

Englewood District – A Multi-Phase Development Opportunity Near the Atlanta BeltLine

The Atlanta Housing Authority (AHA) is seeking one or more a developers or development teams with a successful track record developing and operating innovative mixed-use, mixed-income housing communities to submit qualifications to develop the first phase of a 37-acre property located in southeast Atlanta near the Atlanta BeltLine within the Chosewood Park neighborhood and south of Grant Park.

The 37 acres consist of two sites—a former public housing site, now vacant land, located on the south side of Englewood Avenue and directly across the street from the BeltLine’s Boulevard Crossing Park and the second site is on the north side of Englewood Avenue, directly adjacent to the BeltLine.

AHA Highlights

- Phase 1 - approximately 10 of the total 37 acres for development
- Development of a mixed-use, mixed-income community
- Greenspace—The Atlanta BeltLine

Community Partners

AHA
City of Atlanta
Invest Atlanta A
Atlanta BeltLine Inc.
Atlanta Public Schools

New Englewood District

Through this solicitation process, AHA seeks development partners who will champion the following development objectives in the planning and operations of the proposed new Englewood District:

- **Neighborhood Revitalization:** creating a development plan that supports reinvestment in the surrounding neighborhood, continuously engages the community and stakeholders, mitigates community displacement and stimulates economic development for local residents and businesses.
- **Cooperation:** enlisting the expertise of AHA’s partners (such as the ABI to provide world class infrastructure and greenspace implementation) and adjoining property owners to provide a unified vision throughout the Englewood District.
- **Transit-oriented Development:** using forward-thinking design principles (i.e. increased density, limited parking, walkability, neighborhood connectivity, etc.) to take advantage of future BeltLine transit construction and greenspace.
- **Placemaking:** designing quality sustainable buildings integrated into well-planned public streets, sidewalks, parks and greenspace, and other public spaces to invite interaction and foster a healthier, more social and economically viable community.

- **People-Centered Community:** implementing place-based designs with community-based partnerships and programs that can advance the education, health and economic outcomes and self-reliance of residents.
- **Economic Diversity and Mix of Uses:** creating a mixed-income development with a variety of housing options and seamless affordable units with neighborhood-serving amenities, such as grocery stores, cleaners, exercise facilities, doctor's offices, etc.
- **Value Creation:** maximizing value to AHA with innovative financing, consistent with AHA's mission to create affordable housing, based on Atlanta market conditions.
- **Feasibility:** demonstrating the ability to plan and complete the development phase within the time period required under the terms of an agreement between AHA and its selected developer or developers based on scope and scale of the work, with construction starting within 14 months of execution of said agreement and under no circumstances to exceed 8 years for all development associated with Phase 1.
- **Sustainability:** incorporating design and operating principles that foster environmental sustainability (development / agriculture) and economic sustainability.

For the Englewood Request for Qualifications (RFQ), [click here](#).

Submissions to the RFQ are due on Thursday, June 1, 2017 at 10:00 A.M. Atlanta Time. An RFQ conference and site tour will be held on Thursday, April 20, 2017 at 10 A.M. Atlanta Time beginning at AHA Headquarters at 230 John Wesley Dobbs Avenue, NE, Atlanta, Georgia 30303.