

AHA April 17, 2017 Response from Howard Grant VP Governmental Affairs Concerning the AHA development on Englewood Avenue and the 10 Acres North of Englewood Avenue

In the meantime, please allow me to follow-up with you regarding the questions that you raised during our telephone conversation and that you posed in the email below:

1. Can either AHA or the Beltline confirm with me that the 10 acres north of Englewood Avenue is the property now occupied by the City of Atlanta Public works property on Englewood Avenue and both sides of Hill Street below (APW) The community believes that there will be a land swap between AHA and the City of Atlanta and this is how AHA will gain control of the property.
 - a. The specific location of the 10 acres that AHA will develop first has not been identified. The decision about which acreage will be developed first will be based on feedback from both the community and the developers once they are short-listed. Please note that AHA intentionally did not release the full site as part of this RFQ, in order to ensure better planning and provide tighter controls over the timeline.
 - b. In support of the redevelopment of the Englewood area, AHA has acquired 2 parcels as part of a land swap with the City of Atlanta. The first parcel is 1110 Hill Street (14004200070046) on the northeastern side of Hill Street and currently contains the recycling center that will be relocated within the next 18 months. The second parcel, on the northeast corner of Mailing and Englewood (14004200070020), includes the City's public works and watershed operational department. This site will also be vacated.

2. In the 2009 Beltline development planning session Chosewood Park had with the Beltline in developing the Beltline SubArea3 and SubArea2 master plans, the community did support the moving of APW from the Beltline. However, that support did not assume control of the property would be given to AHA.

a. AHA's vision for the redevelopment of the community is very much in line with prior planning, including the Chosewood Redevelopment Plan completed in 2010, and the Beltline Plan for SubAreas 2 and 3. The acquisition of these properties will control the development consistent with these plans. Please note that at this time, there is not a master plan specific to any of the AHA-owned properties as this will be created as part of the planning process that will include neighborhood residents, businesses and the affected NPUs.

3. The RFQ announcement was not greeted with enthusiasm from the Chosewood Park because the way it was stated it appeared that the development process would proceed where only input from Beltline leadership, Atlanta Housing Authority and a selected developer would be necessary. The Chosewood Park neighborhood should have been mentioned as a principal partner in the project. Instead the community was barely mentioned and it appears the AHA and the Beltline only had to be concerned with the 'Englewood District' and not the overall community.

a. The comment about the development process proceeding with input from only the BeltLine, AHA, and a development partner is simply not true. Rather AHA intentionally bifurcated its solicitation process to ensure ample community input. The RFQ seeks to identify qualified developers with experience in mixed-use and mixed-income development and the Respondents will be selected only on the basis of qualifications and financial capacity. But that is only the first step in a two-part process. In step two, AHA will issue an RFP to those selected Respondents, who will then provide a more detailed vision for the redevelopment of the site, consistent with past planning efforts. A developer will be selected based on the response to the RFP, including compliance with the Area Plan. We will invite the Chosewood Park Neighborhood Association, as well as other community groups, to participate in the creation or updating of the master plan to ensure that your ideas are captured up front.

b. Section 5.0 of the RFQ does refer to the inclusion of the neighborhood residents in the planning process. The planning process related to the Framework Plan was intended to focus on discussions between AHA and Beltline related to developing a comprehensive plan for infrastructure and greenspace to create a more cohesive feel to the neighborhood. An example would include laying out the plan to insure access between Chosewood Park and Boulevard Crossing Park. The respondents to the RFQ who are shortlisted based on their qualifications ~~would~~ will participate in some of this planning. As noted earlier, it was always intended that AHA and its development partner or partners (once selected) would work directly with the community on the development of this important project in your neighborhood.