



## Westside Study Group – Chappell Road Updates Live Questions and Responses 6.28.2021

### Live Questions and Responses

#### Chappell Road

1. **What challenges or failures has the BeltLine had and how will they address these challenges/failures?**
  - A. There are always challenges to building the BeltLine. A lack of funding, law suites, and the recent global pandemic, to name a few, are challenges that create an environment for a failure to support the sustainable growth of vibrant livable communities for years to come. To address these problems proactively, a comprehensive and progressive solution is required. In 2013, the Board of Directors unanimously approved the Atlanta BeltLine 2030 Strategic Implementation Plan (SIP), which guides the citywide transportation and redevelopment program through its completion. The BeltLine is in the process of seeking the update of the Strategic Implementation Plan to develop a thorough, practical strategy that will help ensure the realization of the full vision of the Atlanta BeltLine by 2030.
2. **Have we given any thought to a grocery store?**
  - A. We have heard from others in the neighborhood that grocery is very much needed in the area. This is exactly the type of feedback we will ask you for later on in the meeting, so thank you for sharing!
3. **Are there any plans to reconnect the neighborhoods East & West of the Beltline in the area of Maddox Park & the Atl Sanitation property? Pedestrian access to the Beltline from both sides would help tremendously!**
  - A. We are evaluating all options as it relates to this site, including any potential leverage of additional publicly-owned land nearby
4. **Will SITES certification be included in the RFP for the developer?**
  - A. We haven't started working on the RFP yet but will look into it.
5. **What is the average income median in this area specifically?**
  - A. The median household income in this Neighborhood Statistical Area (Bankhead / Washington Park) as of 2018 was \$26,663.  
(<http://documents.atlantaregional.com/NN/Profiles/AtlantaProfiles/K02.pdf>) The median household income for the broader BeltLine Subarea (Subarea 10) was \$27,970. You can find more data on equity-relevant indicators here:  
<https://garc.maps.arcgis.com/apps/webappviewer/index.html?id=af821350e3bc4f3abea0b9a3152a7ca1>
6. **There are a lot of pre-existing affordable housing sites near this area. Have we considered repurposing these?**

*\*Please note, questions listed here have been transcribed verbatim with minor edits to punctuation and spelling.*



- A. We plan to assist with the development of new units of affordable workforce housing, beyond those that are already existing (and occupied).
- 7. Have any Banks or Credit Unions made application to join ABI in locating in the Westside area (along DLH Parkway)?**
- A. We have not received those requests directly, however there are major banking institutions looking to set-up new branches in underbanked areas. As we go through the process to hear from you about the community wants/needs for the scope of work it would be good to call this out as a need for the area so that it can be included.
- 8. Are you asking for our feedback or telling us what's been decided?**
- A. We are requesting feedback from the community.
- 9. Hi, I live across the street from this site. This looks a lot like the plan from the previous investor/owner that the beltline purchased from. Is most of this existing site plan set in stone and we are only changing little pieces of this?**
- A. This is the previous owner's plan. We do not have a plan yet. We are using this old site plan as a visual to spur thoughts on what people like or dislike about it.

### Housing

- 10. In comparison, how much of this Affordable Housing are you placing on the Eastside.**
- A. We are looking for sites in all sections of the city and just bought one in December in south Buckhead. Also, [inclusionary zoning](#) is in place BeltLine-wide.
- 11. Will these be for rent or for-sale? Will there be single family detached structures? To combat affordability will you partner with organizations to ensure low-income and legacy residents and their families? I support density but not at the sacrifice of wealth building opportunities for our families.**
- A. We do not have a plan yet for the site, but we will be prioritizing affordable housing, and this will likely mean a mixture of affordable housing types. We have not yet started the RFP but will take these comments into account when developing priorities for the site.
- 12. Any single family detached homes in this plan?**
- A. We do not have a plan yet for the site, but we will be prioritizing affordable housing, and this will likely mean a mixture of different kinds of affordable housing types.
- 13. The Bankhead neighborhood was named after one of my ancestors, not too proud of them but I am proud to have a piece of the city in my family's history. Please don't take our neighborhood. Do you all go out and talk to locals? Also, the "affordable housing" isn't affordable for LOCALS LIKE ME!**
- A. We do not yet have a plan for this site, but will be prioritizing affordable housing and will be working with partners to achieve deeper affordability.
- 14. Is there a way to make sure folks from Atlanta affected most by the displacements are given priority?**
- A. We are looking for suggestions and feedback to help with developing our RFP for the site. Please attend future discussions to further assist with this process. These are exactly the kinds of suggestions and feedback we are looking for.

*\*Please note, questions listed here have been transcribed verbatim with minor edits to punctuation and spelling.*



- 15. BeltLine paid \$1.7M per acre. That's \$117k per lot. That does not include community space. How can you afford to build affordable units at a low AMI at that cost?**
- A. The acquisition was at around \$800K/acre.
- 16. Have you all talked with adjacent property owners (specifically along DLH and the "I believe" the City-owned site behind Maddox) to see how this project can be truly impactful?**
- A. This will be part of the market and feasibility analysis study work, which is part of the process.
- 17. A community center near the proctor creek trail would be ideal. Is there any inclination to put public activities along the creek?**
- A. We are looking for suggestions and feedback to help with developing our RFP for the site. Please attend future discussions to further assist with this process.
- 18. Was the last rezoning done by brick built done with condition? If so, will the Beltline developed plan have to back before the community to approve changes to the site plan.**
- A. There were zoning conditions.
- 19. Can there be a large portion dedicated to legacy residents like two story courtyard townhomes with artwork murals on the buildings like a city view from the courtyards type development?**
- A. These are exactly the kind of suggestions and feedback we are looking for in developing the RFP for this site. Thank you!

#### **Design & Construction**

- 20. Will spending money on plots of land slow down the construction of the Beltline?**
- A. No, we have a separate line item in our budget for acquiring housing sites.

#### **Other**

- 21. Whitney, how can I get in touch with you? I have some community proposals for courtyard developments that I would like to share with the affordable housing planning committee.**
- A. Please reach out via email [wfuller@atlbeltline.org](mailto:wfuller@atlbeltline.org).

*\*Please note, questions listed here have been transcribed verbatim with minor edits to punctuation and spelling.*