



Barge Road RFQ Q&A Responses

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1. What is the general development timeline for the Barge Road RFQ?

- As part of Mayor Andre Dicken's goal of developing/preserving 20,000 units of affordable housing by December 2029, the winning respondent will be expected to deliver the project within a reasonable development timeframe for the specific product type and project scope it proposes. As AUD plans to announce the selected developer during Q1 2026, the development timeline outlined in RFQ responses should reflect such selection.

2. Will the holidays affect the evaluation and selection timeline?

- AUD does not foresee the timeline of the Barge Road RFQ being affected by the 2025 fall/winter holiday season. AUD reserves the right to alter the RFQ evaluation timeline to ensure the RFQ process is fair, timely, and thorough.

3. Does the project allow for rental units?

- The Barge Road RFQ seeks to find a partner to develop mixed-income homeownership units.

4. Will this be a mixed-use project?

- While there are no prescribed guidelines regarding mixed-use development, there is no stated desire for uses outside of mixed-income homeownership.

5. Is the expectation that respondents only propose developing townhomes for the site?

- Respondents to the Barge Road RFQ are encouraged to present their best ideas around developing mixed-income homeownership units at the site. While multiple housing types will be considered, AUD will look favorably on

proposal that do not require rezoning. Current zoning for the site can be found within the RFQ.

6. What level of design detail is expected from RFQ Respondents?

- There is no specific level of design detail expected from RFQ respondents. The purpose of the RFQ is to choose the best development partner for the project. Once a development partner is selected, then it is expected that the partnership will undergo a thorough design process for the project. Therefore, it is up to each respondent to choose the level of design detail it includes in its RFQ response.

7. Will the amenities for this project be solely for development or the community at large?

- Barge Road RFQ respondents are tasked with creating a project that seamlessly integrates into the surrounding community. There is no prescription for how amenities (if any) should be included in the site plan and/or if amenities should be available for the community at-large.

8. Do small developers have an opportunity to win the RFQ?

- All respondents, regardless of size, will receive equal consideration during the Barge Road RFQ evaluation process. At times, smaller/startup firms lack the development experience or balance sheet necessary to be considered strong candidates. AUD encourages such developers to build/join a respondent team that effectively meets the RFQ criteria for the best opportunity to win.

9. How was Campbellton Road West Corridor Community Development Corporation (CRWC CDC) selected as the development partner for the Barge Road RFQ?

- CRWC CDC was selected to partner with AUD after an extensive process to find a local partner with mission-alignment (a CDC), legitimacy (registration with the Secretary of State), technical expertise (topical knowledge & experience), and a dedicated team (capacity). As the City of Atlanta prioritizes deep collaboration with community members, legacy institutions, and local organizations, AUD worked with City partners to identify organizations that fit the necessary criteria for partnership and after careful

consideration, decided it was best to move forward with CRWC CDC to ensure the equitable development and completion of mixed-income homeownership units at the Barge Road RFQ site.

10. Development has been promised to this area of Southwest Atlanta for years and no substantive city-led projects have taken place. What makes this project different from previous unkept promises?

- AUD was created in 2023 to shepherd a variety of public land projects to completion including the Barge Road RFQ site. AUD recognizes that Southwest Atlanta has historically received less public and private investment than other parts of Atlanta. As such, AUD's solicitation process includes greater public engagement and deeper project control through the predevelopment, financing, construction, and stabilization phases of its projects. While AUD cannot immediately right past civic oversight, the organization intends to use its authority to ensure greater public participation and transparency to reach its stated development goals for Barge Road and future public land projects in Southwest Atlanta.

11. Is AUD aware of the Georgia Department of Transportation's (GDOT) proposed infrastructure project at Campbellton Road (SR-154) and Barge Road?

- AUD confirms awareness of the GDOT's proposed improvements at the intersection of Campbellton Road (SR-154) and Barge Road ([Project ID# 0011833 – Fulton County](#)). The scope of the GDOT project, as outlined in public documentation, includes safety and operational enhancements such as roadway realignment, signalization upgrades, pedestrian/bicycle infrastructure, and access modifications to address congestion and improve multimodal connectivity along the Campbellton Corridor. AUD will work with the winning respondent to ensure that development plans for the site are in alignment with GDOT's work.