Gillespie-Selden
Urban Redevelopment Plan
Residential Neighborhood

City of Cordele, Georgia

February 2011
Cordele City Commission

Zack Wade, Chairman
  Jeanie Bartee
  Jimmy Black
  Curtis Lucas, Jr.
  A. J. Rivers

Jeff Johnson, City Manager

Assisted by:
River Valley Regional Commission
228 West Lamar Street    1428 Second Avenue
Americus, Georgia 31709    Columbus, Georgia 31902
Project Background

The Georgia Initiative for Community Housing (GICH) was launched in 2004 as a public-private partnership offering communities a three-year program of collaboration and technical assistance in identifying and addressing housing needs. GICH presents a series of facilitated retreats held over a three year period designed to help communities fashion solutions to their housing needs, develops related workshops and provides technical assistance and opportunities for the community housing team to engage in cross-community sharing and collaboration.

Participating communities:
- Create a community housing team,
- Develop new ideas about meeting local housing needs,
- Learn about approaches and available resources to meet housing needs and
- Produce a community housing plan.

One component of Cordele’s third year community housing plan is to develop an urban redevelopment plan in conformance with Georgia’s Urban Redevelopment Law. This document has been developed to be the urban redevelopment plan for the Gillespie-Selden residential neighborhood. It is expected to be the critical first-step in a long-term, comprehensive housing improvement program not only for the Gillespie-Selden neighborhood but for the surrounding area as well. The current targeted neighborhood is in the geographic center of Cordele’s “Westside”, a 125 block macrocosm of the blighted conditions in Gillespie-Selden.

The state’s GICH initiative, administered by the Georgia Department of Community Affairs, provided the bulk of funding for this document. Supplemental funding was provided by the City of Cordele, the local GICH Committee and the River Valley Regional Commission.

GICH Committee

Bruce Capps    Bruce Drennan    Tom McFarland
Jean Burnette  Gene Ford       Dravian McGill
Robert B. Cooke Kathy Garwood  Ulysses Morgan
Gene Crapse    Marlene Kimball  A. J. Rivers
Casadeyoun Daniels Susan Leger-Boike Monica Simmons
RESOLUTION OF DECLARATION
GILLESPIE-SELDEN REDEVELOPMENT PLAN

WHEREAS, the Georgia General Assembly has found and declared that there exist in municipalities and counties slum areas which constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of residents; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability, substantially impairs or arrests the sound growth of municipalities and counties, retards the provision of housing accommodations, aggravates traffic problems, and substantially impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums is a matter of state policy and state concern, in order that the state and its municipalities and counties shall not continue to be endangered by areas which are local centers of disease, promote juvenile delinquency, and, while contributing little to the tax income of the state and its municipalities and counties, consume an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities, and

AND WHEREAS, the Cordele City Commission has found and declare that there exist within the corporate limits of the City slum areas which constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of residents, and while contributing little to the tax income of the City consume an excessive proportion of local government revenues because of the extra public services required, and

AND WHEREAS, the Georgia General Assembly has further found and declared that certain slum areas or portions thereof may require acquisition, clearance, and disposition, subject to use restrictions, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof, may be susceptible of conservation or rehabilitation in such a manner that the conditions and evils enumerated above may be eliminated, remedied, or prevented and
that, to the extent that is feasible, salvage slum areas should be conserved and rehabilitated through voluntary action and the regulatory process, and

AND WHEREAS, the Georgia General Assembly did enact the Georgia Urban Redevelopment Law to facilitate the formulation of a workable program for utilizing appropriate private and public resources to eliminate and prevent the development or spread of slums, to encourage needed urban rehabilitation, to provide for the redevelopment of slum areas, or to undertake such of the aforesaid activities or such other feasible activities as may be suitably employed to achieve the objectives of such workable program and that such workable program may include provisions for the prevention of the spread of slums into areas of the municipality or county which are free from slums, through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of slum areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements, encouraging voluntary rehabilitation, and compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of slum areas or portions thereof, and

AND WHEREAS, it is the intent of the Cordele City Commission to supplement the general powers available to the City with those additional development and redevelopment powers granted by the Georgia Urban Redevelopment Law to carry out and effectuate a workable program to eliminate and prevent the development or spread of slums, to encourage needed urban rehabilitation and to provide for the redevelopment of slum areas all in accordance with said Law, and

AND WHEREAS, to assume the additional powers granted by the Georgia Urban Redevelopment Law for the purposes stated above said Law requires the City to identify and declare a slum area within the corporate limits of the City of Cordele.

NOW, THEREFORE, that the residential area of the City generally known as Gillespie-Selden, more specifically, a contiguous, ± twenty-block area bounded on the south by a portion of West 16½ Alley, on the west by a portion of
the City's corporate limits, on the north by a portion of the Heart of Georgia Railroad and a portion of West 12th Avenue, and on the east by a portion of 9th Street, is hereby declared a slum area, as defined in the Georgia Urban Redevelopment Law, for the purpose of assuming the additional powers granted by said Law.

This 1st day of February, 2011.

CORDELE CITY COMMISSION

BY: [Signature]
Zack A. Wade, Chairman

Attest: [Signature]
Edward Beach, City Clerk
RESOLUTION ADOPTING THE
GILLESPIE-SELDEN REDEVELOPMENT PLAN

WHEREAS, the Gillespie-Selden residential area of the City of Cordele has been declared by the City Commission of said City to be a slum area as defined in the Georgia Urban Redevelopment Law, and

AND WHEREAS, the Cordele City Commission, the Georgia Initiative for Community Housing for the City of Cordele, various interested community leaders and members all who have been assisted by the River Valley Regional Commission have developed the Gillespie-Selden Urban Development Plan which is expected to be the critical first-step in a long-term, comprehensive housing improvement program not only for the Gillespie-Selden neighborhood, but for the surrounding area as well, and

AND WHEREAS, the Cordele City Commission has considered and approved the said plan and does hereby and herein adopt said plan for implementation as provided therein.

NOW, THEREFORE, said Plan is adopted as stated above upon the condition that the same may be modified at any time by the Cordele City Commission. Any proposed modification that would make substantial changes to the plan shall be subject to the requirements of the Georgia Urban Redevelopment Law including the requirement of a public hearing before it may be approved.

FURTHER, the Cordele City Commission has adopted and held a public hearing on the Gillespie-Selden Urban Redevelopment Plan. The public notice of said hearing was published in the legal organ, a newspaper having general circulation in the city. Said notice described the time, date, place, and purpose of the hearing, generally identified the urban redevelopment area covered by the
Plan, and outlined the general scope of the urban redevelopment project under consideration.

This 1st day of February, 2011.

CORDELE CITY COMMISSION

BY:  
Zack H. Wade, Chairman

Attest:  
Edward Beach, City Clerk
Brief History of the City of Cordele

The settlement of Cordele developed near the original southern boundary of Dooly County,\(^1\) approximately ten miles from the seat of county government.\(^2\) Because growth in the community out-paced that of others in the county and the burdens of travel necessary to perform certain legal and other transactions was posing an increasing toll on area residents, an effort was launched to establish (or relocate) the seat of county government nearer the faster-growing population. The City of Cordele incorporated in 1888, and in 1905 Crisp County was created by the Georgia Legislature from lands previously part of Dooly County. Cordele was designated the seat of county government.

The city’s early growth was in large part due to a favorable location; surrounded by a heavy concentration of prime soils supporting a dense pine forest, and astraddle the intersection of two railroads. Cordele is the namesake of a daughter of the president of one of the two railroads.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Crisp</td>
<td>17,343</td>
<td>17,540</td>
<td>17,663</td>
<td>17,768</td>
<td>18,087</td>
<td>19,489</td>
<td>20,011</td>
<td>21,996</td>
<td>23,439</td>
</tr>
<tr>
<td>Cordele</td>
<td>6,880</td>
<td>7,929</td>
<td>9,462</td>
<td>10,609</td>
<td>10,733</td>
<td>10,914</td>
<td>10,321</td>
<td>11,608</td>
<td>11,147</td>
</tr>
<tr>
<td>Arabi</td>
<td>452</td>
<td>388</td>
<td>376</td>
<td>303</td>
<td>305</td>
<td>376</td>
<td>433</td>
<td>456</td>
<td>586</td>
</tr>
<tr>
<td>Municipal</td>
<td>7,332</td>
<td>8,317</td>
<td>9,838</td>
<td>10,912</td>
<td>11,038</td>
<td>11,290</td>
<td>10,754</td>
<td>12,064</td>
<td>11,733</td>
</tr>
<tr>
<td>Rural</td>
<td>10,011</td>
<td>9,223</td>
<td>7,825</td>
<td>6,856</td>
<td>7,049</td>
<td>8,199</td>
<td>9,257</td>
<td>9,932</td>
<td>11,706</td>
</tr>
</tbody>
</table>

---

\(^1\) Created in 1821  
\(^2\) Vienna incorporated in 1854
# Table of Contents

1.0 Project Area Boundaries  
2.0 Purpose  
   Map – Urban Redevelopment Area  
3.0 Public Hearing  
4.0 Determination of Necessity  
5.0 Tax Implications of Neighborhood Deterioration  
   Map – Neighborhood Housing Conditions  
6.0 Workable Program  
   Map – Standard Housing  
   Map – Substandard Housing  
   Map – Dilapidated Housing with Occupants  
7.0 Services  
   Map – Current Zoning Districts  
   Map – Areas of Drainage Problems  
8.0 Conformance with the General Plan of the City  
9.0 Exercise of Project Powers  
10.0 Assistance by Public Bodies  
11.0 Conveyances by Public Bodies  
12.0 Authorization of Financial Assistance  
13.0 Authorization to Issue General Obligation Bonds  
14.0 Private Enterprise  
15.0 Power of Eminent Domain  
16.0 Modifications to Plan  

Supplemental Maps  
   Occupancy  
   Lot Condition  
   Street Address  

Possible Assistance Programs  

Representative Photos  

1.0 Project Area Boundaries

1.1 The Gillespie-Selden Historic District was listed on the National Register of Historic Places in 2004. The historic site for which the neighborhood is known is a complex of educational and medical buildings; the President’s Home (1925), Founder’s Home (1941), girl’s dormitory (1929), Gillespie Memorial Hospital (1937), Administration Building (1937) and Selden Cottage (1949). Only one of these buildings is currently in use. The eleven block historic district is bounded roughly by 13th Avenue (N), 16th Avenue (S), 11th Street (E), and 15th Street (W).

The school opened in 1902 for African-American children, later expanding to include a nursing curriculum and hospital. The last class graduated in 1956.

1.3 Founded in the early 1890’s by African-Americans working for the railroad, the neighborhood is partially framed by two rail lines. Surviving residences from the period are primarily early 20th century one-story, wood-framed buildings with minimal stylistic detailing and uniform setbacks. Wood clapboard and synthetic siding are the main exterior sheathing materials on conventionally constructed housing, the dominant housing type, though concrete
masonry housing and mobile homes are also present. The terrain is relatively flat with mature trees. Streets are in a tight grid pattern with complimentary alleys. Stormwater infrastructure consists of open ditches. There are no sidewalks.

1.4 The urban redevelopment area addressed herein focuses on the nine residential blocks of the eleven block historic district, and incorporates nine additional city blocks, one on the north side of the historic district and eight city blocks on the east side. Although the additional nine blocks do not satisfy technical criteria for inclusion on the National Register of Historic Places, they are considered by locals to be part of the Gillespie-Selden neighborhood. The redevelopment area boundary also extends one-half block beyond the south boundary of the historic boundary, to the alley between 16th and 17th Avenues.

1.5 The urban redevelopment area boundary is as follows: From the current intersection of the municipal corporate limits and West 16½ Avenue (alley between 16th and 17th Avenues) proceed north along the west corporate limits (as they exist at this writing) approximately two and one-half blocks to the Heart of Georgia RR, then northeast along the Heart of Georgia RR to 12th Avenue, then east along 12th Avenue approximately three blocks to 9th Street, then south along 9th Street approximately four and one-half blocks to 16½ Avenue, then west along 16½ Avenue the full length of the south boundary to the point of beginning at the west corporate limits (see map/aerial photo). The Gillespie-Selden education/medical complex consists of two city blocks on 16th Avenue. The redevelopment area encompasses approximately twenty-five contiguous city blocks.

1.6 Although no current neighborhood residents are believed to be employed by the railroad, “affordable, workforce housing” remains. Most original housing has been replaced with contemporary versions of affordable, workforce housing. The condition of housing and overall physical character of the neighborhood has deteriorated over recent decades. Almost half the housing is substandard, and almost half of that is dilapidated. Numerous other blighting influences are attendant to substandard housing throughout the neighborhood.

2.0 Purpose

2.1 In commissioning the preparation of, and subsequently adopting, this Plan the Cordele City Commission concurs with the 1955 finding and declaration of the Georgia General Assembly that,

“…there exist in municipalities and counties of this state slum areas...which constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents...; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability, substantially impairs or arrests the sound growth of municipalities and counties, retards the provision of housing accommodations... and that the prevention and elimination of slums is a matter of state policy and state concern, in order that the state and its municipalities and counties shall not continue to be endangered by areas which are local centers of disease, promote juvenile delinquency, and, while contributing little to the tax income of the state...
Gillespie-Selden
Urban Redevelopment Area
and its municipalities and counties, consume an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities. (§36-61-3(a))

“…certain slum areas or portions thereof may require acquisition, clearance, and disposition, …since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that the other areas or portions thereof … may be susceptible of conservation or rehabilitation in such a manner that (such) conditions … may be eliminated, remedied, or prevented and that, to the extent that is feasible, salvable slum areas should be conserved and rehabilitated through voluntary action and the regulatory process. (§36-61-3(b))

“…the powers conferred by (the Urban Redevelopment Law) are for public uses and purposes for which public money may be expended and the power of eminent domain may be exercised. (§36-61-3-(c))

3.0 Public Hearing

Prior to adoption the Cordele City Commission called, publicized and, on December 21, 2010, held a public hearing on the Gillespie-Selden Urban Redevelopment Plan. The public notice of said hearing was published in the legal organ, a newspaper having general circulation in the city. Said notice described the time, date, place, and purpose of the hearing, generally identified the urban redevelopment area covered by the Plan, and outlined the general scope of the urban redevelopment project under consideration.

4.0 Determination of Necessity

Concurrent with adoption of this Plan the Cordele City Commission adopts a resolution of finding that;

4.1 The Gillespie-Selden residential neighborhood, as delineated elsewhere herein with specific boundaries, is a slum area, and

4.2 Rehabilitation, conservation, or redevelopment, or a combination thereof, of the Gillespie-Selden residential neighborhood, as delineated elsewhere herein with specific boundaries, is necessary in the interest of the public health, safety, morals, or welfare of the residents of the city.

5.0 Tax Implications of Neighborhood Deterioration

5.1 The housing conditions inventory documented 182 residential structures in the targeted neighborhood; 95 were deemed to be in standard condition, 87 were classified as being

---

1 Windshield survey performed December 17, 2009, and February 10, 2010, from public right-of-way. On-site inspections may reveal a higher incidence of substandard and dilapidated housing.
substandard or dilapidated. A rough calculation indicated the substandard properties generated significantly less in real property tax value than did standard housing in the neighborhood.

5.2 According to county tax records aggregate (100%) value of the 95 standard properties\(^2\) was $3,153,943 with a taxable value (40%) of $1,261,577. The city’s 2009 property tax millage (10.9950) yielded a digest for these specific properties of $13,871. The county’s incorporated millage for 2009 (27.4490) yielded a specific digest of $34,629. Average tax value per unit for the city was $146; for the county $365. The combined millage rates generated a tax value of $511 per unit.

5.3 Aggregate (100%) value of the 87 substandard properties was $1,876,262; taxable value (40%) was $750,505. Application of city and county millage rates yielded specific digests of $8,252 and $20,600, respectively. Average property tax value was $95 per unit for the city and $237 for the county. Combined values were $332 per unit. This latter value is 65% of the average unit value of standard housing in the Gillespie-Selden neighborhood. In this calculation substandard housing generated $19,650 less in aggregate 2009 tax value than standard housing.

5.4 These calculations do not address Homestead or any other exemptions that may apply to neighborhood properties, nor to the preferential tax treatment afforded mobile homes. Mobile homes generate less in tax value than conventionally constructed housing regardless of physical condition, and many of the twenty mobile homes in the neighborhood are already fully depreciated for tax purposes. Neither do the calculations address loss of utility services revenues from the ±50 lots that are not developed, at least in part because of the condition of the neighborhood.

6.0 **Workable Program**

6.1 This Plan has been developed for the purposes of eliminating and preventing the development or spread of slums, to encourage needed urban rehabilitation, to provide for the redevelopment of slum areas, or to undertake such of the aforesaid activities or such other feasible activities as may be suitably employed to achieve the objectives of this Plan. This Plan may include, without limitation, provision for the prevention of the spread of slums into areas of the municipality which are free from slums through diligent enforcement of housing, zoning, and occupancy controls and standards, the rehabilitation or conservation of slum areas or portions thereof by re-planning, removing congestion, providing parks, playgrounds, and other public improvements, encouraging voluntary rehabilitation, and compelling the repair and rehabilitation of deteriorated or deteriorating structures, and the clearance and redevelopment of slum areas or portions thereof.

6.2 **Condition of Housing**

Among the findings of the housing conditions inventory:\(^3\)

\(^2\) Value of land and improvements

\(^3\) On-site inspections may reveal a higher incidence of substandard and dilapidated housing.
41 residential structures lacking physical deficiencies obvious from curbside
54 residential structures determined to be in standard condition but exhibiting minor “deficiencies”
95 standard dwellings (map follows)

46 residential structures determined to have major deficiencies
41 residential structures determined to be dilapidated; not safe for human habitation
87 substandard dwellings (map follows)

182 residential structures (exclusive of LIPH; duplexes counted as one structure)

6.3 It is beyond the scope of this effort to identify the cost of Plan implementation, but some conservative estimates are offered. The average unit construction cost of resolving major deficiencies is expected to exceed $40,000. Application of this conservative estimate to the 46 identified residences will exceed $1.8M (2011). An accurate determination of such costs can be made only with detailed, on-site property inspections, which will also be required to determine whether lead-based paint and asbestos are present and the costs of their respective abatement.

6.4 Of the eighty-seven substandard units at least thirty are known currently to be investor-owned properties. It is not known how many of these conditions can be resolved through voluntary action or will require regulatory/legal action, e.g. code enforcement, fi fa, or condemnation. The ultimate course of action for each property will determine project implementation costs. Enhanced enforcement of nuisance and related ordinances throughout the neighborhood will facilitate a more prompt resolution of these conditions.

6.5 Of the forty-one dilapidated units seventeen were occupied at the time of the survey (map follows). Resolution of these conditions should be first priority.

6.6 A policy must be established prior to Plan implementation governing the maximum ratio of any publicly funded rehabilitation cost of any neighborhood property to the dollar value of the property prior to initiating rehabilitation, as well as any appropriate grounds for any exception(s) to the policy based on the specific property’s contributing role in preserving the neighborhood’s historic character.

6.7 It is the intent of this Plan that the Gillespie-Selden Urban Redevelopment Area be designated a local historic district, that design guidelines be developed prior to Plan implementation for reference preserving/restoring the historic integrity of the neighborhood, and that said guidelines be enforced during and after project implementation by a legally constituted historic preservation commission. Photographs are to be taken from the street-front of each property, compiled into a montage, compared with the written description of the neighborhood included in the Gillespie-Selden National Register District nomination and other relevant historic information for the purpose of establishing a base line for appropriate design guidelines.

6.8 It is the intent of this Plan to preserve/restore the historic nature of the neighborhood, including maintenance of lot size/dimension. Only in unique instances, such as overriding neighborhood and safety considerations, are lots to be combined for redevelopment, and not for the sole purpose of complying with current provisions of the city zoning ordinance. The current
Gillespie-Selden
Urban Redevelopment Area

- Standard Housing
  - No Deficiency
  - Minor Deficiency
residential zoning designation (R-4 Multi-Family Residential) in the Gillespie-Selden neighborhood should be changed to a single-family designation with minimum lot dimensions in agreement with the historic character of the neighborhood. Most of the lots along 11th Street included in the current General Commercial zoning designation should also be changed to a single-family designation with minimum lot dimensions in agreement with the historic character of the neighborhood. Even in absence of these zoning changes provisions of this Plan with respect to the future use and building requirements applicable to the property covered by the Plan shall be controlling with respect thereto.

7.0 Services

7.1 The neighborhood is adequately served with water, sanitary sewer and natural gas services. Water lines are approximately three feet deep, sanitary sewer and natural gas services are provided from alleys which crisscross the neighborhood. While services are adequate at this writing, mains and service lines are old and deserve close review and assessment of any possible corrective measures needed prior to initiating any large-scale excavation in and redevelopment of the neighborhood.

7.2 Storm sewer (drainage) deficiencies are most evident in lower elevations (west side) of the neighborhood in the form of sediment in streets and heavy sediment loads in open ditches. Ditch bank erosion is most common on the lot-side of the drainage channels, but present on some street shoulders as well. The banks of some ditch segments which do not have significant sediment buildup are heavily scarred by erosion. Sediment and scarring are blighting conditions in the neighborhood (see accompanying map).

7.3 The neighborhood is crisscrossed with over 20,000 linear feet of public streets. Drainage swales would be less expensive to develop, but a greater maintenance burden for neighborhood residents and the city, and limit the possibility of developing sidewalks. In absence of any construction complications the cost to install roll-over curbing with drainage inlets, conventional piping (18”-30” diameter), covering open ditches, and curb-to-curb asphalt resurfacing would exceed $3M. Such improvements, if implemented, should begin at the neighborhood’s lowest elevation (west side) to avoid exacerbating drainage issues upstream by enhancing storm flow before lower elevations can accommodate increased flows. In absence of engineering plans this option is seen as the only means of providing sidewalk.

7.4 There are not currently any public recreational facilities in the neighborhood. To the degree possible, within the context of the neighborhood’s historic character and balanced by the location of any existing facilities in the surrounding residential area, a (corner) lot roughly centrally located in the neighborhood should be secured for active and passive recreation.

7.5 Street signs with a unique and uniform/harmonious appearance, possibly even a neighborhood logo, are to be erected within the Gillespie-Selden National Register District. In addition, identification signage placed at gateways to the neighborhood can effectively distinguish the National Register district from the surrounding residential area. Street lighting sensitive to the historic character should also be placed throughout the Urban Redevelopment...
These streetscape enhancements are intended to be a constant reminder to residents and visitors of the neighborhood’s uniqueness in the community.

Sample Street/Neighborhood Signs

7.6 Plan Implementation will not require displacement of families from the Gillespie-Selden neighborhood. Whenever possible, substandard housing feasible for rehabilitation will be improved while maintaining resident occupancy. When necessary, permanent replacement housing will be provided within the Gillespie-Selden neighborhood by rehabilitating existing vacant dwelling(s), and/or infill of available lots with site-built or modular housing sensitive to neighborhood design guidelines, or temporary replacement housing, such as a mobile home when necessary, will be placed on vacant lots in the neighborhood for limited times. Any and all replacement housing, whether temporary or permanent, will provide decent, safe, and sanitary accommodations within the financial means and without undue hardship to affected families. When applicable, requirements of the Uniform Relocation Assistance and Real Property Acquisition Act will be followed.

8.0 Conformance with the General Plan of the City

The Cordele City Commission finds this Plan to conform to the current comprehensive plan of the city, as evidenced by the following relevant excerpts from the comprehensive plan.

GILLESPIE-SELDEN

Description
The Gillespie-Selden Character Area overlaps the boundaries of the Gillespie-Selden National
Register Historic District. It was listed in 2004 and is one of three National Register Historic Districts in the city. This character area is roughly bound by 16 Avenue, 15th Street, 13th Avenue and 11th Street. It consists mostly of small single family dwellings, churches, and the historic Gillespie-Selden Institute. The Gillespie-Selden Institute is a complex of buildings, located at the corner of 15th Avenue and 12th Street, including the President's Home (1925), Founder's Home (1941), girl's dormitory (1929), Gillespie Memorial Hospital (1937), Administration Building (1937) and Selden Cottage (1949). The President's Home is brick and features Craftsman style detailing, while the dormitory, hospital and Administration Building are brick with Colonial Revival features. The Founder's House, also known as Dr. Clark's House after founder Dr. Augustus S. Clark, is a Colonial Revival style house. Selden Cottage is a brick building with no academic style. Dwellings are early 20th century construction with variations in form. Most are in poor physical condition. The neighborhood was founded in the early 1890's by African-Americans who worked for the railroad. Most of the residences are late 19th and early 20th century one-story wood-framed buildings with minimal stylistic detailing and uniform setbacks. Wood clapboard and synthetic siding are the main exterior sheathing materials on conventionally constructed housing, the dominant housing type, though concrete masonry housing and mobile homes are also present. Most houses are brightly colored and graffiti is present in the neighborhood. Mobile homes are present and a high incidence of substandard housing contributes to a large number of vacant structures. The land is flat with mature trees. Streets are in a tight grid pattern with complimentary alleys. There are no sidewalks.

**Vision**

The vision for the area is to restore and preserve features that contributed to the neighborhood listing on the National Register of Historic Places: Late 19th and early 20th century one-story wood-framed buildings with minimal stylistic detailing and uniform setbacks; the Gillespie-Selden Institute complex of buildings (President's Home, Founder's Home, girl's dormitory, Gillespie Memorial Hospital, Administration Building and Selden Cottage), churches, corner stores, mature hardwood trees, grass lawns and foundation plantings.

**Primary Land Use**

- Single-family residential
- Neighborhood businesses
- Home occupations
- Churches

**Quality Community Objectives**

- Heritage Preservation
- Housing Opportunities
- Infill Development
- Sense of Place
- Traditional Neighborhood
- Transportation Alternatives

**Development Patterns**

- Housing rehabilitation
• Demolition and clearance of dilapidated, abandoned structures
• Complementary redevelopment (infill) of currently vacant and cleared sites
• Signage denoting historic character of the neighborhood
• Preserve existing recreation facilities and supplement with active and passive parks
• Sidewalk construction
• Placement of streetlights and street furniture
• Preserve alleys
• Promote neighborhood stores and services
• Maintain tree canopy

Development Strategy-Implementation Measures
• Historic/Cultural Resources Survey Update
• Designate as a local historic district
• Landscaping Guidelines/Ordinance
• Sidewalk Construction
• Special Purpose Local Option Sales Tax (SPLOST)
• Stimulate Home Ownership
• Homeowner Education Programs
• Infill Development Program
• Stormwater management
• Transportation Enhancement
• Design Charrette
• Georgia Initiative for Community Housing
• Restore and preserve GSI campus
• Preserve single family housing
• Neighborhood Preservation Commission
• Development guidelines
• Redevelopment Codes
• Crime Prevention through Environmental Design

### City of Cordele Short Term Work Program
#### Fiscal Year 2010-2014

<table>
<thead>
<tr>
<th>Project/Activity</th>
<th>‘10</th>
<th>‘11</th>
<th>‘12</th>
<th>‘13</th>
<th>‘14</th>
<th>Amount</th>
<th>Funding Source</th>
<th>Responsible Party</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Housing</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Continue system for review of substandard housing in order to provide data necessary for accomplishing development</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>Staff Time</td>
<td>Local</td>
<td>Community Development</td>
</tr>
<tr>
<td>Consider implementing rehabilitation codes for housing</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td>Staff Time</td>
<td>Local</td>
<td>Community Development/City Commission</td>
</tr>
<tr>
<td>Implement Georgia Initiative for Community Housing</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td>Staff Time</td>
<td>Local</td>
<td>PHA</td>
</tr>
<tr>
<td>Pursue Westside redevelopment initiative</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td>$1M+</td>
<td>CHIP/CDBG USDA et. al.</td>
<td>City Commission</td>
</tr>
</tbody>
</table>
9.0 Exercise of Project Powers

9.1 In accordance with §36-61-17(b) implementation of the following urban redevelopment project powers are vested solely with the Cordele City Commission:

1. The power to determine an area to be a slum area and to designate such area as appropriate for an urban redevelopment project,
2. The power to approve and amend an urban redevelopment plan,
3. The power to establish a general plan for the locality as a whole,
4. The power to formulate a workable program under §36-61-6,
5. The powers, duties, and functions referred to in §36-61-11,
6. The power to make the determinations and findings provided for in §36-61-4, §36-61-5, and §36-61-7(d),
7. The power to issue general obligation bonds, and
8. The power to appropriate funds, to levy taxes and assessments, and to exercise other powers provided for in paragraph (8) of §36-61-8.

9.2 In response to §36-61-17(a), with adoption of this Plan the Cordele City Commission reserves unto itself, as the urban redevelopment agency, the power to exercise all urban redevelopment project powers not specifically reserved to the Cordele City Commission. All such administrative powers shall be and are here delegated to the office of city manager. In absence or other specific directives from the Cordele City Commission, in the event of vacancy in the office of city manager or temporary incapacity of the city manager, the responsibility for implementation of all project administrative powers shall accrue to the individual(s) in whom the Cordele City Commission vests general municipal administrative/managerial authority.

9.3 Plan implementation may be subcontracted, in whole or in part.

10.0 Assistance by Public Bodies

For the purpose of aiding in the planning, undertaking, or carrying out of this Plan any public body with authorization to act in the Gillespie-Selden urban redevelopment project area, upon such terms, with or without consideration, as it may determine, may:

1. Dedicate, sell, convey, or lease any of its interest in any property or grant easements, licenses, or other rights or privileges therein to the city, with or without appraisal, public notice, advertisement or public bidding,
2. Incur the entire expense of any public improvements made by such public body in exercising the powers granted in this Code section,
3. Do any and all things necessary to aid or cooperate in the planning or carrying out of an urban redevelopment plan,
4. Lend, grant or contribute funds to a municipality or county,
5. Enter into agreements (which may extend over any period, notwithstanding any provision or rule of law to the contrary) with a municipality or county or other public body respecting action to be taken pursuant to any of the powers granted by this chapter, including the furnishing of funds or other assistance in connection with an urban redevelopment project, and
6. Cause public buildings and public facilities, including parks, playgrounds, recreational, community, education, water, sewer, or drainage facilities, or any other works which it is otherwise empowered to undertake, to be furnished; furnish, dedicate, close, vacate, pave, install, grade, regrade, plan, or replan streets, roads, sidewalks, ways, or other places; plan, replan, zone or rezone any part of the public body or make exceptions from building regulations; and cause administrative and other services to be furnished to the municipality or county.

11.0 Conveyances by Public Bodies

Any sale, conveyance, lease, or agreement offered in furtherance of this Plan and in accordance with applicable state law may be made by a public body without appraisal, public notice, advertisement, or public bidding.

12.0 Authorization of Financial Assistance

For the purposes of aiding in the planning, undertaking, or carrying out this Plan the City of Cordele may, in addition to any or all other actions the city is authorized to do or perform, furnish financial and other assistance.

13.0 Authorization to Issue General Obligation Bonds

For the purposes of aiding in the planning, undertaking, or carrying out of this Plan the City of Cordele may, in addition to any authority to issue bonds pursuant to Code Section 36-61-12, issue and sell its general obligation bonds. Any such bonds issued by the City of Cordele shall be issued in the manner and within the limitations prescribed by the laws of this state for the issuance and authorization of bonds by the City of Cordele for public purposes generally.

14.0 Private Enterprise

14.1 It is the intent of the Cordele City Commission to afford private enterprise maximum opportunity to rehabilitate or redevelop the Gillespie-Selden Urban Redevelopment Area. The city has commissioned this Plan for the purpose, at least in part, of enhancing local government powers with the authority to undertake activities not generally available to local government. With these enhanced powers the city will facilitate rehabilitation and redevelopment which may not otherwise be feasible from a purely economic perspective.
14.2 The city shall give consideration to this objective in exercising its powers in subsequent formulation of a workable program, subsequent approval of urban redevelopment plans consistent with the general plan of the city, the adoption and enforcement of ordinances requiring repair, closing and demolition of dwellings unfit for human habitation, the exercise of zoning powers, the enforcement of other laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements, the disposition of any property acquired, and the provision of necessary public improvements.

14.3 The community has been the beneficiary of non-profit efforts to enhance the ability of private enterprise to perform many of the services which will be required for Plan implementation. Application of these efforts to Plan implementation is viewed by the City Commission as consistent with the sound needs of the city.

15.0 Power of Eminent Domain
The Cordele City Commission declares that any exercise of the power of eminent domain under this Plan must and shall be for a public use, and that any exercise of eminent domain under this Plan must be pre-approved by resolution of the Cordele City Commission.

16.0 Modification to Plan
This Plan may be modified at any time by the Cordele City Commission. Any proposed modification that would make substantial changes to the Plan shall be subject to the requirements of the Georgia Urban Redevelopment Law, including the requirement of a public hearing as described elsewhere herein, before it may be approved. If this Plan is modified after the lease or sale by the city of real property in the urban redevelopment project area, such modification shall be subject to such rights at law or in equity as a lessee or purchaser or his successor or successors in interest may be entitled to assert.

Supplemental Maps Follow
Gillespie-Selden
Urban Redevelopment Area
Possible Assistance Programs

The nature of local government finance and the magnitude of need in Gillespie-Selden (and other neighborhoods) are such that outside sources of funding are indispensable to initiate plan implementation and fundamental for program sustainability. Identified below are local and outside potential sources that may at different, and hopefully multiple, times be available to enable and facilitate plan implementation.

Community Development Block Grant Program (CDGB)
The United States Department of Housing and Urban Development Community Development Block Grant Program administered in Georgia by the Department of Community Affairs provides flexible funding to communities enabling them to address a wide range of community development issues; housing, water, sanitary sewer, drainage, acquisition, etc. Funding is available through an annual competitive application process addressing community development needs of low and moderate income populations. The program's multi-activity component has particular relevance to this Plan.

Revitalization Area Strategy
An incentive for innovative and comprehensive redevelopment activities is available to Community Development Block Grant (CDBG) applicants. By supplementing the urban redevelopment plan with certain program specified elements it can be designated a Revitalization Area Strategy by the Department of Community Affairs. The financial benefits of this designation are the award of extra points in the highly competitive CDBG application process and eligibility to apply for CDBG funding in successive competitions.

Community Housing Investment Program
The CHIP program, also funded through the Georgia Department of Community Affairs, aims to stimulate the creation of local public/private partnerships whose goals are to expand the availability of decent, safe, sanitary, and affordable housing within the community.

USDA Section 502 Mutual Self-Help Housing Loan Program
This program is used primarily to help very low- and low-income households construct their own homes. The program is targeted to families who are unable to buy clean, safe housing through conventional methods. Families participating in a mutual self-help project perform approximately 65 percent of the construction labor on each other's homes under qualified supervision. The savings from the reduction in labor costs allows otherwise ineligible families to own their homes. If families cannot meet their mortgage payments during the construction phase, the funds for these payments can be included in the loan.

Applicants must have very low or low incomes. Very low income is defined as below 50 percent of the area median income (AMI); low income is between 50 and 80 percent of AMI. Families must be without adequate housing; however, they must be able to afford the mortgage payments including principal, interest, taxes and insurance (PITI). These payments are 22 to 26 percent of an applicant's income. In addition, applicants must be unable to obtain credit elsewhere, yet have reasonable credit histories. Families with very low incomes living in substandard housing are given first priority.
Loans are for up to 33 years (38 for those with incomes below 60 percent of the area median and who cannot afford 33-year terms). The promissory note interest rate is set by HCFP. However, the interest rate is not usually meaningful since payment assistance can reduce the interest rate to as low as 1 percent. The amount of subsidy is determined by family income as a percentage of AMI, so that the family pays from 22 to 26 percent of their income for principal, interest, taxes, and insurance (PITI) up to an amount not exceeding the promissory note rate. There is no required down payment. HCFP must also determine repayment feasibility using ratios of repayment (gross) income to PITI and to total family debt. Housing must be modest in size, design, and cost. Houses constructed must meet the voluntary national model building code adopted by the state and HCFP thermal and site standards.

**Section 504 Direct Loans**

Rural Housing Repair and Rehabilitation Loans are available to very low-income residents living in non-metropolitan areas. The objective of the USDA Rural Development 504 Program is to help very low income owners of modest single family homes repair those homes. Loan funds are available to improve or modernize a home, make it safer or more sanitary, or remove health and safety hazards. Eligibility requirements are:

**Program Benefits**
- Interest rate is fixed at 1% for life of loan.
- Loan may be paid back over a period not to exceed 20 years.
- Minimal or no application and closing costs.
- Grants may be available to persons who are at least 62 years of age and cannot afford a loan.

**Eligibility is limited to persons or families who meet these criteria:**
- Household adjusted income cannot exceed 50% of median household adjusted income of county.
- Applicant must be a US citizen or a noncitizen who qualifies as a legal alien.
- Applicant must use home to be repaired as their residence.
- Applicant must have legal capacity to incur a loan obligation.
- Applicant must have a good credit history (for low interest loan).
- Applicants must have repayment ability for the loan requested.
- Applicant must be unable to obtain financing from conventional lenders or their own resources.
- Home must be located in non-metropolitan area - rural areas and communities of less than twenty thousand persons.
incentive to owners of historic properties. In order to qualify, the property must be listed in the Georgia register of historic places.

In 1989, the Georgia General Assembly passed a property tax program for rehabilitated historic properties designed to encourage the rehabilitation of historic residential and commercial buildings. This program is designed to both increase the property values for owners and to increase tax revenues for local governments, resulting in an area improving its overall attractiveness to developers. This law provides the owner of rehabilitated historic property with an eight-year freeze on property tax assessments. During the ninth year, the assessment increases by 50% of the difference between the recorded first year value and the fair market value. During the tenth year, the tax assessment is based on the current value. Eligible properties must be listed in the Georgia Register of Historic Places. The project must also meet the standards set by the Department of Natural Resources, which is based on the cost and qualifications of the project. Projects are determined eligible on a case-by-case basis.

**Enabling Laws/Statutory Authority**

Many enabling laws and programs exist that are designed to make areas more attractive to developers or to encourage development in specific areas. The following contains a list of some of these programs and examples of how they have been used as an incentive to encourage development.

- **Cottage Zoning**
  Cottage zoning ordinances allow very small single-family houses ("cottages") of 600-1,000 square feet to be built in residential neighborhoods. Often, they are built in clusters of 4-20 units, taking up about half the size of the footprint of a conventional new house they also fill a need for affordable housing, and are especially important for empty-nesters, retirees, young couples, or any 1-2 person household. These ordinances are often referred to as Cottage Housing Development (CHD) ordinances.

- **Density Bonus**
  Often used as part of "inclusionary zoning ordinances", a density bonus is a process by which developers are given increases in density to encourage growth and density in appropriate locations, alleviate sprawl, and to accomplish other community goals. These policies can be enacted in order to encourage growth in appropriate areas, increase the opportunity for affordable housing, and to encourage environmental protection in specified areas. Inclusionary zoning refers to regulations requiring affordable units in new residential developments. The common requirement is that a certain percentage of the units be affordable, but other techniques are also used. A big advantage of inclusionary zoning is that it allows for a mix of incomes.

- **Land Bank**
  This law allows one or more cities and the county containing such city to enter into a cooperative agreement to establish a Land Bank Authority. This authority then works to acquire tax delinquent properties and manage, maintain, protect, rent, lease, repair, sell, trade, or exchange these properties. Land banks act as mechanisms for transforming vacant, abandoned, or foreclosed property back into use. The redevelopment of the land encourages other redevelopment in the area, in addition to providing land in communities that often have little available open land and have experienced blight due to an out-migration of residents and...
commercial services. Land bank programs have the potential to develop blighted neighborhoods by providing the neighborhoods with direct reinvestment.

Land Assembly/Write Downs
In Georgia, the power of eminent domain is commonly used as a way to assemble land to encourage development. Redevelopment agencies have the power to condemn individual privately owned land parcels, consolidate them, re-plat them into larger development sites and sell them for redevelopment. Local governments often use this right as a way to relieve developers of the hassle of land assembly. They can also ensure through this process that all the parcels are acquired at a fair market value. Other land write downs, such as tax increments, can increase the subsidy and the incentive. These incentives, such as making the land available through a long term prepaid lease rather than a simple purchase, also makes land more attractive to developers.

Georgia's Communities of Opportunity Program
This program is a collaborative community development strategy designed to enhance the economy of communities in rural Georgia. The program is administered by the Georgia Department of Community Affairs in partnership with other public and private partners. This team works to develop a community improvement strategy and to provide incentives for local involvement to leverage funding for community improvement projects. One of the benefits of program participation in the two year program is consecutive-year eligibility for Community Development Block Grants. This can be particularly valuable if competing in the multi-activity component of the CDBG program.

Georgia's Initiative for Community Housing Program (GICH)
The Georgia Initiative for Community Housing is a public-private partnership offering communities a three-year program of collaboration and technical assistance in addressing their housing needs. Georgia municipalities must compete for program participation. Cordele is a participating member.

HOME Investment Partnerships Program
HOME is a federally funded (Department of Housing and Urban Development) housing program that provides grants to fund the acquisition, purchase, or rehabilitation of affordable housing for rent or ownership. HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low income households. Local governments apply for funding through the state. Credits are administered through the Department of Community Affairs. For rental housing and assistance at least 90% of beneficiaries must have incomes no more than 60% of the adjusted median family income (AMI) for the area. In rental projects 20% of the units must be occupied by families with incomes that are no more than 50% of the AMI for the area.

Low Income Housing Tax Credits
The U.S. Department of Housing and Urban Development is responsible for enforcing the Department of Treasury's Low-Income Housing Tax Credit (LIHTC), and for maintaining the LIHTC database (a national source of information on individual projects). Credits are administered by the Department of Community Affairs. This program gives the state and LIHTC agencies almost $5 billion in annual budget authority to issue tax credits for the acquisition, rehabilitation, and construction of rental housing for lower-income residents, providing the funding for the development costs of low-income housing. These credits are available to all counties. Both private and public
sector housing developers may use the credits for residential projects. Each project must include either of the following requirements (set-asides): at least 20% of the residential units of the development must be restricted and occupied by individuals whose income is 50% or less of the AMI or at least 40% of the residential units in the development must be restricted to occupants whose income is 60% of the areas AMI. Typically, project owners agree to a higher percentage of low income usage than these minimums in order to receive additional tax credits. Low income residents can be charged a maximum rent of 30% of the eligible income, which is 60% of the areas' AMI adjusted for household size. There are no limits on the rents that can be charged tenants with incomes above the threshold.

**Enterprise Zone Designation**

An outgrowth of the 1997 Enterprise Zone Employment Act this program designation is intended to facilitate improvements in areas suffering disinvestment, underdevelopment and economic decline by encouraging businesses to reinvest in and rehabilitate such areas. Business incentives include property tax exemption, abatement or reduction in occupation taxes, regulatory fees, building inspection fees and other fees that would otherwise be imposed on qualifying business. To be eligible for the designation the area so designated must meet any three of five criteria; pervasive poverty, high unemployment, underdevelopment, general distress and general blight.

**Multi-family Mortgage Revenue Bonds**

These bonds, designed for developers, are tax exempt and therefore subject to lower interest rates, reducing development costs which in turn allows for lower rents. Multi-family bonds are issued on a project-specific basis, based on the number of low/moderate income units vs. regularly priced units in a development (40/60). The Internal Revenue Code requires bond-financed projects to meet one of the following tenant income requirements: At least 20% of the units in a bond-financed project must be rented to tenants with incomes at or below 50% of the area median income; or at least 40% of the units must be rented to tenants with incomes at or below 60% of the area median income. These bonds are issued by the Georgia Housing and Finance Authority to all developers interested in meeting the requirements of the program.

**Brownfield Redevelopment Program**

Brownfields are abandoned industrial and commercial facilities where redevelopment is complicated by environmental contamination. These properties are often former processing plants, gas stations, dry cleaners, and auto repair stores that can be redeveloped after decontamination. Grants, tax incentives, and reduced interest loans available through the Environmental Protection Agency can greatly alleviate the cost of clean up and make redevelopment a reality. This program might be appropriate at some time for properties along the outer reaches of the neighborhood boundary, specifically along Ninth Street. Developers, state and local governments and non-profit agencies are invited to apply for this funding, which can be used for both residential and commercial development.

**Choice Neighborhoods**

The Choice Neighborhoods initiative will transform distressed neighborhoods and public and assisted projects into viable and sustainable mixed-income neighborhoods by linking housing improvements with appropriate services, schools, public assets, transportation, and access to jobs. A strong emphasis will be placed on local community planning for access to high-quality educational opportunities, including early childhood education. Choice Neighborhoods grants build upon the successes of public housing transformation under HOPE VI to provide support
for the preservation and rehabilitation of public and HUD-assisted housing, within the context of a broader approach to concentrated poverty. In addition to public housing authorities, the initiative will involve local governments, non-profits, and for-profit developers in undertaking comprehensive local planning with residents and the community.

Additionally, the Department is placing a strong emphasis on coordination with other federal agencies, with the expected result that federal investments in education, employment, income support, and social services will be better aligned in targeted neighborhoods. To date, the Departments of Education, Justice and Health and Human Services are working with HUD to coordinate investments in neighborhoods of concentrated poverty, including those targeted by Choice Neighborhoods.

**Special Purpose Local Option Sales Tax**
This is a sales tax approved by county referendum for local public facilities projects. Only development projects specifically identified in the referendum can be funded with the sales tax revenues derived from the four-year period the tax is collected.
Representative Photos
West 13th Avenue North Side

306 W 13th Avenue

408 W 13th Avenue

412 W 13th Avenue

414 W 13th Avenue

416 W 13th Avenue

506 W 13th Avenue

508 W 13th Avenue

602 W 13th Avenue

606 W 13th Avenue

608 W 13th Avenue

612 W 13th Avenue

614 W 13th Avenue
West 13th Avenue South Side

301 W 13th Avenue

303 W 13th Avenue

305 W 13th Avenue

307 W 13th Avenue

309 W 13th Avenue

311 W 13th Avenue

315 W 13th Avenue

405 W 13th Avenue

409 W 13th Avenue

505 & 507 W 13th Avenue

509 W 13th Avenue

511 W 13th Avenue
West 13th Avenue South Side

513 W 13t Avenue

515 W 13th Avenue

605 W 13th Avenue

607 W 13th Avenue

609 W 13th Avenue

611 W 13th Avenue

613 W 13th Avenue
West 14th Avenue North Side

406 W 14th Avenue  
410 W 14th Avenue  
414 W 14th Avenue  

502 W 14th Avenue  
506 W 14th Avenue  
508 W 14th Avenue  

516 W 14th Avenue  
604 W 14th Avenue  
606 W 14th Avenue  

608 W 14th Avenue  
610 W 14th Avenue  
612 W 14th Avenue

Gillespie-Selden
West 14th Avenue North Side

616 W 14th Avenue

702 W 14th Avenue

706 W 14th Avenue

708 W 14th Avenue

710 W 14th Avenue

714 W 14th Avenue

806 W 14th Avenue

808 W 14th Avenue

810 W 14th Avenue
West 14th Avenue South Side

301 W 14th Avenue

407 W 14th Avenue

409 W 14th Avenue

411 W 14th Avenue

501 W 14th Avenue

505 W 14th Avenue

507 W 14th Avenue

509 W 14th Avenue

511 W 14th Avenue

513 W 14th Avenue

601 W 14th Avenue

605 W 14th Avenue
West 14th Avenue South Side

607 W 14th Avenue
609 W 14th Avenue
611 W 14th Avenue

701 A W 14th Avenue
701 B W 14th Avenue
701 C W 14th Avenue

705 W 14th Avenue
709 W 14th Avenue
711 W 14th Avenue

713 W 14th Avenue
715 W 14th Avenue
801 W 14th Avenue
West 14th Avenue South Side

803 W 14th Avenue

805 W 14th Avenue

807 W 14th Avenue

809 W 14th Avenue

811 W 14th Avenue

815 W 14th Avenue

902 W 14th Avenue
West 16th Avenue, South Side

901 West 16th Avenue

813 16th Avenue

803-811 16th Avenue

801 16th Avenue

709 16th Avenue

707 16th Avenue

705 16th Avenue

615 16th Avenue

603 16th Avenue

605 16th Avenue

515 16th Avenue

505 16th Avenue

501 16th Avenue

415 16th Avenue

409-411 16th Avenue