

INVEST ATLANTA
\$1,500,000 Eastside TAD Grant
Historic Oakland Foundation

PURPOSE: To approve an amount up to \$1,500,000 from the Eastside TAD Community Empowerment Fund to finance the preservation and rehabilitation of Oakland Cemetery

LOCATION: 248 Oakland Avenue SE 30312
Council District: 5 **NPU:** W **School District:** 3

OWNERSHIP ENTITY: Historic Oakland Foundation, Inc.

DEVELOPER: Historic Oakland Foundation, Inc.

TYPE: Historic Rehabilitation

DESCRIPTION: The Historic Oakland Foundation (HOF) first formed in 1976 when Oakland Cemetery was listed on the National Register of Historic Places and has taken on restoration and maintenance responsibilities for the extensive site on behalf of the City of Atlanta over the past forty years. Oakland Cemetery began as the six-acre public burial ground for Atlanta in 1850, expanding to its current size of 48 acres by 1872 following the Civil War. As part of HOF's mission to restore and preserve one of Atlanta's most complex historic artifacts, and as outlined in their twenty-year master plan, HOF is in the midst of a capital campaign for a large, multi-phased project, which includes building a new visitor center west of the cemetery gates in addition to the projects included in this funding request.

HOF is seeking Eastside TAD funding support for a project with two main components: the restoration of the southeastern corner of the cemetery, referred to as East Hill, and the rehabilitation of the 1899 Bell Tower building. Restoration and preservation of the six acres that make up the East Hill section of Oakland Cemetery includes labor-intensive work focused on hardscape (headstones, monuments, walls, and walkways) and landscape. The project will be spread over approximately four years, beginning with the areas that are most visible. The current dangerous conditions of the brick pathways and steep topography with aging retaining walls need immediate attention. Most important to residents who live east of the cemetery is the reintroduction of the East Gate which will provide access to and through the grounds to the King Memorial Transit Station, adjoining neighborhoods, and greenways.

The second component of the project is the restoration of the Bell Tower, the most prominent building on Oakland's grounds. Originally constructed in 1899, the 3,500 SF building holds two floors currently used as office and giftshop space, in addition to a basement receiving vault and tower belfry.

Upon completion of a new visitor’s center, which is part of HOF’s larger capital project, staff and operations will move to the new facility, and Bell Tower restoration will start. Restoration of the Bell Tower will maintain the historical integrity of the building, will be ADA-compliant, upgrade restrooms and building systems, and be reconfigured to a multi-use space to accommodate rotating exhibits, visiting school groups, and rental space for meetings, conferences and events. This project will bolster HOF’s ability to generate revenue and continue its work to preserve and restore the site.

DEVELOPMENT BUDGET:

Sources

Philanthropic Contributions*	\$4,131,456
Eastside TAD Grant	\$1,500,000
Total Sources	\$5,631,456

Uses

Hard Costs	\$4,679,778
Contingency	\$497,278
Soft Costs	\$454,400
Total Uses	\$5,631,456

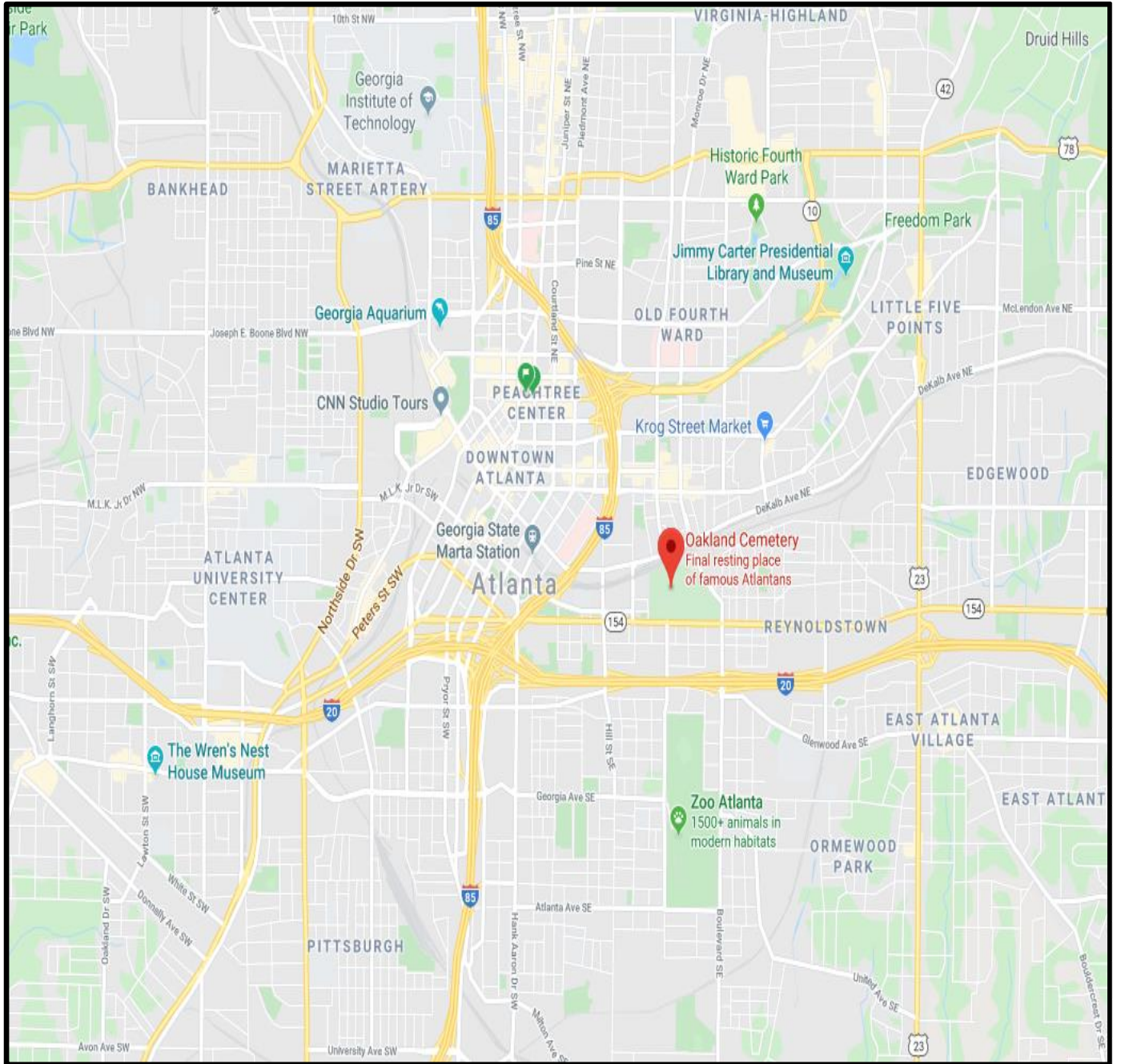
*\$1,300,000 has been secured to date

PROJECT	Invest Atlanta award	February 2020
TIMELINE:	Start East Gate construction; continuation of East Hill restoration	March 2020
	Completion of East Gate	July 2020
	Commence Bell Tower restoration (upon completion of Visitor Center)	January 2023
	Completion of Bell Tower	December 2023
	Completion of East Hill restoration	December 2024

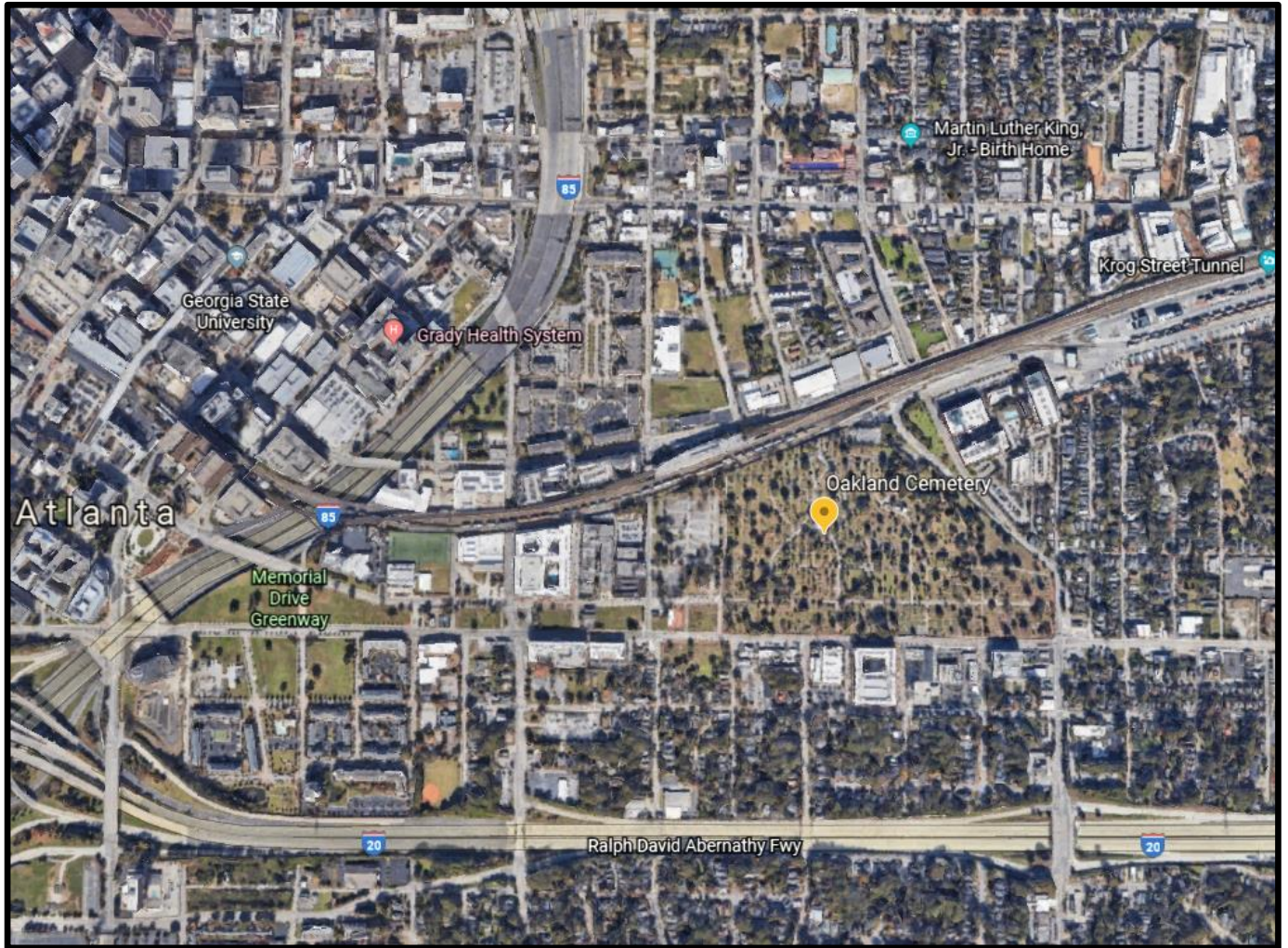
BENEFITS:

1. Contributes to revitalization of the Memorial Drive corridor;
2. Provides community amenities, including the rehabilitation of green space, cultural resources, and historic preservation for the city of Atlanta;
3. Offers a safe pedestrian link for neighborhoods to the east of the cemetery to access the King Memorial MARTA station and connect to the future Memorial Drive Greenway; and
4. Adds multi-use community and event space through the Bell Tower building rehabilitation.

PROJECT LOCATION MAP



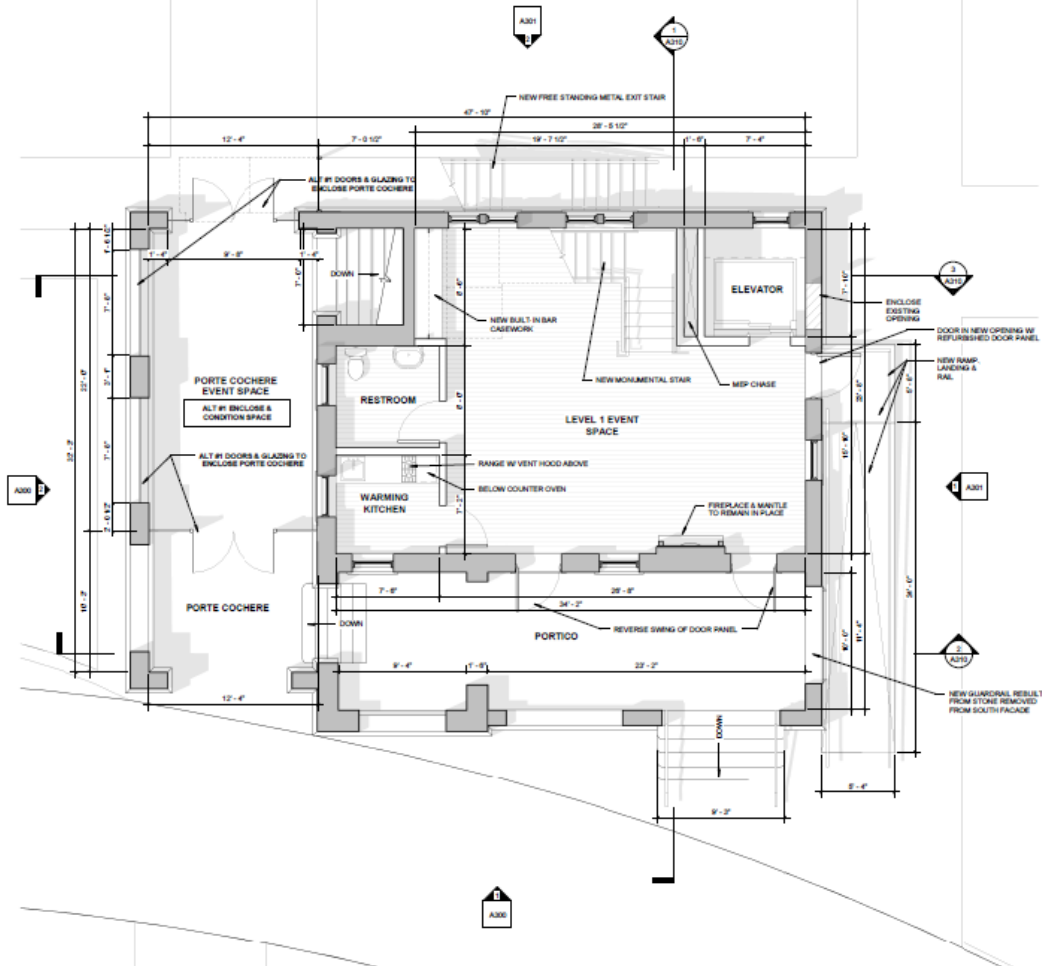
PROJECT LOCATION



EXISTING SITE PHOTO: BELL TOWER



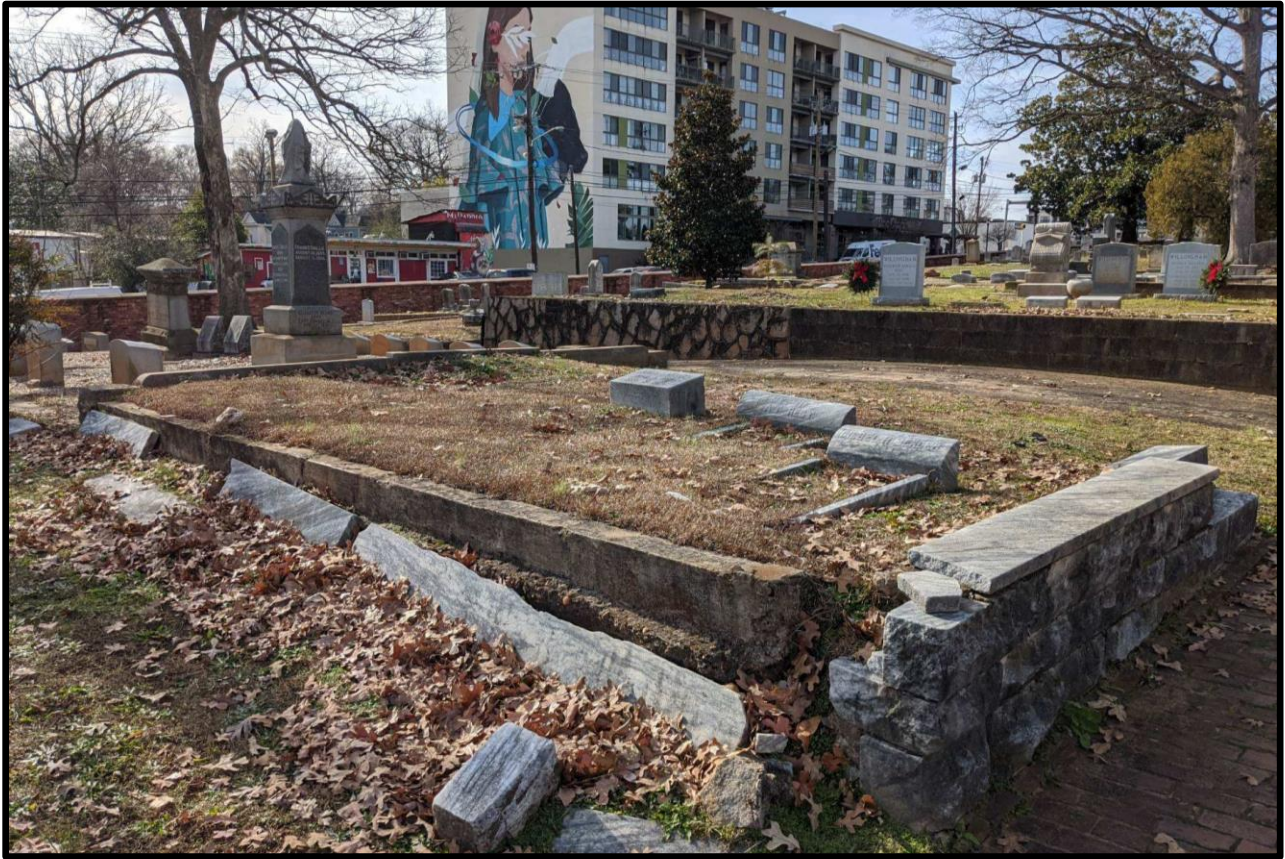
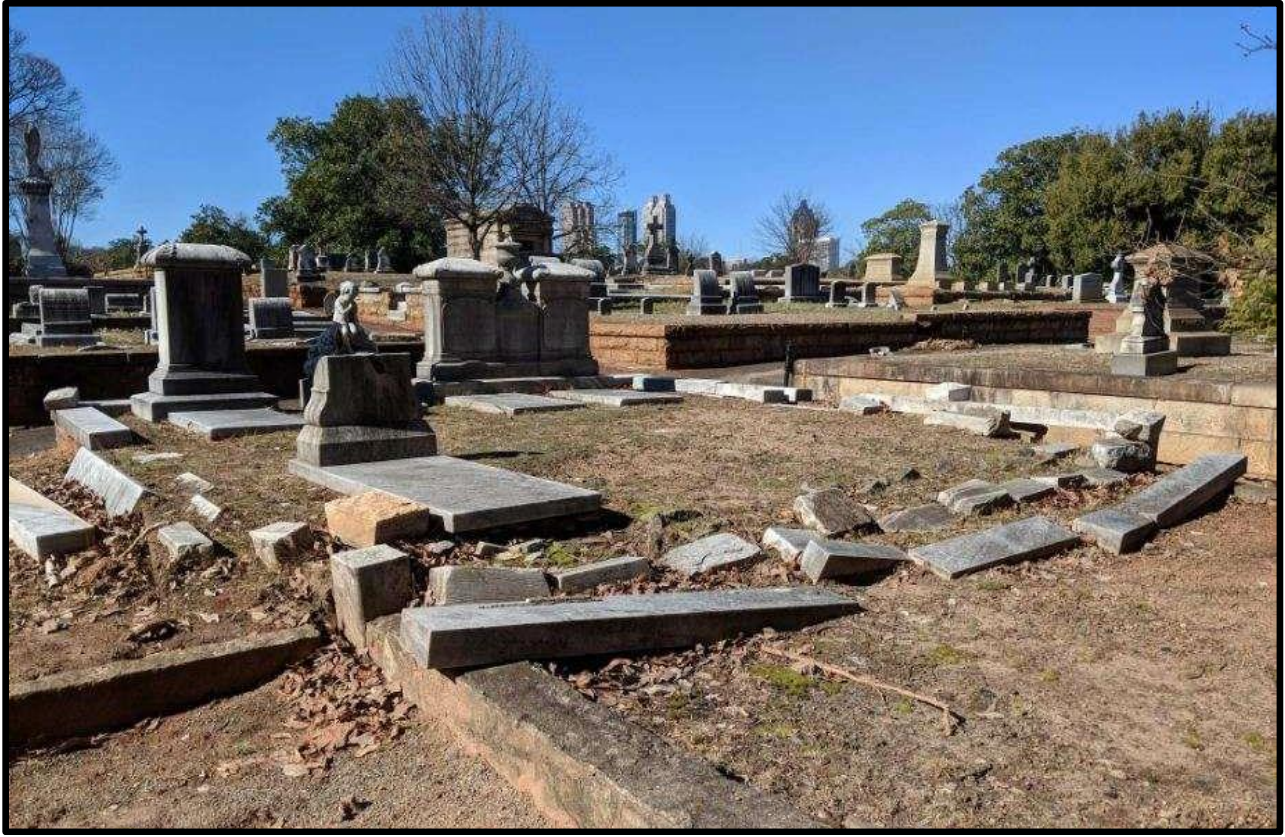
PROJECT SITE PLAN: BELL TOWER



2 ELEVATION - WEST
SCALE: 1/4" = 1'-0"

1 ELEVATION SOUTH
SCALE: 1/4" = 1'-0"

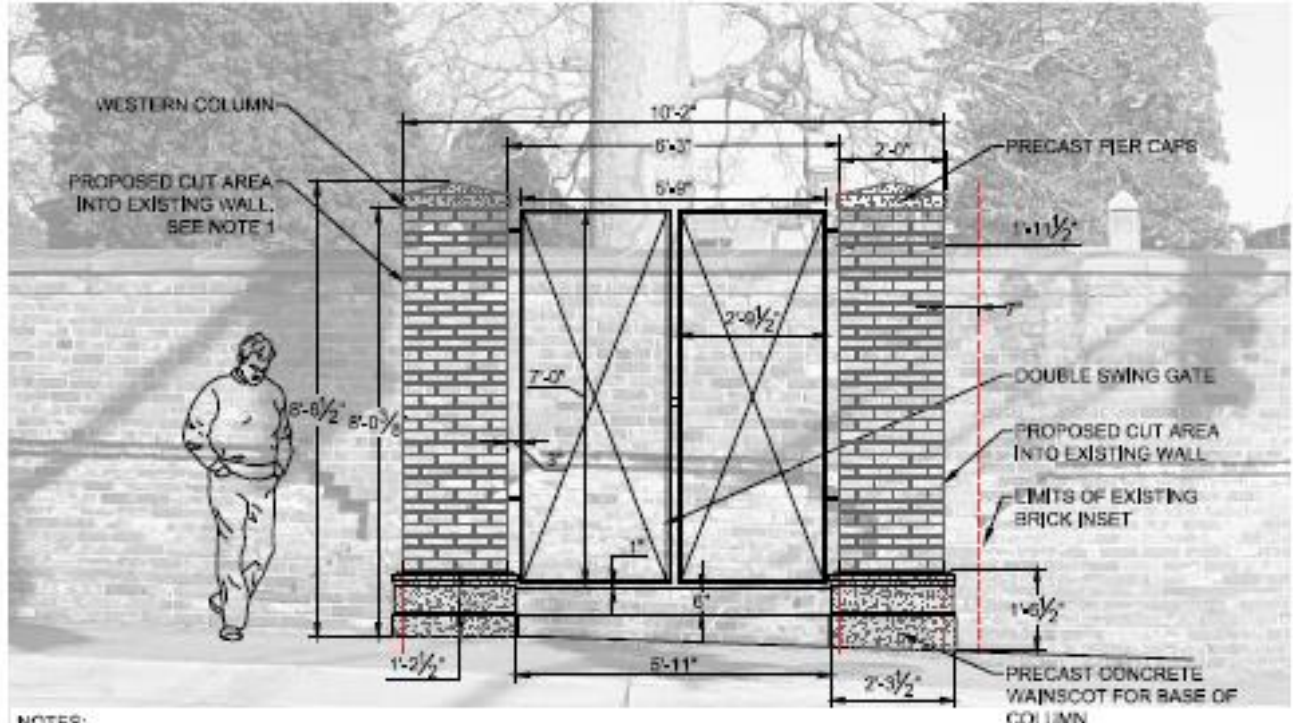
CURRENT CONDITIONS: EAST HILL



CURRENT CONDITIONS: SITE OF PROPOSED EAST GATE



PROJECT SITE PLAN: EAST GATE



- NOTES:
1. JOINT IN EXISTING BRICK WALL ON WEST SIDE OF GATE WILL SERVE AS BREAK LINE FOR STARTING POINT OF NEW COLUMN,
 2. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF GATE AND COLUMNS DETAILING CONSTRUCTION OF GATE AND COLUMNS FOR APPROVAL,
 3. NEW BRICK AND CONCRETE TO MATCH EXISTING COLOR PALETTE OF PERIMETER WALL,
 4. CUTS INTO EXISTING WALL SHALL BE AS CLEAN AS POSSIBLE TO ALLOW FOR SEAMLESS INTEGRATION OF NEW GATE.

A1 WALL ELEVATION
SCALE: 1/2" = 1'-0"

