redevelopment in two recently completed planning studies, the Envision Marietta Downtown Master Plan (2001) and the Powder Springs Street Master Plan (2002). In accordance with the recommendations contained in those two studies, the City and its redevelopment agencies are proceeding to redevelop the former Johnny Walker Homes and Clay Homes public housing projects. These projects were made possible by the establishment of the CCSR TAD in 2003, and the public incentives and investment opportunities the district creates under the Georgia Redevelopment Powers Law.

The strengths, weaknesses and opportunities of the Envision Marietta and Powder Springs Street Master Plan study areas have been evaluated by planning professionals and acted upon by local authorities, paving the way for continued redevelopment of additional areas identified in both studies.

For example, in addition to the geographic area within the existing CCSR TAD, the Powder Springs Street Master Plan recommended redevelopment efforts in the neighborhoods bounded by Hedges Street to the north, Powder Springs Road to the west, Glover Street to the south and Atlanta Street to the east. Based on the recommendations contained in that report, the City of Marietta has identified the Hedges Study Area for inclusion within the CCSR TAD, and is actively working to solicit developer interest in that neighborhood.

The City's Envision Marietta Downtown Master Plan focused on a larger study area and identified major needs within the neighborhood bounded by Roswell Street to the north, Alexander Street to the west, South Marietta Parkway to the south, and South Fairground Street to the east. That report also identified a second area of need bounded by Aviation Road to the east, Roswell Street to the north, Merritt Street to the west, and South Marietta Parkway to the south. This

redevelopment plan amendment also recommends that the majority of these two areas be incorporated into the CCSR TAD. The City has already undertaken a major initiative to assemble and prepare the most distressed property within these neighborhoods for redevelopment. The investment incentives available to tax allocation districts are now required to attract developer interest in the assembled site and to make revitalization possible.

The Marietta Redevelopment Corporation (MRC) has independently conducted demographic and economic assessments of the areas outlined in these two previous studies. The MRC has determined that the geographic areas described in the preceding paragraphs, have the greatest needs and would benefit the most from public investment and incentives offered under the Georgia Redevelopment Powers Law. Specifically, the expanded redevelopment area described in this plan qualifies as a tax allocation district due to the following factors:

- The negative conditions in the area that necessitate its redevelopment including:
  - The comparative lack of investment which has occurred in the area; and
  - The lower incomes, quality of housing stock and home values in the area;
- The redevelopment plan is designed to meet the City's land use objectives;
- The opportunity to leverage private resources to redevelop the area; and
- The ability of the enlarged CCSR TAD to serve as a catalyst for redevelopment in other surrounding neighborhoods and commercial areas.

The City is now proposing to amend the CCSR Redevelopment Plan and expand the current boundaries of the tax allocation district to include the Hedges, Roswell/Fairground and Park Street areas. This expanded TAD would total 978 tax parcels and encompass nearly 486 acres of land, incorporating roughly \$122.9 million in real property value and 2.5 percent of Marietta's total real property tax digest.

Specific projects have also been identified to meet the goals of redevelopment within these economically distressed neighborhoods. Combined with previously identified projects in the original CCSR Redevelopment Plan, the MRC has identified roughly \$296 million to \$353 million in private investment that could be attracted to the expanded TAD. These projects are also described in this report.

## Introduction

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### Background

Situated within central Cobb County, the City of Marietta was founded in 1834. Historically Marietta was a small, thriving commercial and governmental center. With the accelerating suburbanization of Cobb County over the past several decades, Marietta has become part of a rapidly growing Atlanta region. More recently, however, the City of Marietta has not been keeping pace with the substantial growth prevalent in other parts of Cobb County. In addition, growth forces directed to outlying areas have created a need to ensure the viability of the City's central business district and nearby neighborhoods, by restoring balance to development that would enhance the appeal of the area and expand its tax base. Major identified problems in the City include:

- An imbalance of renter (64%) to owner-occupied (36%) housing which is the inverse of the national average and produces high population and school enrollment turnover, related social problems and higher public service costs;
- High rental market vacancy rates, conservatively estimated in the range of 20% to 30%;
- Declining rent levels due to excess rental housing supply;
- Deteriorating value and condition of residential investment property;
- Above-average commercial and retail vacancy due to the declining purchasing power of Marietta's resident population and increased competition from new commercial developments throughout Cobb County; and
- Generally slower growth in the City's real property tax base due to the lack of readily available development sites and the prohibitively high cost of redevelopment projects within established residential and commercial areas.

In response to these problems, the City of Marietta undertook a master plan for the Powder Springs Street Corridor in 2002. This corridor was generally considered to be a high priority area for redevelopment, containing concentrations of existing blighted conditions and significant opportunities for residential and commercial revitalization. Following completion of that Master Plan, the City proceeded in 2003 to designate a portion of the Powder Springs Corridor as a “redevelopment area” under the Georgia Redevelopment Powers Law, and to create its first tax allocation district within that redevelopment area.

This area is now identified as the City Center South Renaissance Tax Allocation District (CCSR TAD). The boundaries of the redevelopment area and the CCSR TAD are the same, encompassing roughly 270 acres, extending from the Marietta Conference Center and along Powder Springs Street to the southern edge of Marietta Square.<sup>1</sup> The CCSR TAD was subsequently endorsed by both the Cobb County Commission and the Marietta Board of Education, and certified in December of 2003.

The planning process involved in creating the existing redevelopment plan and TAD, including the socioeconomic justification, planning tools used, certified redevelopment area boundaries, recommended strategies and City/public investment directed toward that effort, are outlined in the Redevelopment Plan for the City Center South Tax Allocation District. The original redevelopment plan was prepared by McKenna Long & Aldridge LLP and Bleakly Advisory Group, and issued in October of 2003. Included in that plan is an overview of the procedures for establishing tax allocation districts, as well as the purposes, uses and advantages of tax increment financing (TIF) under Georgia’s Redevelopment Powers Law. The original redevelopment plan for the CCSR TAD, including the existing TAD boundaries and tax parcels included within the district, is an integral part of this plan amendment and is fully incorporated herein by reference.

The two major redevelopment projects that the CCSR TAD is intended to support, are the reuse of the former Johnny Walker and Clay Homes public housing projects. In the several months since the CCSR TAD was established, the City has made substantial progress toward completing property assembly, securing a developer and negotiating a master development agreement for the approximate 12-acre Johnny

<sup>1</sup> Tax allocation districts are contiguous geographic areas located within designated redevelopment areas, which are defined and created by local legislative bodies for the purpose of issuing tax allocation bonds to finance redevelopment costs within the area.

Walker Homes site. Assuming the successful completion of ongoing negotiations with the selected developer, construction on a \$60 million mixed-use development is scheduled to break ground before the end of 2004. That project is expected to include nearly 200 residential condominiums, roughly 100,000 SF of retail and office space, an approximate 700-space parking structure and extensive public amenities.

The redevelopment of the Clay Homes housing project is also proceeding under the direction of the Marietta Housing Authority (MHA). Within the past year, the MHA has undertaken preliminary market research and conceptual planning, assembled several out parcels for inclusion in the project, initiated the relocation of existing tenants and secured federal funds for eventual demolition of the improvements. Current schedules anticipate completion of tenant relocation activities by March of 2005, with demolition occurring shortly thereafter. Developer selection and groundbreaking should take place during the latter half of 2005, less than 24 months following creation of the TAD.

Developer interest in the redevelopment of Clay Homes has been strong and preliminary planning suggests that the site could support a mixed-use development in excess of \$100 million. That project is also expected to include a mix of market rate residential condominiums, retail and office space. The MHA is also examining the potential to develop affordable/assisted elderly housing within the larger Clay Homes project.

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## Reasons for the Plan Amendment

CSSR was Marietta's first redevelopment area and one of the first redevelopment plans submitted in Cobb County for the purposes of using TIF under Georgia's Redevelopment Powers Law. Neither the County or the Marietta Board of Education had prior experience in approving redevelopment plans, nor was there a broad understanding of the fiscal issues associated with the creation of TADs. In order to further the cooperation of the County and Board of Education and insure approval of the CCSR Plan, the City of Marietta decided at the time to minimize the boundaries of the redevelopment area to what was necessary to accomplish the redevelopment of Johnny Walker and Clay Homes. In the CCSR Redevelopment Plan, the boundaries of the redevelopment area (which establishes the eligibility for public action) and the tax allocation district itself (which provides the funding mechanism for implementation) are the same.

It has always been the City's intent to broaden the use of tax increment financing to encourage redevelopment in other eligible areas of the community. In fact, City economic development department staff has already identified 11 potential "project areas" that contain evidence of underdeveloped and/or blighted conditions, and potentially qualify for designation as redevelopment areas. This amendment to the CCSR Redevelopment Plan would expand the existing redevelopment area to encompass portions of two of these previously identified project areas. For presentation purposes, these expanded redevelopment areas are identified as the "Roswell/Fairground and Park Street Study Area" and "Hedges Study Area", respectively. Although identified and discussed separately, it is the intent of this redevelopment plan to create a single enlarged tax allocation district encompassing all of the original CCSR TAD, plus all of the project areas identified in this amendment.

The City is requesting the CCSR Plan amendment at this time for a number of reasons. First, it has become evident that the Study Areas designated for inclusion in the redevelopment area have significant economic and social problems, including evidence of high crime, high rental vacancy, substandard housing conditions and economic disinvestment. Secondly, the proximity of the Roswell/Fairground/Park Street and Hedges Study Areas to the existing Johnny Walker and Clay Homes redevelopment projects, create the opportunity and need to expand redevelopment incentives and resulting investment into those neighborhoods.

Third, over the past seven months since the CCSR TAD was created, the City has received several inquiries from prospective developers who are interested in exploring investments within the Study Areas. This interest is contingent upon the presence of sufficient financial incentives to offset the high cost and risk of parcel assembly, demolition (in some cases) and reuse. The availability of TAD financing is also necessary to enable the City to offer street, sidewalk and other off-site infrastructure improvements, that may be necessary to support redevelopment in these transitional neighborhoods.

Finally, based on discussions with financial institutions and other experts on tax increment financing, it has become evident that larger tax allocation districts are generally perceived by investors to offer less risk than small districts. Enlarging the TAD boundaries to encompass more property types, more neighborhoods and more potential redevelopment projects should make it easier to secure necessary financing for the first few projects like Johnny Walker Homes.

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## Boundaries {OCGA 36-44-3(9)(A)}

As provided for in the Georgia Redevelopment Powers Law, a tax allocation district must be located within an approved redevelopment area, but may not necessarily include the entire redevelopment area.<sup>2</sup> This redevelopment plan identifies three distinct locations within the amended CCSR Redevelopment Area that would be designated as TADs. For presentation purposes, these areas are identified as the Hedges TAD, Fairground TAD and Part Street TAD, respectively. Again, although these three areas are labeled individually for presentation purposes, the City of Marietta intends to append them to the existing CCSR TAD to create a single, larger tax allocation district.

Maps of the existing and proposed expansion of the CCSR TAD are located on the following pages.

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## Tax Parcel Identification

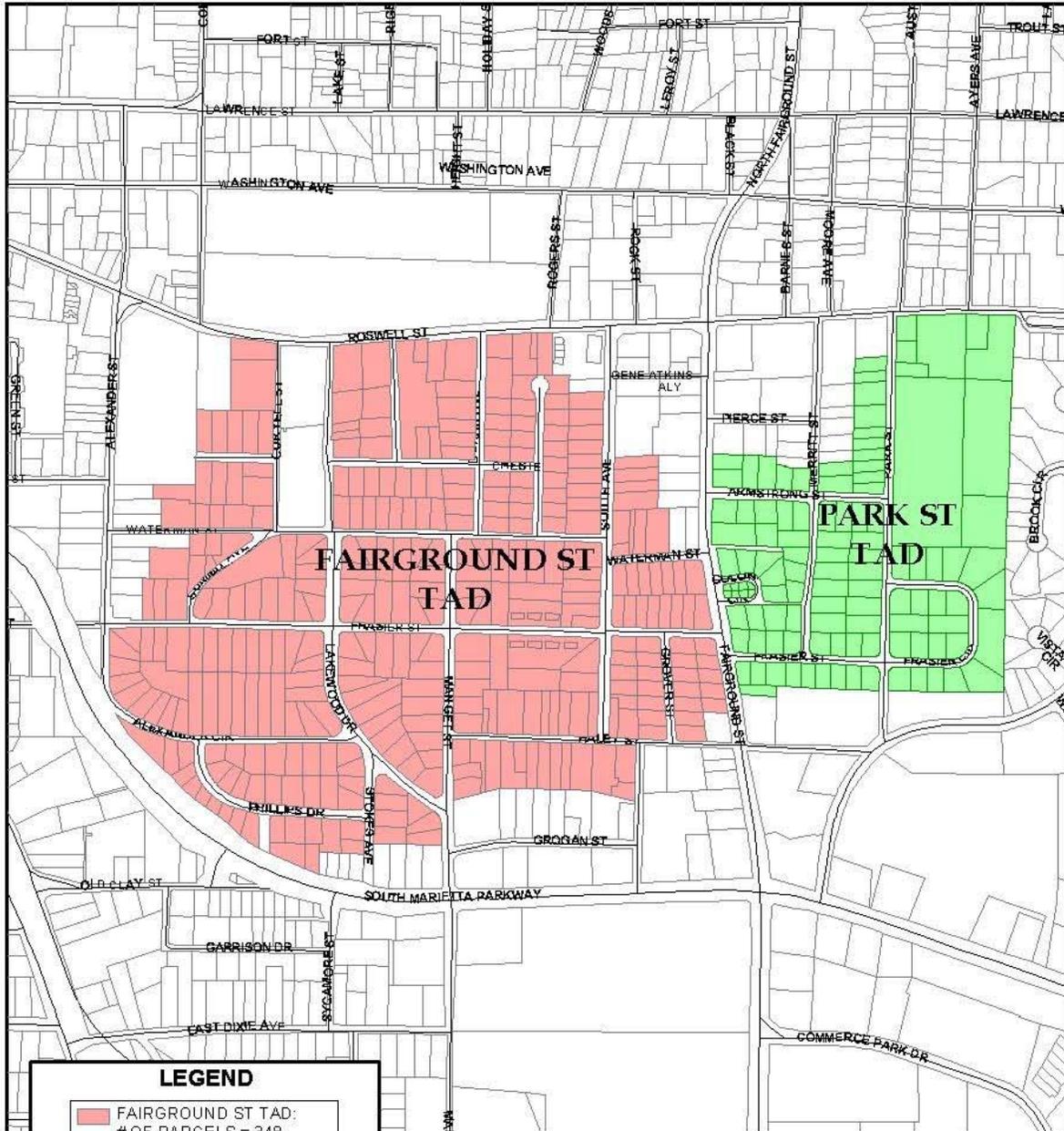
Tax parcel identification numbers (district, land lot, parcel) along with street addresses for the properties included within the proposed TADs are presented in Appendix 1.

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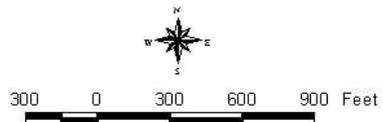
<sup>2</sup> See OCGA 36-44-5 (a)(3)



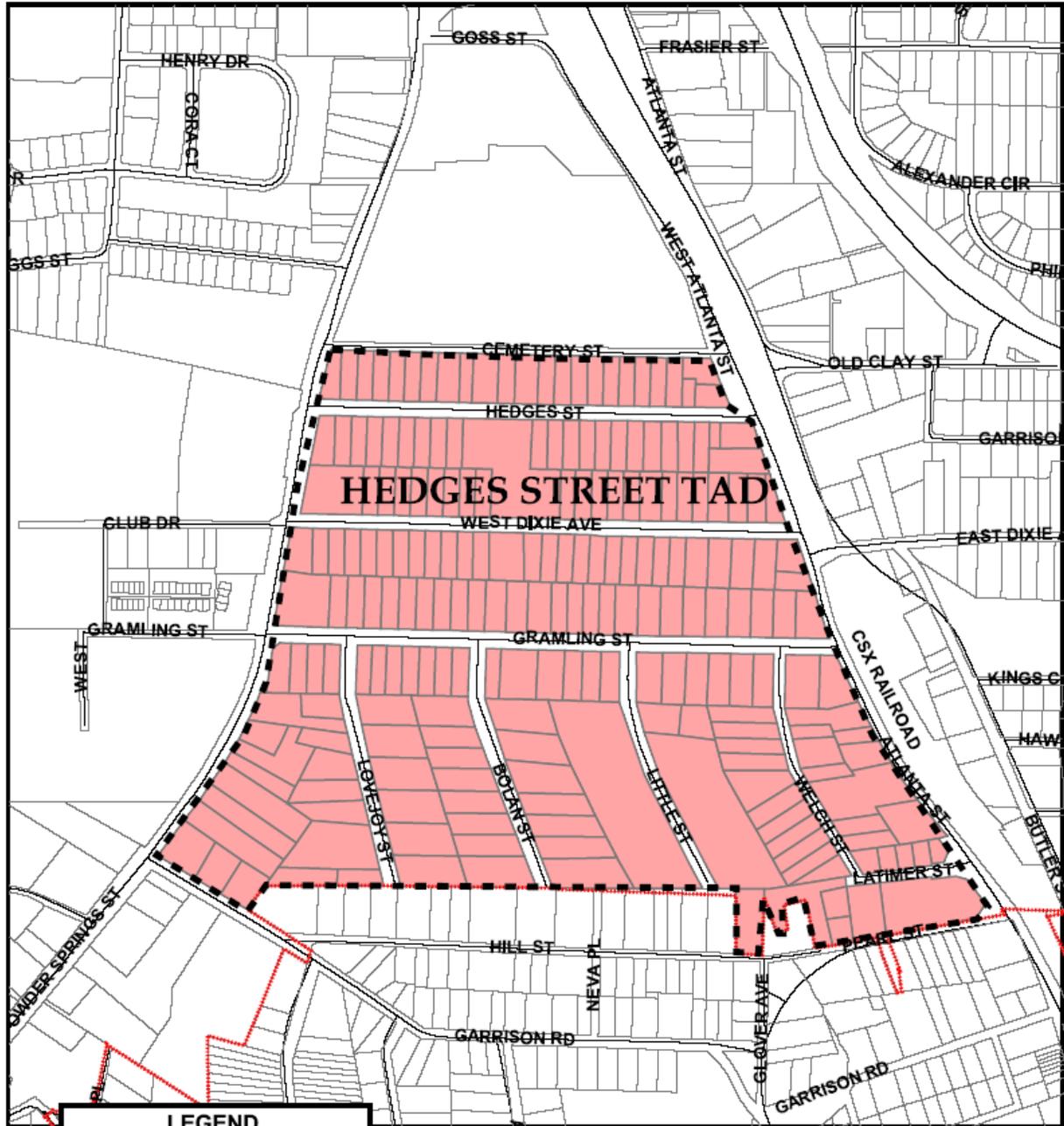
## PROPOSED FAIRGROUND ST PROJECT AREA TADS



MAP PRODUCED BY CITY OF MARIETTA GIS DEPT., AUGUST 2003

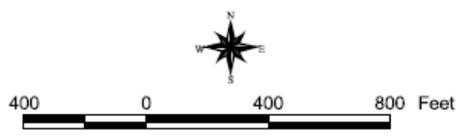


## PROPOSED CCSR EXPANSION HEDGES REDEVELOPMENT AREA AND TAD



MAP PRODUCED BY CITY OF MARIETTA GIS DEPT SEPT 2004

| LEGEND |  |
|--------|--|
|        | HEDGES STREET TAD:<br># OF PARCELS = 225<br>ACREAGE = 89<br>VALUATION = \$26,749,793 |
|        | REDEVELOPMENT AREA   |
|        | CITY LIMITS  |
|        | STREET CENTERLINES   |
|        | PARCEL LINES   |



# Economic Justification for the TAD Amendment

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## Introduction

An analysis of economic and demographic trends reveals important information regarding the relative economic stagnation of those areas that are recommended for addition to the CCSR Redevelopment Area. This redevelopment plan amendment expands the CCSR Redevelopment Area in two directions, encompassing separate and distinct neighborhoods. For presentation purposes, these areas are identified as the “Roswell/Fairground and Park Street Study Area” and the “Hedges Study Area”, respectively.

Although this plan amendment is an integrated whole, each Study Area possesses different challenges and opportunities, and thus require different approaches to redevelopment. Therefore, this section will present each area as a stand-alone entity, and provide separate comparisons to the rest of the City of Marietta and Cobb County. The presentation follows the same format that was used in the original CCSR Redevelopment Plan, but does not discuss property characteristics or socioeconomic conditions within those areas that have already been certified as part of the existing CCSR TAD.

Statistics for this plan were obtained from the U.S. Census Bureau. Through the Census, population, household and housing counts are available at a level that provides data for the specific geographic boundaries of the proposed Roswell/Fairground and Park Street and Hedges Study Areas. Census data provide economic, employment and education data for geographies known as “Census block groups”. In order to cover each Study Area, the City was required to aggregate data for a number of Census block groups, which individually covered portions of the Study Areas. The geography formed by the assembly of these block groups is slightly larger and contains a larger population than the Study Areas themselves. However, this assembly of Census block groups is socio-economically comparable to the smaller Study

Areas. It is therefore reasonable to use the block group data to represent existing conditions and trends.

The Roswell/Fairground and Park Street Study Area contain two identified areas, which are adjacent to one another and will be appended to the tax allocation district. The geography to be included in the amended TAD is somewhat smaller than the overlaying redevelopment area. Although the proposed TADS are labeled separately, they share the same Census block groups, are demographically similar and can be described in the same narrative. The following section presents trends and comparative analysis related to population, wealth, housing stock, employment, educational attainment and crime within that proposed redevelopment area.

The Hedges Study Area is covered by a different set of Census block groups and possesses its own unique demographic characteristics. The conclusion of this section presents a separate narrative profiling demographic conditions within that geography. For the Hedges Study Area, the proposed boundaries of the redevelopment area and tax allocation district are the same.

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## **Roswell/Fairground and Park Street Study Area Economic and Demographic Trends**

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### **Population Trends and Projections**

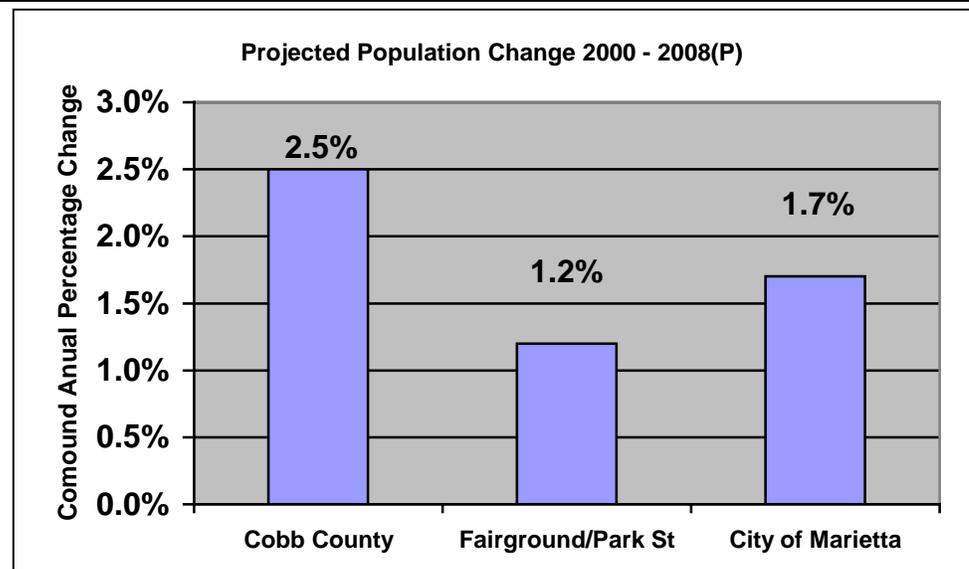
The Roswell/Fairground and Park Street Study Area analyzed for this report contained an estimated 2000 Census population of 2,818, representing roughly 5 percent of the City's population at that time. As shown in Table 1, the rate of population change within the Study Area was minimal during the 1990's, totaling 139 persons or 5.2 percent over the entire decade. By contrast, the total population of Marietta and Cobb County grew by more than 33 and 35 percent, respectively.

**Table 1: Population Trends – City of Marietta, Cobb County and Roswell/Fairground and Park Street Study Areas**

| Area   | Total Population |         | Change: 1990-2000 |         | Average Ann Chg |
|--|------------------|---------|-------------------|---------|-----------------|
|  | 1990             | 2000    | Number            | Percent |                 |
| Cobb County                                    | 447,745          | 607,751 | 160,006           | 35.7%   | 3.6%            |
| City of Marietta                               | 44,129           | 58,748  | 14,619            | 33.1%   | 3.3%            |
| Roswell/Fairground and Park Street Study Areas | 2,679            | 2,818   | 139               | 5.2%    | 0.5%            |

Source: 2000 U.S. Census

**Figure 1: Population Projections– City of Marietta, Cobb County and Roswell/Fairground and Park Street Study Areas**



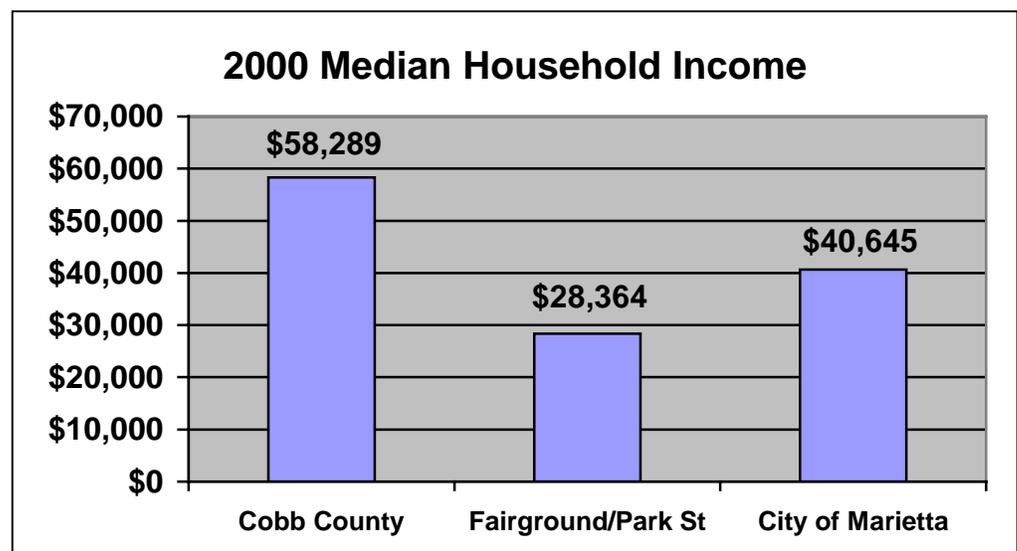
“Current” City population estimates for 2004, prepared by the Department of Planning and Zoning, indicate that Marietta’s population has grown at a rate of 1.2 percent annually since 2000. The Department’s forecasting methodology has only limited capability to estimate or forecast growth within individual City neighborhoods or smaller geographic sub areas. Given the minimal level of new housing construction in the Study Area since 2000 and the evidence that rental vacancy rates have increased since that time, it is unlikely that the population has grown in recent years. Assuming that the Study Area’s population remains somewhat proportional to the City as a whole, the Department of Planning & Zoning anticipates an annual growth rate of 1.2 percent for the remainder of the decade. Growth rates of this magnitude assume that some level of redevelopment activity occurs over the forecast period.

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## Wealth Indices

The 2000 median household income in the Roswell/Fairground and Park Street Study Area was \$28,364. Figure 2 shows that the Study Area median household income was substantially below the City of Marietta and less than half of Cobb County, which exceeded \$58,000 in 2000.

Figure 2: Income Comparison– City of Marietta, Cobb County and Roswell/Fairground and Park Street Study Area



Median household income measures the midpoint of incomes among all households within a given geography, while per capita income measures total income divided by the population. The income disparity between the Roswell/Fairground and Park Street Study Area and the City and County is also reflected in the 2000 per capita income measures shown in Table 2. Per capita income in the Study Area was \$14,780 in 2000, lower than the City of Marietta and 47 percent below the per capita income of all Cobb County residents.



**Table 2: 2000 Wealth Indices– City of Marietta, Cobb County and Roswell/Fairground and Park Street Study Area**

| Area  | Median Household Income |                   |
|---|-------------------------|-------------------|
|   | Median Household Income | Per Capita Income |
| Cobb County                                   | \$58,289                | \$27,863          |
| City of Marietta                              | \$40,645                | \$23,409          |
| Roswell/Fairground and Park Street Study Area | \$28,364                | \$14,780          |
| Source: Census 2000                           |                         |                   |

The distribution of household income further illustrates the comparatively low household incomes within the Study Area. Roughly 44 percent of all households in the Roswell/Fairground and Park Street Study Area earned annual incomes below \$25,000 in 1999. This percentage of low-income households in the Study Area was substantially larger than both the City (27 percent) and County (15 percent). Similarly, the percentage of Study Area households with middle and upper incomes was also well below the City and County, suggesting that there is very little variation in income levels within the Study Area itself.

**Table 3: 2000 Household Income by Percentage of Total Households– City of Marietta, Cobb County and Roswell/Fairground and Park Street Study Area**

| Area  | Total Households | Percentage of Total Households |                      |                      |                        |
|---|------------------|--------------------------------|----------------------|----------------------|------------------------|
|   |                  | Less than \$24,999             | \$25,000 to \$49,999 | \$50,000 to \$99,999 | Greater than \$100,000 |
| Cobb County                                   | 227,590          | 15%                            | 26%                  | 38%                  | 21%                    |
| City of Marietta                              | 23,945           | 27%                            | 34%                  | 28%                  | 12%                    |
| Roswell/Fairground and Park Street Study Area | 1,020            | 44%                            | 32%                  | 17%                  | 7%                     |
| Source: Census 2000                           |                  |                                |                      |                      |                        |

Given the relatively low median and per capita incomes shown above, it is not surprising that the Roswell/Fairground and Park Street Study Area also exhibited high levels of poverty. In 1999, 29 percent of the Study Area population lived below the poverty level, compared to 16 percent of Marietta’s population and only 6 percent of Cobb County. Figure 3 shows the age distribution of those populations living below

the poverty level. Data for the Roswell/Fairground and Park Street Study Area show substantially higher poverty rates among working age adults and particularly children under the age of 18, than either the County or City.

Figure 3: Percentage of Persons Below Poverty, by Age Group– City of Marietta, Cobb County and Roswell/Fairground and Park Street Study Area

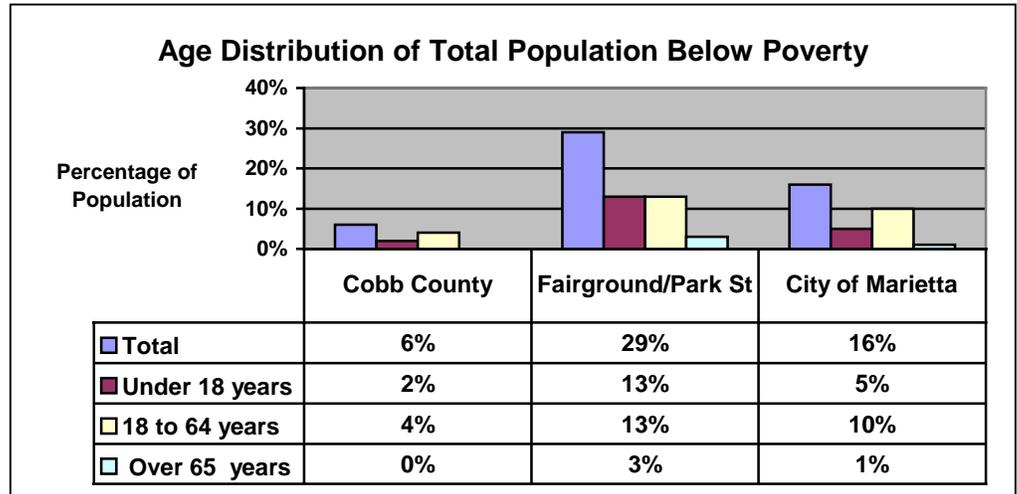
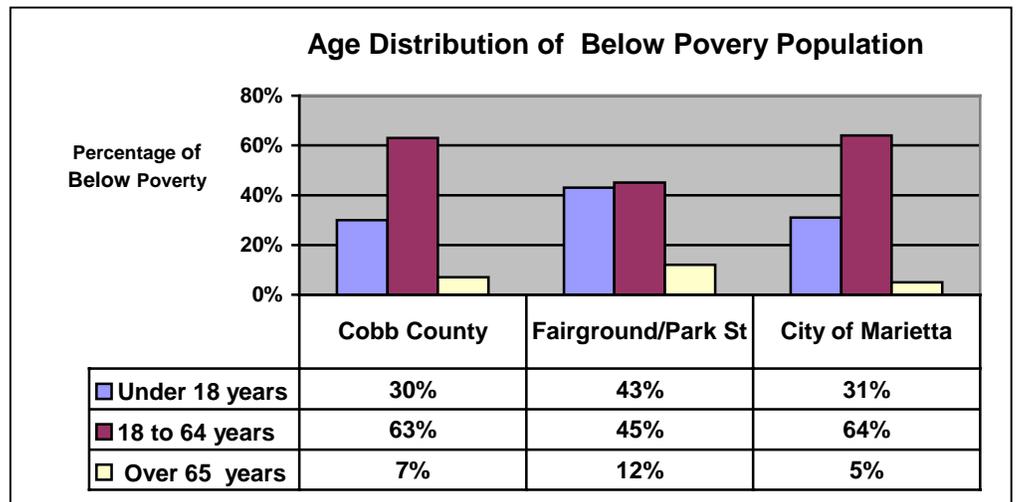


Figure 4: Age Distribution of Persons living below the Poverty Level– City of Marietta, Cobb County and Roswell/Fairground and Park Street Study Area



The previous exhibit showed the percentage of the total population in various age groups, which had incomes below the poverty level in 1999. Figure 4 presents a different perspective, focusing on the age

distribution of the poor. In the Roswell/Fairground and Park Street Study Area a significantly higher percentage of the poor were under age 18 or over 65 than either the City or County. The Study Area in particular had a higher percentage distribution of children below poverty (43 percent of the total), suggesting a greater incidence of poverty among families than was present in either the City or County.

Senior Citizens, age 65 and older, experience higher rates of poverty in the Fairground study area as well. Persons age 65 and older comprise 12 percent of persons below the poverty level in the study area compared to only 7 percent in the County and 6 percent in the City.

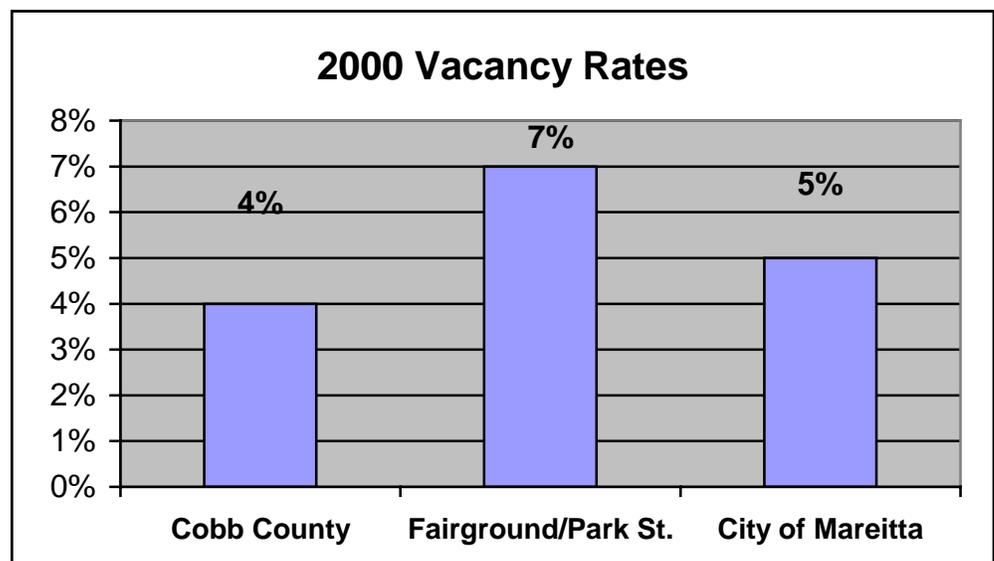
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## Housing

The Roswell/Fairground and Park Street Study Area is comprised of owner occupied as well as rental properties. The Study Area housing stock is comprised of older units with lower values, which experience higher vacancy rates than the housing stock of the City and County.

Since 2000, vacancy rates within the City of Marietta have increased notably. This trend is observable in the Roswell/Fairground and Park Street Study Area. In 2000, the U.S. Census reported a 7 percent vacancy rates for the Study Areas.

Figure 5: Estimated Rental Market Vacancy Rates 2000 – City of Marietta, Cobb County and Roswell/Fairground and Park Street Study Area





**Table 4: Age and Value Distribution of the Study Area Housing Supply – City of Marietta, Cobb County and Roswell/Fairground and Park Street Study Area**

| Year Built                        | Number of Units | % Share     | Value of Owner Occupied Housing Units | Number of Units | % Share     |
|-----------------------------------|-----------------|-------------|---------------------------------------|-----------------|-------------|
| 1990 to Present                   | 69              | 6%          | Less than \$39,999                    | 10              | 3%          |
| 1970 – 1989                       | 144             | 13%         | \$40,000 to \$69,999                  | 52              | 17%         |
| 1960 – 1969                       | 140             | 12%         | \$70,000 to \$99,999                  | 214             | 68%         |
| 1959 or earlier                   | 773             | 69%         | \$100,000 to \$149,999                | 33              | 10%         |
|                                   |                 |             | \$150,000 and above                   | 6               | 2%          |
| <b>Total</b>                      | <b>1,126</b>    | <b>100%</b> |                                       | <b>315</b>      | <b>100%</b> |
| Source: Census 2000               |                 |             |                                       |                 |             |
| Percent of Homes built since 1970 |                 | 19%         | 2000 Median Value                     |                 | \$84,700    |

The age and value distribution of the housing stock within the Roswell/Fairground and Park Street Study Area in 2000, is profiled in Table 4. In Marietta and Cobb County as a whole, the vast majority of all housing has been constructed within the past 30 years. In the Study Area, however, according to the 2000 Census, only 19 percent of the more than 1,100 dwelling units within the area were built after 1970. By comparison, 69 percent of the housing stock was more than 40 years old. The table also shows that only 28 percent (315 units) were owner occupied at the time of the Census.

Table 4 further shows that in addition to being aged, most of the housing stock in the Roswell/Fairground and Park Street Study Area is dominated by housing with lower values. Among owner-occupied units, 88 percent were valued below \$100,000 in 2000, compared to only 2 percent that were valued above \$150,000. (The median value was \$84,700.) Although not recorded by the Census, rental property values are likely to be even lower.

Figure 6: Percentage of Housing Stock Built Since 1970 – City of Marietta, Cobb County and Roswell/Fairground and Park Street Study Area

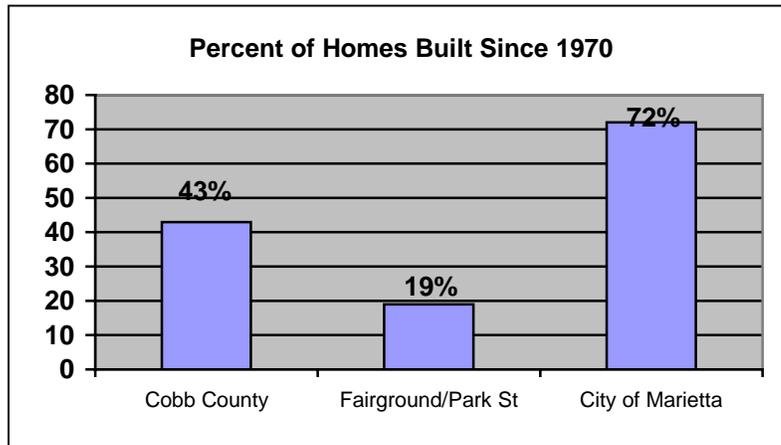
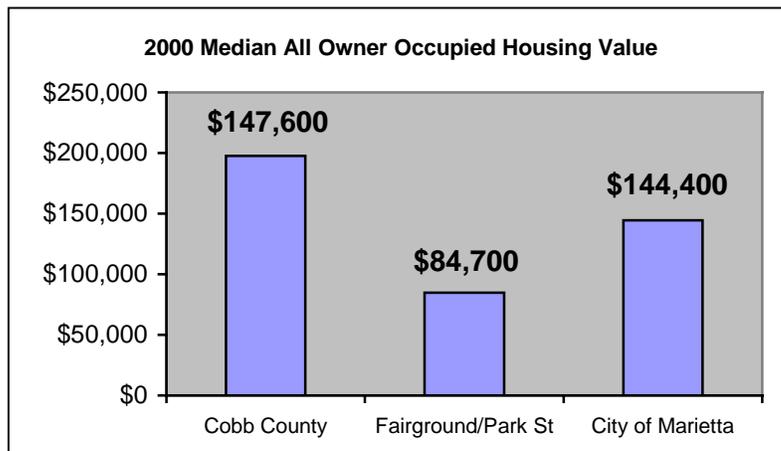


Figure 7: Comparative Value of Owner Occupied Housing Units – City of Marietta, Cobb County and Roswell/Fairground and Park Street Study Area



The 2000 median value of owner occupied housing units in the Roswell/Fairground and Park Street Study Area was \$84,700. This median was less than 40 percent of the 2000 median home value in Cobb County, (\$147,600) and Marietta (\$144,400).

Since 2000, rental vacancy rates within the City of Marietta have increased notably. This trend is also observable in the Roswell/Fairground and Park Street Study Area. The City of Marietta and Bureau of Lights and Water (BLW) have developed a methodology to approximate residential vacancy rates through the monitoring of electric meter accounts. Based on July data for 187



customer accounts on the Frasier St., Frasier Circle, Manget St. and South Avenue, 53 units were estimated to be vacant for all or part of the month, representing an approximate 28 percent vacancy rate. Vacancy rates over the entire Study Area are likely to be only marginally lower.

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### Household Composition

In 2000, married couples, with or without children, represented 42 percent of all households in the Roswell/Fairground and Park Street Study Area. Single parent household represented approximately 33 percent of all households and the remaining households were unrelated individuals.

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### Employment

The 2000 unemployment rate in the Roswell/Fairground and Park Street Study Area was 5.9 percent. This number was significantly higher than Cobb County's rate of 3.8 percent and slightly higher than the City of Marietta's unemployment rate of 5.8 percent. The number of employed residents and unemployment rates at the time of the 2000 Census are summarized in Table 5.

Table 5: Comparison of 2000 Employment and Unemployment – City of Marietta, Cobb County and Roswell/Fairground and Park Street Study Area

| Area  | Number Employed | Unemployment Rate |
|---|-----------------|-------------------|
| Cobb County                                   | 329,136         | 3.8%              |
| City of Marietta                              | 32,172          | 5.8%              |
| Roswell/Fairground and Park Street Study Area | 1,233           | 5.9%              |
| Source: Census 2000                           |                 |                   |

According to the Georgia Department of Labor, in June 2004, the unemployment rate in Marietta was 5.4 percent, compared to 4.1 percent for Cobb County. While current employment and unemployment statistics are not available for areas as small as the Roswell/Fairground and Park Street Study Area, it is reasonable to assume that current unemployment in this area remains above the County and City averages.

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## Educational Attainment

Consistent with income and employment, educational attainment for the population living in the Roswell/Fairground and Park Street Study Area, was significantly lower than the County and the City in 2000. Among the adult population age twenty-five and older, 49 percent of the Study Area residents did not possess a high school diploma or GED in 2000. This compares to only 18 percent of the City and 11 percent of the County adult population, respectively. By contrast, only 12 percent of Study Area adults possessed a Bachelor's or Graduate degree, compared to 34 percent of the City's adult population and 40 percent of Cobb County.

**Table 6: Educational Attainment in 2000 (Population Age 25+) – City of Marietta, Cobb County and Roswell/Fairground and Park Street Study Area**

| Education Level Completed   | Cobb County | City of Marietta | Roswell/<br>Fairground<br>Study Area |
|-----------------------------|-------------|------------------|--------------------------------------|
| Less than High School       | 4%          | 7%               | 21%                                  |
| Some High School            | 7%          | 11%              | 28%                                  |
| High School Graduate or GED | 21%         | 21%              | 24%                                  |
| Some College                | 28%         | 27%              | 15%                                  |
| Bachelor's Degree           | 28%         | 24%              | 8%                                   |
| Graduate Degree             | 12%         | 10%              | 4%                                   |
| Source: Census 2000         |             |                  |                                      |

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## Crime

The rate of crimes reported in the Roswell/Fairground and Park Street Study area was slightly higher than the Citywide average in 2003, averaging 202 per 1,000 population. As shown in Table 7, narcotics and crimes against property were fairly low and below the City average in 2003, while crimes against people were much more frequent at nearly 15 per 1,000 populations.

**Table 7: 2003 Crime Statistics by Type – City of Marietta, Cobb County and Roswell/Fairground and Park Street Study Area**

| Type of Crime                              | City of Marietta |                      | Roswell/Fairground and Park Street Study Area |                      |
|--|------------------|----------------------|---|----------------------|
|  | Total Crimes     | Per 1,000 population | Total Crimes                                  | Per 1,000 Population |
| All Crimes                                 | 11,776           | 193.20               | 286   | 202.10               |
| Persons                                    | 368              | 6.00                 | 21  | 14.84                |
| Property                                   | 2,954            | 48.50                | 58  | 40.99                |
| Narcotics                                  | 745              | 12.20                | 5   | 3.53                 |
| Source: City of Marietta Police Department |                  |                      |   |                      |

### Summary

The preceding sections indicate that the Roswell/Fairground and Park Street Study Area, as identified by the corresponding Census Block Groups, contains a higher concentration of persons with low and moderate incomes than the City and County averages, higher unemployment, older and lower valued housing, lower rates of home ownership and marginally higher crime rates. By most measures, the Study Area contains high concentrations of blighted housing conditions and is badly in need of private and public-sector reinvestment. The locations of the actual proposed expanded TAD are entirely within the Study Area profiled above, and are likely to contain more severe indicators of poverty, disinvestment and crime than the Study Area as a whole. Strategies to improve existing conditions and recent trends are discussed later in this redevelopment plan, following a similar presentation of data for the Hedges Study Area.

## Hedges Study Area Economic and Demographic Trends

### Population Trends and Projections

The Hedges Study Area analyzed for this report contained an estimated 2000 Census population of 1,979 or roughly 3 percent of the City's population at that time. Population in the Hedges study area increased by 29 percent or 478 persons between 1990 and 2000. This growth rate was slightly less than the City of Marietta and Cobb County, which grew by 33 percent and 36 percent, respectively. The reason for the Study Area's population growth during the 1990's is not immediately evident, as virtually no new housing construction occurred during the period. This suggests that growth occurred as a result of increasing average household sizes or declining rental vacancy. In either case, future growth rates are likely to slow absent of an increase in housing construction.

**Table 8: Population Trends – City of Marietta, Cobb County and Hedges Study Area**

| Area              | Total Population |         | Change: 1990-2000 |         | Average |
|-------------------|------------------|---------|-------------------|---------|---------|
|                   | 1990             | 2000    | Number            | Percent | Ann Chg |
| Cobb County       | 447,745          | 607,751 | 160,006           | 35.7%   | 3.6%    |
| City of Marietta  | 44,129           | 58,748  | 14,619            | 33.1%   | 3.3%    |
| Hedges Study Area | 1,526            | 1,979   | 453               | 29.7%   | 3.0%    |

Source: Census 2000

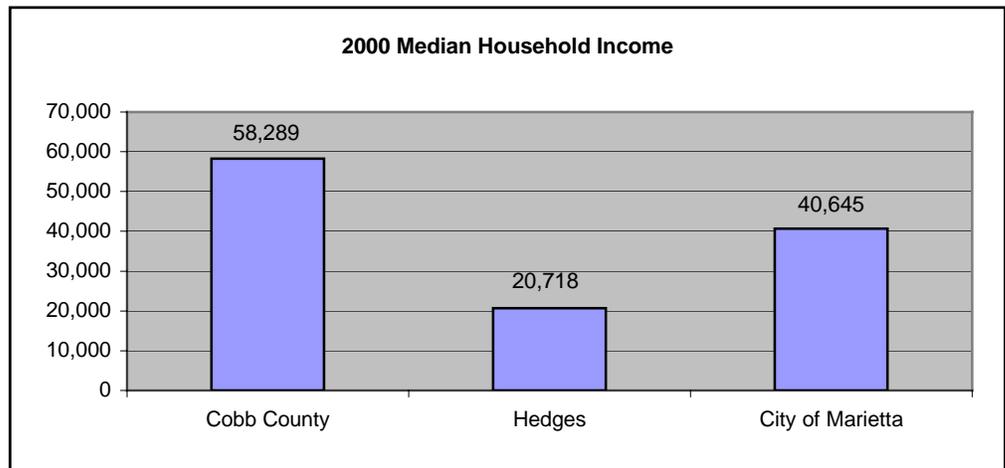
Similar to the Roswell/Fairground and Park Street area, the City's Department of Planning & Zoning applies a 1.2 percent annual growth rate to estimate current (2004) and future (2009) population within the Hedges Study Area. This produces a current estimate of 2,077 and a 2009 forecast of 2,204. Again, current rental vacancy rates and the absence of undeveloped land within the Hedges Study Area suggest that population growth is likely to slow substantially unless redevelopment activity occurs.

### Wealth Indices

Median household income in 2000 in the Hedges Study Area was \$20,718 (See Figure 7). The study area median income was less than half of the City of Marietta's and only one third of Cobb County's. In

addition to the median income disparity between the Hedges Study Area and the City and County, there is a large gap in per capita income between the areas. As shown in Table 9, per capita income in the Hedges Study area was \$15,294 in 2000, roughly 35 percent below the City and 73 percent lower than Cobb County.

**Figure 8: Income Comparison – City of Marietta, Cobb County and Hedges Study Area**



**Table 9: Median and Per Capita Incomes – City of Marietta, Cobb County and Hedges Study Area**

| Area             | Median Household Income | Per Capita Income |
|------------------|-------------------------|-------------------|
| Cobb County      | \$58,289                | \$27,863          |
| City of Marietta | \$40,645                | \$23,409          |
| Hedges           | \$20,718                | \$15,294          |

Source: Census 2000

The distribution of household income shown in Table 10 further illustrates the relatively low incomes of residents within the study area. Households with incomes of less than \$25,000 accounted for 56 percent, over half, of total households in the Hedges Study Area, compared to 27 percent of all Marietta households and only 15 percent of all households in Cobb County. In sharp contrast, less than a quarter of Study Area households earned more than \$50,000 in 1999.

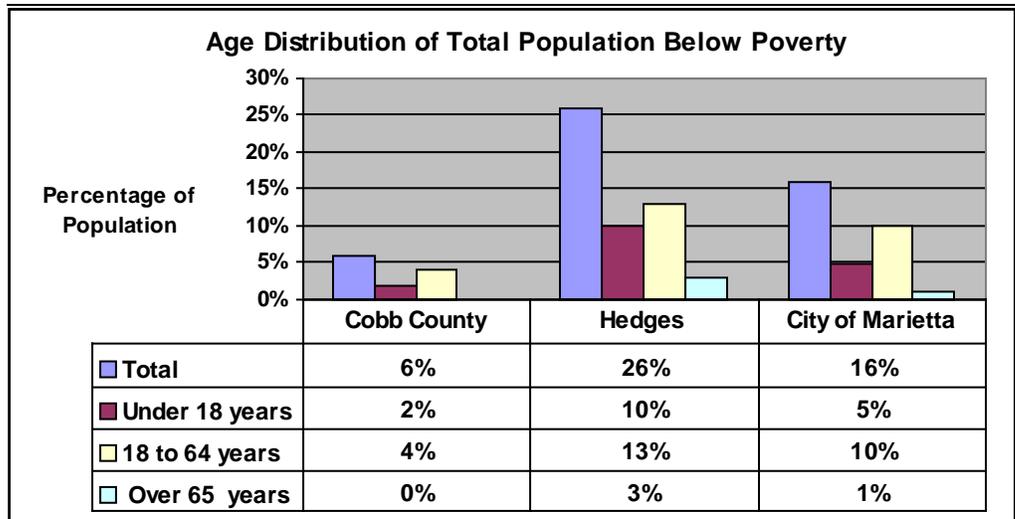
**Table 10: 2000 Household Income by Percentage of Total Households – City of Marietta, Cobb County and Hedges Study Area**

| Area             | Total Households | Less than \$24,999 | \$25,000 to \$49,999 | \$50,000 to \$99,999 | Greater than \$100,000 |
|------------------|------------------|--------------------|----------------------|----------------------|------------------------|
| Cobb County      | 227,590          | 15%                | 26%                  | 38%                  | 21%                    |
| City of Marietta | 23,945           | 27%                | 34%                  | 28%                  | 12%                    |
| Hedges           | 657              | 56%                | 20%                  | 20%                  | 4%                     |

Source: Census 2000

Coinciding with low median and per capita incomes in the Hedges Study area are high levels of poverty. Within the Hedges study area 26 percent of the population had incomes below the poverty level in 1999. This percentage is much higher than Cobb County's 6 percent and Marietta's 16 percent poverty rate at that time. As shown in Figure 9, a significantly higher percentage of children and elderly residents in the Study Area lived in poverty than either the County or City.

**Figure 9: Percentage of Persons Below Poverty, by Age Group – City of Marietta, Cobb County and Hedges Study Area**

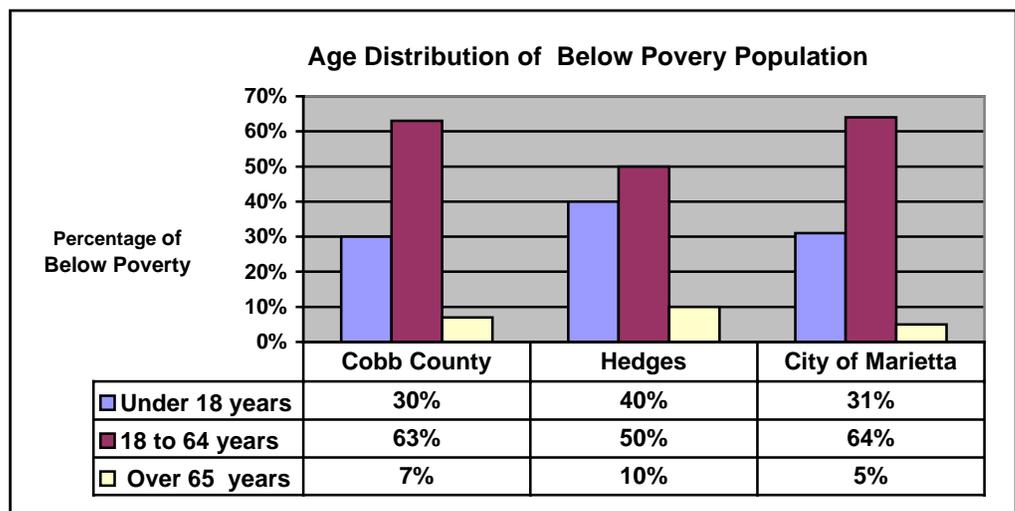


In the Hedges Study Area, 40 percent of the persons with income below the poverty level are adults age 18 to 64. While less than half the study areas poor are adults 63 percent of Cobb County's and 64 percent of Marietta's poor are adults.

Children make up the majority of persons living below the poverty level in the Hedges study area in 1999. The population under age 18

constitutes 50 percent of the impoverished population in the Hedges Study area in comparison to 30 percent in Cobb County and 31 percent in Marietta.

Figure 10: Age Distribution of Persons Living Below the Poverty Level – City of Marietta, Cobb County and Hedges Study Area



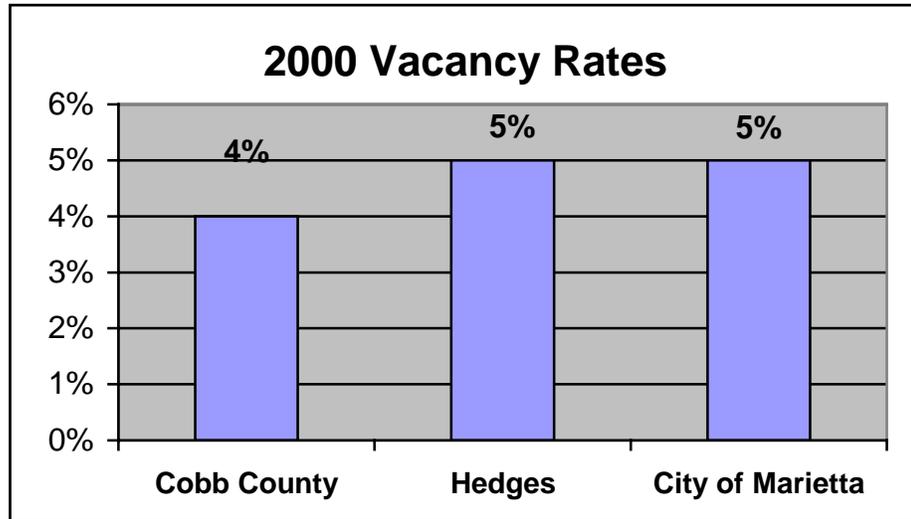
Senior Citizens, age 65 and older, experience higher rates of poverty in the Hedges study area as well. Persons age 65 and older comprise 10 percent of persons below the poverty level in the study area compared to only 7 percent in the County and 6 percent in the City.

## Housing

The Hedges Study area is comprised of owner occupied as well as rental housing units. The Study Area housing stock is comprised of older units with lower values, which experience higher vacancy rates than the housing stock of the City and County.

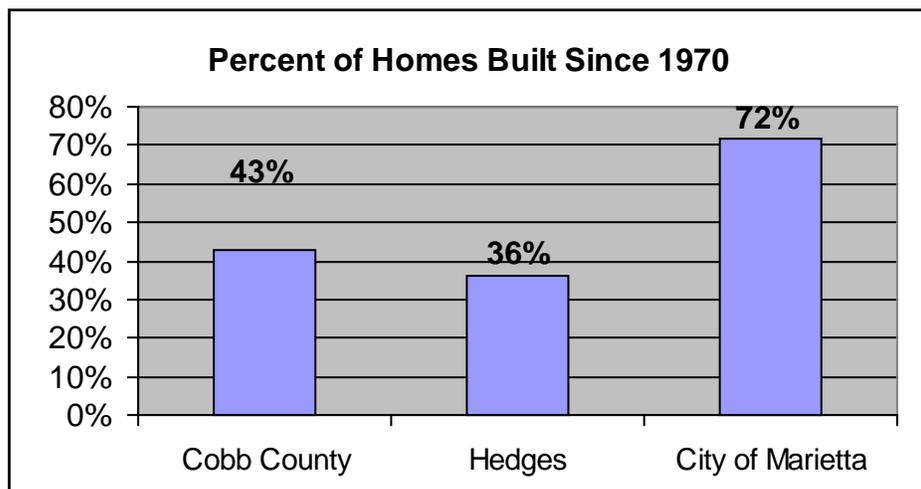
Since 2000, vacancy rates within the City of Marietta have increased notably. This trend is observable in the Hedges Study Area. In 2000, the U.S. Census reported a 5 percent vacancy rates for the Study Areas. A July 2004 analysis of electric meter accounts Gramling and Hedges Streets and West Dixie Avenue found 34 vacancies, representing a vacancy rate of more than 18%.

Figure 11: Estimated Rental Market Vacancy Rates 2000 – City of Marietta, Cobb County and Hedges Study Area



The housing stock in the Hedges Study area consist predominately of older housing units. The area has not experienced more than a small share of the housing built in the City of Marietta and Cobb County in the last 30 years. Recently built homes account for a much smaller portion of the areas total housing units when compared to Cobb County and The City of Marietta. In addition to a much older housing stock, the Hedges Study area is dominated by housing with lower values.

Figure 12: Percentage of Housing Stock Built Since 1970– City of Marietta, Cobb County and Hedges Study Area

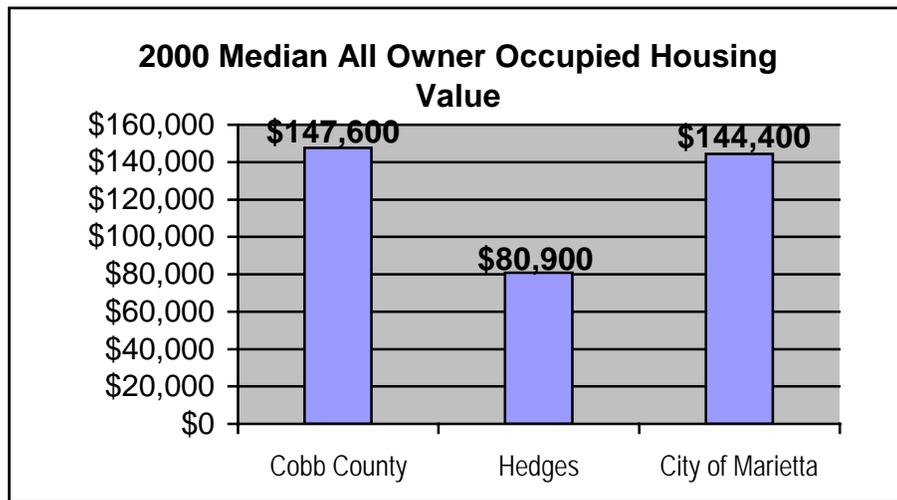


In the Hedges study area 36 percent of dwelling units have been built since 1970 while 43 percent of Cobb County's and 72 percent of the City of Marietta's homes have been built in this time period. The high percentage of "newer" dwelling units in the City is attributed to a large concentration of apartment units built in the early 1970s.

**Table 11: Age and Value Distribution of the Hedges Study Area Housing Supply – City of Marietta, Cobb County and Hedges Study Area**

| Year Built                               | Number of Units | Share       | Value of Owner Occupied Housing Units | Number of Units | Share           |
|--|-----------------|-------------|---------------------------------------|-----------------|-----------------|
| 1990 to Present                          | 0               | 0%          | Less than \$29,999                    | 9               | 7%              |
| 1970 - 1989                              | 267             | 36%         | \$30,000 to \$59,999                  | 19              | 14%             |
| 1960 - 1969                              | 106             | 14%         | \$60,000 to \$99,999                  | 84              | 61%             |
| 1959 or earlier                          | 371             | 50%         | \$100,000 to \$149,999                | 8               | 6%              |
|  |                 |             | \$150,000 and above                   | 18              | 13%             |
| <b>Total</b>                             | <b>744</b>      | <b>100%</b> |                                       | <b>138</b>      | <b>100%</b>     |
| <b>Percent of Homes built since 1970</b> |                 | <b>36%</b>  | <b>2000 Median Value</b>              |                 | <b>\$80,900</b> |

**Figure 13: Comparative Value of Owner Occupied Housing Units – City of Marietta, Cobb County and Hedges Study Area**



The 2000 median values of owner occupied housing units in the Hedges Study Area is \$80,900 which is less than 40 percent of the median value in Cobb County, \$147,600, and Marietta, \$144,400.

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## Household Composition

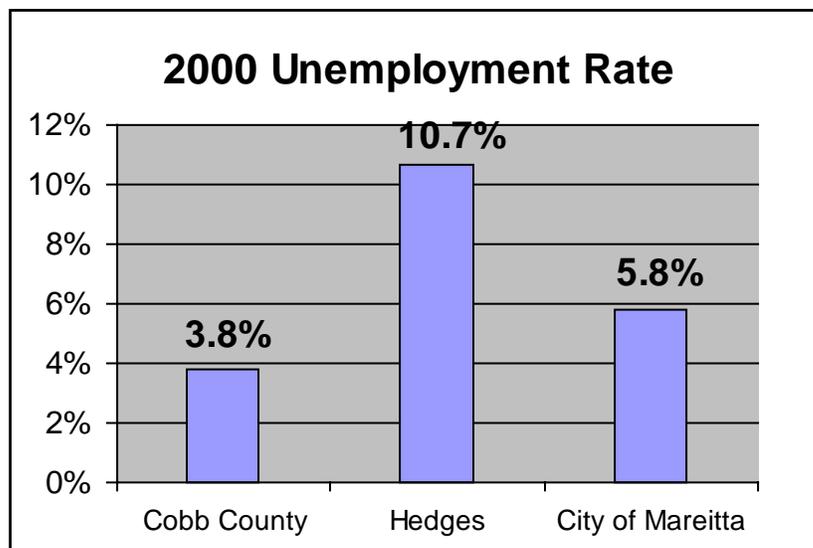
In 2000, married couples, with or without children, represented 46 percent of all households in the Hedges Study Area. Within the remainder of households there is a large presence of single families, many of which are headed by women alone. According to the U.S. Census single parent households represented approximately 33 percent of all households in this year.

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## Employment

The 2000 unemployment rate in the Hedges Study Area was 10.7 percent. This number was significantly higher than Cobb County's rate of 3.8 percent and the City of Marietta's 5.9 percent unemployment rate at that time. According to the Georgia Department of Labor, by June of 2004 the unemployment rate in Marietta had fallen slightly to 5.4 percent, but increased to 4.1 percent in Cobb County. Although updated unemployment data is not available for the Hedges Study Area, it is reasonable to assume that the unemployment rate within the Study Area remains well above City/County averages.

Figure 14: Comparative 2000 Unemployment Rates – City of Marietta, Cobb County and Hedges Study Area



**Table 12: Comparison of 2000 Employment and Unemployment – City of Marietta, Cobb County and Hedges Study Area**

| Area                | Number Employed | Unemployment Rate |
|---------------------|-----------------|-------------------|
| Cobb County         | 329,136         | 3.8%              |
| City of Marietta    | 32,172          | 5.8%              |
| Hedges              | 775             | 10.7%             |
| Source: Census 2000 |                 |                   |

### Educational Attainment

In 2000, educational attainment for the Hedges Study Area population age twenty-five and older, was significantly lower than this portion of the population in Cobb County and Marietta. Seventy-five percent of the Hedges population age 25 and older had a maximum educational attainment of a high school diploma or GED. This compared to only 22 percent of this sector of the population in Cobb County and 40 percent in Marietta. More importantly, 42 percent of the Study Area’s adult population had less than a high school education in 2000, more than twice the City’s percentage (18 percent) and nearly four times the rate of non-high school graduates (11 percent) in Cobb County.

**Table 13: Educational Attainment in 2000 (Population Age 25+) – City of Marietta, Cobb County and Hedges Study Area**

| Education Level Completed   | City of     |          |        |
|-----------------------------|-------------|----------|--------|
|                             | Cobb County | Marietta | Hedges |
| Less than High School       | 4%          | 7%       | 17%    |
| Some High School            | 7%          | 11%      | 25%    |
| High School Graduate or GED | 21%         | 21%      | 33%    |
| Some College                | 28%         | 27%      | 18%    |
| Bachelor's Degree           | 28%         | 24%      | 4%     |
| Graduate Degree             | 12%         | 10%      | 3%     |
| Source: Census 2000         |             |          |        |

The largest difference in educational attainment in 2000, between the Study Area, City and County, was among the population who had earned a Bachelor's and/or Graduate degree. Only 7 percent of the Study Area population had earned higher education degrees in 2000,



compared to 40 percent of the county and 44 percent of the City population over age 25.

### Crime

The rate of crimes reported in the Hedges Study Area was slightly lower than the Citywide average in 2003, averaging 136 per 1,000 population. As shown in Table 7, crimes against people were close to the City average in 2003, while narcotics and crimes against property were less frequent per 1,000 populations. The absence of commercial property in the area may contribute to the lower crime rate.

Table 14: 2003 Crime Statistics by Type – City of Marietta, Cobb County and Hedges Study Area

| Type of Crime | City of Marietta |                      | Hedges Study Area |                      |
|---------------|------------------|----------------------|-------------------|----------------------|
|               | Total Crimes     | Per 1,000 Population | Total Crimes      | Per 1,000 Population |
| All Crimes    | 11,776           | 193.2                | 181               | 135.6                |
| Persons       | 368              | 6.0                  | 7                 | 5.2                  |
| Property      | 2,954            | 48.5                 | 29                | 21.7                 |
| Narcotics     | 745              | 12.2                 | 5                 | 3.7                  |

Source: City of Marietta Police Department

### Summary

The preceding sections indicate that the Hedges Study Area, as identified by the corresponding Census block groups, contains a higher concentration of persons with low and moderate incomes than the City and County averages, higher unemployment, older and lower valued housing and lower rates of home ownership. By most measures, the Hedges Study Area contains high concentrations of blighted housing conditions and is badly in need of private and public-sector reinvestment. The expanded TAD boundaries are entirely within the Study Area profiled above. The specific area included in the TAD is likely to contain more severe indicators of poverty and disinvestment than the larger Study Area as a whole.

### Implications

In summary, the proposed expansion areas of the CCSR Redevelopment Plan can be characterized as having:

- **A Slower Growing Population** - Projected growth rates are significantly less than those for Marietta and Cobb County. Without redevelopment efforts, future growth within these Study Areas is likely to be minimal because they are essentially built out.
- **Lower Incomes** - Median income in the Study Areas are 50 to 64 percent lower than the median income for Cobb County. Approximately 26 to 29 percent of households in these areas had incomes below the poverty level in 2000. This compares to only 6 percent of households in Cobb County reporting incomes below the poverty level.
- **Lower Educational Attainment** - Roughly 42 to 49 percent of residents aged 25 or older living within the Study Areas did not graduate from high school, compared to 18 percent of Marietta's adults and 11 percent of the County population.
- **Greater Unemployment** - The unemployment rate among residents living in the Study Areas was higher than the City of Marietta and Cobb County in 2000. That condition is unlikely to have changed since that time.
- **More Renter Occupied Units** - Rental units represent 77 to 91 percent of all housing in the Study Areas in 2000, compared to 62 percent in the City of Marietta and 30 percent in Cobb County.
- **Older Housing of Lower Values** - In the proposed Study Areas, 59 percent of housing units are over 30 years of age, versus 27 percent in the City of Marietta. The median home value in these areas ranges from \$80,900 to \$84,700 versus more than \$144,000 in the City of Marietta.
- **Significant Crime** - In the Roswell/Fairground and Park Street Study Area there is a higher crime incident rate on a per person basis than in the City of Marietta, and the rate of crimes against persons is more than double the City average.

# Redevelopment Strategy

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## Plan Goals and Objectives

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### Marietta's Revitalization Policy

The City of Marietta in all its planning duties and documents, promotes sustainable growth with a balanced blend of new development and redevelopment of the City's commercial and residential areas. Its redevelopment efforts focus on creating more livable communities by promoting the following growth strategies.

- Seek the appropriate mix of land uses for future growth;
- Enact measures to reduce demand for auto travel;
- Provide access to diverse transportation choices, including walking, transit, and bicycling;
- Encourage community participation in local decision making;
- Seek public and private investment in development;
- Promote suitable urban design;
- Pursue economic development opportunities, and
- Ensure diversity of housing options.

According to *Envision Marietta*, most of central Marietta is built out and its general land uses are in place. The challenge for both public and private leaders is to guide the future development of downtown Marietta so that the demand for existing buildings and neighborhoods becomes stronger and people choose to reinvest in the area with new homes, jobs and purchases.

The greatest barrier to this reinvestment is an over-supply of existing

rental housing in the City that is not likely to be absorbed by the market in the near future. This over-supply situation has caused a decline in investment income to property owners and a resulting disinvestment in rental property. This is occurring at a time when most of the rental housing stock in the City's urban core is approaching 60 years old, is reaching economic and functional obsolescence, and is severely substandard in many cases. Restoring balance to the rental market by reducing the glut of supply, curing the most severe pockets of substandard housing and blight and providing new home ownership opportunities for a spectrum of income groups, is the central focus of Marietta's redevelopment policy.

An equally important byproduct of this redevelopment policy is to stabilize and increase property values for existing homeowners and to improve the physical condition of the areas' remaining rental housing stock. A high percentage of homeowners in these declining neighborhoods are elderly, minority and/or low- and moderate-income persons. These homeowners have not benefited from the regional appreciation of housing values and have been forced to live with blighted conditions and crime. A large percentage of renters in these same neighborhoods are also low and moderate-income persons who are likely to benefit from the elimination of excess vacancy and severely substandard rental housing.

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#### Expanded City Center South Renaissance TAD

The purposes of this redevelopment plan and the expansion of the CCSR TAD are even more specific and are designed to reverse disinvestment and declining social economic factors in the defined redevelopment areas. Adverse trends described above will continue unless a public funding program is designed and established to bring private investment back to the City's center. More specifically, this program will:

- **Improve rental market conditions** by eliminating excess vacancy;
- **Replace concentrations of the City's worst rental housing stock** with middle-income owner occupied housing;
- **Increase affordable ownership housing** through rehabilitation and conversion of single-unit rentals to home ownership;

- **Support neighborhood transition** with selective public amenities, street improvements, lighting & pedestrian improvements;
- **Support commercial revitalization** by increasing the purchasing power of neighborhoods located adjacent to Marietta Square, “The Esplanade of Marietta” at the site of the former Johnny Walker Homes, and the pending redevelopment of Clay Homes;
- **Provide increased employment opportunities** for low- and moderate-income persons by encouraging smaller scale office, “neighborhood retail” and mixed-use development in appropriate areas.
- **Spur new construction** that will demolish the existing dilapidated structures and create numerous new housing units, improving quality of life in areas that have been passed over for development; and
- **Increase the Tax Digest** for the City of Marietta thereby improving the future economic well being of the entire community.

The expansion of the CCSR redevelopment area will further the implementation of projects to achieve the goals of the *Powder Springs Street Master Plan*, by helping to bring economic vitality back to this area within the City. With this significant investment in the community, Marietta will attract additional residents and businesses that will generate significant economic investment and spur growth throughout the area.

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#### Statutory Qualifications of the CCSR TAD Amendment [OCGA 36-44-3(9)(B)]

The Roswell/Fairground and Park Street, as well as the Hedges Study Area, qualify as redevelopment areas under the Redevelopment Powers Law because of a number of characteristics. As described above, both Study Areas have exhibited declining, unimproved economic and social characteristics.

Specifically, as required by OCGA 36-44-3(7), Redevelopment Areas are geographic areas designated within the comprehensive plan of Marietta for redevelopment, which have previously been developed for commercial, residential, industrial or office use, and with a current condition that is less desirable than the redevelopment of the areas for

new commercial, residential, industrial, office, or other uses, or a combination of uses, including the provision of open space or pedestrian and transit improvements.

Likewise, redevelopment areas feature structures, buildings, and improvements that, by reason of dilapidation, desertion, age, or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, are conducive to ill health, transmission of disease, infant mortality, high unemployment, juvenile delinquency or crime, and is detrimental to the public health, safety, morals, or welfare.

The areas contain a predominance of vacant or dilapidated properties that depress the economic potential of the area and negatively impact the social welfare of its residents. In their current state and based on the analysis presented above, the Roswell/Fairground and Park Street, and Hedges Study Areas under consideration:

- Contribute to conditions of higher unemployment, crime, and poverty;
- Limit the tax resources and burden the costs of services for the City of Marietta, Cobb County, and Marietta City Schools; and
- Endanger the safety, health, welfare, and overall quality of life for their residents.

Specifically, the proposed redevelopment areas contain:

- A significant number of deteriorated, or deteriorating structures and of vacant, underutilized lots and buildings that substantially impair and arrest the sound growth of the community; that
  1. retard the provision of housing accommodations or employment opportunities, and
  2. constitute an economic or social liability that is a menace to public health, safety, morals, and welfare in its present condition and use.
- Several sites which are substantially underdeveloped.

- Pockets of disinvestment that are under-achieving and not sharing in the general economic and social prosperity within Cobb County.

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## Proposed Land Use and Redevelopment Projects [OCGA 36-44-3(9)(C) and -3(9)(D)]

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### Former Johnny Walker and Clay Homes Sites

As noted above, the two major redevelopment projects described within the original CCSR Redevelopment Plan, known as the “Johnny Walker Homes” and “Clay Homes” projects, are proceeding through the planning process and remain an integral part of this amendment. Both projects are described in the original CCSR Redevelopment Plan and are not addressed in detail here. Interested readers should consult that plan for additional information.<sup>3</sup>

It is expected that one or both of these projects will proceed to construction during calendar year 2005. Although this plan amendment does not alter either project, expanding the CCSR TAD boundaries could have the beneficial effect of reducing perceived investment risk to potential underwriters of TAD bonds or other forms of public financing. By lowering risk, amending the TAD boundaries could marginally lower the interest rate or reduce the required debt coverage ratios associated with prospective TAD financing. In light of the relatively low millage rates levied by the taxing jurisdictions in Marietta and Cobb County, as well as the uncertain influence of floating homestead exemptions on future increment growth, any improvement in available financing terms could have a major impact on the overall financial feasibility of either project.

In addition to those two projects, expanding the CCSR TAD creates additional redevelopment opportunities that are also described in this section.

<sup>3</sup> See Redevelopment Plan for the City Center South Renaissance Tax Allocation District, pages 18 to 23.

## Manget Street Redevelopment Project

The City is well underway in terms of planning the first major redevelopment project within the Roswell/Fairground and Park Street Study Area. The City has nearly completed the process of assembling 27 properties within an approximate 7.4-acre area bounded by Frasier, Manget and Haley Streets and South Avenue. This project area currently contains more than 60 substandard rental units, and had a 2003 taxable market value of less than \$3.0 million. Prior to the City's efforts, this block contained many weekly rentals was an area of exceptionally high crime. The block has had a severely negative impact on property values within a large surrounding neighborhood for more than two decades.

Figure 15: Manget Redevelopment Project Area



The City plans to offer this assembled project area to the development community before the end of the 2004 calendar year, using a request for proposal process. The City will offer the property "as is" and will entertain proposals which offer the most attractive re-use alternative for the assembled property, and return the highest possible value for the land. At this time, the City expects the site to support between 88

and 115 owner occupied town homes or condominiums with a projected end value of approximately \$18.0 to \$24.0 million.

The City fully anticipates that the value returned for the assembled property through the RFP process, will be substantially less than its costs to assemble the site. The City proposes to use the TAD to reimburse itself for these expected losses, as well as finance potential streetscape and other infrastructure improvements that may become necessary to make the redevelopment viable.

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### Other Redevelopment Projects

In addition to this effort, the City has been working with developers who are interested in undertaking projects on Roswell Street, Frasier Circle and within the Hedges Study Area. Potential uses of TAD funds in these proposed projects are expected to include supportive streetscape and other infrastructure improvements that may be necessary to reduce development risk and encourage prospective homeowners to invest in transitional neighborhoods. The designation of these neighborhoods as redevelopment areas is also necessary for the City to consider the selective use of eminent domain powers as may be necessary to assemble large enough parcels to make redevelopment feasible.

Additional project details are continuing to be developed, with the expectation that the City will proceed in early 2005 to implement the Manget Street project. The ability of the City to leverage other redevelopment investments is, however, at least partially contingent upon having the expanded TAD boundaries already in place. It is apparent that no redevelopment projects are financially attractive in these neighborhoods without their designation as redevelopment areas and without the prospect of potential financial assistance through the expanded TAD. Absent of having these redevelopment incentives in place, and in advance, prospective developers cannot be expected to risk the time and expense necessary to prepare detailed plans and proposals for consideration, or to invest substantial funds in property assembly.



Table 15: Estimated Impact of Identified Redevelopment Projects within the Amended CCSR TAD

| Project Area             | Total Value (\$Mil) |                 | Housing Units |              | Net New Comm SF |                | Public Cost (\$Mil) |                | Increment at Build Out (\$Millions) |
|--------------------------|---------------------|-----------------|---------------|--------------|-----------------|----------------|---------------------|----------------|-------------------------------------|
|                          | Low                 | High            | Low           | High         | Low             | High           | Low                 | High           |                                     |
| Johnny Walker Homes      | \$ 60.0             | \$ 65.0         | 200           | 220          | 85,000          | 100,000        | \$ 5.0              | \$ 8.0         | \$ 0.60                             |
| Clay Homes               | \$ 53.5             | \$ 66.9         | 150           | 250          | 75,000          | 125,000        | \$ -                | \$ -           | \$ 0.56                             |
| Manget St. Redevelopment | \$ 15.0             | \$ 21.0         | 80            | 115          |                 |                | \$ 1.0              | \$ 2.5         | \$ 0.20                             |
| Hedges                   | \$ 150.0            | \$ 180.0        | 400           | 420          | 10,000          | 25,000         | \$ 5.0              | \$ 10.0        | \$ 1.55                             |
| Other Projects           | \$ 18.0             | \$ 20.0         | 20            | 25           | 20,000          | 30,000         | \$ 0.8              | \$ 1.0         | \$ 0.09                             |
| <b>TOTALS:</b>           | <b>\$ 296.5</b>     | <b>\$ 352.9</b> | <b>850</b>    | <b>1,030</b> | <b>190,000</b>  | <b>280,000</b> | <b>\$ 11.8</b>      | <b>\$ 21.5</b> | <b>\$ 3.00</b>                      |

Source: Marietta Office of Economic Development & Marietta Redevelopment Corporation, based on ongoing discussions with various sources.

Table 15 conservatively estimates the range of potential investment that is either in planning or has been proposed within the boundaries of the expanded CCSR TAD. As shown, these projects represent a total potential market value upon completion of between \$296 and \$353 million in 2004 \$. These investments would produce from 850 to more than 1,000 new or replacement housing units and 190,000 to 280,000 SF of new commercial space within the combined study areas. The total public cost (TAD contribution) needed to secure this private investment is currently estimated to range from \$11.8 to \$21.5 million. This cost would be supported by an estimated \$3.0 million per year in new tax increment from redevelopment. As will be shown below, the estimated full (market) value of projects already identified within the amended TAD will, at completion, exceed the existing full market value of the entire district.

### Contractual Relationships [OCGA 36-44-3(9)(E)]

Pursuant to O.C.G.A. 34-44-3(a), Marietta City Council will act as the redevelopment agent and will exercise redevelopment powers as needed to implement this Plan Amendment. In doing so, the City may conduct the following activities and enter into the following contracts:

1. Coordinate implementation activities with other major participants in the redevelopment plan and their respective development and planning entities including Cobb County and

other stakeholders, as well as with various City departments involved in implementing the redevelopment plan.

2. Conduct (either directly or by subcontracting for services) standard predevelopment activities, including but not limited to site analysis, environmental analysis, development planning, market analysis, financial feasibility studies, preliminary design, Zoning compliance, facilities inspections, and overall analysis of compatibility of proposed development projects with the City's Comprehensive Plan and the Redevelopment Plan. In particular, the Authority will enter into a contract with Marietta Redevelopment Corporation for the performance of predevelopment activities.
3. Enter into development agreements with private developers to construct infrastructure and vertical developments to implement the Redevelopment Plan.
4. Develop and enter into public-private ventures, loans to private enterprise, and intergovernmental agreements as needed.
5. Coordinate public improvement planning, design and construction among City, County and State agencies and departments.
6. Prepare (either directly or through subcontract to other appropriate entities) economic and financial analyses project specific feasibility studies and assessments of tax base increments in support of the issuance of tax allocation bonds by the City.

In addition, the City of Marietta has organized its tax allocation district redevelopment activities based on the following structure:

- **City Manager/Office of Economic Development** - These offices are responsible for the front-end planning and management of the redevelopment plan for the TAD and the solicitation of developers for specific projects the expanded CCSR TAD.
- **The Marietta Redevelopment Corporation, Inc.**-This 501(c)(4)A nonprofit corporation was chartered in 2003 to provide the administrative direction and staffing for the implementation of Marietta's redevelopment efforts. Working closely with the city, the MRC is responsible for the day-to-day management of local TADs and the working with the selected development team on

specific redevelopment projects. The MRC is governed by a 16-person board and an executive director to administer the corporation's affairs.

- **Marietta City Council** -As noted earlier, the Council will serve as the Local Redevelopment Agency ("LRA") for the issuance of any indebtedness to implement the CCSR Redevelopment Plan. This amended redevelopment plan, including the proposed new/expanded TADs within it, will be approved by the Council. The Council will also approve all redevelopment projects to be included in the expanded CCSR Redevelopment Area.
- **Cobb County**-As required by the Redevelopment Powers Law, the City of Marietta will seek concurrence by the Cobb County Commission with the proposed amended CCSR Redevelopment Plan.
- **Marietta City Schools**-As required by the Redevelopment Powers Law, the City of Marietta will seek concurrence by the Marietta City Schools with the proposed amended CCSR Redevelopment Plan.

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### Relocation Plans [OCGA 36-44-3(9)(F)]

In any case where there would be future relocation of existing residents or businesses, such relocation expenses will be provided for under all applicable federal, state, and local guidelines if public funds are used for property acquisition and such sources of funds required relocation benefits to be offered to tenants and users for relocation.

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### Historic Property Within Boundaries of the Expanded CCSR TAD [OCGA 36-443(9)(J)]

Marietta contains many excellent examples of nineteenth century and early twentieth century architecture, giving the area its distinct historic character. According to data from a 1993 historical survey, the study area's architectural styles include: Colonial Revival, Craftsman, Greek Revival, Folk Victorian, Second Empire, Queen Anne, Art Deco, Beaux Arts, Dutch Colonial Revival, Victorian, Neo-Classical Revival, High

Victorian Gothic, Romanesque Revival, Italiante, Federal, and Stripped Classical.

There are six historic districts in and around the original CCSR Redevelopment Area listed on the National Register of Historic Places:

- Atlanta/Frasier Streets - Church/Cherokee Streets - Downtown Marietta
- Northwest Marietta
- Washington Avenue
- Whitlock Avenue

To the best of our knowledge, the new redevelopment areas and TADs, that are proposed to be added to the CCSR Redevelopment Plan, do not include any established historic districts or significant numbers of historic properties. Refer to Appendix 3a of the original CCSR Redevelopment Plan for a map of historic properties.

The Marietta Historic Board of Review, which is part of the Marietta Downtown Development Authority, oversees proposed new construction and the alteration of existing structures in the downtown central business district. The review process is to ensure the visual compatibility of development with related structures.

No property designated as a historic property under the Georgia Historic Preservation Act or eligible for listing on the National Register of Historic Places will be substantially altered in any way inconsistent with technical standards for rehabilitation or demolished unless feasibility for reuse has been evaluated based on technical standards for the review of historic preservation projects, which technical standards for rehabilitation and review shall be those used by the state historic preservation officer.

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## Zoning & Land Use Compatibility [OCGA 36-44.3(9)(G)]

The projects and proposed land uses contained in this amended redevelopment plan conform with the local comprehensive plan, master plan, zoning ordinance and building codes of the City of Marietta.

The Redevelopment Areas are characterized predominantly by low to medium density residential and commercial zoning classifications concentrated along Powder Springs and Roswell Streets, the Route 120

Loop south, and the areas bordering Marietta Square. Land uses in the Study Areas contain a mix of existing uses, including low to medium density residential, retail, commercial, institutional, and limited parks and open space.

Zoning in the Hedges Study Area is a mix of R4 and RM8 density Residential. The Roswell/Fairground and Park Street Study Area is larger and more diverse, containing a mix of R4, RA6, RM8 and Commercial Zoning classifications.

Current zoning and future land use maps can be found in Appendix 3. Depending upon the density and mix of uses proposed by the selected developer(s), the current zoning may require modification to allow for increased density and/or mixed-use development on some parcels. However, it is the expectation of this redevelopment plan that overall housing densities within the TAD expansion areas will not increase significantly and may be reduced in some cases.

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## Redevelopment Costs [OCGA 36-44-3(9)(H)]

The specific nature, scope and cost of projects to be undertaken within the TAD expansion areas are currently being investigated with prospective developers and more detailed, project-specific cost information will be generated as projects move forward toward implementation. For example, projected redevelopment costs for the Johnny Walker Homes project may be as high as \$8.0 million. These costs are allocated primarily for reducing land assembly costs and supporting the construction of a parking garage. However, these costs could very well be reduced if the projected increment is insufficient to support this level of investment.

The actual amount and application of future public infrastructure improvement costs will be determined through negotiation with developer(s), but could include one or more of the following elements:

- Engineering/ design.
- Land acquisition, site preparation and cost write-downs,
- Roadway improvements,
- Utilities,
- Traffic signals,
- Sidewalks, biking and walking trails,

- Landscaping and other common area and green space improvements.

As noted in Table 15, preliminary estimates of these potential costs range from \$11.8 to roughly \$21.5 million. Regardless of the specific future projects that may be proposed or where actual redevelopment costs fall within this range, any costs funded by the TAD must be determined by the following factors:

- The financial ability of the projects themselves, as well as the district as a whole to support the proposed public investment;
- The characteristics of the proposed projects and their conformance with the objectives of the redevelopment plan; and
- The specific financial feasibility and needs of each project proposal in terms of infrastructure and site preparation requirements.

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### Valuation Estimates of the Amended CCSR TAD [OCGA 36-44-3(9)(I)]

Property assessments in Cobb County are by law based upon 40 percent of fair market value as of January 1 of each year. Ad valorem property taxes on a given property are calculated by multiplying the assessed (40%) value by the millage rate, less any exemptions that may apply. The total full value of the 2004 Ad Valorem Tax Digest within the preliminary boundaries of the existing CCSR TAD, plus all combined expansion areas, totals approximately \$122.9 million. The assessed value totals \$49.16 million. Details concerning the number of parcels, total acreage, real property values and resulting annual real property tax collections are summarized in Table 16 on the following page. As shown, the amended CCSR TAD, if approved, would contain approximately 2.5 percent of the City's total real property digest.

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### Estimated Assessed Valuation for the Amended CCSR TAD following Redevelopment

Pursuant to the Redevelopment Powers Law, upon adoption of the proposed expanded CCSR TAD (or separate new TAD(s)), the City will request that the Commissioner of Revenue of the State of Georgia certify the Tax Digest for 2004, which will become the base year for the expanded District.



Table 16: Expanded CCSR TAD – Tax Parcel and Value Summary

| Indicator   | Existing CCSR TAD   | Roswell/<br>Fair-ground<br>Portion | Park Street<br>Portion | Hedges<br>Portion | Total Amended<br>CCSR TAD |
|---|---|------------------------------------|------------------------|-------------------|---------------------------|
| Total Number of Parcels   | 295   | 347                                | 111                    | 225               | 978                       |
| Total Land Area (Acres)   | 270.0   | 91.3                               | 35.9                   | 88.7              | 485.8                     |
| 2004 Total Fair Market Value  | \$ 50,134,233   | \$ 35,146,508                      | \$ 10,866,167          | \$ 26,749,793     | \$ 122,896,701            |
| Total Assessed Value @ 40%  | \$ 20,053,693   | \$ 14,058,603                      | \$ 4,346,467           | \$ 10,699,917     | \$ 49,158,680             |
| City of Marietta Total Tax Digest   |   |                                    |                        |                   | \$ 4,948,514,823          |
| TAD as a Percentage of City Tax Digest  | 1.0%  | 0.7%                               | 0.2%                   | 0.5%              | 2.5%                      |
| <b>Annual City, County and School Property Taxes Currently Collected Within District to Serve as Base [1]</b> | <b>Total assessed value (\$49,158,680) x Applicable Millage (27.51) =</b> |                                    |                        |                   | <b>\$ 1,352,355</b>       |

NOTE:

[1] Includes the City and School portions of the millage rate, before deduction of floating homestead, senior and other exemptions.

Source: City of Marietta – Finance Department

The estimated assessed valuation of the expanded TAD after redevelopment can only be estimated at this time, based on potential projects already identified. Those projects previously identified in Table 15 would generate an estimated incremental value ranging from roughly \$296 to \$353 million when completed, representing a 240 to 287 percent increase in the current value of the district. Completion of this projected development is likely to require a minimum of five years. The above estimates also exclude any additional potential for increment growth associated with property appreciation or inflation.

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### Creation and Termination Dates for the Amended CCSR TAD [OCGA 36-44-3(9)(K)]

It is anticipated that the amended CCSR TAD will be created January 1, 2005 and have a 30 year duration as permitted in the Redevelopment Powers Law.

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### Tax Allocation Increment Base [OCGA 36-44-3(9)(N)]

On or before December 15, 2004, the City will apply to the State Revenue Commissioner for a determination of the tax allocation increment base of the amended CCSR TAD. The base is estimated in Table 16 above. As shown, the amended CCSR would include 978 tax parcels and 485.8 acres. The estimated 2004 fair market value of the expanded TAD approaches \$122.9 million and represents roughly 2.5 percent of the City's 2004 real property digest.

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### Property Taxes for Computing Tax Allocation Increments

As provided in the Redevelopment Powers Law, the taxes that will be included in the tax increment base for the amended CCSR TAD are calculated using 2004 millage rates, which are itemized in Table 17.

This amendment of the CCSR TAD will not impact the Downtown Marietta Development Authority created within the boundaries of the Redevelopment Area. Any millage levied as a result of a subsequent business improvement district or other special taxing district will not be included in the calculation of the tax allocation increment.

**Table 17: Estimated 2004 Millage Rates [1]**

| Taxing Jurisdictions                 | Total Millage | Available for TAD |
|--------------------------------------|---------------|-------------------|
| City of Marietta                     |               |                   |
| Bond 1                               | .629          | 0                 |
| Bond                                 | 1.187         | 0                 |
| Cemetery                             | .079          | 0                 |
| City                                 | 2.788         | 2.788             |
| Subtotal                             | 4.68          | 2.788             |
| DMDA                                 | 2.600         | 0                 |
| Total City                           | 7.280         | 2.788             |
| Incorporated Cobb County             |               |                   |
| State                                | .250          | 0                 |
| County General (Estimated)           | 7.100         | 6.750             |
| County Bond                          | .220          | 0                 |
| Total County Incorporated            | 7.570         | 6.750             |
| School Board                         | 17.970        | 17.970            |
| Total City, County, and School Board | 32.820        | 27.508            |

Note:

[1] Millage rates shown are per \$1,000 of assessed valuation.

Source: City of Marietta - Finance Department

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## Anticipated Tax Allocation Bond Issues [OCGA 36-44-3(9)(O), -3(9)(P), -3(9)(Q)]

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### Amount of Bond Issue

Upon adoption of this amended redevelopment plan amendment and as described in Table 15, the City will investigate the feasibility of issuing tax allocation bonds or other types of debt instruments in amounts necessary to support redevelopment activities. These activities include the Johnny Walker and Clay Homes redevelopments profiled in the original CCSR Redevelopment Plan, as well as the new projects detailed in this plan amendment. The amount, term and rates of financing will be determined at the time of issuance. At this time, it is anticipated that the total amount of bonds to be issued could fall within the range of \$11.8 to \$21.5 million.

### Term of the Bond Issue or Issues

If issued, the City proposes to have these bonds outstanding for not greater than 30 years or the maximum term permitted by law.

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### Rate of Bond Issue

The City intends to issue fixed rate tax-exempt bonds if possible. The actual rate, however, will be determined at the time of issuance based upon general market conditions, anticipated development within the Redevelopment Area, assessed property values and federal tax law considerations.

The specific character of any future bond issue(s) for the amended CCSR TAD will be determined by the physical characteristics and financial needs of actual redevelopment projects, the financial capacity of those projects to support the requested financing, and the cost effectiveness of issuing TAD bonds over other forms of debt instruments.

# Appendix

Appendix 1. Tax Parcel ID Numbers

Appendix 2. Personal Property ID Numbers

Appendix 3. Maps



## Appendix 1: Preliminary Parcel Identification

| <b>Preliminary Tax Parcel Identification – Roswell/Fairground TAD Area</b> |                |               |             |                 |               |
|--|----------------|---------------|-------------|-----------------|---------------|
| <b>MAP#</b>  | <b>ADDRESS</b> | <b>TAX ID</b> | <b>MAP#</b> | <b>ADDRESS</b>  | <b>TAX ID</b> |
| 267  | ALEXANDER ST   | 16 12320 0860 | 413         | CHESTER ST      | 16 12330 0590 |
| 341  | ALEXANDER CIR  | 16 12890 0550 | 414         | CHESTER ST      | 16 12330 0640 |
| 349  | ALEXANDER CIR  | 16 12890 0540 | 422         | CHESTER ST      | 16 12330 0650 |
| 357  | ALEXANDER CIR  | 16 12890 0530 | 430         | CHESTER ST      | 16 12330 0660 |
| 367  | ALEXANDER CIR  | 16 12890 0520 | 433         | CHESTER ST      | 16 12330 0570 |
| 369  | ALEXANDER CIR  | 16 12890 0470 | 438         | CHESTER ST      | 16 12330 0670 |
| 375  | ALEXANDER CIR  | 16 12890 0510 | 439         | CHESTER ST      | 16 12330 0560 |
| 379  | ALEXANDER CIR  | 16 12890 0500 | 140         | CORYELL ST      | 16 12330 0130 |
| 383  | ALEXANDER CIR  | 16 12890 0490 | 144         | CORYELL ST      | 16 12330 0140 |
| 386  | ALEXANDER CIR  | 17 02890 0010 | 29          | DORAN AVE       | 16 12340 1220 |
| 387  | ALEXANDER CIR  | 16 12890 0480 | 66          | DORAN AVE       | 16 12330 0410 |
| 390  | ALEXANDER CIR  | 17 02890 0020 | 69          | DORAN AVE       | 16 12340 1230 |
| 391  | ALEXANDER CIR  | 16 12880 0470 | 74          | DORAN AVE       | 16 12330 0430 |
| 394  | ALEXANDER CIR  | 17 02890 0140 | 99          | DORAN AVE       | 16 12340 1240 |
| 395  | ALEXANDER CIR  | 16 12880 0460 | 106         | DORAN AVE       | 16 12330 0440 |
| 397  | ALEXANDER CIR  | 16 12880 0450 | 111         | DORAN AVE       | 16 12340 1250 |
| 400  | ALEXANDER CIR  | 17 02890 0150 | 114         | DORAN AVE       | 16 12330 0450 |
| 401  | ALEXANDER CIR  | 16 12880 0440 | 121         | DORAN AVE       | 16 12340 1260 |
| 403  | ALEXANDER CIR  | 16 12880 0430 | 122         | DORAN AVE       | 16 12330 0460 |
| 404  | ALEXANDER CIR  | 17 02890 0160 | 131         | DORAN AVE       | 16 12340 1270 |
| 407  | ALEXANDER CIR  | 16 12880 0420 | 132         | DORAN AVE       | 16 12330 0470 |
| 408  | ALEXANDER CIR  | 17 02890 1430 | 145         | DORAN AVE       | 16 12340 1280 |
| 411  | ALEXANDER CIR  | 16 12880 0410 | 146         | DORAN AVE       | 16 12330 0480 |
| 414  | ALEXANDER CIR  | 17 02890 1540 | 155         | DORAN AVE       | 16 12340 1290 |
| 415  | ALEXANDER CIR  | 16 12880 0400 | 156         | DORAN AVE       | 16 12330 0490 |
| 418  | ALEXANDER CIR  | 17 02890 1530 | 163         | DORAN AVE       | 16 12340 1300 |
| 419  | ALEXANDER CIR  | 16 12880 0390 | 164         | DORAN AVE       | 16 12330 0500 |
| 422  | ALEXANDER CIR  | 17 02890 1520 | 236         | S FAIRGROUND ST | 16 12870 0430 |
| 428  | ALEXANDER CIR  | 17 02890 1510 | 244         | S FAIRGROUND ST | 16 12870 0440 |
| 318  | CHESTER ST     | 16 12330 0100 | 252         | S FAIRGROUND ST | 16 12870 0450 |
| 319  | CHESTER ST     | 16 12330 0090 | 262         | S FAIRGROUND ST | 16 12870 0460 |
| 328  | CHESTER ST     | 16 12330 0110 | 270         | S FAIRGROUND ST | 16 12870 0470 |
| 329  | CHESTER ST     | 16 12330 0080 | 213         | FRASIER ST      | 16 12890 0430 |
| 334  | CHESTER ST     | 16 12330 0120 | 250         | FRASIER ST      | 16 12890 0260 |
| 335  | CHESTER ST     | 16 12330 0070 | 276         | FRASIER ST      | 16 12890 0440 |
| 345  | CHESTER ST     | 16 12330 0040 | 286         | FRASIER ST      | 16 12890 0450 |
| 351  | CHESTER ST     | 16 12330 0060 | 287         | FRASIER ST      | 16 12890 0410 |
| 388  | CHESTER ST     | 16 12330 0760 | 292         | FRASIER ST      | 16 12890 0460 |
| 395  | CHESTER ST     | 16 12330 0520 | 293         | FRASIER ST      | 16 12890 0400 |
| 398  | CHESTER ST     | 16 12330 0320 | 302         | FRASIER ST      | 16 12890 0570 |
| 406  | CHESTER ST     | 16 12330 0630 | 303         | FRASIER ST      | 16 12890 0420 |



**Preliminary Tax Parcel Identification – Roswell/Fairground TAD Area**

| MAP# | ADDRESS              | TAX ID        | MAP# | ADDRESS        | TAX ID        |
|------|----------------------|---------------|------|----------------|---------------|
|      | 310 FRASIER ST       | 16 12880 0250 |      | 547 FRASIER ST | 16 12870 0750 |
|      | 318 FRASIER ST       | 16 12880 0260 |      | 553 FRASIER ST | 16 12870 0760 |
|      | 325 FRASIER ST       | 16 12880 0230 |      | 559 FRASIER ST | 16 12870 0770 |
|      | 326 FRASIER ST       | 16 12880 0270 |      | 569 FRASIER ST | 16 12870 0780 |
|      | 332 FRASIER ST       | 16 12880 0280 |      | 579 FRASIER ST | 16 12870 0790 |
|      | 333 FRASIER ST       | 16 12880 0220 |      | 235 GROVER ST  | 16 12870 0360 |
|      | 340 FRASIER ST       | 16 12880 0290 |      | 236 GROVER ST  | 16 12870 0290 |
|      | 341 FRASIER ST       | 16 12880 0210 |      | 244 GROVER ST  | 16 12870 0300 |
|      | 346 FRASIER ST       | 16 12880 0300 |      | 245 GROVER ST  | 16 12870 0370 |
|      | 351 FRASIER ST       | 16 12880 0200 |      | 251 GROVER ST  | 16 12870 0380 |
|      | 354 FRASIER ST       | 16 12880 0310 |      | 252 GROVER ST  | 16 12870 0310 |
|      | 359 FRASIER ST       | 16 12880 0190 |      | 262 GROVER ST  | 16 12870 0320 |
|      | 362 FRASIER ST       | 16 12880 0320 |      | 263 GROVER ST  | 16 12870 0390 |
|      | 367 FRASIER ST       | 16 12880 0180 |      | 270 GROVER ST  | 16 12870 0330 |
|      | 372 FRASIER ST       | 16 12880 0330 |      | 271 GROVER ST  | 16 12870 0400 |
|      | 400 FRASIER ST       | 16 12880 0490 |      | 280 GROVER ST  | 16 12870 0340 |
|      | 401 FRASIER ST       | 16 12880 0890 |      | 281 GROVER ST  | 16 12870 0410 |
|      | 410 FRASIER ST       | 16 12880 0500 |      | 289 GROVER ST  | 16 12870 0420 |
|      | 411 FRASIER ST       | 16 12880 0880 |      | 290 GROVER ST  | 16 12870 0350 |
|      | 418 FRASIER ST       | 16 12880 0510 |      | 454 HALEY ST   | 17 03600 0010 |
|      | 419 FRASIER ST       | 16 12880 0870 |      | 463 HALEY ST   | 16 12870 0860 |
|      | 425 FRASIER ST       | 16 12880 0860 |      | 465 HALEY ST   | 16 12870 0210 |
|      | 426 FRASIER ST       | 16 12880 0520 |      | 466 HALEY ST   | 17 03600 0380 |
|      | 435 FRASIER ST       | 16 12880 0850 |      | 467 HALEY ST   | 16 12870 0880 |
|      | 452 FRASIER ST WATER | 16 12880 0650 |      | 472 HALEY ST   | 17 03600 0150 |
|      | 459 FRASIER ST A     | 16 12880 0760 |      | 474 HALEY ST   | 17 03600 0140 |
|      | 467 FRASIER ST V-LOT | 16 12870 0100 |      | 482 HALEY ST   | 17 03600 0350 |
|      | 468 FRASIER ST       | 16 12870 0140 |      | 488 HALEY ST   | 17 03600 0130 |
|      | 476 FRASIER ST       | 16 12870 1150 |      | 489 HALEY ST   | 16 12870 0900 |
|      | 477 FRASIER ST       | 16 12870 1120 |      | 494 HALEY ST   | 17 03600 0310 |
|      | 483 FRASIER ST       | 16 12870 1110 |      | 495 HALEY ST   | 16 12870 0920 |
|      | 484 FRASIER ST       | 16 12870 1190 |      | 497 HALEY ST   | 16 12870 0930 |
|      | 486 FRASIER ST HM    | 16 12870 1160 |      | 499 HALEY ST   | 16 12870 0940 |
|      | 487 FRASIER ST       | 16 12870 1130 |      | 500 HALEY ST   | 17 03600 0120 |
|      | 494 FRASIER ST HM    | 16 12870 1170 |      | 504 HALEY ST   | 17 03600 0110 |
|      | 497 FRASIER ST 1     | 16 12870 1140 |      | 507 HALEY ST A | 16 12870 0950 |
|      | 506 FRASIER ST HM    | 16 12870 1180 |      | 513 HALEY ST   | 16 12870 0970 |
|      | 510 FRASIER ST WATER | 16 12870 1200 |      | 514 HALEY ST   | 17 03600 0100 |
|      | 510 FRASIER ST WATER | 16 12870 1200 |      | 524 HALEY ST   | 17 03600 0090 |
|      | 529 FRASIER ST       | 16 12870 0720 |      | 539 HALEY ST   | 16 12870 0980 |
|      | 535 FRASIER ST       | 16 12870 0730 |      | 540 HALEY ST   | 17 03600 0290 |
|      | 541 FRASIER ST       | 16 12870 0740 |      | 65 JACKSON CIR | 16 12340 1030 |



**Preliminary Tax Parcel Identification – Roswell/Fairground TAD Area**

| <b>MAP#</b> | <b>ADDRESS</b> | <b>TAX ID</b> | <b>MAP#</b> | <b>ADDRESS</b>  | <b>TAX ID</b> |
|-------------|----------------|---------------|-------------|-----------------|---------------|
| 66          | JACKSON CIR    | 16 12340 1210 | 315         | LAKWOOD DR      | 17 02890 1370 |
| 75          | JACKSON CIR    | 16 12340 1040 | 334         | LAKWOOD DR      | 17 02890 1360 |
| 76          | JACKSON CIR    | 16 12340 1200 | 340         | LAKWOOD DR      | 17 02890 1350 |
| 85          | JACKSON CIR    | 16 12340 1050 | 183         | MANGET ST       | 16 12880 0710 |
| 104         | JACKSON CIR    | 16 12340 1190 | 184         | MANGET ST B     | 16 12880 0820 |
| 109         | JACKSON CIR    | 16 12340 1060 | 195         | MANGET ST       | 16 12880 0730 |
| 112         | JACKSON CIR    | 16 12340 1180 | 198         | MANGET ST       | 16 12880 0830 |
| 119         | JACKSON CIR    | 16 12340 1070 | 203         | MANGET ST       | 16 12880 0740 |
| 122         | JACKSON CIR    | 16 12340 1170 | 206         | MANGET ST       | 16 12880 0840 |
| 127         | JACKSON CIR    | 16 12340 1080 | 217         | MANGET ST       | 16 12880 0750 |
| 131         | JACKSON CIR    | 16 12340 1090 | 220         | MANGET ST       | 16 12880 0530 |
| 132         | JACKSON CIR    | 16 12340 1160 | 230         | MANGET ST       | 16 12880 0540 |
| 144         | JACKSON CIR    | 16 12340 1150 | 240         | MANGET ST       | 16 12880 0550 |
| 145         | JACKSON CIR    | 16 12340 1100 | 250         | MANGET ST       | 16 12880 0560 |
| 154         | JACKSON CIR    | 16 12340 1140 | 253         | MANGET ST       | 16 12880 0670 |
| 155         | JACKSON CIR    | 16 12340 1110 | 260         | MANGET ST       | 16 12880 0570 |
| 162         | JACKSON CIR    | 16 12340 1130 | 263         | MANGET ST       | 16 12880 0680 |
| 163         | JACKSON CIR    | 16 12340 1120 | 275         | MANGET ST 4     | 16 12880 0690 |
| 101         | LAKWOOD DR     | 16 12330 0310 | 285         | MANGET ST       | 16 12880 0700 |
| 107         | LAKWOOD DR     | 16 12330 0360 | 313         | MANGET ST       | 17 03600 0370 |
| 115         | LAKWOOD DR     | 16 12330 0370 | 319         | MANGET ST A     | 17 03600 0360 |
| 181         | LAKWOOD DR     | 16 12880 0770 | 346         | MANGET ST       | 17 02890 1340 |
| 182         | LAKWOOD DR     | 16 12880 0140 | 421         | MANGET ST       | 17 02890 1390 |
| 196         | LAKWOOD DR     | 16 12880 0150 | 501         | MANGET ST       | 17 02890 1380 |
| 197         | LAKWOOD DR     | 16 12880 0920 | 359         | S MARIETTA PKWY | 17 02890 1670 |
| 204         | LAKWOOD DR     | 16 12880 0160 | 369         | S MARIETTA PKWY | 17 02890 1660 |
| 207         | LAKWOOD DR     | 16 12880 0910 | 56          | OLIVE ST        | 16 12330 0610 |
| 212         | LAKWOOD DR     | 16 12880 0170 | 59          | OLIVE ST        | 16 12330 0510 |
| 221         | LAKWOOD DR     | 16 12880 0900 | 66          | OLIVE ST        | 16 12330 0600 |
| 233         | LAKWOOD DR     | 16 12880 0480 | 312         | PHILLIPS DR     | 17 02890 0030 |
| 250         | LAKWOOD DR     | 16 12880 0340 | 316         | PHILLIPS DR     | 17 02890 0040 |
| 253         | LAKWOOD DR     | 16 12880 0640 | 317         | PHILLIPS DR     | 17 02890 0200 |
| 258         | LAKWOOD DR     | 16 12880 0350 | 320         | PHILLIPS DR     | 17 02890 0050 |
| 261         | LAKWOOD DR     | 16 12880 0630 | 326         | PHILLIPS DR     | 17 02890 0060 |
| 268         | LAKWOOD DR     | 16 12880 0360 | 327         | PHILLIPS DR     | 17 02890 0190 |
| 271         | LAKWOOD DR     | 16 12880 0620 | 330         | PHILLIPS DR     | 17 02890 0070 |
| 278         | LAKWOOD DR     | 16 12880 0380 | 333         | PHILLIPS DR     | 17 02890 0180 |
| 279         | LAKWOOD DR     | 16 12880 0610 | 336         | PHILLIPS DR     | 17 02890 0080 |
| 287         | LAKWOOD DR     | 16 12880 0600 | 346         | PHILLIPS DR     | 17 02890 0090 |
| 295         | LAKWOOD DR     | 17 02890 1400 | 347         | PHILLIPS DR     | 17 02890 0170 |
| 303         | LAKWOOD DR     | 17 02890 1410 | 357         | PHILLIPS DR     | 17 02890 1440 |
| 311         | LAKWOOD DR     | 17 02890 1420 | 358         | PHILLIPS DR     | 17 02890 1550 |



**Preliminary Tax Parcel Identification – Roswell/Fairground TAD Area**

| MAP# | ADDRESS          | TAX ID        | MAP# | ADDRESS               | TAX ID        |
|------|------------------|---------------|------|-----------------------|---------------|
|      | 367 PHILLIPS DR  | 17 02890 1450 |      | 251 SOUTH AVE         | 16 12870 0240 |
|      | 368 PHILLIPS DR  | 17 02890 1560 |      | 258 SOUTH AVE 4       | 16 12870 0200 |
|      | 376 PHILLIPS DR  | 17 02890 1570 |      | 261 SOUTH AVE         | 16 12870 0250 |
|      | 379 PHILLIPS DR  | 17 02890 1460 |      | 265 SOUTH AVE         | 16 12870 0260 |
|      | 385 PHILLIPS DR  | 17 02890 1470 |      | 318 SOUTH AVE         | 17 03600 0300 |
|      | 386 PHILLIPS DR  | 17 02890 1580 |      | 390 SOUTH AVE         | 16 12870 0270 |
|      | 399 PHILLIPS DR  | 17 02890 1480 |      | 314 STOKES AVE        | 17 02890 1500 |
|      | 326 ROSWELL ST A | 16 12330 0530 |      | 319 STOKES AVE        | 17 02890 1240 |
|      | 328 ROSWELL ST   | 16 12330 0030 |      | 320 STOKES AVE        | 17 02890 1490 |
|      | 380 ROSWELL ST   | 16 12330 0270 |      | 327 STOKES AVE        | 17 02890 1250 |
|      | 390 ROSWELL ST   | 16 12330 0290 |      | 337 STOKES AVE        | 17 02890 1260 |
|      | 416 ROSWELL ST   | 16 12330 0340 |      | 345 STOKES AVE        | 17 02890 1270 |
|      | 422 ROSWELL ST   | 16 12330 0400 |      | 348 STOKES AVE        | 17 02890 1590 |
|      | 436 ROSWELL ST   | 16 12330 0350 |      | 390 STOKES AVE        | 17 02890 1600 |
|      | 456 ROSWELL ST   | 16 12340 0080 |      | 180 SUMMIT AVE        | 16 12880 0040 |
|      | 462 ROSWELL ST B | 16 12340 0090 |      | 186 SUMMIT AVE        | 16 12880 0050 |
|      | 470 ROSWELL ST   | 16 12340 1320 |      | 191 SUMMIT AVE GRG    | 16 12880 0070 |
|      | 480 ROSWELL ST   | 16 12340 0100 |      | 194 SUMMIT AVE        | 16 12880 0940 |
|      | 54 SOUTH AVE     | 16 12340 0150 |      | 195 SUMMIT AVE        | 16 12880 0240 |
|      | 68 SOUTH AVE     | 16 12340 0160 |      | 302 WATERMAN ST       | 16 12890 0590 |
|      | 110 SOUTH AVE    | 16 12340 0170 |      | 303 WATERMAN ST       | 16 12320 0810 |
|      | 116 SOUTH AVE    | 16 12340 0180 |      | 317 WATERMAN ST       | 16 12330 0200 |
|      | 126 SOUTH AVE    | 16 12340 0190 |      | 319 WATERMAN ST V-LOT | 16 12330 0190 |
|      | 127 SOUTH AVE    | 16 12340 0340 |      | 320 WATERMAN ST       | 16 12880 0030 |
|      | 130 SOUTH AVE    | 16 12340 0200 |      | 331 WATERMAN ST       | 16 12330 0170 |
|      | 134 SOUTH AVE    | 16 12340 0210 |      | 347 WATERMAN ST       | 16 12330 0160 |
|      | 135 SOUTH AVE    | 16 12340 0350 |      | 362 WATERMAN ST       | 16 12880 0120 |
|      | 141 SOUTH AVE    | 16 12340 0970 |      | 370 WATERMAN ST       | 16 12880 0130 |
|      | 144 SOUTH AVE    | 16 12340 0220 |      | 389 WATERMAN ST       | 16 12330 0750 |
|      | 149 SOUTH AVE    | 16 12340 0360 |      | 397 WATERMAN ST       | 16 12330 0740 |
|      | 152 SOUTH AVE    | 16 12340 0230 |      | 402 WATERMAN ST       | 16 12880 0780 |
|      | 160 SOUTH AVE    | 16 12870 1010 |      | 403 WATERMAN ST       | 16 12330 0730 |
|      | 167 SOUTH AVE    | 16 12340 1700 |      | 411 WATERMAN ST       | 16 12330 0720 |
|      | 177 SOUTH AVE    | 16 12870 1270 |      | 412 WATERMAN ST       | 16 12880 0790 |
|      | 194 SOUTH AVE    | 16 12870 0820 |      | 415 WATERMAN ST       | 16 12330 0710 |
|      | 202 SOUTH AVE    | 16 12870 0830 |      | 422 WATERMAN ST       | 16 12880 0800 |
|      | 206 SOUTH AVE    | 16 12870 0840 |      | 425 WATERMAN ST       | 16 12330 0700 |
|      | 212 SOUTH AVE    | 16 12870 0850 |      | 431 WATERMAN ST       | 16 12330 0690 |
|      | 220 SOUTH AVE    | 16 12870 0060 |      | 432 WATERMAN ST       | 16 12880 0810 |
|      | 235 SOUTH AVE    | 16 12870 0220 |      | 439 WATERMAN ST       | 16 12330 0680 |
|      | 245 SOUTH AVE    | 16 12870 0230 |      | 460 WATERMAN ST       | 16 12880 0720 |
|      | 246 SOUTH AVE    | 16 12870 0190 |      | 466 WATERMAN ST       | 16 12870 0020 |



**Preliminary Tax Parcel Identification – Roswell/Fairground TAD Area**

| <b>MAP#</b> | <b>ADDRESS</b> | <b>TAX ID</b> | <b>MAP#</b> | <b>ADDRESS</b> | <b>TAX ID</b> |
|-------------|----------------|---------------|-------------|----------------|---------------|
| 472         | WATERMAN ST    | 16 12870 0030 | 542         | WATERMAN ST    | 16 12870 0660 |
| 478         | WATERMAN ST    | 16 12870 0040 | 548         | WATERMAN ST    | 16 12870 0670 |
| 482         | WATERMAN ST    | 16 12870 0050 | 553         | WATERMAN ST    | 16 12340 0400 |
| 530         | WATERMAN ST    | 16 12870 0640 | 554         | WATERMAN ST    | 16 12870 0680 |
| 536         | WATERMAN ST    | 16 12870 0650 | 560         | WATERMAN ST    | 16 12870 0690 |
| 539         | WATERMAN ST    | 16 12340 0370 | 566         | WATERMAN ST    | 16 12870 0700 |
| 541         | WATERMAN ST    | 16 12340 0390 |             |                |               |



### Preliminary Tax Parcel Identification – Park Street TAD Area

| MAP# | ADDRESS            | TAX ID        | MAP# | ADDRESS      | TAX ID        |
|------|--------------------|---------------|------|--------------|---------------|
| 590  | ARMSTRONG ST       | 16 12340 0500 | 642  | FRASIER ST   | 16 12860 0260 |
| 595  | ARMSTRONG ST       | 16 12340 0860 | 646  | FRASIER ST   | 16 12860 0270 |
| 600  | ARMSTRONG ST       | 16 12340 0480 | 647  | FRASIER ST   | 16 12860 0150 |
| 600  | ARMSTRONG ST A     | 16 12340 1670 | 652  | FRASIER ST   | 16 12860 0290 |
| 601  | ARMSTRONG ST       | 16 12340 0880 | 655  | FRASIER ST B | 16 12860 0130 |
| 611  | ARMSTRONG ST       | 16 12350 0230 | 661  | FRASIER CIR  | 16 12860 0500 |
| 612  | ARMSTRONG STREET   | 16 1234 024   | 662  | FRASIER CIR  | 16 12860 0430 |
| 642  | ARMSTRONG ST A     | 16 12350 0720 | 671  | FRASIER CIR  | 16 12860 0510 |
| 648  | ARMSTRONG ST A     | 16 12350 0730 | 672  | FRASIER CIR  | 16 12860 0420 |
| 580  | COLONIAL CIR       | 16 12870 1020 | 680  | FRASIER CIR  | 16 12860 0410 |
| 583  | COLONIAL CIR 1     | 16 12870 0530 | 681  | FRASIER CIR  | 16 12860 0520 |
| 586  | COLONIAL CIR       | 16 12870 1030 | 692  | FRASIER CIR  | 16 12860 0400 |
| 587  | COLONIAL CIR 1     | 16 12870 0540 | 693  | FRASIER CIR  | 16 12860 0530 |
| 590  | COLONIAL CIR       | 16 12870 1040 | 698  | FRASIER CIR  | 16 12860 0390 |
| 591  | COLONIAL CIR 1     | 16 12870 0550 | 716  | FRASIER CIR  | 16 12860 0380 |
| 595  | COLONIAL CIR       | 16 12870 0560 | 721  | FRASIER CIR  | 16 12860 0480 |
| 596  | COLONIAL CIR       | 16 12870 1050 | 740  | FRASIER CIR  | 16 12860 0350 |
| 599  | COLONIAL CIR       | 16 12870 0570 | 743  | FRASIER CIR  | 16 12860 0470 |
| 600  | COLONIAL CIR V-LOT | 16 12870 1090 | 748  | FRASIER CIR  | 16 12860 0340 |
| 603  | COLONIAL CIR HM    | 16 12870 0580 | 756  | FRASIER CIR  | 16 12860 0330 |
| 604  | COLONIAL CIR       | 16 12870 1080 | 761  | FRASIER CIR  | 16 12860 0460 |
| 607  | COLONIAL CIR HM    | 16 12870 0620 | 766  | FRASIER CIR  | 16 12860 0320 |
| 608  | COLONIAL CIR       | 16 12870 1070 | 772  | FRASIER CIR  | 16 12860 0310 |
| 611  | COLONIAL CIR       | 16 12870 0610 | 773  | FRASIER CIR  | 16 12860 0450 |
| 612  | COLONIAL CIR       | 16 12870 1060 | 780  | FRASIER CIR  | 16 12860 0300 |
| 127  | S FAIRGROUND ST    | 16 12340 0800 | 781  | FRASIER CIR  | 16 12860 0440 |
| 137  | S FAIRGROUND ST    | 16 12340 0820 | 129  | MERRITT ST   | 16 12350 0650 |
| 155  | S FAIRGROUND ST    | 16 12340 1310 | 136  | MERRITT ST   | 16 12350 0220 |
| 157  | S FAIRGROUND ST    | 16 12340 0490 | 139  | MERRITT ST   | 16 12350 0690 |
| 267  | S FAIRGROUND ST    | 16 12870 0520 | 158  | MERRITT ST   | 16 12350 0250 |
| 591  | FRASIER ST         | 16 12870 0600 | 159  | MERRITT ST   | 16 12350 0710 |
| 592  | FRASIER ST         | 16 12870 0500 | 171  | MERRITT ST   | 16 12350 0750 |
| 598  | FRASIER ST         | 16 12870 0510 | 172  | MERRITT ST   | 16 12350 0260 |
| 599  | FRASIER ST         | 16 12870 0590 | 181  | MERRITT ST   | 16 12860 0070 |
| 610  | FRASIER STREET     | 16 1286 022   | 182  | MERRITT ST   | 16 12860 0010 |
| 611  | FRASIER ST         | 16 1286 006   | 191  | MERRITT ST   | 16 12860 0210 |
| 616  | FRASIER ST         | 16 12860 0230 | 192  | MERRITT ST   | 16 12860 0020 |
| 617  | FRASIER ST         | 16 12860 0050 | 203  | MERRITT ST   | 16 12860 0200 |
| 624  | FRASIER ST         | 16 12860 0240 | 204  | MERRITT ST   | 16 12860 0030 |
| 632  | FRASIER ST         | 16 12860 0250 | 211  | MERRITT ST   | 16 12860 0190 |
| 633  | FRASIER ST         | 16 12860 0170 | 218  | MERRITT ST   | 16 12860 0040 |
| 639  | FRASIER ST         | 16 12860 0160 | 221  | MERRITT ST   | 16 12860 0180 |

**Preliminary Tax Parcel Identification – Park Street TAD Area**

| <b>MAP#</b> | <b>ADDRESS</b> | <b>TAX ID</b> | <b>MAP#</b> | <b>ADDRESS</b> | <b>TAX ID</b> |
|-------------|----------------|---------------|-------------|----------------|---------------|
| 19          | PARK ST        | 16 12350 1400 | 128         | PARK ST        | 16 12350 0700 |
| 43          | PARK ST        | 16 12350 0280 | 144         | PARK ST        | 16 12350 0740 |
| 44          | PARK ST        | 16 12350 0430 | 158         | PARK ST        | 16 12350 0760 |
| 54          | PARK ST        | 16 12350 0500 | 168         | PARK ST        | 16 12860 0080 |
| 74          | PARK ST        | 16 12350 0530 | 178         | PARK ST        | 16 12860 0090 |
| 84          | PARK ST        | 16 12350 0560 | 188         | PARK ST        | 16 12860 0100 |
| 98          | PARK ST        | 16 12350 0600 | 206         | PARK ST        | 16 12860 0110 |
| 101         | PARK ST        | 16 12350 0920 | 211         | PARK ST        | 16 12860 0490 |
| 104         | PARK ST        | 16 12350 1590 | 212         | PARK ST        | 16 12860 0120 |
| 105         | PARK ST        | 16 12350 0890 | 662         | ROSWELL ST     | 16 12350 0190 |
| 110         | PARK ST        | 16 12350 0640 | 670         | ROSWELL ST     | 16 12350 0880 |
| 116         | PARK ST        | 16 12350 0660 | 698         | ROSWELL ST     | 16 12350 1420 |
| 124         | PARK ST        | 16 12350 0680 | 706         | ROSWELL ST     | 16 12350 0900 |



### Preliminary Tax Parcel Identification - Hedges Area

| MAP# | ADDRESS            | TAX ID        | MAP# | ADDRESS           | TAX ID        |
|------|--------------------|---------------|------|-------------------|---------------|
|      | 480 W ATLANTA ST   | 17 02880 0090 |      | 93 W DIXIE AVE    | 17 02170 0360 |
|      | 488 W ATLANTA ST   | 17 02880 0100 |      | 96 W DIXIE AVE    | 17 02180 0090 |
|      | 508 W ATLANTA ST   | 17 02880 0120 |      | 100 W DIXIE AVE   | 17 02180 0100 |
|      | 516 W ATLANTA ST   | 17 02880 0130 |      | 101 W DIXIE AVE   | 17 02170 0370 |
|      | 520 W ATLANTA ST   | 17 02870 0110 |      | 106 W DIXIE AVE   | 17 02180 0110 |
|      | 522 W ATLANTA ST   | 17 02870 0930 |      | 107 W DIXIE AVE   | 17 02170 0380 |
|      | 524 W ATLANTA ST   | 17 02870 0590 |      | 114 W DIXIE AVE   | 17 02180 0120 |
|      | 530 W ATLANTA ST   | 17 02870 0600 |      | 120 W DIXIE AVE   | 17 02180 0130 |
|      | 538 W ATLANTA ST   | 17 02870 0610 |      | 125 W DIXIE AVE   | 17 02170 0390 |
|      | 552 W ATLANTA ST A | 17 02870 0630 |      | 138 W DIXIE AVE   | 17 02180 0150 |
|      | 566 W ATLANTA ST   | 17 02870 0670 |      | 141 W DIXIE AVE   | 17 02880 0190 |
|      | 578 W ATLANTA ST   | 17 02900 1020 |      | 146 W DIXIE AVE   | 17 02180 0160 |
|      | 598 W ATLANTA ST   | 17 02900 1010 |      | 149 W DIXIE AVE   | 17 02880 0200 |
|      | 528 BOLAN ST       | 17 02180 0840 |      | 150 W DIXIE AVE   | 17 02180 0170 |
|      | 529 BOLAN ST       | 17 02180 0830 |      | 156 W DIXIE AVE   | 17 02180 0180 |
|      | 538 BOLAN ST       | 17 02180 0850 |      | 157 W DIXIE AVE   | 17 02880 0210 |
|      | 546 BOLAN ST       | 17 02180 0950 |      | 163 W DIXIE AVE   | 17 02880 0220 |
|      | 547 BOLAN ST       | 17 02180 0820 |      | 166 W DIXIE AVE   | 17 02870 0010 |
|      | 554 BOLAN ST       | 17 02180 0860 |      | 170 W DIXIE AVE   | 17 02870 0020 |
|      | 555 BOLAN ST       | 17 02180 0810 |      | 171 W DIXIE AVE   | 17 02880 0230 |
|      | 562 BOLAN ST       | 17 02180 0870 |      | 175 W DIXIE AVE   | 17 02880 0240 |
|      | 565 BOLAN ST       | 17 02180 0800 |      | 178 W DIXIE AVE B | 17 02870 0030 |
|      | 572 BOLAN ST       | 17 02180 0970 |      | 185 W DIXIE AVE   | 17 02880 0250 |
|      | 573 BOLAN ST       | 17 02180 0790 |      | 186 W DIXIE AVE   | 17 02870 0040 |
|      | 582 BOLAN ST       | 17 02180 0880 |      | 190 W DIXIE AVE   | 17 02870 0050 |
|      | 585 BOLAN ST       | 17 02180 0960 |      | 191 W DIXIE AVE   | 17 02880 0260 |
|      | 590 BOLAN ST       | 17 02180 0660 |      | 196 W DIXIE AVE   | 17 02870 0060 |
|      | 591 BOLAN ST       | 17 02180 0780 |      | 197 W DIXIE AVE   | 17 02880 0270 |
|      | 41 W DIXIE AVE     | 17 02170 0300 |      | 205 W DIXIE AVE   | 17 02880 0280 |
|      | 43 W DIXIE AVE     | 17 02170 0310 |      | 206 W DIXIE AVE   | 17 02870 0070 |
|      | 44 W DIXIE AVE     | 17 02180 0010 |      | 209 W DIXIE AVE   | 17 02880 0290 |
|      | 52 W DIXIE AVE     | 17 02180 0020 |      | 214 W DIXIE AVE   | 17 02870 0080 |
|      | 53 W DIXIE AVE     | 17 02170 0320 |      | 223 W DIXIE AVE   | 17 02880 0300 |
|      | 58 W DIXIE AVE     | 17 02180 0030 |      | 224 W DIXIE AVE   | 17 02870 0090 |
|      | 63 W DIXIE AVE     | 17 02170 0330 |      | 225 W DIXIE AVE   | 17 02880 0310 |
|      | 64 W DIXIE AVE     | 17 02180 0040 |      | 234 W DIXIE AVE   | 17 02870 0100 |
|      | 68 W DIXIE AVE     | 17 02180 0050 |      | 29 GARRISON RD    | 17 02180 1130 |
|      | 73 W DIXIE AVE     | 17 02170 0340 |      | 37 GARRISON RD    | 17 02190 0210 |
|      | 76 W DIXIE AVE     | 17 02180 0060 |      | 188 GARRISON RD   | 17 02150 0700 |
|      | 82 W DIXIE AVE     | 17 02180 0070 |      | 34 GRAMLING ST    | 17 02180 0360 |
|      | 83 W DIXIE AVE     | 17 02170 0350 |      | 42 GRAMLING ST    | 17 02180 0370 |
|      | 88 W DIXIE AVE     | 17 02180 0080 |      | 47 GRAMLING ST    | 17 02180 0340 |



### Preliminary Tax Parcel Identification - Hedges Area

| MAP# | ADDRESS     | TAX ID        | MAP# | ADDRESS           | TAX ID        |
|------|-------------|---------------|------|-------------------|---------------|
| 48   | GRAMLING ST | 17 02180 0380 | 234  | GRAMLING ST       | 17 02870 0370 |
| 56   | GRAMLING ST | 17 02180 0390 | 235  | GRAMLING ST       | 17 02870 0140 |
| 59   | GRAMLING ST | 17 02180 0330 | 243  | GRAMLING ST WATER | 17 02870 0130 |
| 67   | GRAMLING ST | 17 02180 0320 | 253  | GRAMLING ST       | 17 02870 0120 |
| 68   | GRAMLING ST | 17 02180 0540 | 254  | GRAMLING ST       | 17 02870 0560 |
| 73   | GRAMLING ST | 17 02180 0310 | 264  | GRAMLING ST       | 17 02870 0580 |
| 74   | GRAMLING ST | 17 02180 0550 | 16   | HEDGES ST         | 17 02170 0290 |
| 77   | GRAMLING ST | 17 02180 0300 | 19   | HEDGES ST         | 17 02170 0020 |
| 82   | GRAMLING ST | 17 02180 0560 | 22   | HEDGES ST         | 17 02170 0280 |
| 87   | GRAMLING ST | 17 02180 0290 | 29   | HEDGES ST         | 17 02170 0030 |
| 88   | GRAMLING ST | 17 02180 0570 | 32   | HEDGES ST         | 17 02170 0270 |
| 93   | GRAMLING ST | 17 02180 0280 | 37   | HEDGES ST         | 17 02170 0040 |
| 96   | GRAMLING ST | 17 02180 0580 | 42   | HEDGES ST         | 17 02170 0260 |
| 97   | GRAMLING ST | 17 02180 0270 | 47   | HEDGES ST         | 17 02170 0050 |
| 102  | GRAMLING ST | 17 02180 0590 | 52   | HEDGES ST         | 17 02170 0250 |
| 107  | GRAMLING ST | 17 02180 0260 | 57   | HEDGES ST         | 17 02170 0060 |
| 110  | GRAMLING ST | 17 02180 0600 | 62   | HEDGES ST         | 17 02170 0240 |
| 115  | GRAMLING ST | 17 02180 0250 | 69   | HEDGES ST         | 17 02170 0070 |
| 120  | GRAMLING ST | 17 02180 0680 | 72   | HEDGES ST         | 17 02170 0230 |
| 129  | GRAMLING ST | 17 02180 0240 | 77   | HEDGES ST         | 17 02170 0080 |
| 135  | GRAMLING ST | 17 02180 0230 | 82   | HEDGES ST         | 17 02170 0220 |
| 136  | GRAMLING ST | 17 02180 0690 | 91   | HEDGES ST         | 17 02170 0090 |
| 141  | GRAMLING ST | 17 02180 0220 | 92   | HEDGES ST         | 17 02170 0210 |
| 144  | GRAMLING ST | 17 02180 0710 | 101  | HEDGES ST         | 17 02170 0100 |
| 147  | GRAMLING ST | 17 02180 0210 | 111  | HEDGES ST         | 17 02170 0110 |
| 155  | GRAMLING ST | 17 02180 0200 | 121  | HEDGES ST         | 17 02170 0120 |
| 156  | GRAMLING ST | 17 02180 0720 | 129  | HEDGES ST         | 17 02170 0130 |
| 163  | GRAMLING ST | 17 02180 0190 | 132  | HEDGES ST         | 17 02170 0170 |
| 164  | GRAMLING ST | 17 02180 0730 | 136  | HEDGES ST         | 17 02170 0160 |
| 167  | GRAMLING ST | 17 02870 0210 | 139  | HEDGES ST         | 17 02170 0140 |
| 174  | GRAMLING ST | 17 02870 0220 | 144  | HEDGES ST         | 17 02170 0150 |
| 179  | GRAMLING ST | 17 02870 0200 | 149  | HEDGES ST         | 17 02880 0010 |
| 186  | GRAMLING ST | 17 02870 0320 | 150  | HEDGES ST         | 17 02880 0170 |
| 189  | GRAMLING ST | 17 02870 0190 | 153  | HEDGES ST         | 17 02880 0020 |
| 196  | GRAMLING ST | 17 02870 0330 | 156  | HEDGES ST         | 17 02880 0160 |
| 197  | GRAMLING ST | 17 02870 0180 | 163  | HEDGES ST         | 17 02880 0035 |
| 206  | GRAMLING ST | 17 02870 0340 | 164  | HEDGES ST         | 17 02880 0150 |
| 207  | GRAMLING ST | 17 02870 0170 | 167  | HEDGES ST         | 17 02880 0040 |
| 212  | GRAMLING ST | 17 02870 0350 | 172  | HEDGES ST         | 17 02880 0140 |
| 213  | GRAMLING ST | 17 02870 0160 | 173  | HEDGES ST         | 17 02880 0050 |
| 225  | GRAMLING ST | 17 02870 0150 | 176  | HEDGES ST         | 17 02880 0610 |
| 226  | GRAMLING ST | 17 02870 0360 | 181  | HEDGES ST         | 17 02880 0060 |



### Preliminary Tax Parcel Identification - Hedges Area

| MAP# | ADDRESS         | TAX ID        | MAP# | ADDRESS                 | TAX ID        |
|------|-----------------|---------------|------|-------------------------|---------------|
| 186  | HEDGES ST       | 17 02880 0600 | 581  | LOVEJOY ST              | 17 02180 0890 |
| 189  | HEDGES ST       | 17 02880 0070 | 582  | LOVEJOY ST              | 17 02180 0500 |
| 192  | HEDGES ST       | 17 02880 0590 | 591  | LOVEJOY ST              | 17 02180 0670 |
| 195  | HEDGES ST       | 17 02880 0080 | 592  | LOVEJOY ST              | 17 02180 1050 |
| 201  | HEDGES ST       | 17 02880 0110 | 531  | POWDER SPRINGS ST V/LOT | 17 02180 0410 |
| 202  | HEDGES ST       | 17 02880 0620 | 541  | POWDER SPRINGS ST       | 17 02180 0430 |
| 204  | HEDGES ST       | 17 02880 0640 | 541  | POWDER SPRINGS ST B     | 17 02180 0430 |
| 221  | HILL ST         | 17 02860 0010 | 561  | POWDER SPRINGS ST B     | 17 02180 0450 |
| 261  | HILL ST         | 17 02860 0770 | 565  | POWDER SPRINGS ST       | 17 02180 0460 |
| 269  | HILL ST         | 17 02860 0620 | 567  | POWDER SPRINGS ST       | 17 02180 0470 |
| 270  | LATIMER ST      | 17 02870 0980 | 579  | POWDER SPRINGS ST       | 17 02180 0940 |
| 282  | LATIMER ST      | 17 02870 0910 | 591  | POWDER SPRINGS ST       | 17 02150 0150 |
| 283  | LATIMER ST      | 17 02870 0870 | 526  | WELCH ST                | 17 02870 0380 |
| 293  | LATIMER ST      | 17 02870 0860 | 531  | WELCH ST                | 17 02870 0820 |
| 299  | LATIMER ST      | 17 02870 0720 | 532  | WELCH ST                | 17 02870 0390 |
| 303  | LATIMER ST      | 17 02870 0710 | 540  | WELCH ST                | 17 02870 0400 |
| 521  | LITTLE ST       | 17 02870 0550 | 544  | WELCH ST                | 17 02870 0410 |
| 525  | LITTLE ST       | 17 02870 1090 | 545  | WELCH ST                | 17 02870 0800 |
| 588  | LITTLE ST WATER | 17 02870 0500 | 549  | WELCH ST                | 17 02870 0790 |
| 588  | LITTLE ST WATER | 17 02870 0500 | 550  | WELCH ST                | 17 02870 0430 |
| 529  | LOVEJOY ST      | 17 02180 0930 | 554  | WELCH ST                | 17 02870 0440 |
| 530  | LOVEJOY ST      | 17 02180 0400 | 562  | WELCH ST                | 17 02870 0450 |
| 538  | LOVEJOY ST      | 17 02180 0420 | 565  | WELCH ST                | 17 02870 0750 |
| 541  | LOVEJOY ST      | 17 02180 0920 | 566  | WELCH ST                | 17 02870 0460 |
| 548  | LOVEJOY ST      | 17 02180 0530 | 574  | WELCH ST                | 17 02870 0470 |
| 555  | LOVEJOY ST      | 17 02180 0910 | 578  | WELCH ST                | 17 02870 0480 |
| 560  | LOVEJOY ST      | 17 02180 0520 | 579  | WELCH ST                | 17 02870 0740 |
| 567  | LOVEJOY ST      | 17 02180 0900 | 586  | WELCH ST                | 17 02870 0490 |
| 570  | LOVEJOY ST      | 17 02180 0510 |      |                         |               |

## Appendix 2: Personal Property ID

### Preliminary Personal Property Identification – Fairground Area

| TAXID   | OWNER                                    |
|---------|--|
| P002062 | BOATRIGHT CHRIS                          |
| P704282 | WATSON JAMES E & CO                      |
| P292042 | BLUE & ASSOCIATES                        |
| P818329 | VOGEL JOSEPH D ATTORNEY AT LAW           |
| P839406 | HILL JACK AND JILLS NURSERY              |
| P189970 | FAIRGROUND BODY SHOP INC                 |
| P192420 | Y ONE GROCERY/GAS STATION CORP           |
| P703356 | COBB HARDWARE COMPANY INC                |
| P287748 | AVERY GALLERY INC                        |
| P844433 | TURCHIARELLI ATTY; LOUIS M               |
| P204925 | CERAMICRAFT DENTAL LAB INC               |
| P030885 | JETTE DESIGN                             |
| P031128 | CHUCKS AUTOCARE INC                      |
| P703470 | HALL PRINTING CO                         |
| P291885 | MCKENDREE WAYNE CONST CO                 |
| P321623 | R D A ENGINEERING INC                    |
| P000987 | MAID BRIGADE                             |
| P846179 | A CUSTOM PEST SERVICES INC               |
| P835205 | FINAL TOUCH LANDSCAPE & LAWN MAINTENANCE |
| P827705 | GOLD STAR AUTOS INC                      |

### Preliminary Personal Property Identification – Park Street Area

| TAXID   | OWNER                                 |
|---------|---------------------------------------|
| P259342 | RBI INC                               |
| P123806 | MATERIAL DYNAMICS INC                 |
| P021210 | HEALTH OASIS ELIM                     |
| P001969 | ANDREW LAYNE HAIR STUDIO LLC          |
| P122811 | EUBANKS PRODUCE                       |
| P842201 | ENTERPRISE LEASING CO OF GA           |
| P307474 | TITLE EXCHANGE & PAWN OF MARIETTA INC |
| P707785 | MULLIGANS                             |

**Preliminary Personal Property Identification – Hedges Area**

| <b>TAXID</b> | <b>OWNER</b>                   |
|--------------|--------------------------------|
| P803850      | CHATFIELDS                     |
| P839717      | J & M ALIGN & BRAKES           |
| P840222      | WILLIS PLUMBING INC            |
| P831324      | DECKER INC LS                  |
| P840222      | WILLIS PLUMBING INC            |
| P842298      | BEARCOM                        |
| P244866      | HILDEBRAND JOHN ALLEN MR ATTY  |
| P000917      | RAILBIZ INC                    |
| P809823      | WYNCREEK APTS                  |
| P700302      | AQUA-RAMA POOLS SPAS & SVC INC |
| P839298      | AAA PAWN BROKERS INC           |

# Appendix 3: Maps

