

# WESTSIDE EQUITABLE DEVELOPMENT FRAMEWORK

SEPTEMBER 15, 2020



Department of  
**CITY PLANNING**



# STUDY AREA





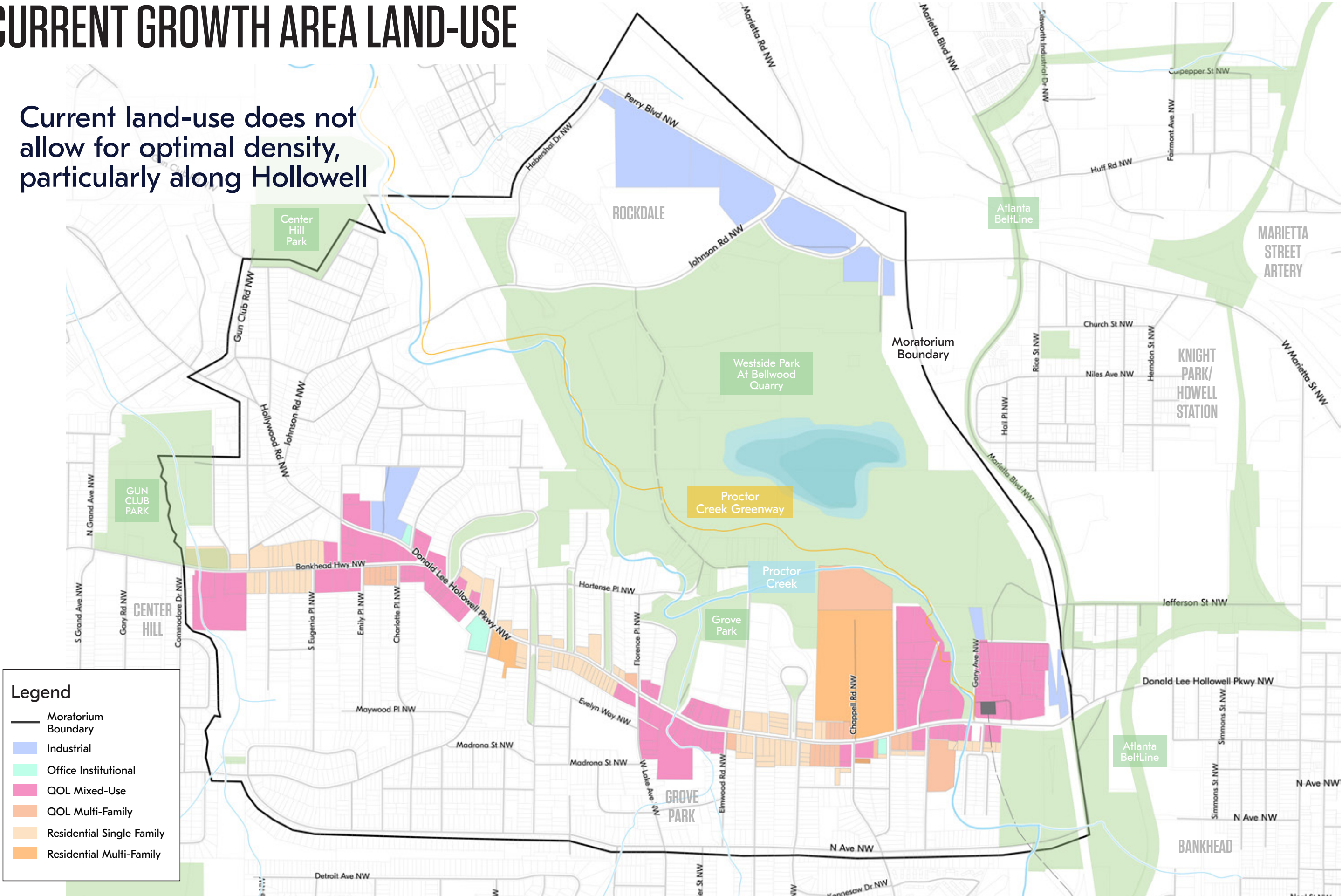
# DEMOGRAPHICS

GROVE PARK NSA	2010	2018	CHANGE
Total Population	6,122	4,114	-2,008
% Population with Bachelor's Degree	7%	13%	+6%
Median Household Income	\$23,177	\$23,956	\$779
% Population Living in Same House as 1-Year Ago	76%	86%	+10%
% Vacant Housing Units	35%	38%	+3%
Percentage Black Population	97%	96%	-2%
% Owner Occupied Housing Units	37%	40%	+2%
Under 65 Population	5,365	3,193	-40%
Over 65 Population	758	921	+22%

GROVE PARK NSA VS. CITYWIDE	GROVE PARK	CITYWIDE
Total Population	4,114	479,655
% Population with Bachelor's Degree	13%	28%
Median Household Income	\$23,956	\$55,279
% Population Living in Same House as 1-Year Ago	86%	78%
% Vacant Housing Units	38%	18%
Percentage Black Population	96%	52%
% Owner Occupied Housing Units	40%	43
Proportion of Population Over 65	22%	11%

# CURRENT GROWTH AREA LAND-USE

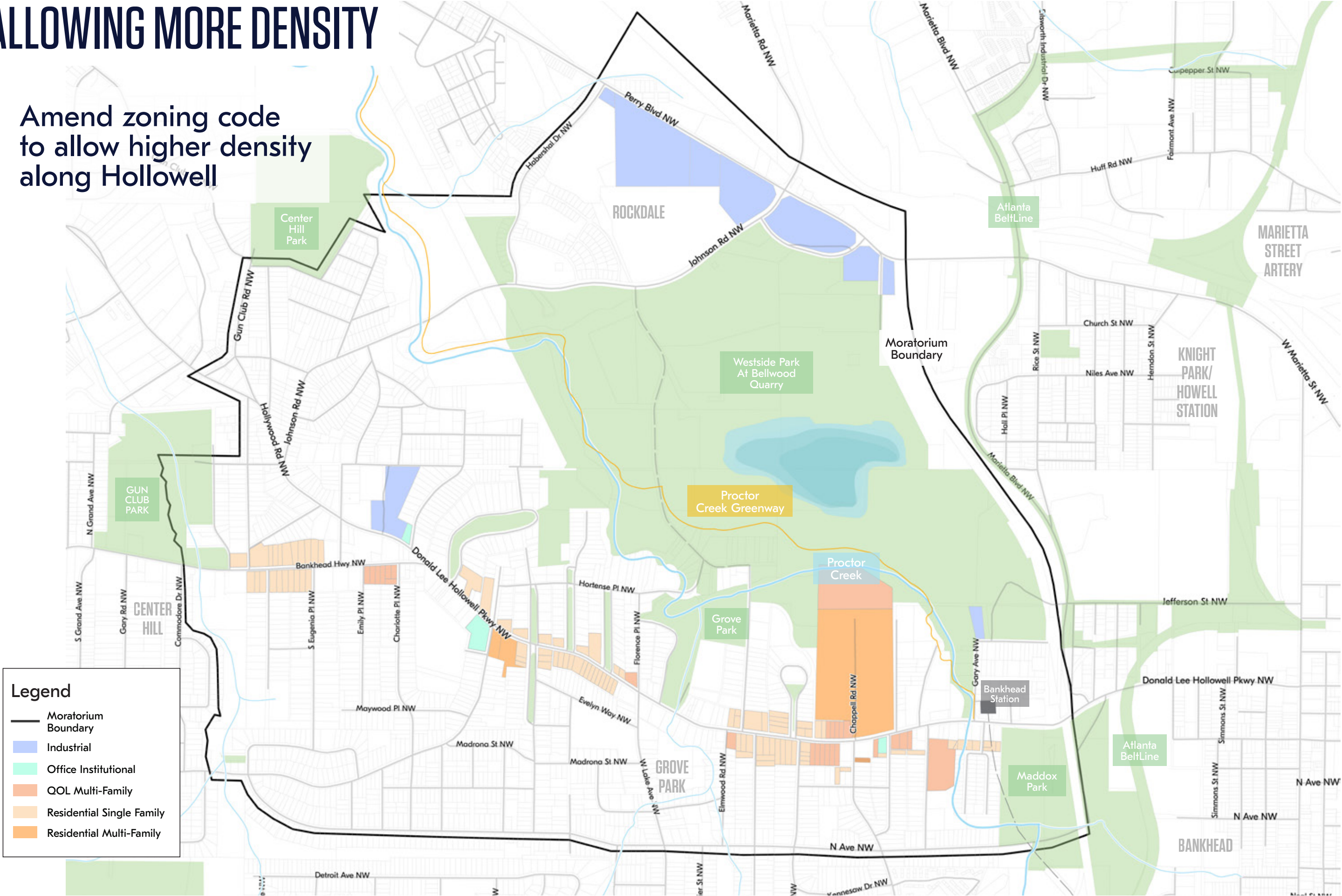
Current land-use does not allow for optimal density, particularly along Hollowell





# ALLOWING MORE DENSITY

Amend zoning code to allow higher density along Hollowell



**Legend**

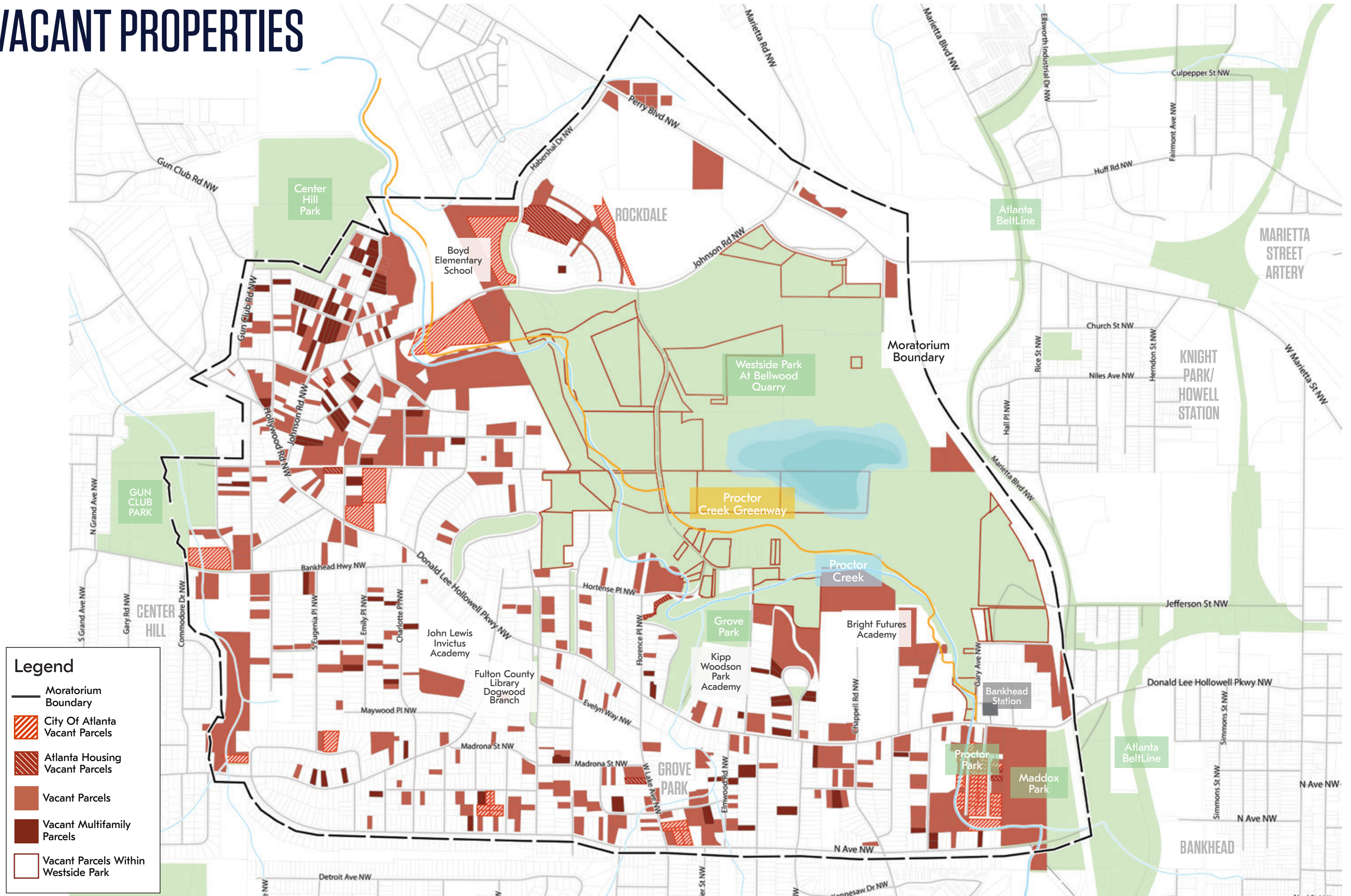
- Moratorium Boundary
- Industrial
- Office Institutional
- QOL Multi-Family
- Residential Single Family
- Residential Multi-Family

# WESTSIDE PARK AFFORDABILITY OVERLAY

- Will cover the extent of the Grove Park Moratorium boundaries
- Modeled after the Inclusionary Zoning Ordinance
- Will require affordable rental and for-sale housing in new development of 10 or more units for a period of 20 years



# VACANT PROPERTIES

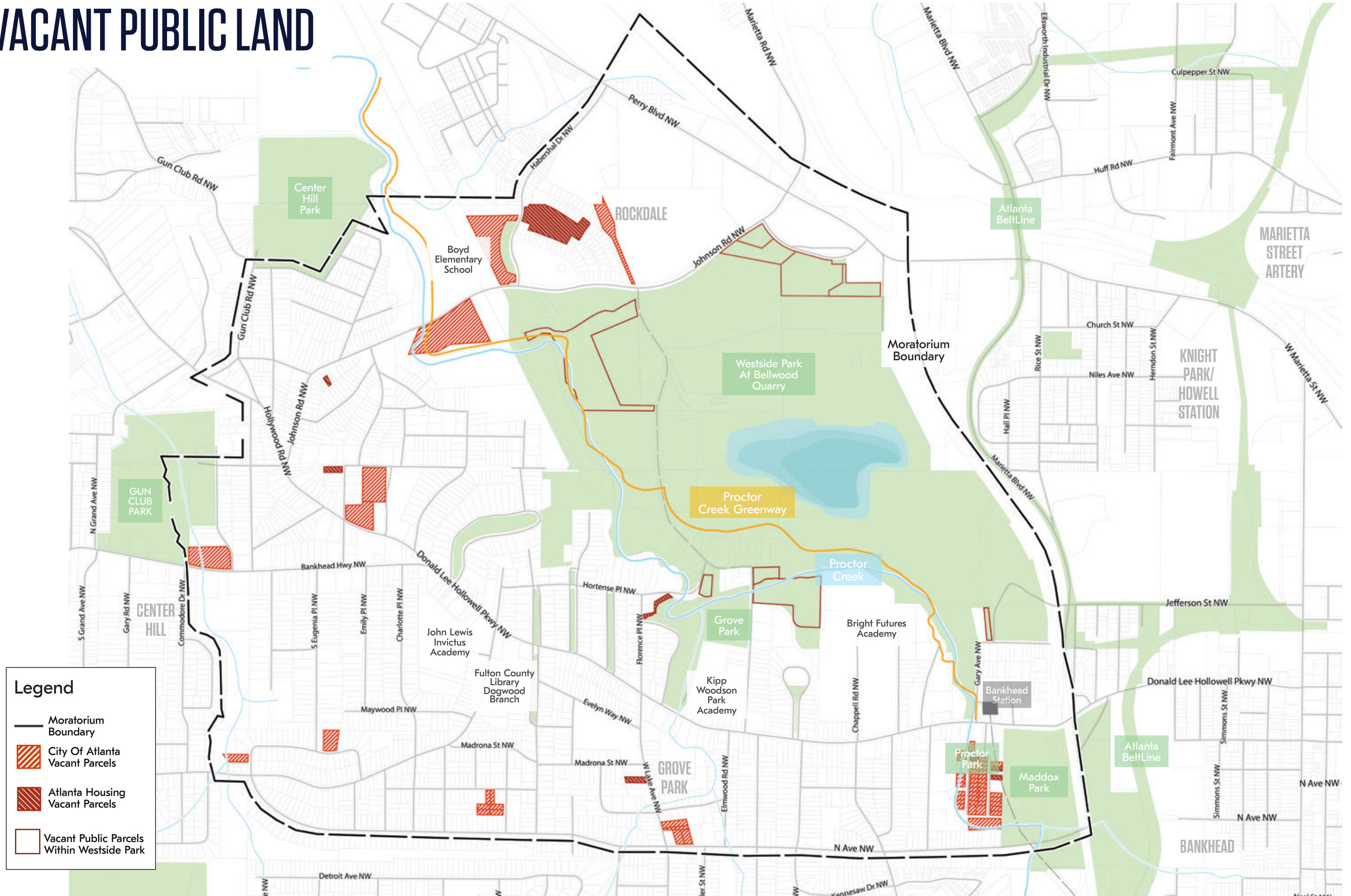


**Legend**

- Moratorium Boundary
- City Of Atlanta Vacant Parcels
- Atlanta Housing Vacant Parcels
- Vacant Parcels
- Vacant Multifamily Parcels
- Vacant Parcels Within Westside Park



# VACANT PUBLIC LAND





# MAIN STREET/ECONOMIC DEVELOPMENT STRATEGY

- **Met with Grove Park Foundation and Invest Atlanta to discuss strategy**
- Focus on the West Lake and Hollowell intersection
- Building sidewalk network comp around the node to show pedestrian accessibility gaps
- Had an initial conversation with the Grove Park Foundation and Invest to design a vacant property in the node to activate as a food truck park for temporary economic and fresh food activation



# FRESH FOOD ACCESS



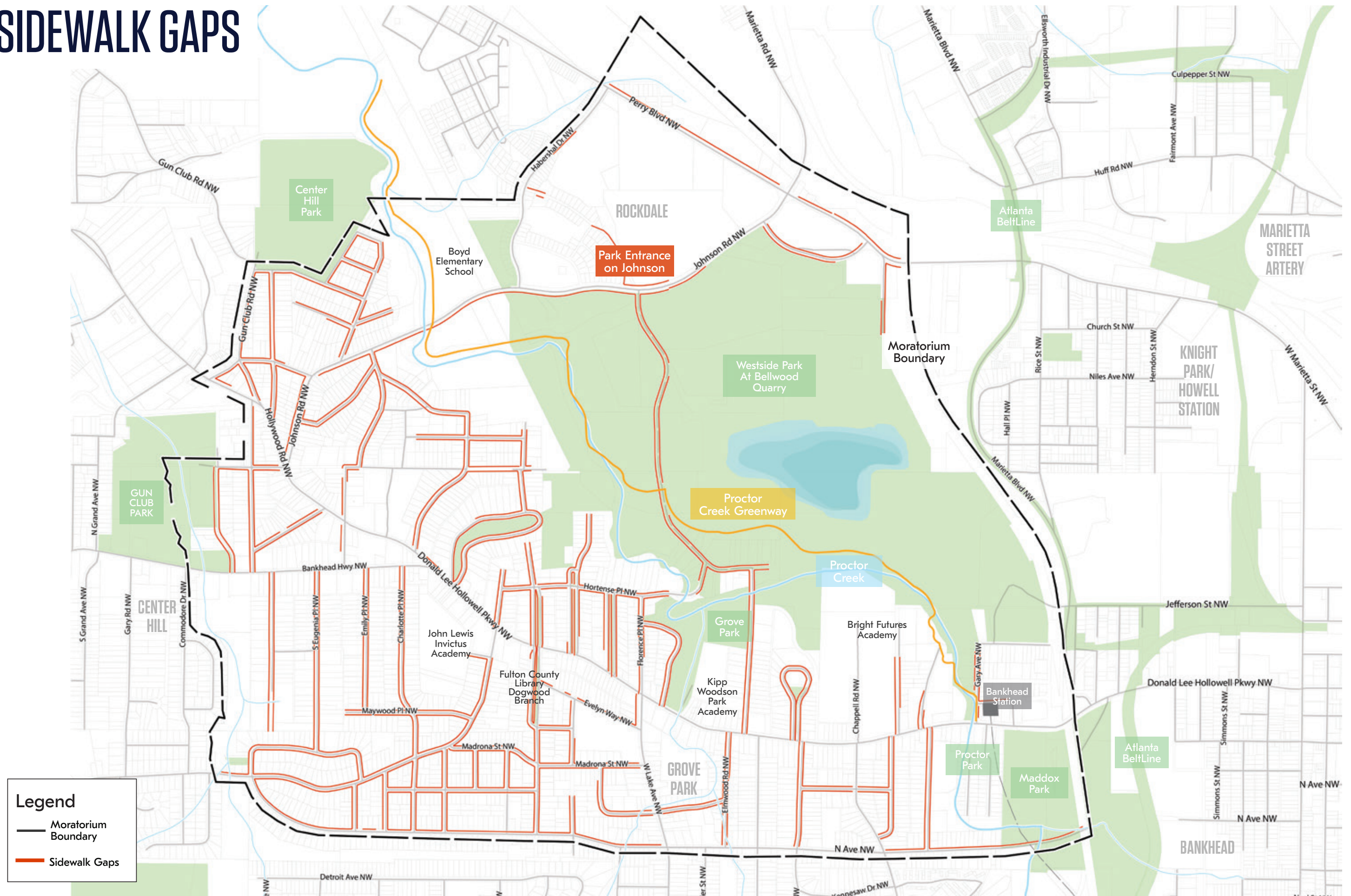


# FRESH FOOD ACCESS

- **No active permanent fresh food access points in the moratorium area**
- **Only active fresh food access point is the Bankhead MARTA Market**
  - Limitation: only open once a week, seasonally
  - Consider increasing funding of program to allow additional days of operation
- **Menas Farm**
  - Limitation: Food grown here is not currently eligible to be sold on-site
  - Amend zoning code to allow sale of produce on farm sites to increase access
- **New food pantry on Hollowell**
  - Could be first permanent fresh food access point in the moratorium area
- **Identify new food production opportunities**
  - Potential to leverage publicly owned vacant land for urban farms/community gardens to increase fresh food access and local economic development through the AgLanta Grows-A-Lot program



# SIDEWALK GAPS











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