

TSPL0ST 2023

ALTERNATE PROJECT REQUEST

A. Project Number & Name: 79 - North Downtown - Enhanced Bus Stops

B. Name: Christina Davis

C. Original Project Budget, after Technical Review (round to nearest thousands):

Total TSPL0ST 2023 Request:	\$ 227,000
Annual Operating Cost:	\$ 1,000

D. Submitter Requests:

Only Consider the Original Project and not an Alternate Project request.

Only Consider the Alternate Project and not the Original Project request.

Consider Both the Original Project and the Alternate Project request.

My proposed Alternate Project Request is to combine multiple Projects into One Alternate.

E. Describe how the modifications may impact the purpose and/or service or the equity described in the Original Project. IF COMBINING PROJECTS, be sure to provide the Main Project # and the Other Project #'s to be removed with the combined Alternate.

The attached FAQ considers follow up questions from the TSPL0ST Committee about a hypothetical alternate.

The applicant wishes the committee to consider the original project.

Attachments:

[Attachment 1 - Project 79 FAQ](#)

TSPLST 2023 FAQ

Project #79: Enhanced Bus Stops

Q: What is the scope of this project?

A covered bus shelter for both CCSD and ACC Transit riders at Madison St. & Lumpkin St., a covered bus stop at Hull St. and Hoyt St. serving Athens Community Council on Aging, Pulaski Creek Trail, and future Wetland Park, right of way improvements, program management, public art as appropriate, and other SPLOST associated expenses.

The

Q: Is this project an extension of SPLOST Project 02- Affordable Housing?

No, SPLOST 2020 Project 02 funds are designated *for infrastructure to support the mixed-income redevelopment of Bethel Midtown Village*. SPLOST 2020 Project 02 includes the reestablishment of the historic street grid and extension of Lumpkin St. and Madison St, as well as the realignment of Hull St. and Hoyt St. to accommodate the phased redevelopment of Bethel Midtown Village and future redevelopment of AHA-owned College & Hoyt. The proposed TSPLST bus stop improvements are located at these improved intersections but not included in the scope of the SPLOST Project 02.

The proposed TSPLST project is included in the overall North Downtown Athens Master Plan, as approved by ACCGov in March 2021. This plan provides a vision for the development of the North Downtown area. While the redevelopment of Bethel Midtown Village envisioned in the Master Plan is partially funded by SPLOST, the Master Plan acknowledges that additional outside funding sources will be needed to achieve the overall vision for the broader North Downtown area.

The current number of affordable housing units in this area is 222 units and the redevelopment program in the approved Master Plan is anticipated to approximately triple the number of deeply affordable and workforce affordable housing units. This plan was based on a year of community outreach with Bethel and College & Hoyt residents, North Downtown stakeholders, local leaders, and the broader Athens community.

More information about community outreach and the Final Master Plan booklet can be found at www.NDAthensPlanning.com/Progress. More info about SPLOST Project 02 Affordable Housing can be found at <https://accgov.com/8906/02-Affordable-Housing-Project>.

Q: Who benefits from the proposed project?

- The proposed TSPLST project will serve between 715-875 planned housing units (approximately 2/3 planned as restricted as affordable/workforce). Current North Downtown residents include a sizeable population of CCSD students, Bethel residents, and AHA senior residents who do not have access to a car.
- Seniors, caretakers, volunteers, staff visiting ACCA.
- Visitors to Pulaski Creek Trail and future Wetland Park.

Q: There clearly is a need for the pavilion and 2 stops. What could be done with 50% of the proposed project.? What do you lose but what key elements could remain?

With a reduced budget, it would be necessary to eliminate the covered bus stop at ACCA and downsize the pavilion at Madison and Lumpkin. Key elements remaining would be one covered bus stop at Madison St. and Lumpkin St., which borders a future public linear park and is located near active street level uses with high visibility of the stop. The covered pavilion as proposed has a dual purpose of serving CCSD students and ACC Transit riders near the Downtown urban center, enabling car free transportation and last mile connectivity to jobs, health care, and services for a population with lower car ownership.

Q: Could you please explain how Columbia Residential, as a company, will benefit from this project?

Bethel Midtown Village (and site of the future North Downtown Athens Redevelopment) is wholly owned by the Athens Housing Authority. Its acquisition was funded by SPLOST 2020 Project 02 and authorized by an Intergovernmental Agreement between ACCGov and AHA dated June 10, 2020. This land will remain in public ownership in perpetuity by AHA, which will negotiate long-term ground leases for the mixed-income housing phases. The proposed bus stops of TSPLIST 2023 Project #79 are located in the public right of way, adjacent to a future linear public park.

Columbia Residential, along with Jonathan Rose Companies and AHA, are partners in the vertical ownership of the first phase of mixed-income housing that will be located near the proposed bus stops. There is no direct financial benefit of this project to Columbia Residential, however, the ownership team recognizes the great benefits of safe, covered access to public transit for residents.

Q: Have CCSD and ACC Transit been consulted in the proposed project?

Yes, CCSD and ACC Transit were represented on the North Downtown Athens Master Planning Steering Committee and at public outreach events throughout the master planning process. Both departments were consulted on the combined bus shelter and Hull/Hoyt covered bus stop locations. It is anticipated that ACC Transit will study traffic and ridership needs created by the proposed new roads and intersections to inform its service.