

North Patterson Street Neighborhood

Introduction

The North Patterson Street Neighborhood is located in the northern central portion of the Designated Revitalization Area. Historically, this area developed in the 1890s as a first generation, streetcar suburb, which grew from the Central Business District. Originally part of land owned by Charles Ogden Force, the North Patterson Street Neighborhood was subdivided into large property tracts for the homes of wealthy lumbermen, doctors, businessmen, and elected officials. The prosperity of the Sea Island Cotton and navel stores commodities turned North Patterson Street into Valdosta's "millionaire's row," and numerous grand houses were built along it. Through the years, this area has retained a number of historic buildings, despite the effects of Urban Renewal in the 1960s and 1970s. The growth of Valdosta State University has had an impact on this area, with several buildings converted for the University's use. Reflecting a range of diverse land uses, residences, professional offices, and institutional buildings are prevalent in this neighborhood.



General Condition



The North Patterson Street neighborhood community features a mixture of six land uses as shown in the Character Area Map. The Institutional Activity Center dominates the northwestern corner of the neighborhood, where numerous Valdosta State University facilities are located. Also to the north of this neighborhood are small areas of

Park/Recreation/Conservation area (Drexel Park) and Established Residential area (Williams Street at Brookwood Drive). The properties surrounding the North Patterson Street corridor are designated as a Neighborhood Activity Center, while the properties along the North Ashley Street corridor are designated as a Community Activity Center. Two pockets of Transitional Residential areas are located between West Ann and West Gordon Streets between North Oak and North Toombs Streets, and between East Ann and East North Streets between Slater and Williams Streets.

Overall, the community appears to be in good condition, with a low number of properties needing major repair. Due to its proximity between the Central Business District and Valdosta State University, demand for property in this neighborhood remains high and the need for building rehabilitation, as well as infill construction, is expected to continue.

Census Data

The North Patterson Street Neighborhood is included in parts of the following Census Tracts and Block Groups:

- Census Tract 110, Block Group 1 (1.7%)
- Census Tract 110, Block Group 2 (0.3%)
- Census Tract 111, Block Group 2 (0.1%)
- Census Tract 111, Block Group 3 (0.6%)
- Census Tract 113.02, Block Group 1 (48.0%)
- Census Tract 113.02, Block Group 3 (39.7%)

The following data was compiled based on the percentage of the community included in each block group. Using this method, it is estimated that the total population of the North Patterson Street Neighborhood is 1124. This community contains approximately 489 households. The median income of North Patterson Street residents is \$14,612 per year and approximately 39% of this neighborhood's population is living below the poverty level. There are 339 people enrolled in school. Approximately 35% of the community's population has graduated from high school and 7% have a college or higher education. Table NP-1 reflects the racial composition of the North Patterson Street community and Table NP-2 shows the age distribution of the residents.

Table NP-1	
Ulmer Avenue - Race Distribution	
Race	Number
White	337
Black or African American	773
Hispanic	28
Asian	7
Other	21
*TOTAL:	1165
SOURCE: U.S. Census, 2000	
*Race alone or in combination with one or more other races.	

Table NP-2	
Ulmer Avenue - Age Distribution	
Age	Number
0-9	151
10-19	157
20-49	446
50-64	218
65 and up	151
TOTAL:	1124
SOURCE: U.S. Census, 2000	

According to the Census 2000 figures, there are 165 owner-occupied housing units and 323 renter-occupied housing units in the North Patterson Street neighborhood. This data should not be confused with the data collected as part of the housing inventory as the purpose, and therefore the data collection and analysis, was very different.

Crime

Based on data obtained from the Valdosta Police Department and SGRDC for 2007, crimes committed in the North Patterson Street Neighborhood made up 1.8% of all the crime within the City of Valdosta. Similar to other neighborhoods in the Neighborhood Revitalization Area, the largest percentage (43.3%) of crime in this neighborhood was due to larceny. These crimes were scattered mostly throughout the northern two-thirds of the neighborhood. Burglaries accounted for the second-most common crime, with 21 incidents spread throughout the residential portions of the neighborhood. Drug violations, being the third-most common crime, made up 10.3% of total crimes committed, and were concentrated along North Ashley Street. The locations of crimes committed in the North Patterson Street neighborhood are detailed on the Community Crime Map. Police officers could work with residents in this community to form neighborhood watch groups to increase awareness in the types of crimes in this neighborhood and its problematic areas, as well as increase their patrols of this neighborhood.

Table NP-3 below provides the number of specific crimes committed in North Patterson Street and how these incidents compare to the percentage of crime committed citywide.

Table NP-3 North Patterson Street Community			
Crime	Number of Incidents	Percent of Total Neighborhood Crime	Percent of Total Crime Citywide
Aggravated Assault	1	1%	0.5%
Arson	0	0%	0%
Auto Theft	7	7.2%	4.3%
Burglary	21	21.6%	3.0%
Drug Violations	10%	10.3%	1.8%
Homicides	0	0%	0%
Larceny	42	43.3%	1.8%
Rapes	1	1.0%	4.2%
Robbery	1	1.0%	0.9%
Simple Assault	7	7.2%	0.8%
Weapon Violations	7	7.2%	2.6%
TOTAL:	97		1.8%

SOURCE: SGRDC and Valdosta Police Department

Parks, Recreation, and Community Facilities

The North Patterson Street neighborhood contains several community facilities to serve its residents, as well as citizens of Valdosta, and these facilities can be seen on the Community Facilities Map. The only park in the neighborhood, Drexel Park, is located at the northern boundary of the neighborhood, just north of Brookwood Drive between North Patterson and Williams Streets. Drexel Park is an 11 acre urban park that is home to the annual Azalea Festival. Situated near Valdosta State University and the Brookwood



North residential neighborhood, the park features a playground area and scenic picnic areas. The Azalea Trail runs along the park's south border.

The Crescent at Valdosta Garden Center is listed on the National Register of Historic Places, and is one of Valdosta's best known landmarks. As home to the City's many garden clubs, the land mark contains a three-story Neoclassical house, built in 1898, as well as picturesque garden, and

multiuse building. The Crescent is open regularly for public tours, and this landmark can be rented for special events.

The Annette Howell Turner Arts Center is a premier arts center for Valdosta, Lowndes County, and the surrounding region. The Arts Center provides six galleries with both permanent and traveling exhibits featuring local and national artists, as well as a gift shop showcasing local works of art for sale. Additionally, the Arts Center offers a variety of classes to the public, an annual Presenter Series, and other special events. The Arts Center is also available to be rented for various occasions by the public.



Although the Valdosta-Lowndes County Boys & Girls Club, Valdosta Police Department, City Hall, City Hall Annex, and the Lowndes County Judicial and Administrative Complex are not located within the North Patterson Street Neighborhood, their proximity to the neighborhood qualifies them as important and accessible community facilities.

Infrastructure Conditions

As a longstanding, well developed neighborhood in the Designated Revitalization Area, the existing infrastructure is adequate. Several sidewalks exist along the main traffic corridors, which were recently upgraded to provide better accessibility for disabled persons.



The City of Valdosta's Engineering Department has no planned water/sewer utility, traffic-related, or stormwater projects for this neighborhood at this time. However, a Transportation Enhancement Grant was awarded in 2011 which will extend the streetscape improvements (decorative sidewalk, underground power lines, decorative streetlamps) along North Patterson Street from Magnolia Street downtown to Gordon Street, located in the midst of the North Patterson Street Neighborhood.



Overall, the North Patterson Street neighborhood could be improved by certain infrastructure projects. Some of the interior residential streets do not have curbing or gutters, which should be installed where feasible. As the existing sidewalks in this neighborhood are older, some sidewalk sections are cracked or uneven from age; this should be remedied by repairing or replacing those sections. Finally, in order to improve the neighborhood's aesthetics, all power lines could be buried underground.

Housing

According to the U.S. Census, the median year of construction of homes in North Patterson Street is 1957. Though this housing stock is a bit older, it is very feasible to consider these structures as candidates for rehabilitation when circumstances warrant.

Nearly the entire North Patterson Street neighborhood is located within the Valdosta Local Historic District. Additionally, the North Patterson Street Historic District, listed on the National Register of Historic Places, contains 14 historic houses at the intersection of North Patterson Street and Mary Street, is wholly contained within this neighborhood. The entire neighborhood contains 299 documented historic resources. Care should be taken when rehabilitation or redevelopment projects are undertaken in this community to preserve the traditional rhythm of residential streetscapes. Options are available for rehabilitation and new (infill) construction that protect historic character while maintaining affordability. For example, new construction should look to the Valdosta Historic District Design Guidelines and the surrounding historic housing stock for direction on issues such as roof style and pitch, fenestration (the arrangement of windows and doors), building setbacks, materials, etc. The historic resources of the North Patterson Street Neighborhood are shown on the Historic Survey Points Map. Because of the historic nature of North Patterson Street, extra consideration should be taken when rehabilitation, and especially demolition and reconstruction, is suggested.



The housing survey team inventoried 175 parcels in the North Patterson Street community. 157 structures and 18 vacant lots were inventoried. The results of the inventory are summarized in Table NP-4 and are shown on the Housing Conditions map. Of the 157 structures inventoried, twelve were unoccupied and none were abandoned. The break-down of occupied units is detailed in table NP-5 below.

Table NP-4 North Patterson Street Neighborhood Survey Summary	
Business	74
Multi-Family	59
Manufactured Home	0
Single Family	24
Vacant Lots	18
TOTAL:	157

SOURCE: SGRC Housing Inventory 2006

Table NP-5 North Patterson Street - Occupancy			
Use	Occupied	Unoccupied	Abandoned
Business	73	1	0
Multi-Family	58	1	0
Manufactured Home	0	0	0
Single Family	14	10	0
TOTAL:	145	12	0

SOURCE: SGRC Housing Inventory 2006

Of the 157 structures inventoried in the North Patterson Street Neighborhood, 143 were found to be in acceptable condition; this includes 74 businesses, 57 multi-family units, and 12 single family homes. Two multi-family units and eight single family residences are in need of minor repair, while

four single family residences are in need of major repair. There are no buildings in a dilapidated state. These conditions are shown on the Housing Conditions Map. A summary of the condition of the inventoried structures is found in Table NP-6 below.

Table NP-6 North Patterson Street - Condition				
Use	Acceptable	Minor Repair	Major Repair	Dilapidated
Business	74	0	0	0
Multi-Family	57	2	0	0
Manufactured Home	0	0	0	0
Single Family	12	8	4	0
TOTAL:	143	10	4	0
SOURCE: SGRDC Housing Inventory 2006				

Economic Development Opportunities

Redevelopment

Almost all of the commercial activity in the North Patterson Street community is concentrated along the corridors of North Ashley, North Patterson, and Gordon Streets. Located in between the Central Business District and Valdosta State University, this neighborhood is an active residential community as well as a popular location for professional and institutional offices. Few unoccupied buildings and vacant properties exist, but the redevelopment opportunity is high for such properties. The above mentioned commercial corridors are likely to see further commercial growth and redevelopment, which is encouraged per the character areas of this neighborhood. It is recommended that the unoccupied single-family residences be targeted for either residential or commercial redevelopment to provide the community with both affordable housing and economic development opportunities. Vacant lots should be targeted for redevelopment to aid in the economic revitalization of these areas and contribute positively to the tax base.



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Brownfield

The U.S. Environmental Protection Agency (EPA) defines a brownfield as, “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant” (www.epa.gov). The Georgia Environmental Protection Division (GAEPD) has not identified any brownfields in the North Patterson Street community. However, the Barnes Drug Store (formerly a gas station) at 1313 N. Patterson Street and the tattoo shop (also originally a gas station) at 1020 N. Ashley Street have been considered as potential brownfields, per the City of Valdosta’s Brownfield Assessment Grant

inventory. In the case that an Environmental Site Assessment was conducted on these sites and contamination was found, the property's owners, along with the City of Valdosta, would likely need to consider a solution to mitigate the contamination in order for redevelopment to occur.

Planned Projects

As previously mentioned, a Transportation Enhancement grant awarded in 2011 will extend streetscape improvements along North Patterson Street from Magnolia to Gordon Streets. This will carry forward decorative sidewalks, streetlights, street trees, and other enhancements that were originally installed throughout downtown in the mid-1990s. Phase II of this project will extend the streetscape enhancements from Gordon Street to Brookwood Drive.

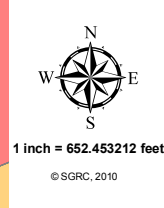
Conclusion



The North Patterson Street Neighborhood has many assets, including a major park, a historical landmark, a National Register of Historic Places historic district, and convenient commercial corridors. The neighborhood's biggest asset is its number of high-style historic residences and convenient location to downtown. As these residences are some of the oldest in the City, many are in need of

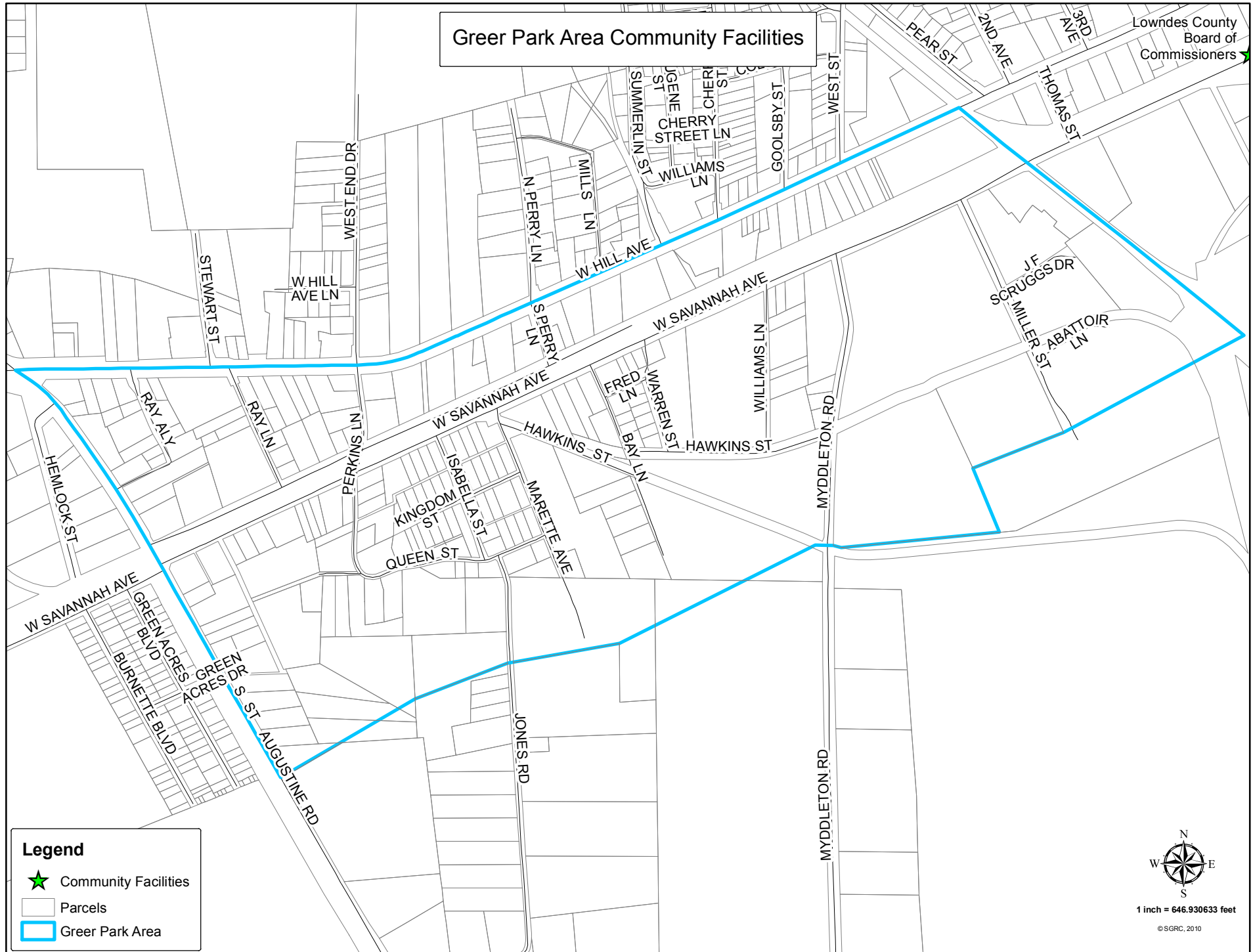
maintenance and/or repairs. Housing maintenance and rehabilitation projects, as well as infill development projects, will help make the North Patterson Street community thrive.

Greer Park Community Character Areas



Greer Park Area Community Facilities

Lowndes County
Board of
Commissioners



Legend

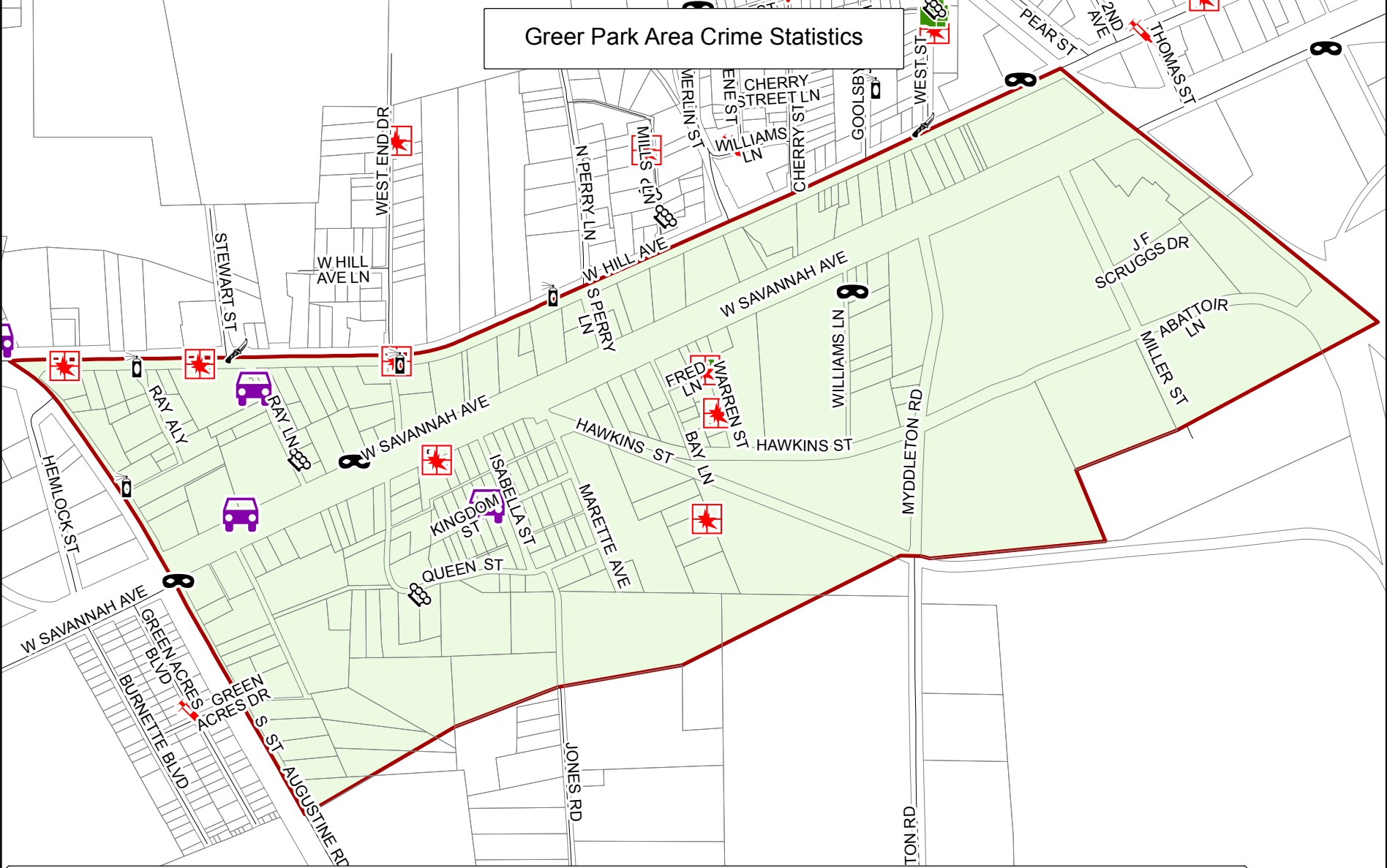
- ★ Community Facilities
- Parcels
- Greer Park Area



1 inch = 646.930633 feet

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Greer Park Area Crime Statistics



Legend

2010 CRIME



AGGRAVATED ASSAULT



ARSON



AUTO-THEFT



BURGLARY



DRUG VIOLATIONS



HOMICIDE



LARCENY



RAPES



ROBBERY



SIMPLE ASSAULT



VANDALISM



WEAPONS VIOLATIONS



Parcels



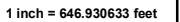
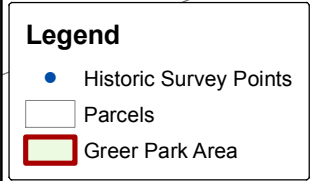
Greer Park Area



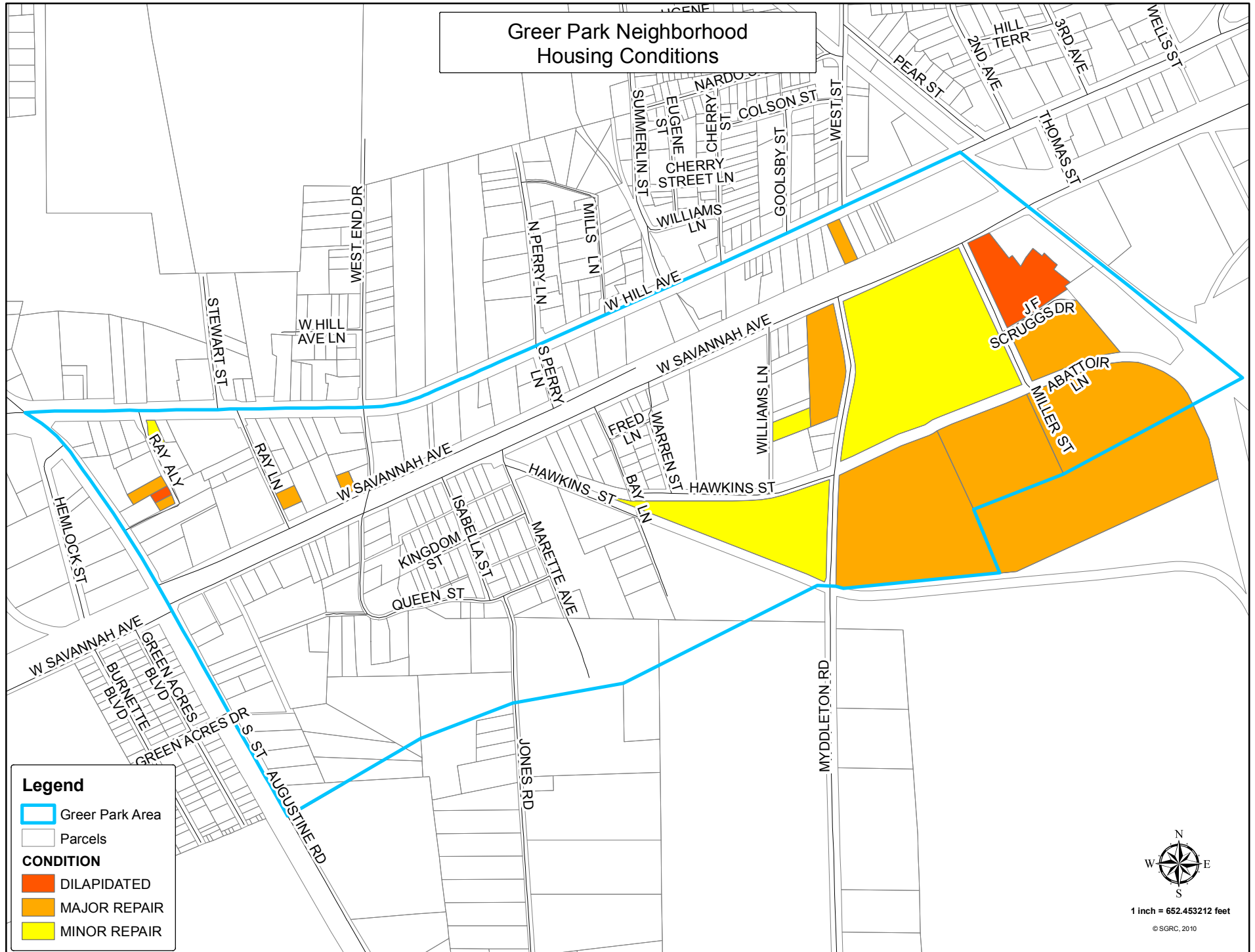
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Greer Park Area Historic Resources



Greer Park Neighborhood Housing Conditions



Greer Park Community Zoning

