



WESTSIDE FUTURE FUND COMPREHENSIVE LAND USE ACTION PLAN

Goals:

1. To work with the residents of English Avenue, Ashview Heights, Atlanta University Center, and Vine City to create an actionable **Land-Use Plan** with development strategies that positively impact these neighborhoods.

Current State:

- Since 2002, more than 18 Westside land-use plans have been developed, many of which have never been implemented. In partnership with the City’s Department of Planning and Community Development, the Westside Future Fund (WFF) is building on the analysis and extensive community feedback put into previous plans by city officials, city council members, partners and community residents to create a Land-Use Action Plan that can be implemented.
- All 5 draft plans have been completed for the following sub-areas: Rodney Cook, Sr. Park / Boone Corridor; English Avenue; Vine City; Ashview Heights; and the Atlanta University Center
- Major development nodes have been identified in all neighborhoods.
- Both Residential and Retail Market Studies have been completed that provide absorption estimates for housing stock and retail for the target neighborhoods
- Housing study includes rates for multi-family (rental), and multi-family (for sale), single-family attached (for sale), and single family detached (for sale)

	5-Year Absorption	Below 30% Area Median Income (AMI)	30-80% AMI	Over 80%AMI
Rental Apartments	2,537 units	577 units	808 units	1,152 units
Condos	238 unites	0 units	79 units	159 units
Townhomes	205 units	0 units	85 units	120 units
Single Family Houses	267 units	65 units	65 units	137 units
			1,037	
Total	3,247 units	642 units	units	1,568 units
Percent	100%	19.80%	31.90%	48.30%

- Retail Study suggests that 129,500 sq. of new retail potential can be absorbed by target communities over the course of 5 years
 - English Ave: 13,000-16,500 SQ Feet
 - Vine City: 68,000 – 77,000 SQ Feet
 - Ashview Heights: 10,000 – 12,000 SQ Feet
 - AUC: 21,000 – 24,000 SQ Feet
- For more information on specific subarea draft plans, please visit: planwestside.com

Current Activities:

- The WFF is continuing to engage neighborhood associations involved in the planning process to ensure alignment of interests before submitting for approval at the NPU and City levels.



- The WFF is working with the City of Atlanta Department of Planning and Community Development to align on an implementation strategy for the recommendations in the draft plans

Moving Forward:

- The WFF, together with Invest Atlanta, the Atlanta Housing Authority, the Arthur Blank Family Foundation, Atlanta Habitat for Humanity, the Atlanta Department of Planning and Community Development, and the Atlanta BeltLine, are working with the communities to develop a Community Retention Plan to help implement strategies to help residents stay and thrive in the Westside as new development occurs.