



579 Garson Drive Presentation
Frequently Asked Questions (FAQ) | November 2022

SITE MAP



Atlanta Beltline Overview

Q1: What is the mission of the Atlanta BeltLine?

A: The Atlanta Beltline seeks to be the catalyst for making Atlanta a global beacon for equitable, inclusive, and sustainable city life. We are building a more equitable and inclusive Atlanta and engaging partners by delivering transformative public infrastructure that enhances mobility, fosters culture, and improve connections to economic opportunity.

If you have questions or concerns, please contact the following:
Dennis Richards | 404.477.3557 | drichards@atlbeltline.org
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Q2: What are the main elements driving the mission of the Atlanta BeltLine?

A: Overall goals of the Atlanta BeltLine include:

- The creation of 1,300 acres of new green space
- Assistance in the creation and/or preservation of 5,600 units of affordable housing within the BeltLine Tax Allocation District (TAD)
- Assist MARTA with the implementation of 22 miles of transit
- Job creation - 48K construction jobs & 50K permanent jobs
- 33 Miles of Multi-Use Trails
- The largest public art exhibition in the Southeast.
- Extensive environmental cleanup
- Community engagement to ensure participation from neighbors in connecting neighborhoods.
- The catalyzation of \$10 billion dollars in economic development for the city of Atlanta through BeltLine initiatives.

Q3: What are some key facts about 579 Garson Drive site?

A: Key facts about the site include the following:

- The site is 2.68 acres
- It is located in South Buckhead/Lindbergh, off Piedmont Road at 579 Garson Drive
- The site offers direct water access and views of Peachtree Creek
- In close proximity to the Lindbergh MARTA station
- Surrounded by primarily multifamily residential and commercial uses
- Situated near the future BeltLine Northeast Trail and connector trails
- Presents a unique opportunity to provide affordable housing and affordable commercial space to the South Buckhead community

Zoning Information

Q4: What are the current zoning requirements for the site?

A: Current zoning information for the site is as follows:

- The site is currently Zoned SPI-15 SA4 and C-2-C
 - Within Subarea 4- Garson Commercial
 - It is anticipated that both parcels will need to be combined under an SPI-15 rezoning application
- Permitted uses include multifamily dwellings, retail, child-care centers, and eating & drinking establishments.
- There are no parking minimums within Subarea 4.

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- Residential parking maximums for Subarea 4 allows for no more than 1.25 spaces per each one-bedroom unit, and no more than 2.25 spaces per each two-bedroom unit.
- Commercial /Retail parking allows for no more than 2.5 spaces per 1,000 sq. ft. of floor area
- SPI-15 requires a min. of a 100-foot, landscaped buffer from the edge of the stream bank
- ABI will support efforts for multimodal projects that consider a reduction in residential parking for the project

Q5: What are the main priorities of Atlanta BeltLine Inc.'s (ABI) Housing Policy and Development (HPD) department?

A: HPD is working diligently to assist in the creation and/or preservation of the mandated 5,600 units of affordable housing within the BeltLine Tax Allocation District (TAD). Currently we are 56% toward our goal of 5,6000 units. Since 2006, ABI has assisted in the creation/preservation of 3,148 units of affordable housing within the BeltLine TAD.

Q6: What strategies is HPD implementing to reach this goal?

A: In an effort to meet ABI's housing goals, HPD is focusing on the following:

- Strategic land acquisition + activating ABI controlled/owned land-
 - As of today, ABI has acquired 60 acres of land, of which the Garson Drive site is included.
 - By controlling the land around the BeltLine, ABI can help ensure the construction of affordable housing, affordable commercial space, job centers, and transit-oriented development along the BeltLine corridor.
- Providing gap financing to development projects that aim to create and/or preserve affordable housing within the BeltLine TAD
 - These sources of funds include the BeltLine Affordable Housing Trust Fund & Affordable Housing BeltLine TAD Increment Funding, which are both managed by Invest Atlanta
 - These funds provide up to \$3M in gap financing for creating units of affordable housing above and beyond what is required by the City of Atlanta's Inclusionary Zoning Ordinance
- Preserving Naturally Occurring Affordable Housing (NOAH) and Small, Medium Multifamily Housing (SMMF) housing.
 - SMMF housing stock makes up half of the housing supply in the county. ABI is committed to ensuring that multifamily and existing affordable housing stock is preserved within the BeltLine corridor

Q7: What are the ABI's Priorities for the development of this site?

The RFP will prioritize the following for the site:

- Dense, mixed income, including a significant number of affordable units

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- Affordable commercial space
- A pedestrian friendly design that encourages alternative modes of transportation, such as bike storage, shared vehicles, etc.
- A compelling acquisition proposal. While a fee simple will be considered, a ground lease structure or an interest in the project will be prioritized.
- Developers with history of affordable housing preferred. MBE/WBE/DBE developers are highly encouraged to apply. Nonprofit developers are also encouraged to apply.

Displacement Risk and Affordability (Based on recommendations from Noell Consulting)

Q8: How does this site and the surrounding neighborhood fit within the affordable housing demand within the City of Atlanta?

A: The context for the Lindbergh within Atlanta's affordable housing demand is as follows:

- Estimated City of Atlanta demand for 7,000+ rental units under \$50,000 per year
- Lindbergh has added low-income households 2013-2019 (60% AMI)
- Lindbergh area has higher levels of rent burden for lower-income households than the city of Atlanta
- Westside and Eastside areas have lost low-income households from 2013-2019

Commercial Opportunities

Q9: What commercial activities are do you believe are viable for this site?

A: Based on our initial report, there is sufficient demand for two restaurant spaces provided 235,000 annual BeltLine visits. Micro-retail is also a possibility for the site. The area also has sufficient demand for a 5,000 square foot daycare facility.

Vendor Next Steps

Q10: What are the next steps in this process?

A: Developers interested in learning more about this opportunity are encouraged to do the following:

- Register your business @ www.atlbeltline.org/procurement/
- Prepare for upcoming procurement opportunities
- Please participate in the ABI Procurement Process.
- Read and adhere to bidding and submission requirements
- Complete all required documents
- Learn more about ABI by accessing the website at:
 - www.atlbeltline.org
 - www.atlbeltline.org/procurement
- Bid as a prime or subcontractor

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- If you are a DBE/MBE/WBE, must provide certification
 - In event of joint venture, provide explanation of ownership percentages demonstrating majority share is DBE/MBE/WBE (51%)
- DBE ownership/utilization form included in RFP
- Contact the ABI Procurement team at procurement@atlbeltline.org for more information

Proposal Requirements

Q11: What are some tips for developers interested in responding to the RFP?

A: ABI's Procurement Department recommends developers interested in responding to the RFP keep the following in mind:

- Follow the Procurement schedule and check email for Bonfire RFP updates
- Submit questions in Bonfire. Responses will be posted in Bonfire as an addendum.
- Complete all required forms and submit all required documents. Adhere to submission instructions and requirements
- Adhere to Ex Parte Communication as required in the RFP.
- Submit proposals in Bonfire prior to the time due. Late proposals will not be accepted. Paper or email proposals will not be accepted.

Tentative Timeline

Q18: What is the timeline for this RFP cycle?

A: The schedule for the RFP cycle is as follows:

- December 2022: Release of RFP
- Q1 2023:
 - Site visits for interested developers
 - Q&A period with addendums released
- Q2 2023 – Q3 2023
 - Responses to RFP due
 - Evaluation of proposals
- Q3 2023: RFP finalist announced

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