

**Application for the Creation of the  
10<sup>th</sup> Street Corridor  
Opportunity Zone**



**Submitted to the  
Georgia Department of Community Affairs  
Office of Economic Development**

**Approved by the  
West Point City Council, City of West Point, Georgia**



Prepared by:  **Bleakly** Advisory Group

**August, 2013**

## Table of Contents

<b>1. Cover Letter</b>	<b>1</b>
<b>2. Enterprise Zone Ordinances and Resolutions (Not Applicable)</b>	<b>3</b>
<b>3. Redevelopment Plan Ordinances and Resolutions</b>	<b>4</b>
<b>4. Certification from the West Point City Attorney</b>	<b>6</b>
<b>5. Application for Designation as Opportunity Zone</b>	<b>8</b>
5.1. Introduction	8
5.2. Urban Redevelopment Plan	9
5.3. Opportunity Zone Boundaries	10
5.4. Land Use	11
5.5. Overview of Conditions in the 10th Street Corridor Area	12
5.6. Data to Document Pervasive Poverty, Underdevelopment, General Distress and Blight	17
<b>6. Supporting Data</b>	<b>20</b>
6.1. Unemployment Rate	21
6.2. Building Permit Information	22
6.3. Business License Information	23
6.4. Vacancy Rates	24
6.5. Code Enforcement Actions	25
6.6. Crime Rate	26
6.7. Abandoned, Obsolete, Deteriorated or Dilapidated Structures	27
6.8. Infrastructure	29
6.9. Newspaper Documentation	30
6.10. Photo Documentation	31
<b>7. Appendices</b>	<b>32</b>
Appendix A: Newspaper documentation of issues and undertakings within the proposed zone	33
Appendix B: Photo documentation of proposed Opportunity Zone Parcels and Environs	34
Appendix C: List of parcels included in the proposed 10th Street Corridor Opportunity Zone	35
Appendix D: Detail maps of Urban Redevelopment Zone and proposed Opportunity Zone (With Parcel Photo ID Key Numbers)	36
Appendix E: West Point Urban Redevelopment Plan (2010) and resolution to Revise Urban Redevelopment Plan Area (2013)	45

---

## 1. Cover Letter

*Cover Letter to Commissioner of Community Affairs signed by chief executive officer of all governments joining in the request for designation.*

DRAFT

INSERT Cover Letter to Commissioner of Community Affairs signed by chief executive officer of all governments joining in the request for designation.

Sample Text will be provided

DRAFT

## 2. Enterprise Zone Ordinances and Resolutions (Not Applicable)

*Certified copy of all applicable enterprise zone ordinances, resolutions, and amendments.*

The 10th Street Corridor Opportunity Zone is based on an Urban Redevelopment Plan, thus no Enterprise Zone documentation is required.

DRAFT

### 3. Redevelopment Plan Ordinances and Resolutions

*Certified copy of all of local government resolutions establishing urban redevelopment area(s), urban redevelopment plan(s) including amendments and related resolutions (as applicable).*

The West Point City Council approved the *West Point Urban Redevelopment Plan* on July XX, 2013. All parcels in the 10th Street Corridor Opportunity Zone are contained within the *West Point Urban Redevelopment Plan* boundary.

The *West Point Urban Redevelopment Plan* is based upon, but not to be confused with, the *10<sup>th</sup> Street Area Redevelopment Plan (2011)*. The 2011 redevelopment plan is a community-based visioning and planning document. The 2013 *West Point Urban Redevelopment Plan* is a separate plan, based upon the vision identified in the 2011 redevelopment plan, and prepared in accordance with Georgia's Urban Redevelopment Law (O.C.G.A. § 36-61), with the express purpose of establishing a legal and regulatory framework for the 10<sup>th</sup> Street Corridor Opportunity Zone, as well as possible future Opportunity Zone applications.

DRAFT

*Insert Urban Redevelopment Plan Resolution*

DRAFT

#### 4. Certification from the West Point City Attorney

*Certification from the local government's attorney that the enterprise zone ordinances, resolutions and policies or the authorizing resolutions for the urban redevelopment plan were adopted in accordance with applicable law and applicable public hearing requirements is included. In the case of a zone or redevelopment plan that includes multiple local governments, the local government attorney in each jurisdiction must execute a certification.*

DRAFT

Insert Certification from the local government's attorney

DRAFT

## 5. Application for Designation as Opportunity Zone

### 5.1. Introduction

The City of West Point is requesting that the Georgia Department of Consumer Affairs (DCA) approve this application to establish an Opportunity Zone on 272 parcels in the City of West Point, Georgia as authorized by DCA Rules, Chapter 110-24-1. The proposed Opportunity Zone is intended to address areas in need of redevelopment and revitalization due to disinvestment, blight, and underdevelopment. The City's goal in creating this Opportunity Zone is to add the potential incentive of the Opportunity Zone program to other incentives and economic development tools available to foster the redevelopment and revitalization of this vital part of the City of West Point.

West Point has recognized the importance of the 10<sup>th</sup> Street Corridor through its comprehensive planning efforts and other revitalization initiatives. This Opportunity Zone effort derives from 2011's *10<sup>th</sup> Street Area Redevelopment Plan*, a community-based vision and action plan for the revitalization of this area. All of the issues and redevelopment concepts outlined in this application are consistent with the *10<sup>th</sup> Street Area Redevelopment Plan* and West Point's Comprehensive Plan, as well as other local and small-area plans and redevelopment initiatives.

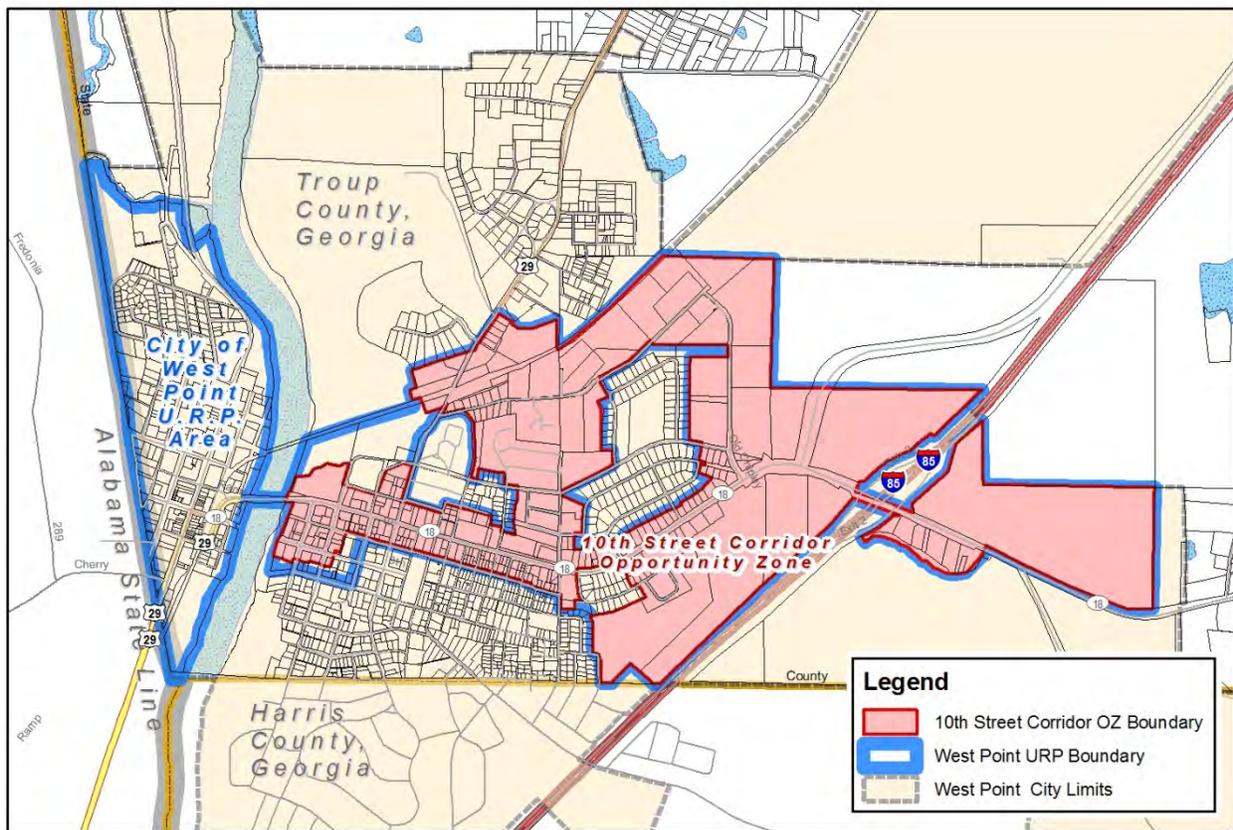
West Point assures that the proposed Opportunity Zone meets all the technical requirements for the Opportunity Zone program set forth in DCA rules and state enabling legislation. The parcels within the proposed Opportunity Zone are deserving of Opportunity Zone designation based on:

- **Pervasive Poverty:** The proposed 10<sup>th</sup> Street Corridor Opportunity Zone exhibits poverty rates well above the minimum criteria regarding the presence of pervasive poverty. All parcels in the proposed Opportunity Zone boundary are within Census Block Groups with, or adjacent to poverty rates of 15% or higher. Most of the 10<sup>th</sup> Street Corridor Opportunity Zone is in a block group with a 49% poverty rate.
- **Vacant Parcels and Buildings:** Over 64% of the acreage and 34% of the parcels in the opportunity Zone area's land are either vacant lots or buildings.
- **Underdevelopment:** In 2012 and 2013 (YTD), only ten permits were issued in the OZ area, for a total of construction value of \$119,000, while city-wide, over \$24 million in construction was permitted. The 10th Street Corridor OZ area is one two commercial districts in the City of West Point, and it includes a major industrial park as well as the historically African-American business district, yet, since 2011, just 13% of West Point's business licenses have been issued to businesses in the 10<sup>th</sup> Street Corridor OZ area
- **General Distress:** The census tract that contains the parcels within the proposed 10th Street Corridor Opportunity Zone has an unemployment rate of 10.7% as of February 2013. This is 36% higher than Georgia's 7.9% unemployment rate for the same period.
- **Blight:** Approximately 40% of structures within the study are of substandard, vacant, deteriorated, dilapidated, or vacant condition.

### 5.2. Urban Redevelopment Plan

The West Point City Council approved the *West Point Urban Redevelopment Plan* on July XX, 2013. All parcels in the 10th Street Corridor Opportunity Zone are contained within the *West Point Urban Redevelopment Plan* boundary.

The *West Point Urban Redevelopment Plan* is based upon, but not to be confused with, the *10<sup>th</sup> Street Area Redevelopment Plan (2011)*. The 2011 redevelopment plan is a community-based visioning and planning document. The 2013 *West Point Urban Redevelopment Plan* is a separate plan, based upon the vision identified in the 2011 redevelopment plan, and prepared in accordance with Georgia’s Urban Redevelopment Law (O.C.G.A. § 36-61), with the express purpose of establishing a legal and regulatory framework for the 10<sup>th</sup> Street Corridor Opportunity Zone, as well as possible future Opportunity Zone applications.



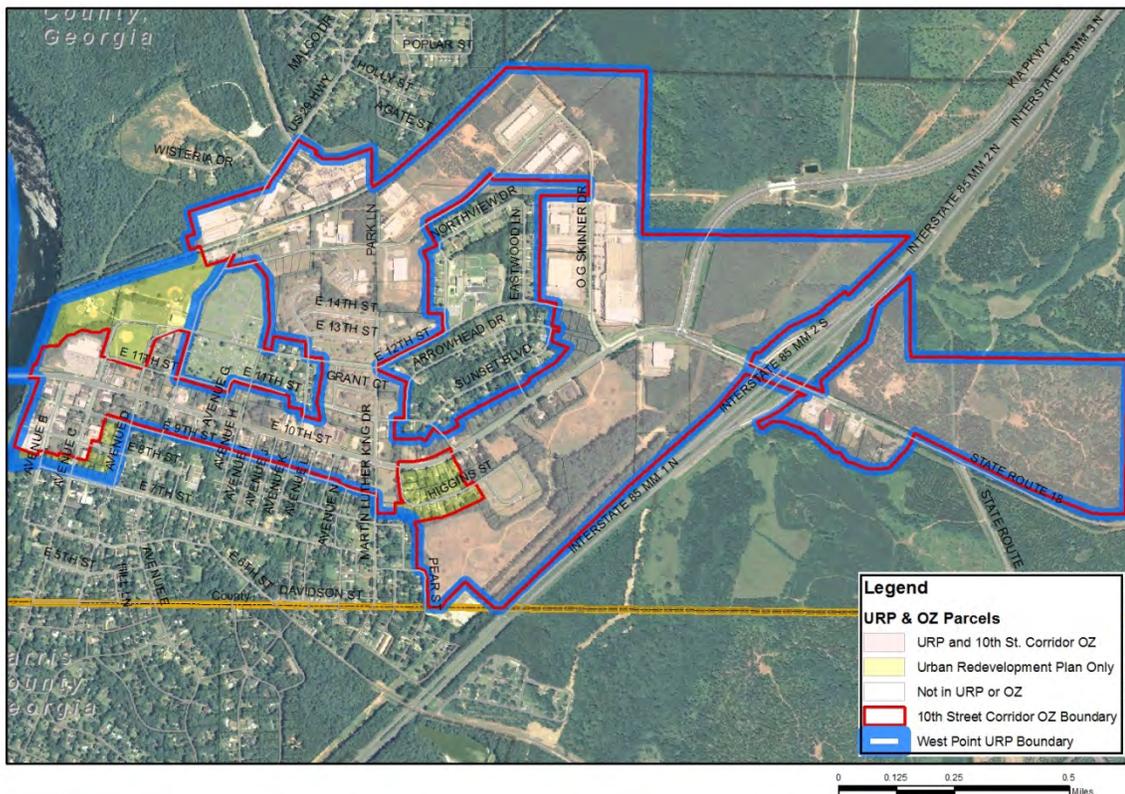
West Point Urban Redevelopment Plan & 10th Street Corridor Opportunity Zone

### 5.3. Opportunity Zone Boundaries

The proposed 10th Street Corridor Opportunity is located in West Point, GA. It includes a mixture of commercial, industrial, residential, and vacant parcels along or near 10<sup>th</sup> Street (AKA Georgia State Highway 18), West point’s primary access corridor from interstate 85. The western edge of the proposed Opportunity Zone is the Chattahoochee River, and the eastern edge is approximately ¼ mile west of the Interstate 85/10<sup>th</sup> Street interchange. In addition to parcels adjacent to 10<sup>th</sup> Street, the proposed opportunity Zone includes industrial parcels along O.G. Skinner Drive, and several large multi-family residential parcels owned by the West Point Housing Authority.

The proposed Opportunity Zone contains 272 tax parcels, encompassing a total of 582 acres.

The Opportunity Zone boundaries are shown in the following map, and in detail in Appendix D.

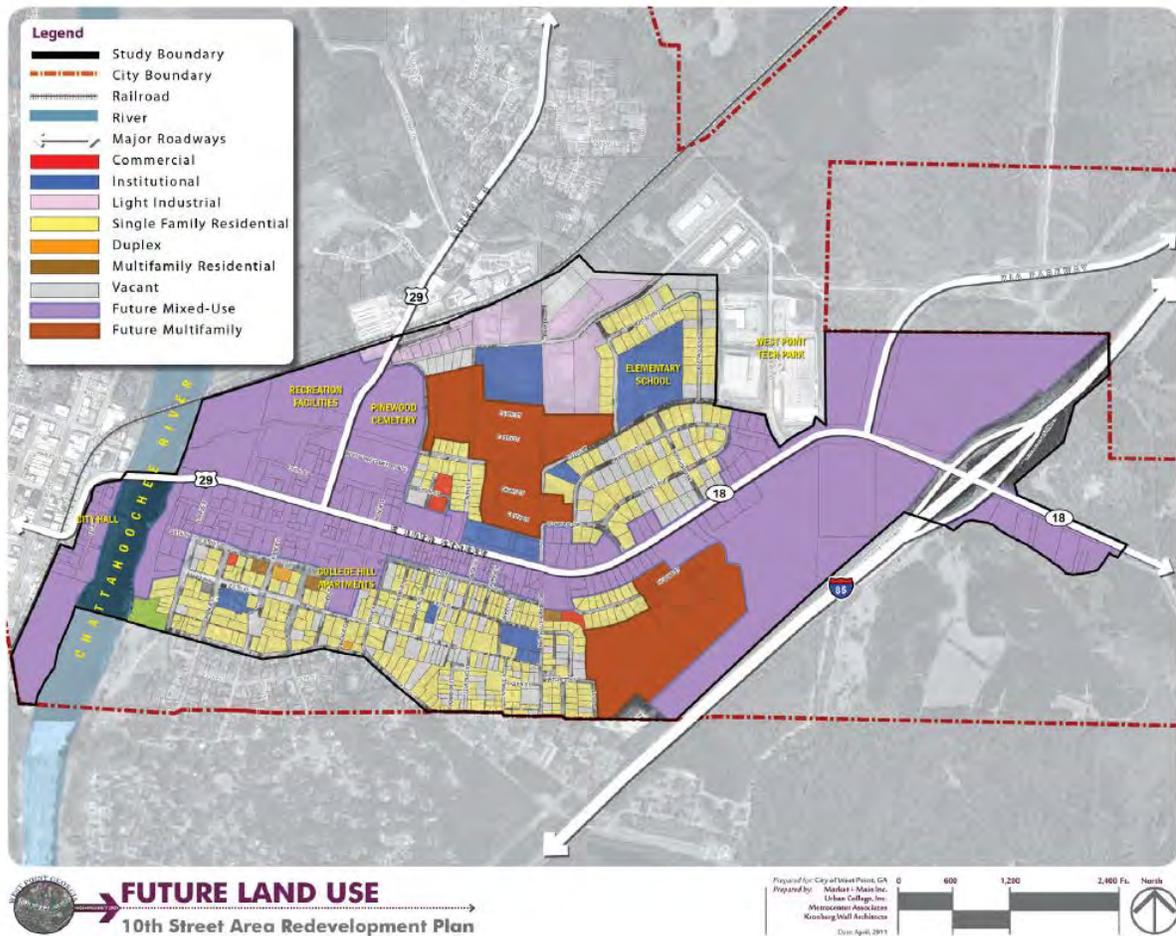


10th Street Corridor Opportunity Zone Boundary Overview



### 5.4. Land Use

Future Land Use for the 10<sup>th</sup> Street Corridor area is shown below. The Proposed Opportunity Zone will alter, or advocate altering, existing zoning or land use, and thus is consistent with West Point’s Zoning and Land use Plans.



Source: Market + Main, 10th Street Area Redevelopment Plan

## 5.5. Overview of Conditions in the 10th Street Corridor Area

The City of West Point, and particularly the 10th Street Corridor Opportunity Zone area, faces strong challenges due to the decline of the textile industry that was previously the City's economic anchor. Since the Closure of the West Point-Stevens textile plant, as well as other major textile mills in the 1990s, West Point has faced a trend of population and economic decline. In recent years, West point has made strong economic progress thanks to the new KIA automotive factory and its spin-off economic activity. While this development has been fortuitous West Point's overall economic outlook, it has done little to promote revitalization or reinvestment in the 10<sup>th</sup> Street Corridor. One of the area's largest employers, a technology company called Knology which had its headquarters in the OZ area's industrial park, , shut its doors in 2012 as part of a corporate merger, taking with it XXX high-wage technology and management jobs.

The area is currently facing challenging economic and social conditions, including:

- A preponderance of vacant parcel and obsolete or dilapidated building stock;
- No significant new investment or redevelopment in the corridor in at least 20 years;
- A large inventory of aging, obsolete public housing units;
- A large inventory of vacant land resulting from stalled or failed redevelopment initiatives
- Pervasive poverty.

The 10th Street Redevelopment indicates that the City recognizes the value of this area, and provides evidence that this area will continue be the focus of redevelopment efforts by the City. The plan provides a detailed vision and implementation strategy for the revitalization of this key corridor.



### 5.5.1. Vision

The 10<sup>th</sup> Street Area Redevelopment Plan outlines why this area has been targeted for revitalization and economic development:

[R]ecent planning and public policy activities have led to great results for key areas of the City - Downtown and the Kia industrial area. The historic Downtown has seen new investments in the form of beautification and streetscape funding by the City and new businesses and restaurants moving into once vacant storefronts. Buildings have been restored and put back into use, and even some of the empty upper floors of buildings have been converted to residential and office space. The downtown is also becoming a magnet for university students as Columbus State University and, soon to be Point University have both placed significant investments of money and students in the area. At the opposite end of town, the efforts to attract Kia have succeeded and have set the course for the eastern edge of the City to be a regional destination for industry and manufacturing for many years to come.

The small size of the community combined with the recent success of the edges of town has led the City to focus its attention on the geographic center of the community. The historic core of West Point is Highway 18, or what is locally known as 10th Street. The corridor serves as the primary gateway into West Point from Interstate 85 and, as such, its appearance and aesthetic is vitally important. The corridor is the primary thoroughfare connecting visitors to West Point's neighborhoods and downtown. This two-mile stretch of roadway is unfortunately inconsistent in appearance with other areas of the community, yet it is one of the most visible portions and entryways of the community.

The 10<sup>th</sup> Street area is the historic location of West Point's schools, and also contains the neighborhoods where many of the textile mill working class families lived. The only active school remaining in the City today is West Point Elementary, and it is located in this area just to the north of 10th Street. The adjacent residential neighborhoods on either side of 10th Street have been heavily hit by the job losses associated with the closing of the textile mills. In some cases, the families of those that lost their jobs still reside in these neighborhoods, but remain unemployed and in search of work. Many families have left West Point in search of work elsewhere and this has led to either vacant homes or a higher number of rented homes, which have been poorly maintained in many cases, leading to a host of community difficulties.<sup>1</sup>

The plan identified the following goals and redevelopment framework:

#### **EDUCATION GOALS**

- Embrace future residential densities and recreational opportunities that will support the location of a High School in West Point.
- Provide adult job training to West Point citizens to enable them to be better qualified for a greater diversity of employment opportunities consistent with those offered in the region.
- Provide the types of residential, commercial, professional, and recreational facilities that will support the growing presence of colleges and universities in West Point

---

<sup>1</sup> West Point 10<sup>th</sup> Street Area Redevelopment Plan, Market + Main

**JOBS GOALS**

- Promote the diversity of jobs and employment in West Point to avoid dependence on any single employer or industry.
- Work with local colleges and universities to facilitate the ability for graduates to locate new local start-up businesses in West Point.
- Promote West Point as a recreation-oriented, business friendly, historic small town to attract potential employers and businesses with similar values and brands.

**HOUSING GOALS**

- Reduce both the reality and the perception of crime as a problem in the community through the infill of vacant lots with new affordable housing development designed to locus visibility on the public streets and sidewalks.
- Redevelop the Housing Authority properties to retain the current tenants while replacing the older buildings and structures with newer and higher quality housing.
- Attract college and university students to West Point's historic and newly developed housing.

**SHOPPING GOALS**

- Provide retail and commercial uses at the Interstate that accommodate regional travelers while providing basic goods and services to the West Point community.
- Ensure the heart of the 10th Street corridor from Martin Luther King Drive to West Point Road is more office in nature, with professional and personal services locus, and is an appropriate scale and intensity for the adjacent civic, institutional, religious, and single-family neighborhood uses.
- Promote 10th Street at the Chattahoochee River and the Recreational Fields as an opportunity for a new hotel and conference center node in support of the expanded recreation complex at this location.

**RECREATION GOALS**

- Provide additional opportunities for community open space in the form of pocket parks, community gardens, and bike/pedestrian trails throughout the area
- Integrate new passive community parks into the redevelopment of the Housing Authority properties that serve the greater community, as well as the residents of the Housing Authority units.
- Expand and improve the recreational fields and park area at 10th Street and West Point Road into a major regional destination, complete with connectivity to the Chattahoochee River, area pedestrian facilities, and ensured access for the entire community.

**MOBILITY GOALS**

- Provide both new and renovated sidewalk connections throughout the community as a means for facilitating safe and convenient pedestrian mobility.
- Pursue a variety of transportation modes within West Point so as to enable the ability of all people in the community to access needed goods and services, both inside and outside of the community.
- Transform 10<sup>th</sup> Street into a gateway boulevard that creates an attractive, safe, crossable, and walkable thoroughfare for the community as well as a welcoming entry into the City.

**THE FRAMEWORK PLAN**

- The compilation of community data and input, combined with the guiding framework of the Visi011 and Goals, lead to the creation of the Framework Plan. The Framework Plan is the physical representation of the plan recommendations. Project recommendations that are more physical in nature and can be pinpointed on a map are shown in the Framework Plan. This is a useful tool for presenting the various plan recommendations by subarea. Area, City Hall Area, 12th Street Area, Higgins Street Area and 9th Street Neighborhood.

This vision reflects the unified community, having been achieved through a lengthy and broad-based public process. The proposed Opportunity Zone will be just one of many tools the community can use to work toward the achievement of this vision.

An overview of the Framework plan is shown on the next page.

DRAFT

# 10th STREET AREA REDEVELOPMENT PLAN

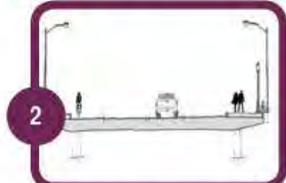
The 10th Street Area Redevelopment Plan ensures that this dynamic historic community is poised for continued growth and prosperity. The plan focuses on improving the Community Elements of Education, Jobs, Housing, Shopping, Recreation & Mobility. The Plan has resulted in a Framework Plan that creates a vision for each subarea of the Study Area. This plan implements the vision of the community and establishes West Point as a place for all ages, all incomes & all stages of life.

- + **10th Street Interstate Gateway** establishes an aesthetically appealing commercial gateway into the City off of Interstate 85
- + **10th Street Professional District** is established in the core of the Study Area and between 10th Street & 9th Street, providing a location for viable offices & businesses
- + **Recreation District** leverages the Chattahoochee River & the expanded recreation facilities to provide a community amenity available to everybody within the City
- + **City Hall Area** sits across the river & is poised to become a hub of activity complete with housing & open spaces targeted towards the growing number of Downtown college students
- + **12th Street Area** Housing Authority property will redevelop to provide first-class housing & residential amenities for the current tenants & new market-rate renters
- + **Higgins Street Area** Housing Authority property is leveraged as the first phase of redevelopment, with the new Housing Authority locations providing signature open spaces & street connections to adjacent neighborhoods
- + **9th Street Neighborhood** will benefit from all of the Study Area improvements, & ultimately will see new affordable housing infill & continued home repair & improvement raise the value of the housing stock in this historic neighborhood of West Point

A NEW HOTEL & CONFERENCE CENTER COMPLETES THE NEW RECREATION AREA



1



2

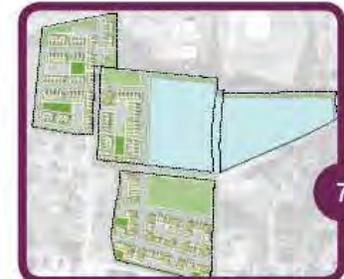
THE NORTH SIDE OF THE 10TH STREET BRIDGE EXPANDS TO PROVIDE A WIDER SIDEWALK FOR THE SAFE & PLEASANT CONNECTION TO DOWNTOWN WEST POINT

WEST POINT, GA



MAY 2011

12TH STREET HOUSING AUTHORITY REDEVELOPMENT PROVIDES NEW HOUSING FOR EXISTING & NEW RESIDENTS



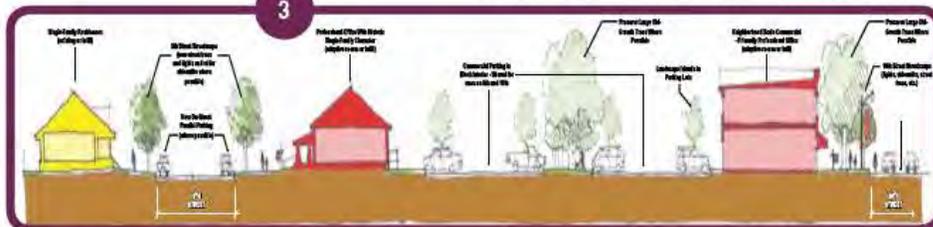
7



6

A SITE IS PRESERVED FOR THE ATTRACTION OF A NEW HIGH SCHOOL

3



10TH STREET PROFESSIONAL SERVICES DISTRICT FRONTS 10TH STREET & 9TH STREET, PROVIDING A CATALYST FOR THE INVESTMENT & IMPROVEMENT OF THE ADJACENT 9TH STREET NEIGHBORHOOD

4



STREETSCAPING MAKES 10TH STREET SAFER & MORE PLEASANT FOR VEHICULAR & PEDESTRIAN TRAFFIC

5



HIGGINS STREET IS PHASE 1 OF THE HOUSING AUTHORITY REDEVELOPMENT

Source: Market + Main, 10th Street Area Redevelopment Plan

### 5.6. Data to Document Pervasive Poverty, Underdevelopment, General Distress and Blight

All parcels within the proposed 10th Street Corridor Opportunity Zone meet the criteria for designation as an Opportunity Zone in accordance with Georgia State Law (110-24-1-.01) and DCA Opportunity Zone guidelines, specifically concerning the presence of pervasive poverty, underdevelopment, general distress and blight. The sections which follow document how the proposed 10th Street Corridor Opportunity Zone meets these criteria.

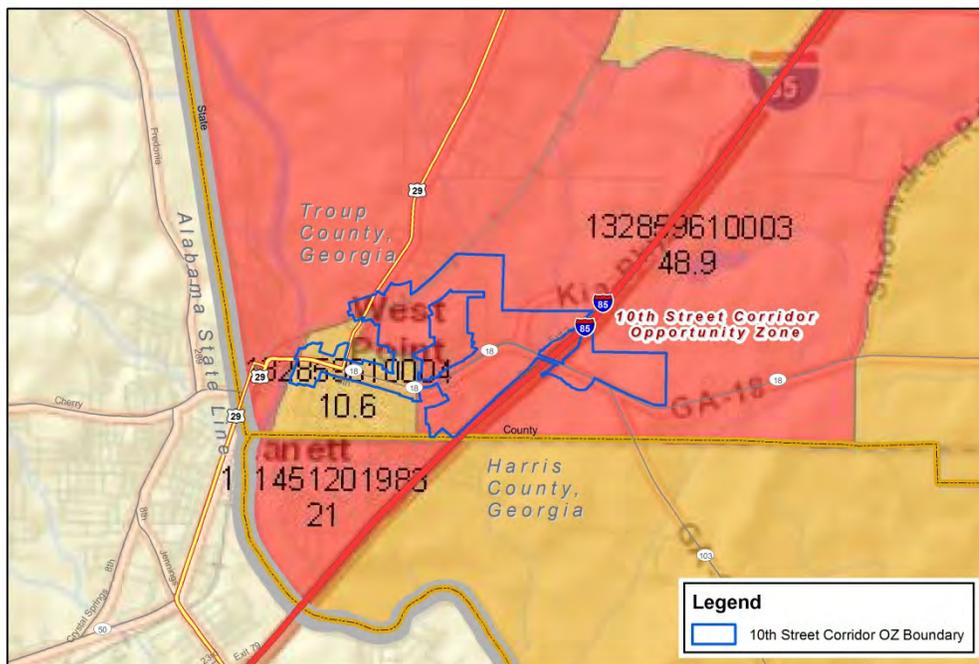
#### 5.6.1. Pervasive Poverty

The proposed 10th Street Corridor Opportunity Zone meets the criteria regarding the presence of pervasive poverty. All parcels in the proposed Opportunity Zone boundary are in Census Block Groups that have poverty rates of 15% or higher, or Block Groups that are adjacent to those block groups.

The 10th Street Corridor Opportunity Zone lies within two Census Block Groups. The block groups and their 2012 US Census poverty rates are:

- 9610.3 48.9%
- 9610.4 10.6%

**Map of proposed OZ parcels overlaid with Eligible Block Groups**



West Point Urban Redevelopment Plan & 10th Street Corridor Opportunity Zone  
Block Groups with 15%+ Poverty or Adjacent



Source: BAG, DCA, US Census.

### 5.6.2. Underdevelopment

The proposed 10th Street Corridor Opportunity Zone is significantly underdeveloped.

- Building permit issuances for the 10th Street Corridor OZ area from 2011 to 2013 are significantly lower than permit issuances city-wide.
  - Since 2011, the average construction permit within the Opportunity has represented just over \$100,000 in construction value, while the average permit city-wide represents \$326,000 in value.
  - The 10<sup>th</sup> Street OZ area has represented just 3% of all construction value in the city since 2011.
  - In 2012 and 2013 (YTD), only ten permits were issued in the OZ area, for a total of \$119,000, while city-wide, over \$24 million in construction was permitted.
  - The 10th Street Corridor OZ area is one two commercial districts in the City of West Point, and it includes a major Industrial park as well as the historically African-American business district, yet, since 2011, just 13% of West Point's business licenses have been issued to businesses in the 10th Street Corridor OZ area

### 5.6.3. General Distress

#### Unemployment Rate

The census tract that contains the parcels within the proposed 10th Street Corridor Opportunity Zone has an unemployment rate of 10.7% as of February, 2013. This is 36% higher than Georgia's 7.9% unemployment rate for the same period.

### 5.6.4. Blight

Because of underdevelopment and aging building stock in the 10th Street Corridor OZ, blight is increasingly common. The proposed Opportunity Zone area qualifies as *blighted* as defined by O.C.G.A. 36-44-3 (7) (A) due to the following factors:

- *(ii) The presence of a predominant number of substandard, vacant, deteriorated, or deteriorating structures; the predominance of a defective or inadequate street layout or transportation facilities; or faulty lot layout in relation to size, accessibility, or usefulness;*
  - Over 64% of the acreage and 34% of the parcels in the opportunity Zone area's land are either vacant lots or buildings.
  - Approximately 40% of structures within the study are of substandard, vacant, deteriorated, dilapidated, or vacant condition.
- *(iii) Evidence of pervasive poverty, defined as being greater than 10 percent of the population in the area as determined by current data from the U.S. Bureau of the Census, and an unemployment rate that is 10 percent higher than the state average;*

- Poverty in the 10th Street Corridor OZ area's census block groups ranges from 11% to 49%.
- *(v) The existence of conditions through any combination of the foregoing that substantially impair the sound growth of the community and retard the provision of housing accommodations or employment opportunities;*
  - The combination of adverse conditions cited throughout this application collectively meet this threshold.

DRAFT

## 6. Supporting Data

This section provides the following supporting data, as specified in the DCA Opportunity Zone regulations:

1. Unemployment rate information for the previous five years for areas incorporating the proposed zone compared to the jurisdiction or county as a whole;
2. Building permit information for the previous three years for parcels within the proposed zone compared to the jurisdiction as a whole ;
3. Business license information for the previous three years for parcels within the proposed zone compared to the jurisdiction as a whole;
4. Vacancy rate estimates for the previous three years for parcels within the proposed zone compared to the jurisdiction as a whole;
5. Code enforcement actions for the previous three years for parcels within the proposed zone compared to the jurisdiction as a whole;
6. Crime rate information (i.e. crime per 1,000) for the previous three years for the proposed zone compared to the jurisdiction as a whole;
7. Information on the number of abandoned, obsolete, deteriorated or dilapidated structures within the proposed zone at the time of application;
8. Information on the extent of deteriorated infrastructure within the proposed zone at the time of application;
9. Newspaper documentation of issues and undertakings within the proposed zone; and
10. Photo documentation of proposed Opportunity Zone parcels and environs.

### 6.1. Unemployment Rate

*Unemployment rate information for the previous five years for areas incorporating the proposed zone compared to the jurisdiction or county as a whole.*

Tract-level unemployment-data has been provided by the Georgia Department of Labor for the most recent period, April, 2013. The census tract that contains the proposed 10<sup>th</sup> Street Corridor Opportunity Zone has an unemployment rate of 10.7% as of February 2013. This is 36% higher than Georgia’s 7.9% unemployment rate for the same period.

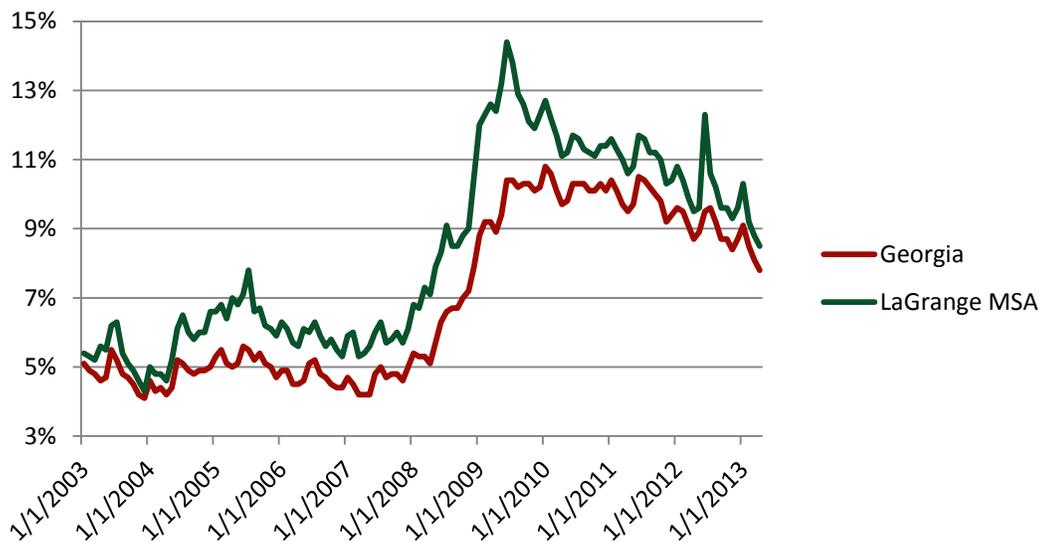
#### Unemployment Rate for 10th Street Corridor OZ Census Tracts, April, 2013

Area	Sub.	Labor Force	Employed	Unemployed	Unemployment Rate
Georgia	State	4,786,760	4,410,152	376,608,	7.9%
Troup County	County	35,016	32,044	2,972	8.5%
LaGrange MSA	MSA	35,016	32,044	2,972	8.5%
<b>West Point OZ</b>	<b>Tract 9610</b>	<b>3,184</b>	<b>2,843</b>	<b>342</b>	<b>10.7%</b>

Source: BAG, Georgia Dept. of Labor, Bureau of Labor Statistics

Five years of historical unemployment data is not readily available at the tract level for an unincorporated area as small as the 10th Street Corridor OZ area. The closest available geography with available historical unemployment data is the LaGrange Micropolitan Statistical Area. The LaGrange MSA historical unemployment rate is shown below, alongside Georgia’s.

#### Georgia & LaGrange MSA Unemployment rate 2003-2013



Source: US Bureau of Labor Statistics

## 6.2. Building Permit Information

*Building permit information for the previous three years for parcels within the proposed zone compared to the jurisdiction as a whole.*

Building permit issuances for the 10th Street Corridor Opportunity Zone area from 2011 to 2013 are significantly lower than permit issuances city-wide, in terms of the raw number of building permits, and particularly in terms of the total construction value. Since 2011, the average construction permit within the Opportunity Zone has represented just over \$100,000 in construction value, while the average permit city-wide is valued at \$326,000. The 10<sup>th</sup> Street OZ area has represented just 3% of all construction value in the city since 2011. In 2012 and 2013 (YTD), only ten permits were been issued in the OZ area, for a total of \$119,000, while city-wide, over \$24 million in construction was permitted.

### Building Permits, West Point (City-Wide) and 10th Street Corridor OZ, 2010-2012

Year	Bldg. Permits Issues	Total Construction Value	Avg. Value/Permit	% of Total
<b>2011</b>				
In OZ	10	\$2,035,800	\$203,580	5%
Not in OZ	87	\$36,741,965	\$422,321	95%
Grand Total	97	\$38,777,765	\$399,771	100%
<b>2013</b>				
In OZ	8	\$116,522	\$14,565	1%
Not in OZ	64	\$22,424,469	\$350,382	99%
Grand Total	72	\$22,540,991	\$313,069	100%
<b>2013 (Thru May)</b>				
In OZ	2	\$2,500	\$1,250	0%
Not in OZ	22	\$1,724,369	\$78,380	100%
Grand Total	24	\$1,726,869	\$71,953	100%
<b>3-Yr total</b>				
In OZ	20	\$2,154,822	\$107,741	3%
Not in OZ	173	\$60,890,803	\$351,970	97%
Grand Total	193	\$63,045,625	\$326,661	100%

Source: West Point Planning, BAG

### 6.3. Business License Information

*Business license information for the previous three years for parcels within the proposed zone compared to the jurisdiction as a whole.*

The 10th Street Corridor OZ area is one two commercial districts in the City of West Point, and it includes a major industrial park as well as the historically African-American business district. Since 2011, just 13% of West Point's business licenses have been issued to businesses in the 10th Street Corridor Opportunity Zone area.

#### Business License Issuances, Gwinnett Co. and 10th Street Corridor OZ, 2010-2012

Year	Total Bus. License Issued	Bus. Licenses Issued in OZ Area	% Issued in OZ Area
2011	379	42	11%
2012	310	34	11%
2013	291	47	16%
<b>Total</b>	<b>980</b>	<b>123</b>	<b>13%</b>

*Source: West Point Planning, BAG*

### 6.4. Vacancy Rates

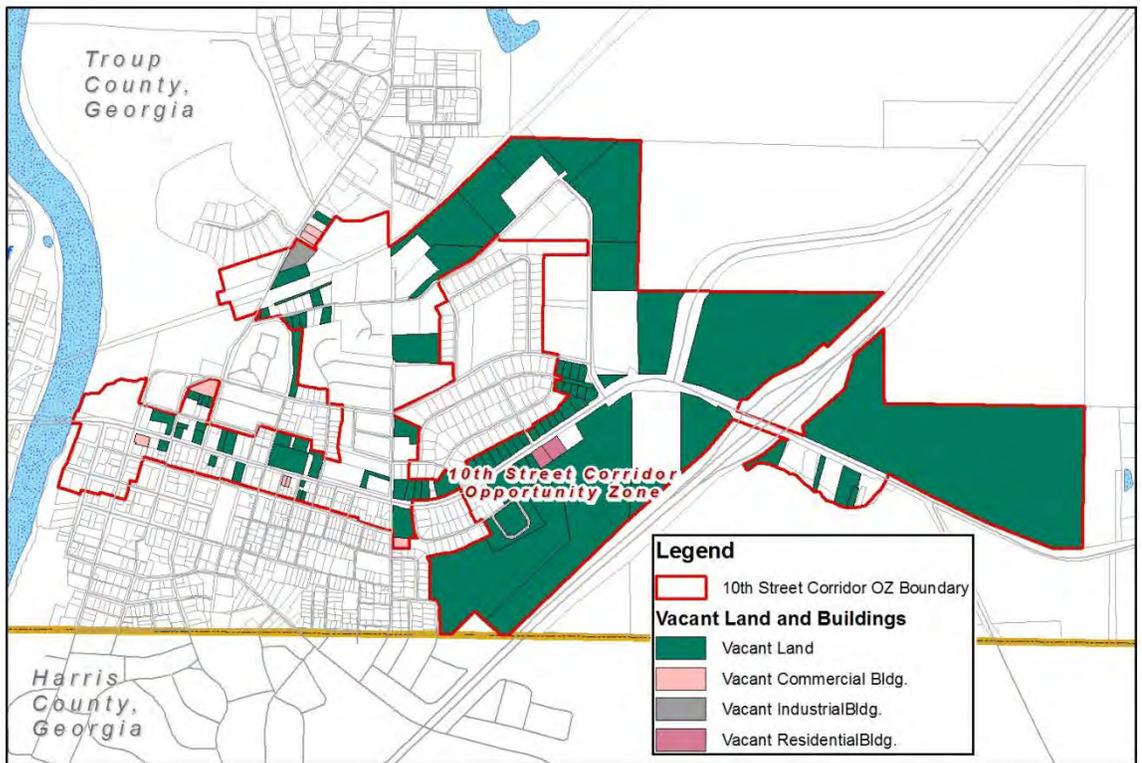
*Vacancy rate estimates for the previous three years for parcels within the proposed zone compared to the jurisdiction as a whole.*

Historical vacancy data for the 10th street corridor is not available. A current inventory of parcels and buildings in the area indicates that 34% of the parcels and 64% of the land in the opportunity Zone area’s land are either vacant lots or buildings.

#### Inventory of Vacant Parcels in OZ Area

Opportunity Zone Area	Parcels	% of Total	Acres	% of Total
<b>All Parcels</b>	<b>272</b>	<b>100.0%</b>	<b>582.1.2</b>	<b>100.0%</b>
Vacant Land	83	30.5%	365.3	62.8
Vacant Com. Bldg.	7	2.6%	3.7	0.6%
Vacant Ind. Bldg.	1	0.4%	2.0	0.3%
Vacant Res Bldg.	2	0.7%	2.0	0.3%
<b>Total Vacant</b>	<b>93</b>	<b>34.2%</b>	<b>373.0</b>	<b>64.1%</b>

Source: BAG



West Point 10th Street Corridor Opportunity Zone  
Vacant Land and Buildings



Source: BAG

## 6.5. Code Enforcement Actions

*Code enforcement actions for the previous three years for parcels within the proposed zone compared to the jurisdiction as a whole.*

The City of West Point does not maintain an electronic database of Code Enforcement Actions. For this application, City staff manually collected records of code Enforcement actions within the 10th Street Corridor OZ area. Code Enforcement data is not available at the city-wide level for comparison.

### Code Enforcement Actions, Gwinnett Co. and 10th Street Corridor OZ, 2010-2012

Code Enforcement Actions	2010	2011	2012	2013
Grass & Weeds	5	4	9	2
Illegal Parking	11	5	180	0
Trash & Debris	8	0	0	0
Structure in Need of Repair				4

*Source: West Point Planning, BAG*

## 6.6. Crime Rate

**Crime rate information (i.e. crime per 1,000) for the previous three years for the proposed zone compared to the jurisdiction as a whole.**

The City of West Point does not maintain an electronic database of crime reports or statistics. For this application, West Point Police staff manually assembled statistics for three patrol areas which approximate the 10<sup>th</sup> Street OZ area. Crime data is not available at the city-wide level for comparison. The local area statistics indicate that felonies and misdemeanors resulting in arrest are common in the Opportunity Zone area.

### West Point Police Department Crime Analysis for OZ-area patrols, 2011-2013

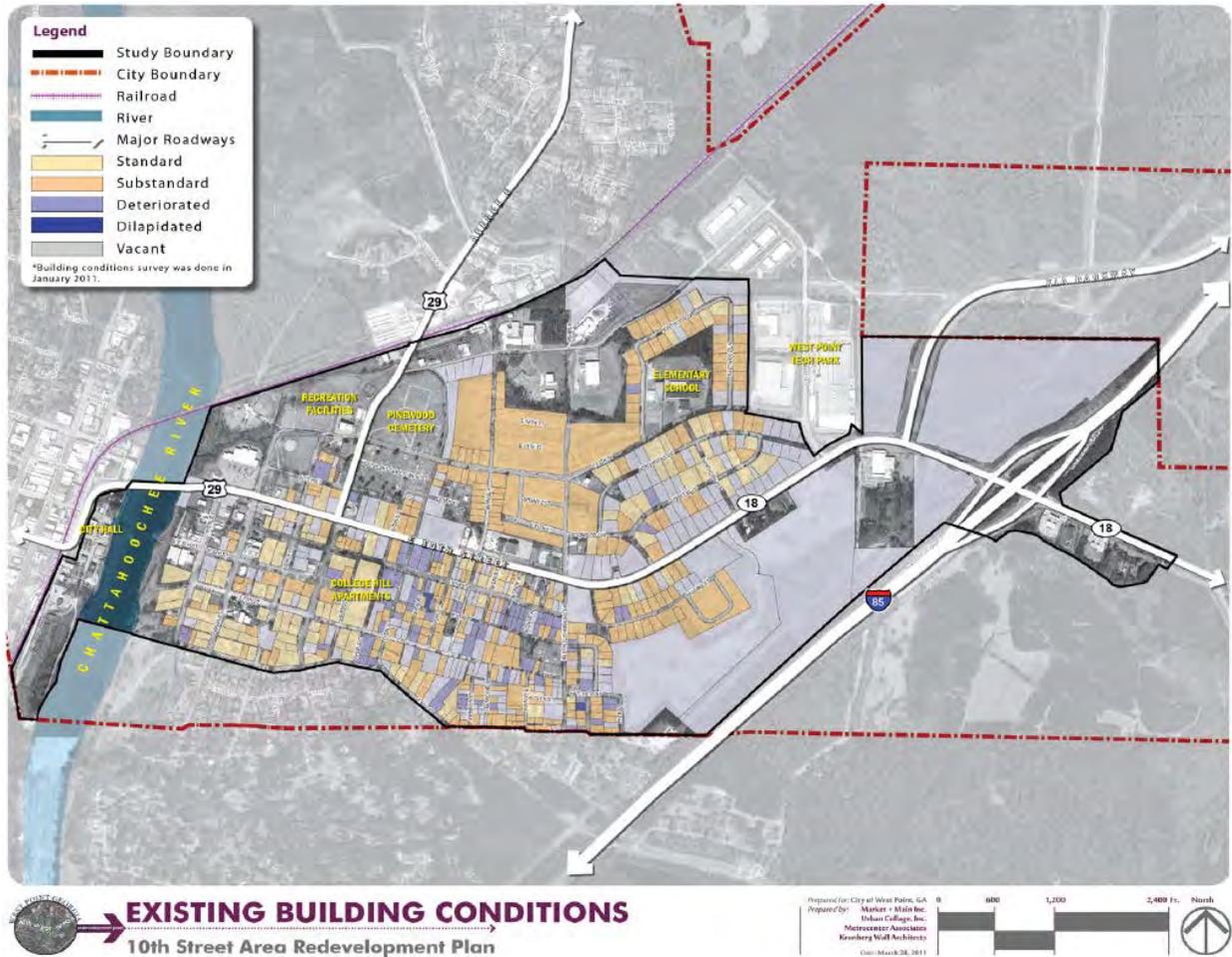
East 9th Street	2011	2012	2013	Total
City Ordinance	6	2	4	12
Drugs	5	3	11	19
Dui	0	0	0	0
Felony	15	18	6	39
Misdemeanors	27	24	23	74
Sex Crime	0	0	0	0
Traffic	3	6	1	10
Arrest	64	40	23	127
East 10th	2011	2012	2013	Total
City Ordinance	21	15	0	36
Drugs	2	1	0	3
Dui	3	4	0	7
Felony	7	19	2	28
Misdemeanors	71	75	15	161
Sex Crime	1	1	0	2
Traffic	27	16	2	45
Arrest	97	96	43	236
Highway 18	2011	2012	2013	Total
City Ordinance	0	1	0	1
Drugs	3	5	0	8
Dui	2	2	0	4
Felony	10	13	0	23
Misdemeanors	8	18	5	31
Sex Crime	0	0	0	0
Traffic	17	11	0	28
Arrest	26	25	0	51

Source: West Point Police Department, BAG

### 6.7. Abandoned, Obsolete, Deteriorated or Dilapidated Structures

*Information on the number of abandoned, obsolete, deteriorated or dilapidated structures within the proposed zone at the time of application.*

The 10th Street Area Redevelopment Plan assessed the conditions of existing building in the area. The plan identified that approximately 40% of structures within the study are of substandard, vacant, deteriorated, dilapidated, or vacant condition.



Source: Market + Main, 10th Street Area Redevelopment Plan

The following pages contain images of abandoned, obsolete, deteriorated or dilapidated structures in the Opportunity Zone area.

Abandoned, Obsolete, Deteriorated or Dilapidated Structures in the 10<sup>th</sup> Street Corridor OZ



Source: BAG

### 6.8. Infrastructure

*Information on the extent of deteriorated infrastructure within the proposed zone at the time of application.*

Much of the 10th Street Corridor faces serious deficiencies in storm water and transportation infrastructure. 10<sup>th</sup> Street and many of the neighboring streets lack curb and gutter, storm water facilities, sidewalks, and other pedestrian facilities.

The 10th Street Area Redevelopment Plan identified disconnected street grids north and south of 10<sup>th</sup> Street as a significant challenge to the area’s redevelopment, and a significant contributor to blight in the area.

#### Examples of Deteriorated Infrastructure in the 10<sup>th</sup> Street Corridor OZ



Source: BAG

## **6.9. Newspaper Documentation**

*Newspaper documentation of issues and undertakings within the proposed zone.*

Appendix A contains a selection of news reports documenting criminal incidents in the 10th Street Corridor OZ, as well as positive undertakings in the area by the City of West Point

DRAFT

## 6.10. Photo Documentation

*Photo documentation of proposed Opportunity Zone parcels and environs.*

Appendix B contains photographs of parcels in the proposed 10th Street Corridor Opportunity Zone, along with a key map for identification.

DRAFT

## 7. Appendices

**Appendix A:** Newspaper Documentation

**Appendix B:** Photo Documentation

**Appendix C:** List of Parcels included in the proposed 10th Street Corridor Opportunity Zone

**Appendix D:** Detail Maps of the Urban Redevelopment Zone and proposed Opportunity Zone

**Appendix E:** 10th Street Corridor Redevelopment Plan

DRAFT

## **Appendix A: Newspaper Documentation of Issues and Undertakings Within the Proposed Zone**

Appendix A includes excerpts of local news reports relating to conditions in the 10th Street Corridor Opportunity Zone area including:

- Documentation of major crimes in the 10th Street Corridor area; and
- Documentation of positive leadership and redevelopment activities by the 10th Street Corridor OZ.

DRAFT

## Appendix B: Photo Documentation of Proposed Opportunity Zone Parcels and Environs

Appendix B includes photographs of parcels in the 10th Street Corridor Opportunity Zone, with a numbered Map Key.

- Parcels in the proposed Opportunity Zone are identified by a three-digit number as shown on the following key map.
- All photos were taken on a weekday during regular business hours.
- All photos by Bleakly Advisory Group except aerial photos, which are from Bing.com

Insert Photo Package Here

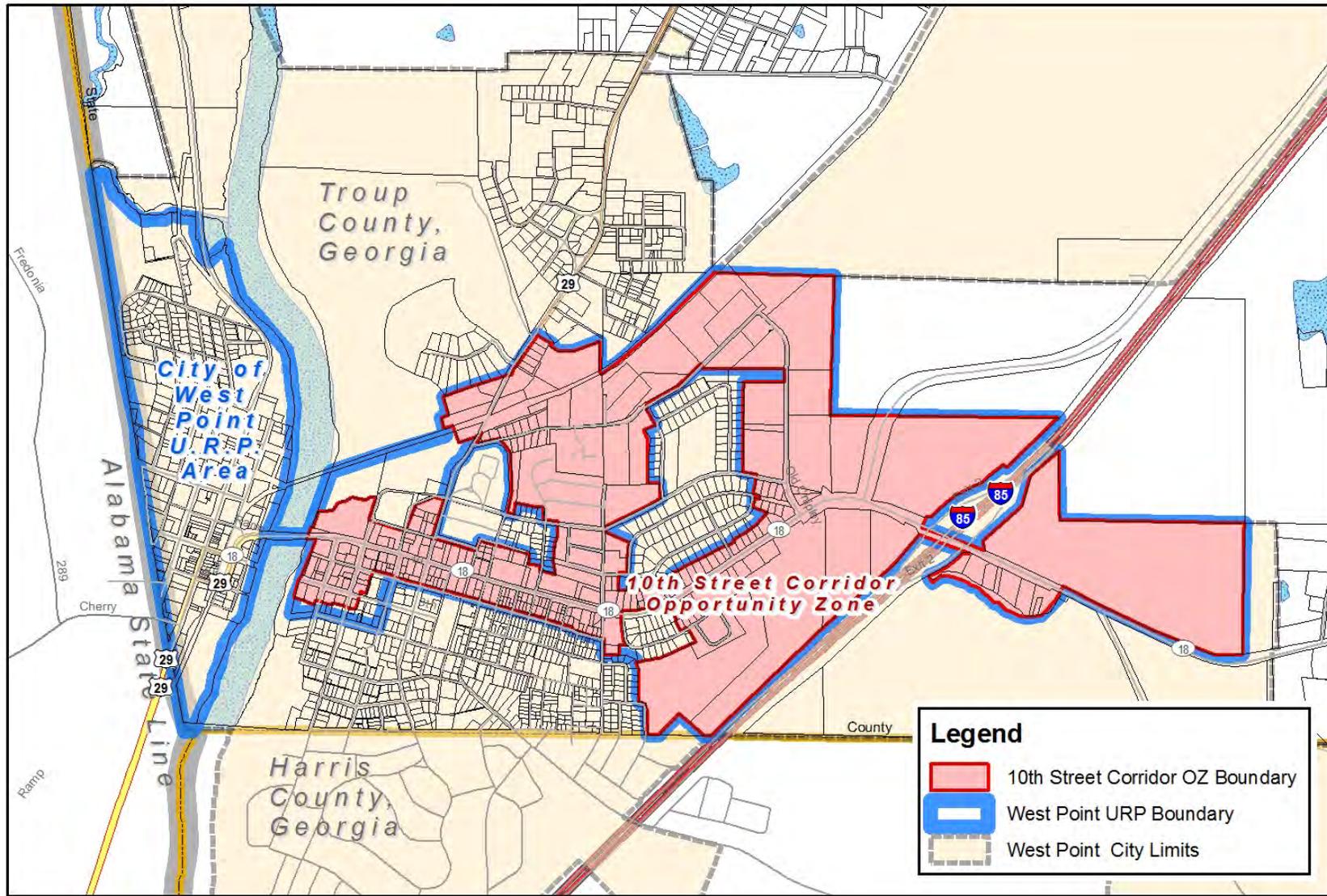
DRAFT

**Appendix C: List of Parcels Included in the Proposed 10th Street Corridor Opportunity Zone**

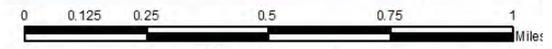
DRAFT

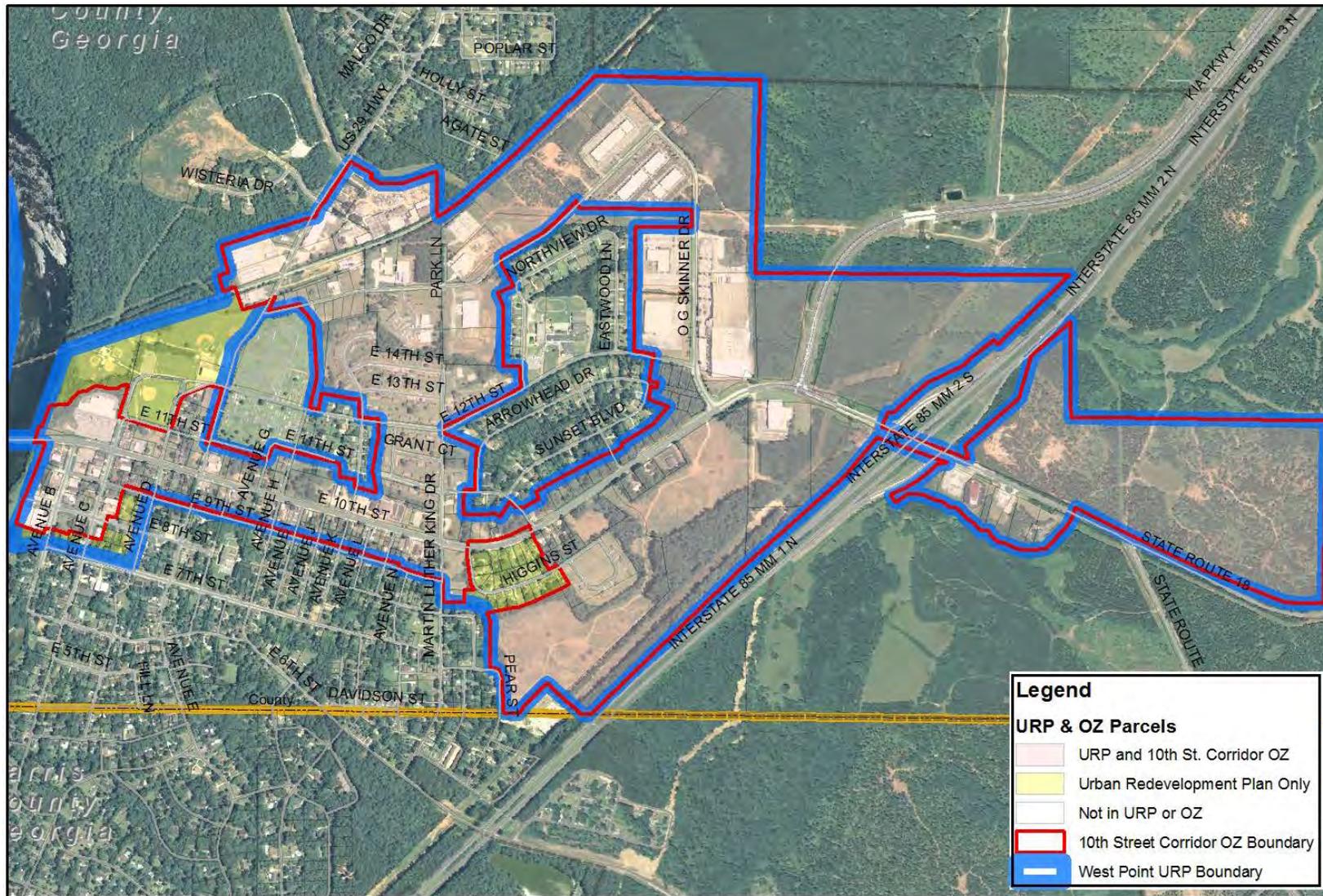
**Appendix D: Detail Maps of Urban Redevelopment Zone and Proposed Opportunity Zone (With Parcel Photo ID Key Numbers)**

DRAFT



West Point Urban Redevelopment Plan & 10th Street Corridor Opportunity Zone

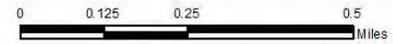




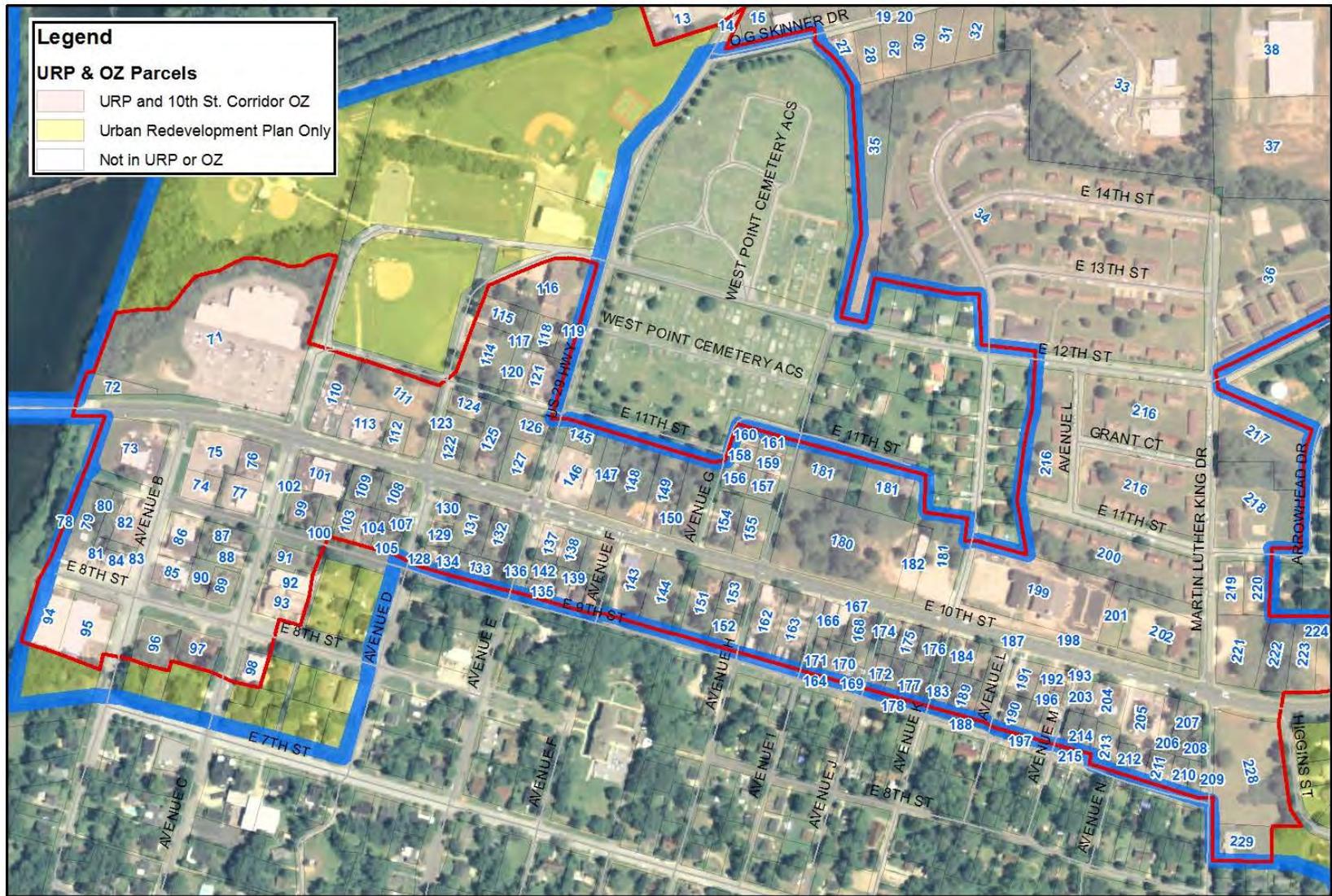
**Legend**

**URP & OZ Parcels**

- URP and 10th St. Corridor OZ
- Urban Redevelopment Plan Only
- Not in URP or OZ
- 10th Street Corridor OZ Boundary
- West Point URP Boundary



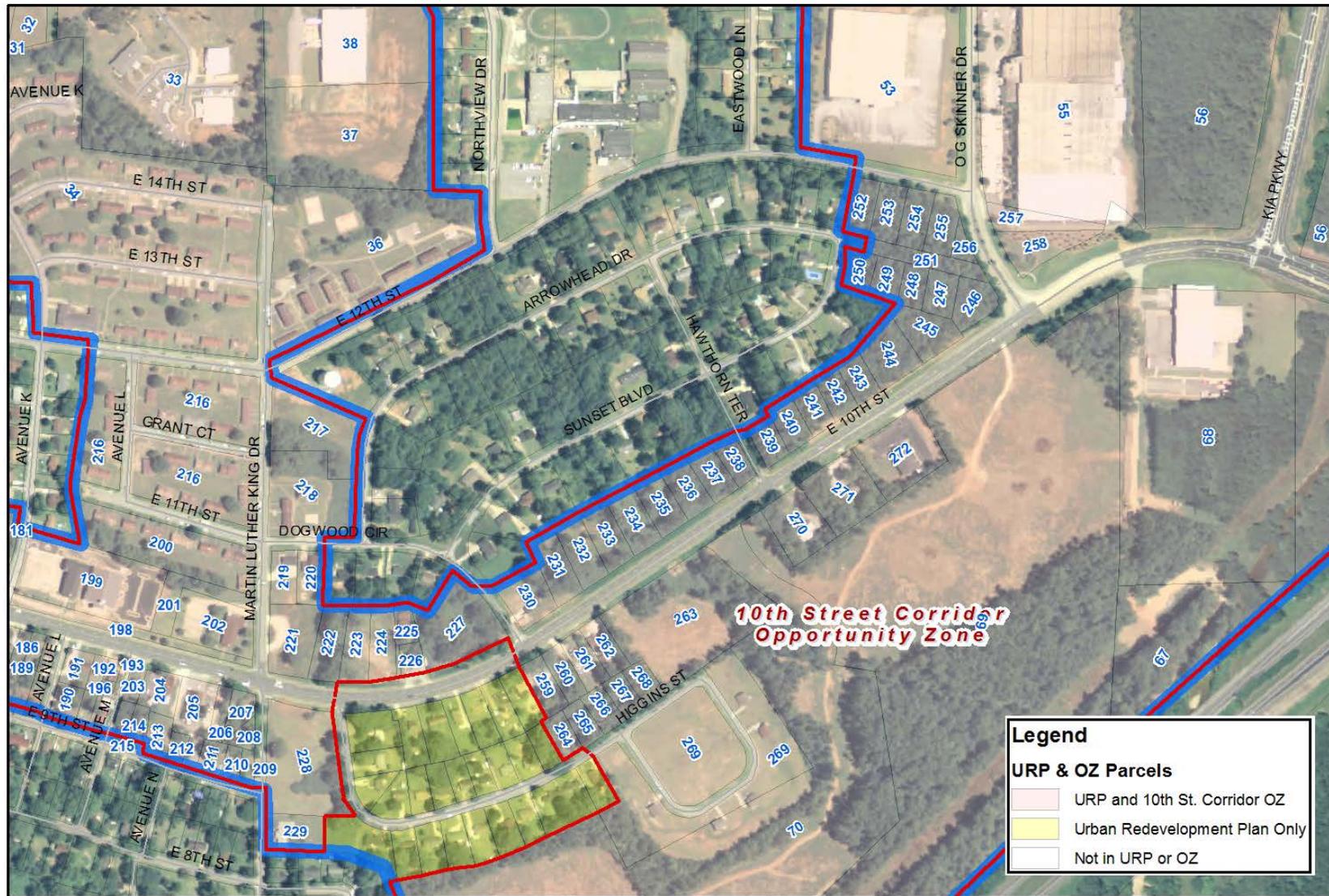
10th Street Corridor Opportunity Zone  
Boundary Overview



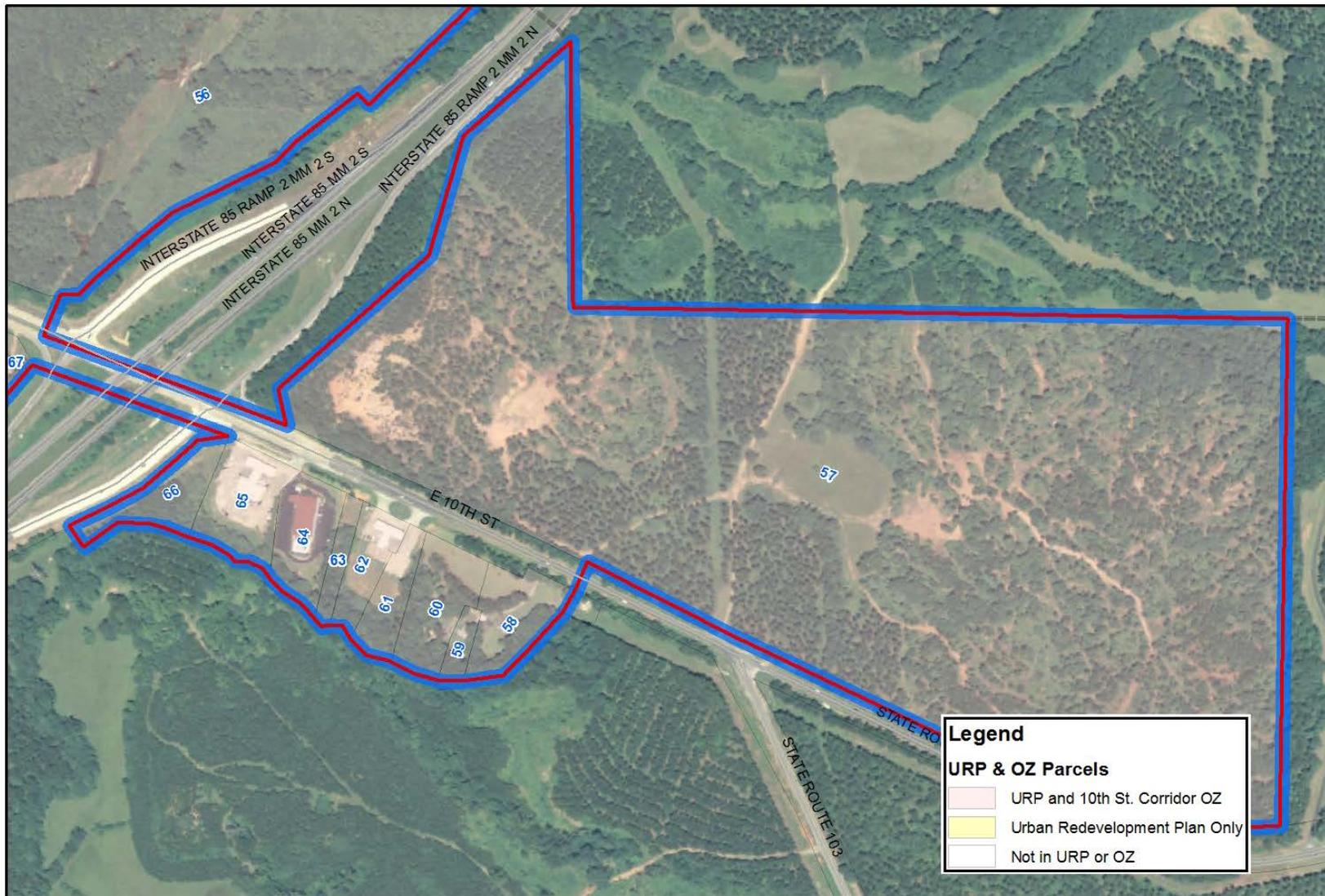
West Point Urban Redevelopment Plan & 10th Street Corridor Opportunity Zone

Appendices  
Parcel ID Numbers- West



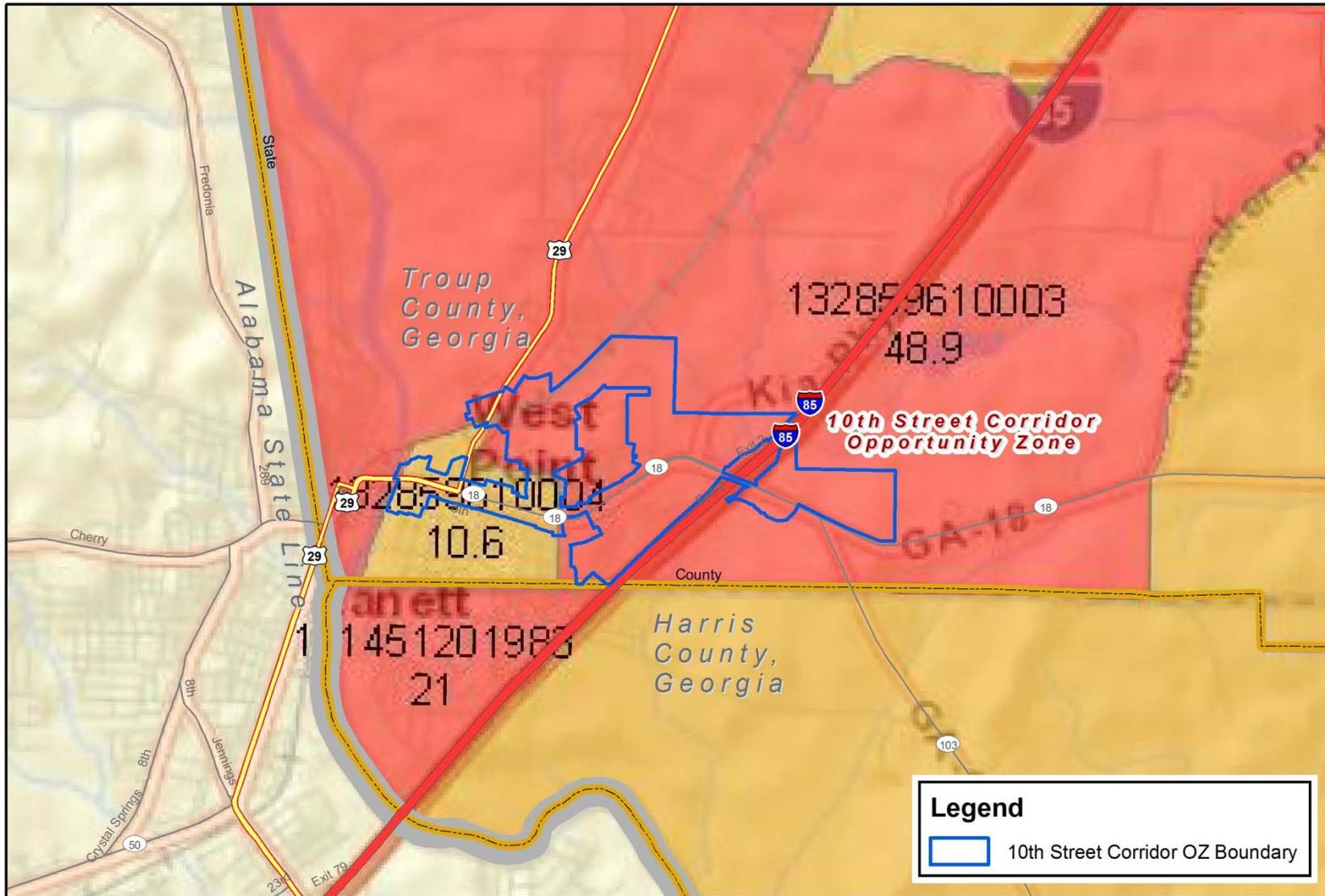


West Point Urban Redevelopment Plan & 10th Street Corridor Opportunity Zone



West Point Urban Redevelopment Plan & 10th Street Corridor Opportunity Zone

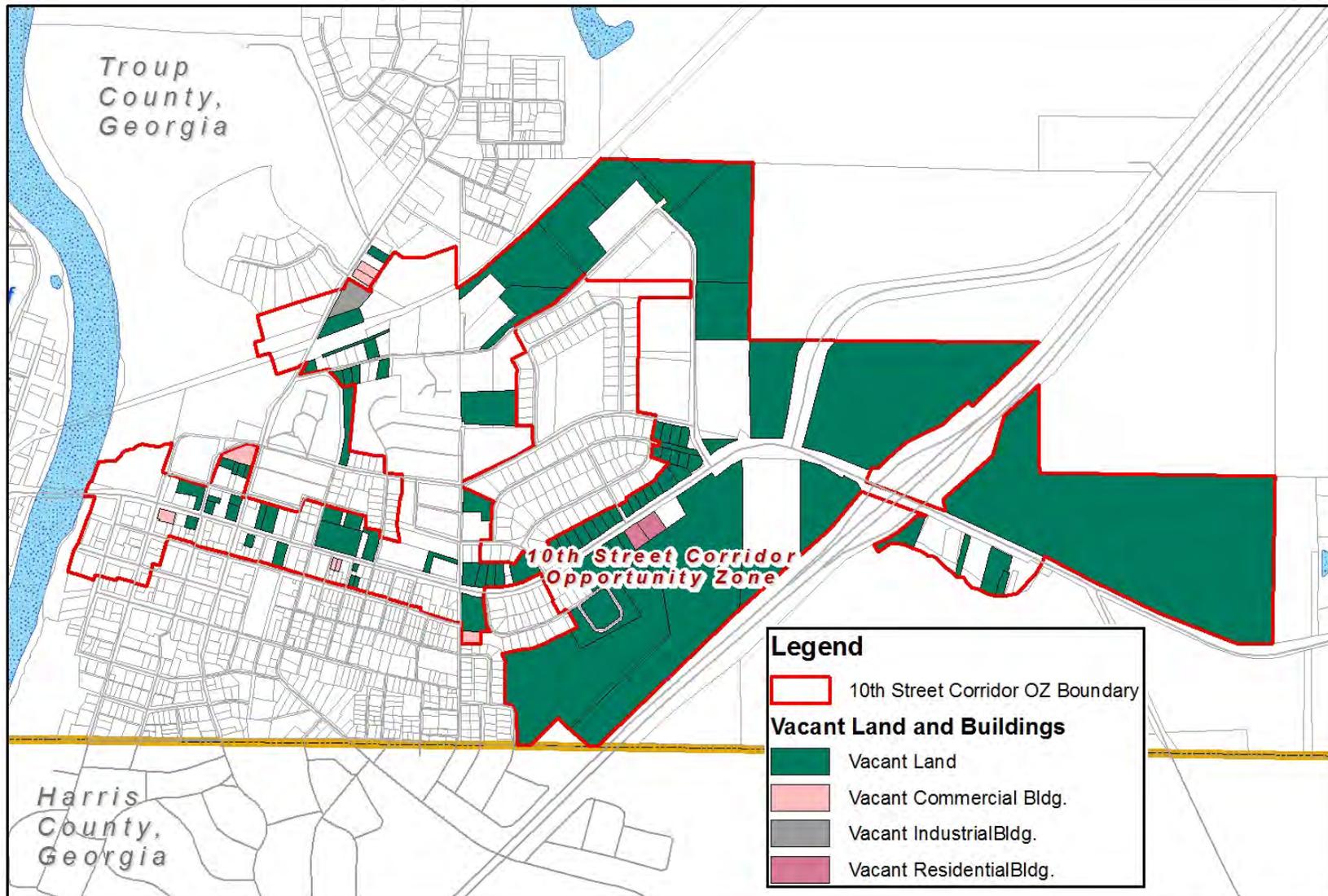
Parcel ID Numbers- East



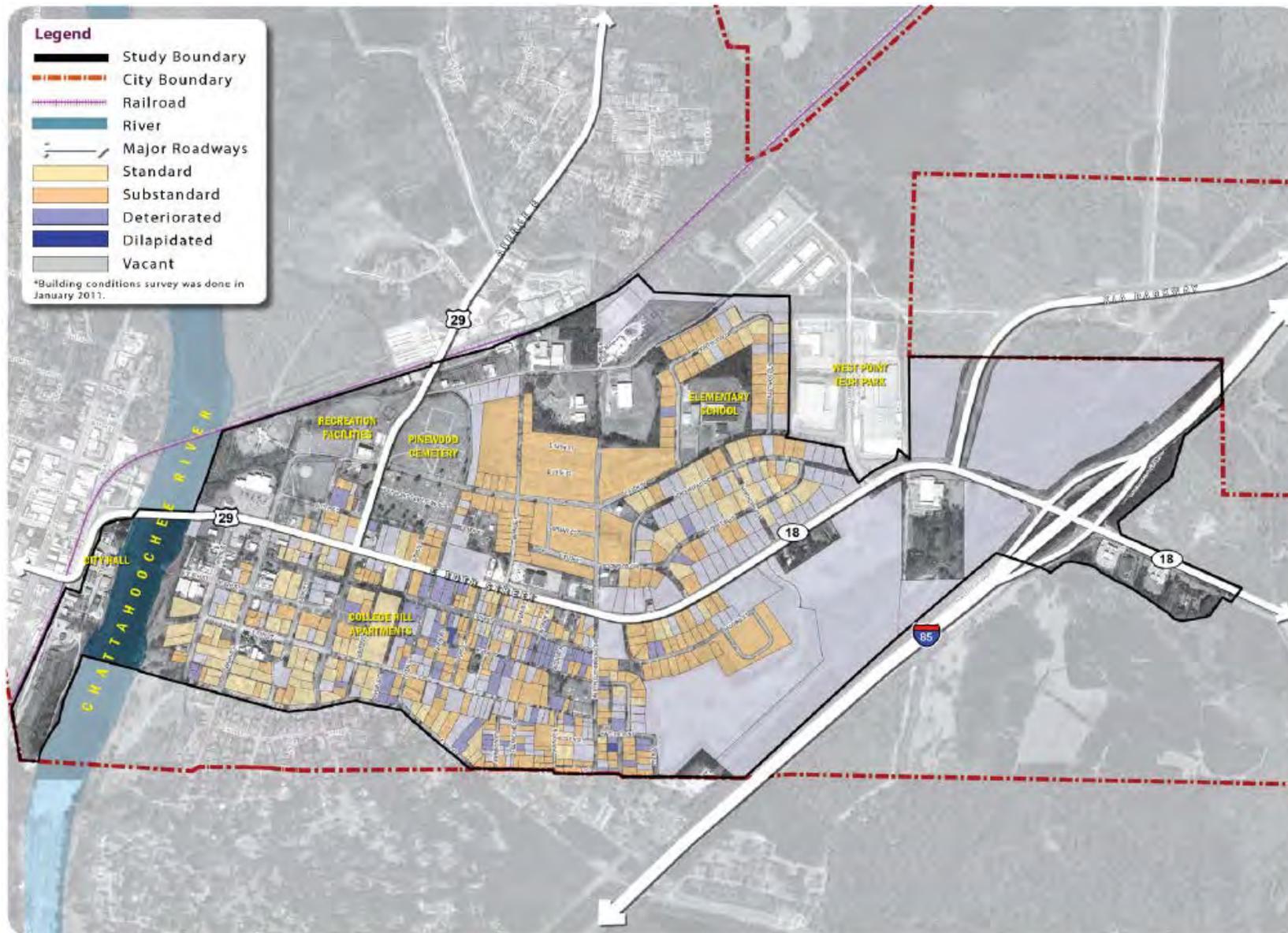
West Point Urban Redevelopment Plan & 10th Street Corridor Opportunity Zone

Block Groups with 15%+ Poverty or Adjacent





West Point 10th Street Corridor Opportunity Zone  
Vacant Land and Buildings



## EXISTING BUILDING CONDITIONS

10th Street Area Redevelopment Plan

Appendices

Prepared for: City of West Point, GA  
 Prepared by: Marker + Main Inc., Urban Collage, Inc., Metrecenter Associates, Krawberg Wall Architects  
 Date: March 28, 2011

0 600 1,200 2,400 Ft. North

**Appendix E: West Point Urban Redevelopment Plan (2010) and resolution to Revise Urban Redevelopment Plan Area (2013)**

Appendix E includes the minutes of the Date XX, 2013 West Point Board of Commissioners meeting, showing the Adoption of Resolution to Expand Urban Redevelopment Area.

DRAFT