



Aerotropolis Atlanta Brownfield Redevelopment Project: Health Impact Assessment

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School of City and Regional Planning**

**: Washington DC : March 3–4, 2012
Center for Quality Growth and Regional Development, Georgia Institute of Technology**

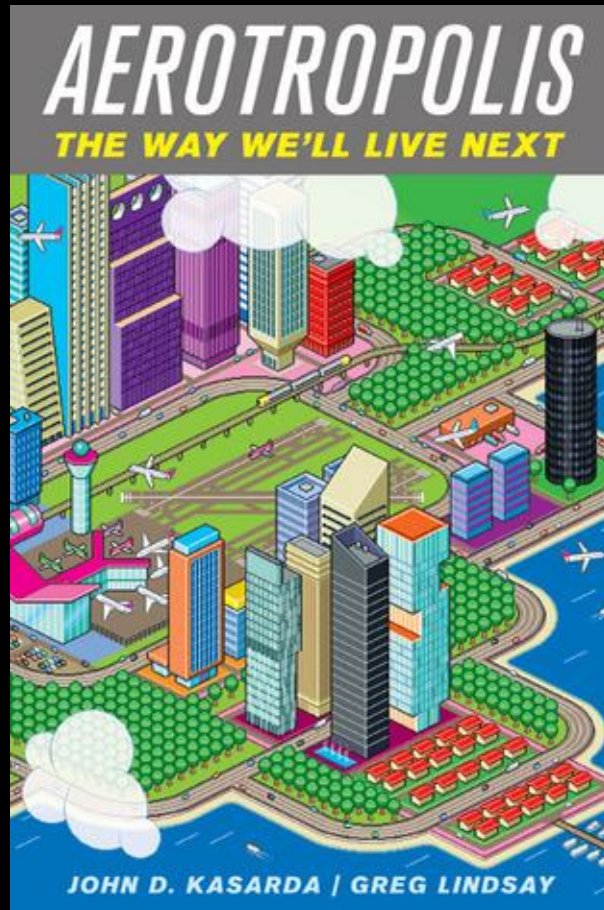
Health Impact Assessment (HIA) on the Aerotropolis Atlanta Brownfield Redevelopment Project

About: A prospective and comprehensive HIA on redevelopment plans for the site of the former Hapeville Ford Assembly Plant in Hapeville, GA

Team: Center for Quality Growth and Regional Development (CQGRD)
Principal Investigator: Dr. Catherine L. Ross

Duration: June 1, 2010-December 31, 2011

Funding: Health Impact Project



An **aerotropolis** is an urban form whose layout, infrastructure, and economy is centered on an airport. Many of these businesses are much more dependent on distant suppliers or customers than to those located nearby..

Excerpt from Press Release

Working with the Development Community

“Jacoby Development’s redevelopment projects all represent opportunity for economic revitalization, environmental reclamation, mobility enhancement and health improvement,” said Scott Condra, Senior Vice President of Development. “We’ve benefitted from the Center for Quality Growth and Regional Development’s focus on these priorities at Aerotropolis Atlanta.” The development of Aerotropolis Atlanta will add more than 10,000 jobs to Hapeville through build-out. Beyond Hapeville, the vision and visibility of the project have begun to reposition Atlanta’s south side as an area of economic opportunity.



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Aerotropolis Atlanta

From Wikipedia, the free encyclopedia

Aerotropolis Atlanta is a planned mixed-use development in Hapeville, Georgia on the site of the former Ford Atlanta Assembly Plant. The site is directly adjacent to Hartsfield-Jackson International Airport. The complex is to house offices, retail, and entertainment.

The plant was purchased for over \$40 million by Jacoby Development, Inc., in June 2008.^[1] Demolition of the plant^[2] began in August 2008 and was expected to take one year.

May 11, 2011 Porsche North America announced plans to spend \$80-100 million to move their North American headquarters from Sandy Springs to Aerotropolis Atlanta, including a new office building and test track.^{[2][3]} Porsche will receive about \$15 million in economic incentives to do so including a \$10 million tax break as Aerotropolis is in an "enterprise zone".^[4]

References

- ¹ ^ "Ford sells Hapeville plant site to Jacoby Development"^[2]. June 12, 2008.
- ² ^ Porsche North America HQ to leave Sandy Springs for ex-Ford plant | ajc.com^[2]
- ³ ^ "Mayor Kasim Reed and Governor Nathan Deal Announce Porsche to Build New U.S. Headquarters in Metropolitan Atlanta", City of Atlanta Online^[2]
- ⁴ ^ "Porsche HQ relo draws \$15M in incentives", Atlanta Business Chronicle, 2011-05-12^[2]

External links

- "Aerotropolis", The Jacoby Group^[2]

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I am highly knowledgeable about this topic (optional)

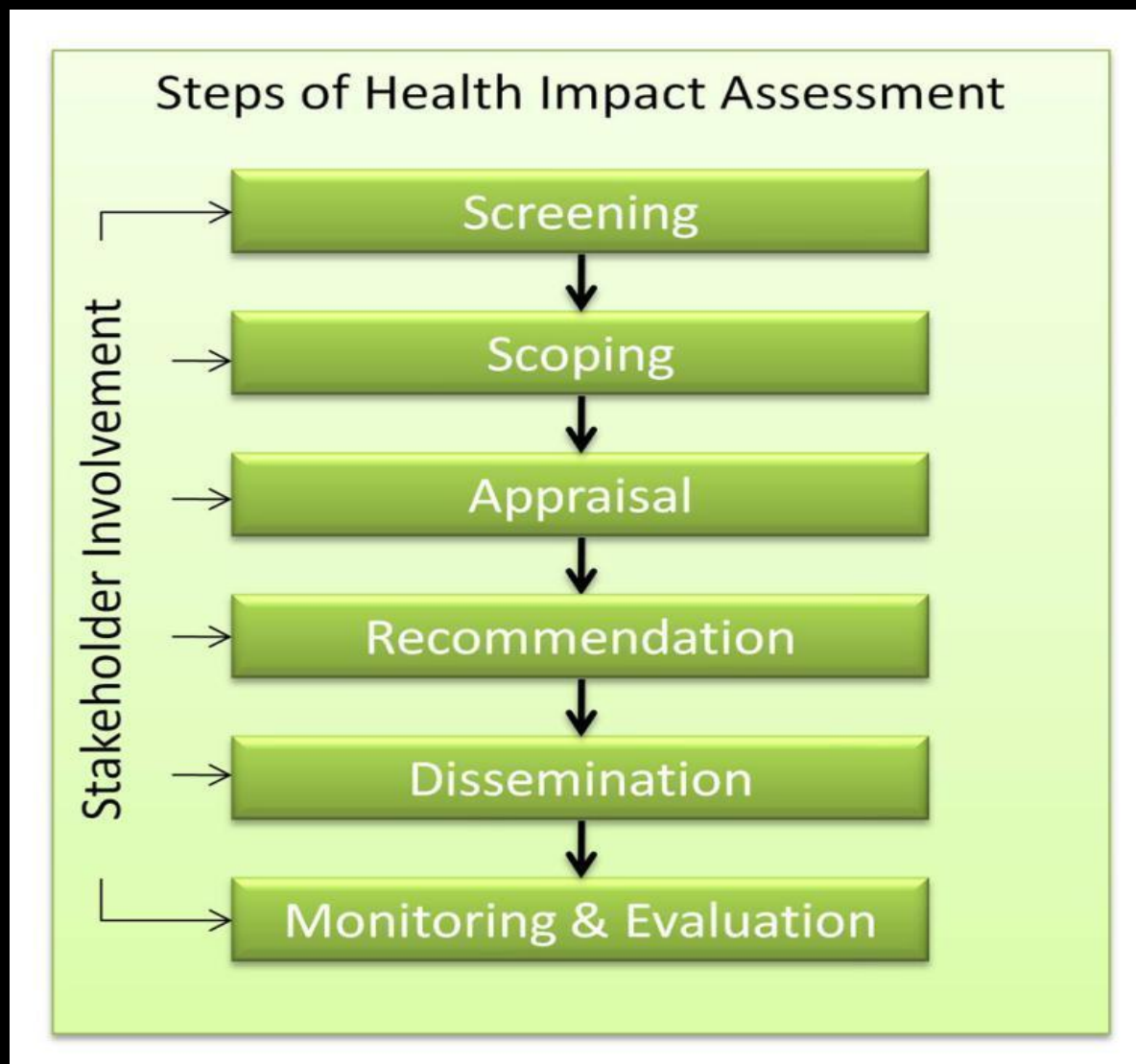
Categories: Hapeville, Georgia | Buildings and structures in Fulton County, Georgia

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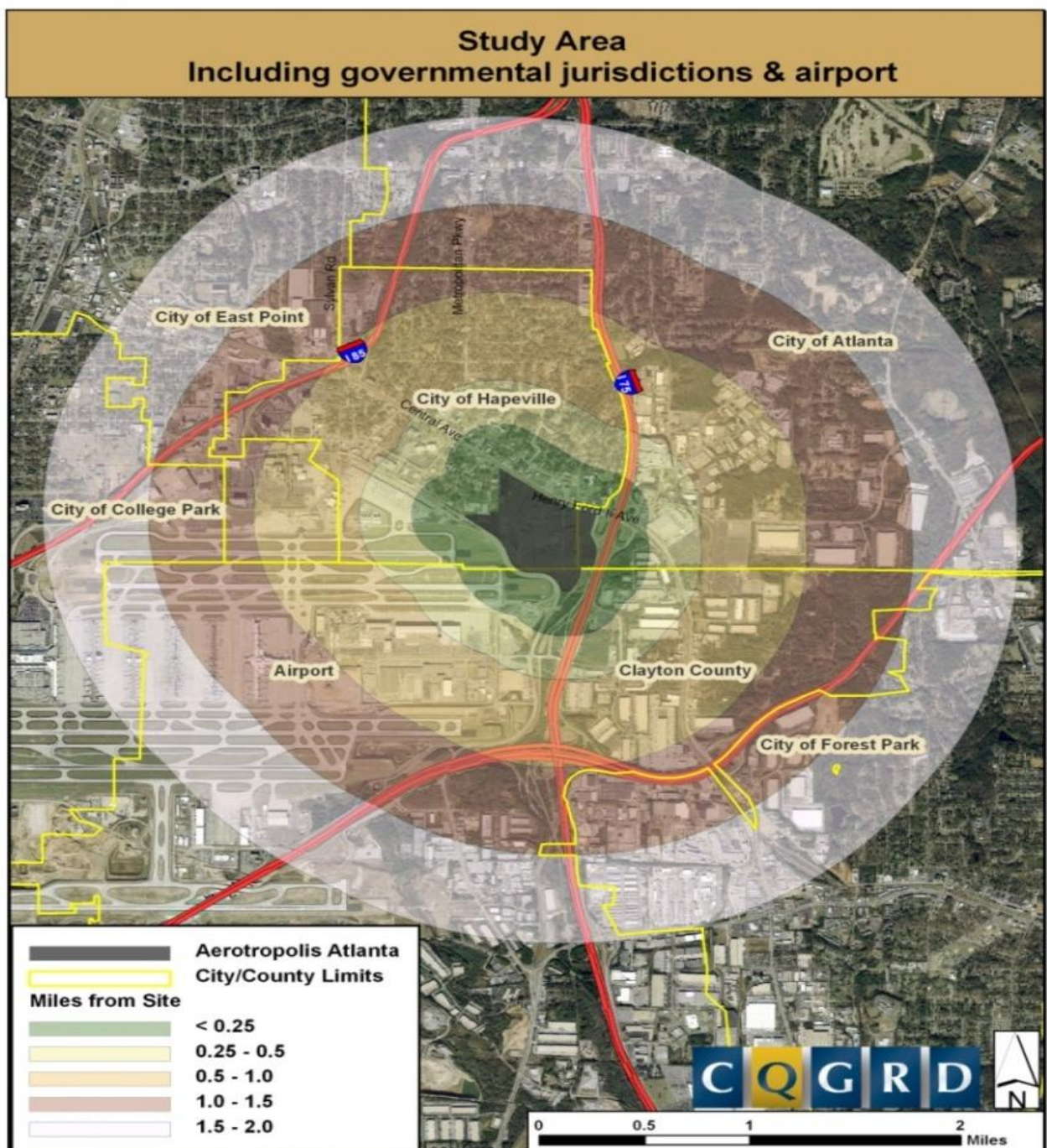




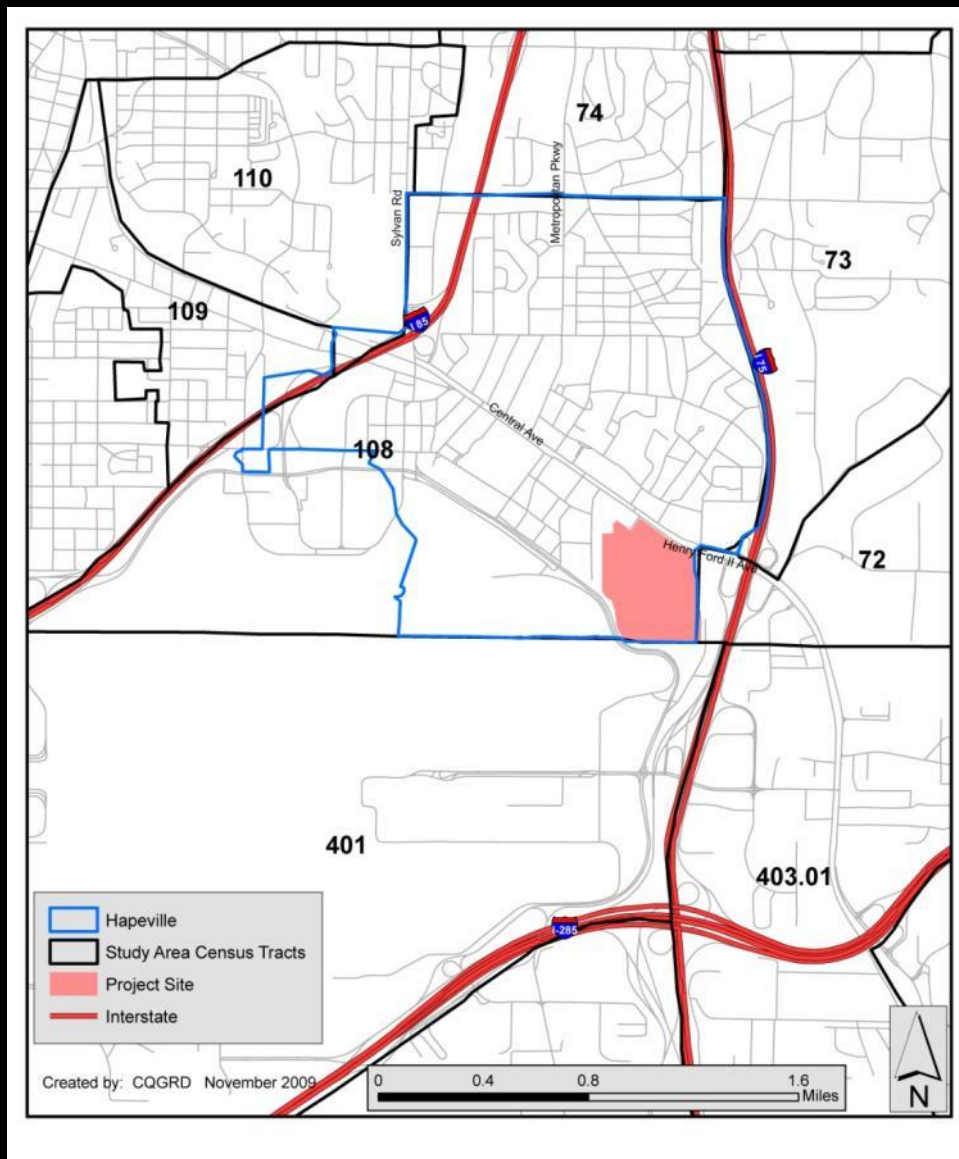
“Aerotropolis”

Sources

- Advisory committee
- Health Data
- Demographic Data
- Research



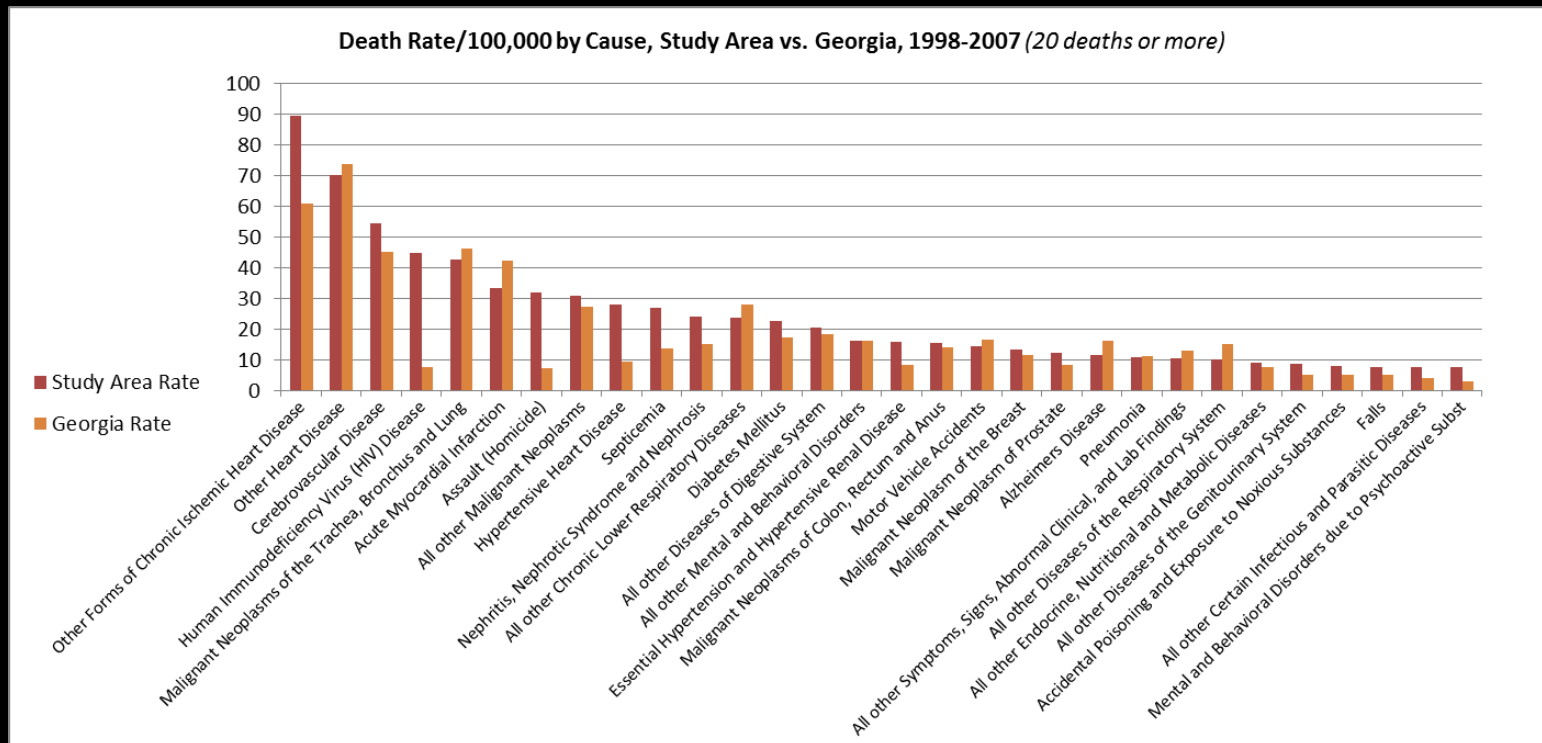
Study Area: Census Tracts



Demographic Profile

	Census Tract							
	108.00	401.00	403.01	72.00	73.00	74.00	109.00	110.00
Total Population	6,180	18	229	4,162	7,396	4,158	728	4,476
White	3196	12	89	212	286	849	327	584
<i>percentage</i>	52%	67%	39%	5%	4%	20%	45%	13%
Black	1641	6	131	3,841	6,992	2,052	254	3,500
<i>percentage</i>	27%	33%	57%	92%	95%	49%	35%	78%
Two or More Races	140	0	4	43	40	159	47	71
<i>percentage</i>	2%	0%	2%	1%	1%	4%	6%	2%
Hispanic or Latino	1348	0	35	221	180	1,102	191	595
<i>percentage</i>	22%	0%	15%	5%	2%	27%	26%	13%
Under 18	1511	3	45	1640	2572	1160	168	1581
<i>percentage</i>	24%	17%	20%	39%	35%	28%	23%	35%
65 +	666	6	8	143	352	406	67	416
<i>percentage</i>	11%	33%	3%	3%	5%	10%	9%	9%
Households	2375	8	44	1,289	2,477	1,110	265	1,426
Average Household Size	2.6	2.25	2.3	3.23	2.98	3.42	2.75	3.04
MHHI (1999)	\$34,158	\$36,250	\$17,321	\$24,833	\$25,164	\$25,000	\$24,022	\$20,824
Disadvantaged Populations								
With Disability (non-institutional)	1445	7	19	752	1982	1423	204	1408
<i>percentage*</i>	25%	70%	12%	21%	29%	37%	32%	36%
Non-citizen	1039	0	31	238	217	1,580	115	535
<i>percentage</i>	17%	0%	14%	6%	3%	38%	16%	12%
Below Poverty	1101	0	0	1,464	2,100	1,622	181	1,875
<i>percentage</i>	18%	0%	0%	35%	28%	39%	25%	42%
Carless (households)	410	0	4	341	650	300	63	503
<i>percentage</i>	17%	0%	9%	26%	26%	27%	24%	35%
No HS Diploma (18+)	1625	3	90	758	1657	1776	321	1494
<i>percentage</i>	34%	30%	45%	29%	34%	59%	60%	51%

Causes of Death



Mortality rates

Source: Georgia Department of Community Health, Division of Public Health, Office of Health Information and Policy

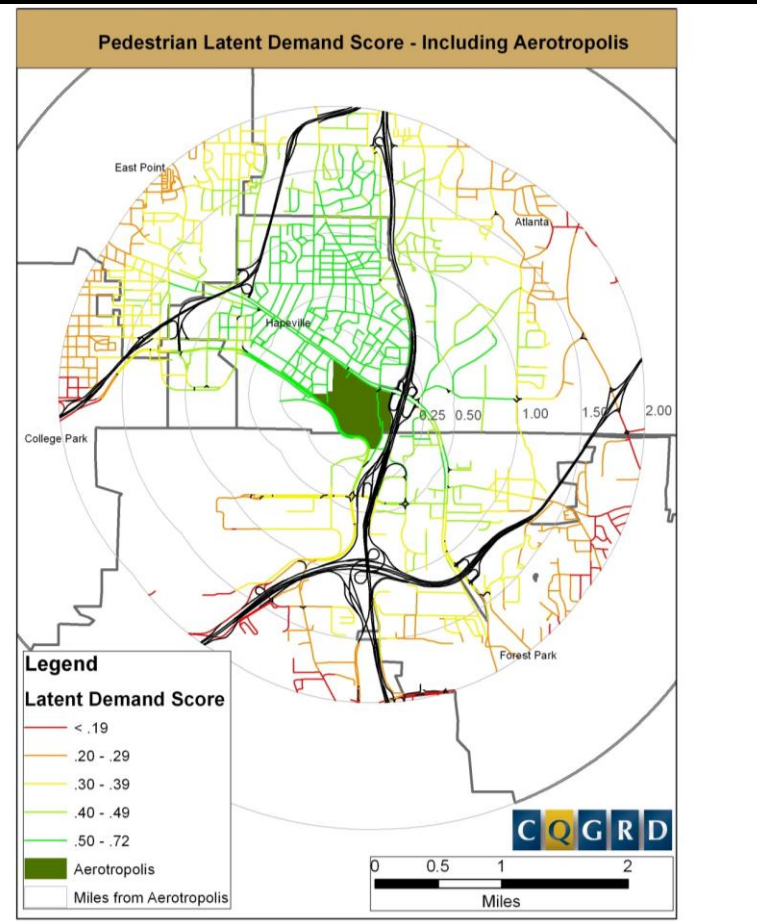
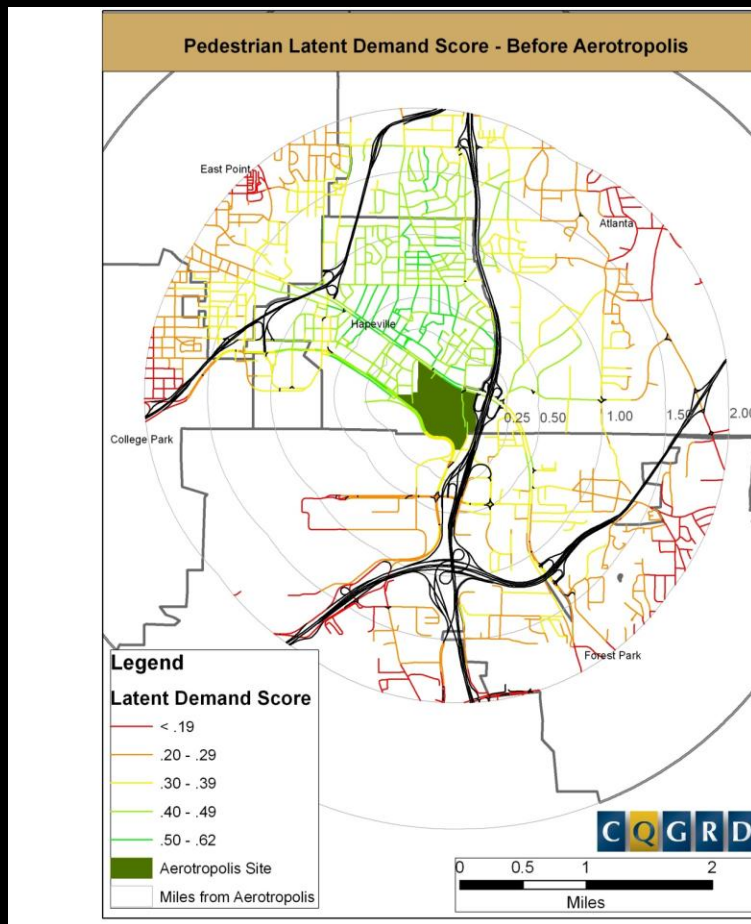
Topic Areas

- Multimodal transportation environments
- Economic opportunities and services
- Community preservation and revitalization
- Environmental exposures
- Overarching issues

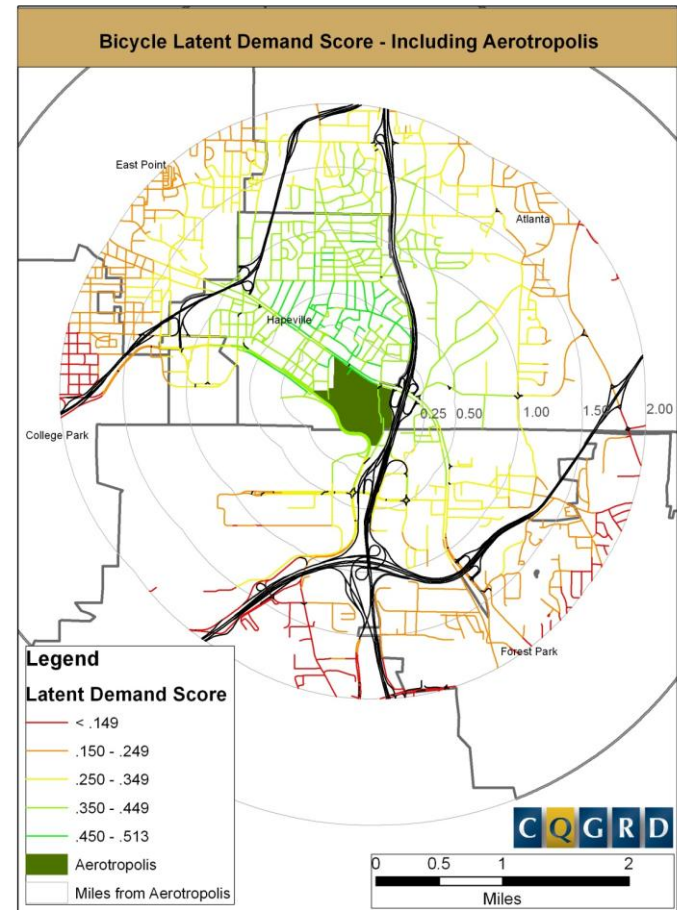
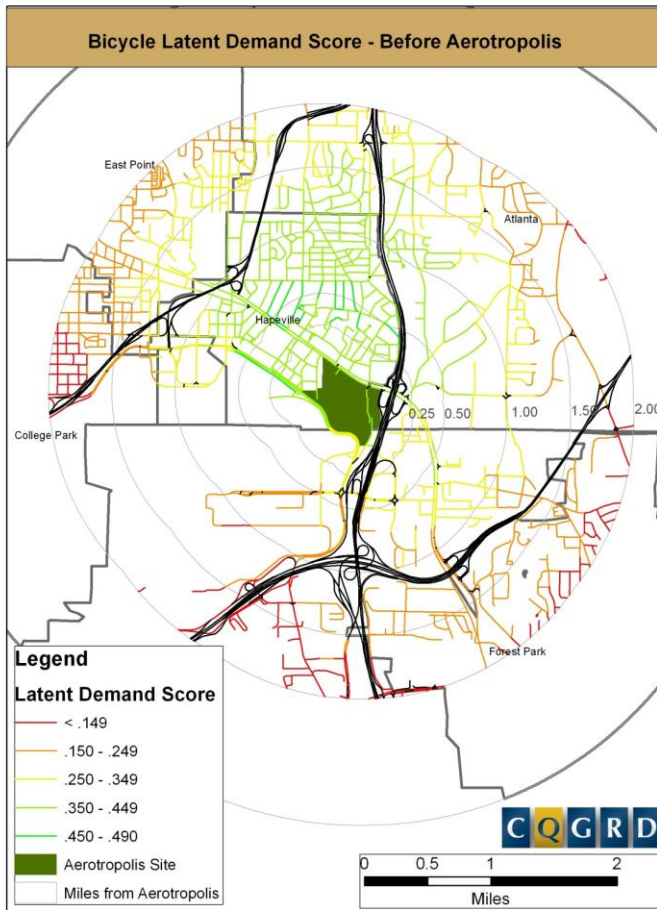
Methods

- Pedestrian and bicycle latent demand scores
- Healthy place audit of ordinances and plans in the central study area
- Walkability audit
- Survey
- Geographic information systems analysis
- Review relevant plans
- Review health research

Latent Demand Scores



Latent Demand Scores



City of Hapeville Short Term Work Program 2005-2010

Planning Element & Associated Tasks	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	Source ¹	Agency ²
<i>Economic Development</i>							
Implement loan fund targeting loans to downtown businesses	\$50,000	\$50,000	\$100,000			City/FC	City
Implement Downtown Hapeville Redevelopment Plan	\$350,000	\$350,000	\$700,000	\$200,000	\$400,000	LCI/City	HCS D
Adopt & Implement South Hapeville Redevelopment Plan	\$15,000	\$15,000	\$1M	\$1M	\$1M	City/Private	HEDD

Complete a Market Analysis for the C

Natural and Cultur

Establish an Historic Commercial Dis

Chapter 93 ZONING*

*State constitution references: A

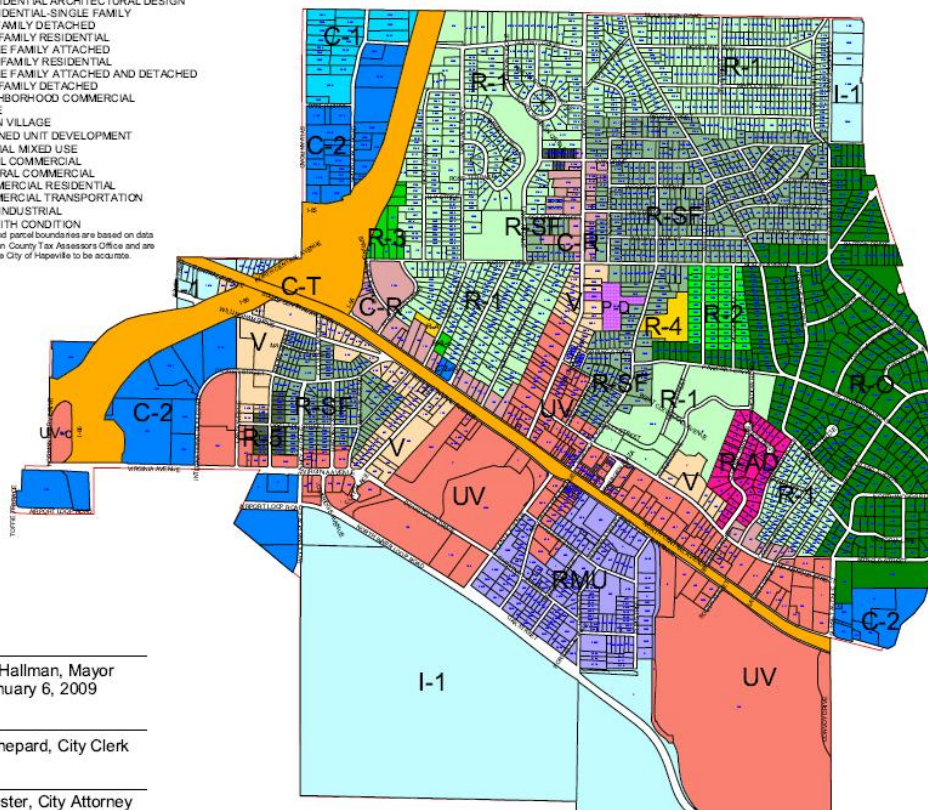
- Article 1. Title, Definitions and
- Sec. 93-1-1. Short title.
- Sec. 93-1-2. Definitions.
- Sec. 93-1-3. Application of regulat
- Article 2. General Provisions
- Sec. 93-2-1. One principal building
- Sec. 93-2-2. Reduction in lot area
- Sec. 93-2-3. Street access.
- Sec. 93-2-4. Major street plan.
- Sec. 93-2-5. Accessory uses, yard
- Sec. 93-2-6. Distance between bu
- Sec. 93-2-7. Vision clearance at c
- Sec. 93-2-8. Frontage on corner l
- Sec. 93-2-9. Utilities location

City of Hapeville Official Zoning Map

January 6, 2009; as amended from July 10, 2007



- RMJ RESIDENTIAL MIXED USE
 - R-AD RESIDENTIAL ARCHITECTURAL DESIGN
 - R-SF RESIDENTIAL-SINGLE FAMILY
 - R-1 ONE FAMILY DETACHED
 - R-2 TWO-FAMILY RESIDENTIAL
 - R-3 SINGLE FAMILY ATTACHED
 - R-4 MULTIFAMILY RESIDENTIAL
 - R-5 SINGLE FAMILY ATTACHED AND DETACHED
 - R-O ONE-FAMILY DETACHED
 - N-C NEIGHBORHOOD COMMERCIAL
 - V VILLAGE
 - UV URBAN VILLAGE
 - P-D PLANNED UNIT DEVELOPMENT
 - RESIDENTIAL MIXED USE
 - C-1 RETAIL COMMERCIAL
 - C-2 GENERAL COMMERCIAL
 - C-R COMMERCIAL RESIDENTIAL
 - C-T COMMERCIAL TRANSPORTATION
 - I-1 LIGHT INDUSTRIAL
 - ZONING WITH CONDITION
- NOTE: Addresses and parcel boundaries are based on data provided by the Fulton County Tax Assessor's Office and are not guaranteed by the City of Hapeville to be accurate.



Alan Hallman, Mayor
January 6, 2009

Alice Shepard, City Clerk

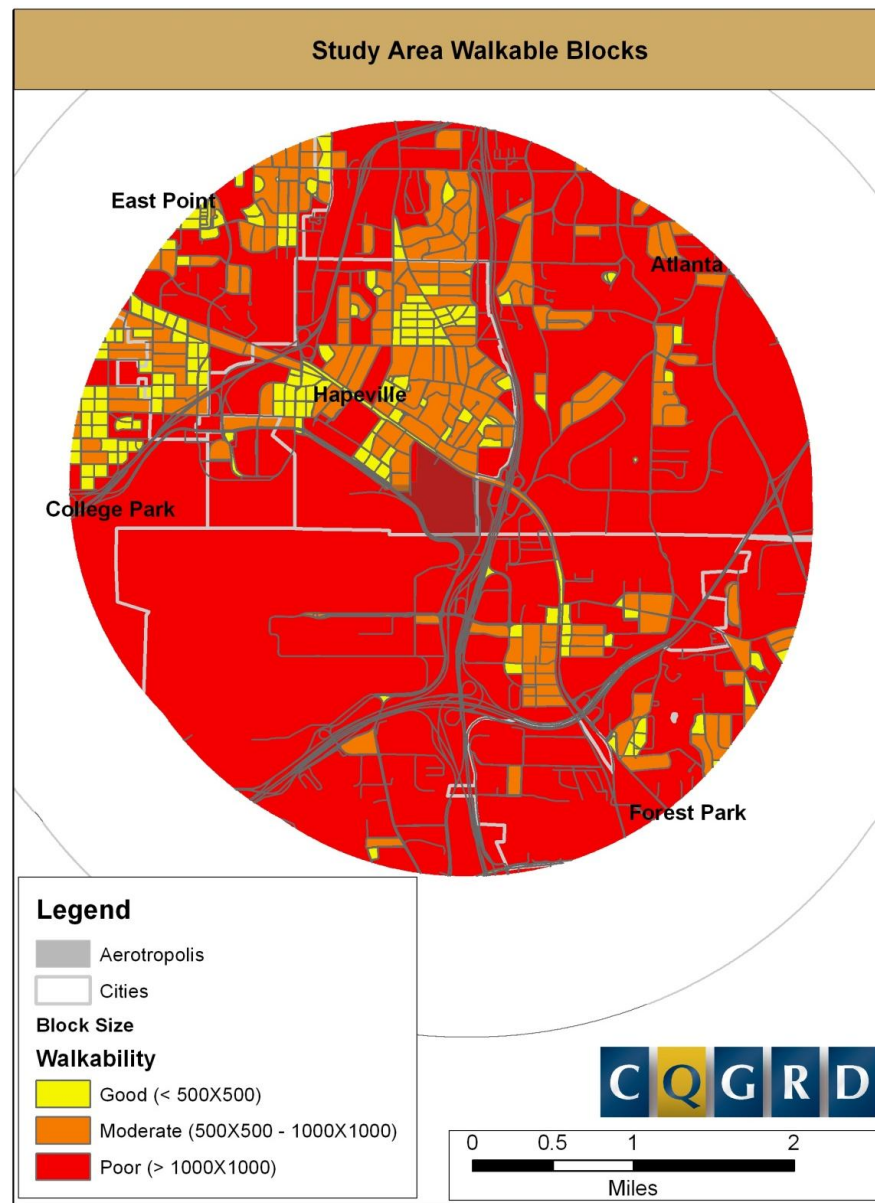
Paul Koster, City Attorney

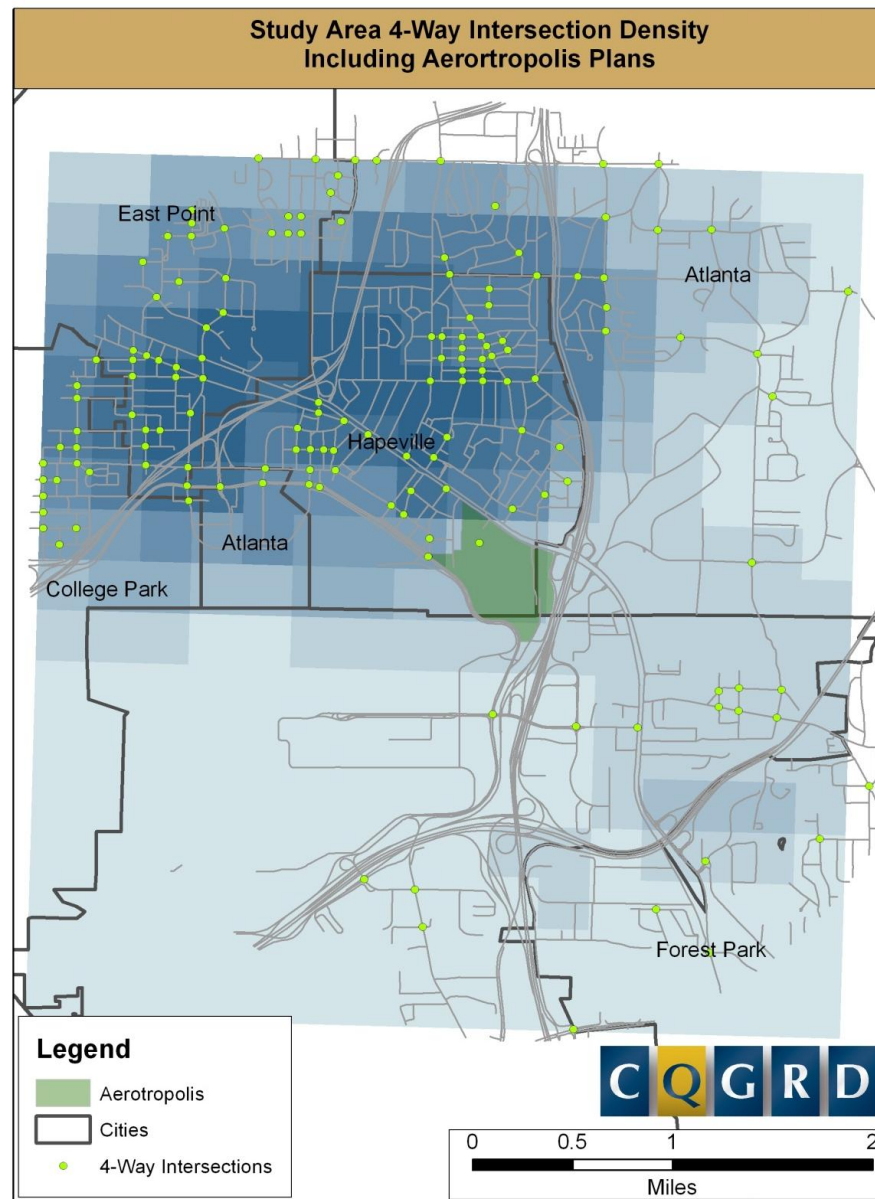


Walkability Audit

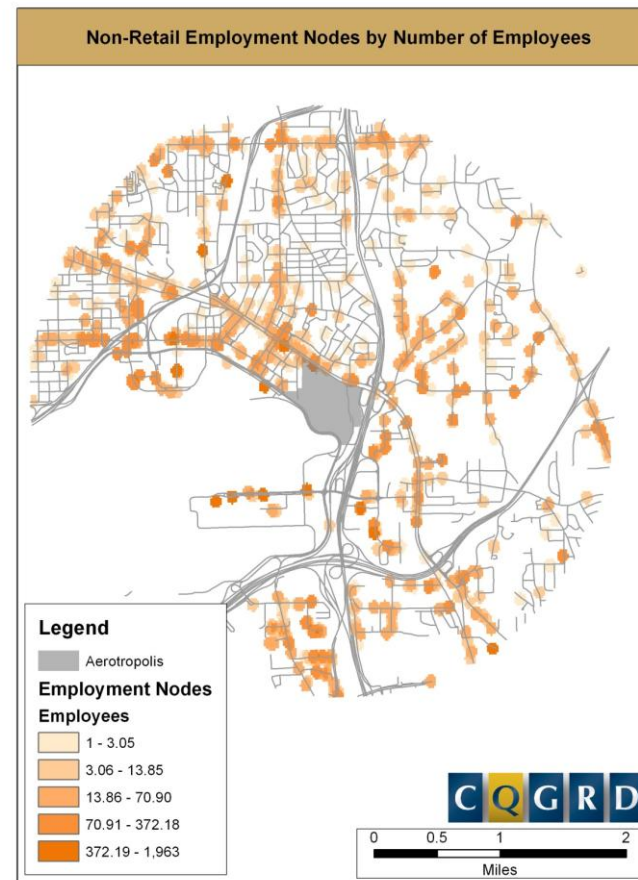
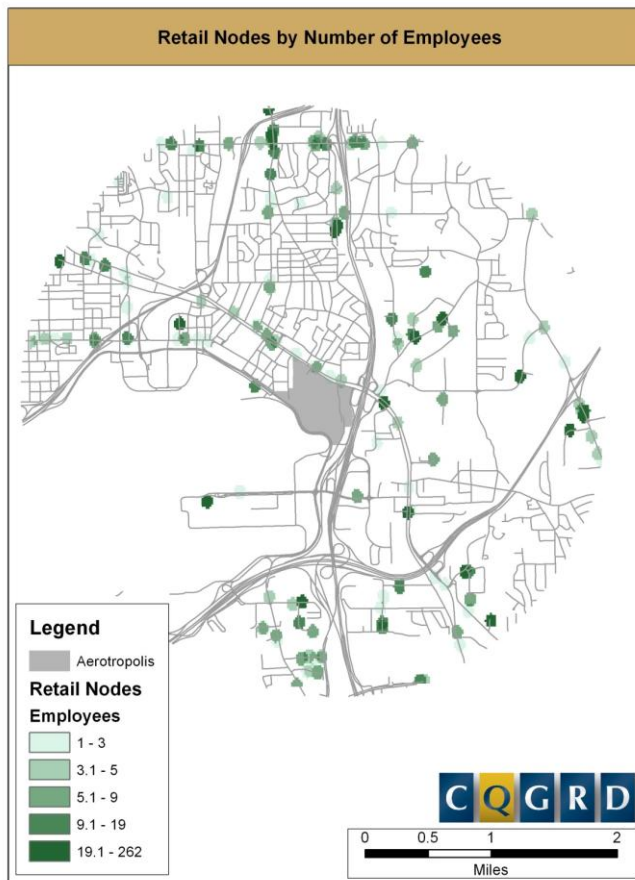


WALKABLE
BLOCKS

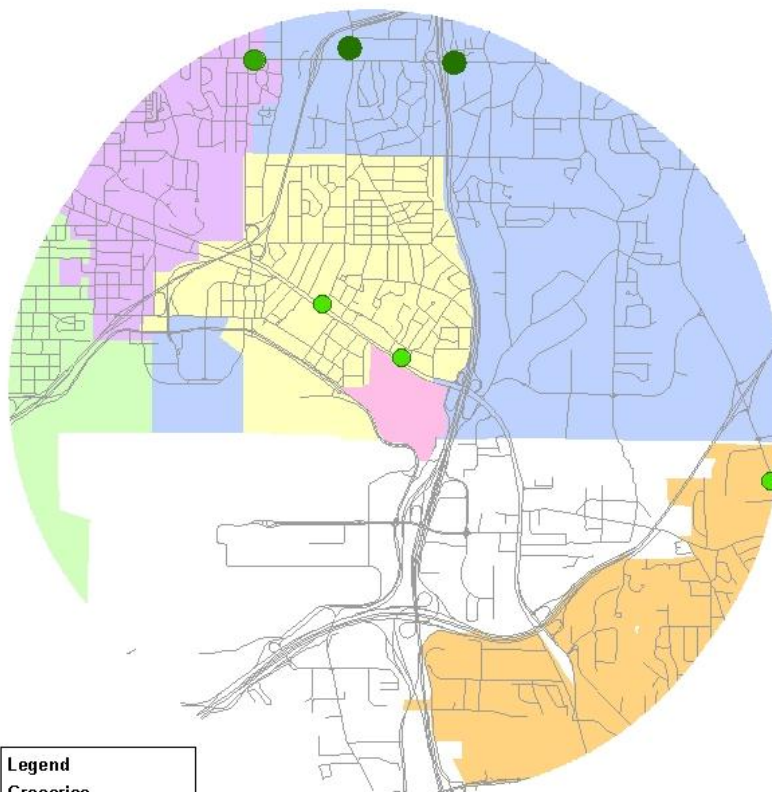




NODES



Grocery Stores Selling Fresh Produce by Number of Employees



Legend

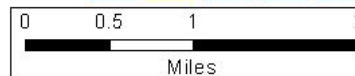
Groceries

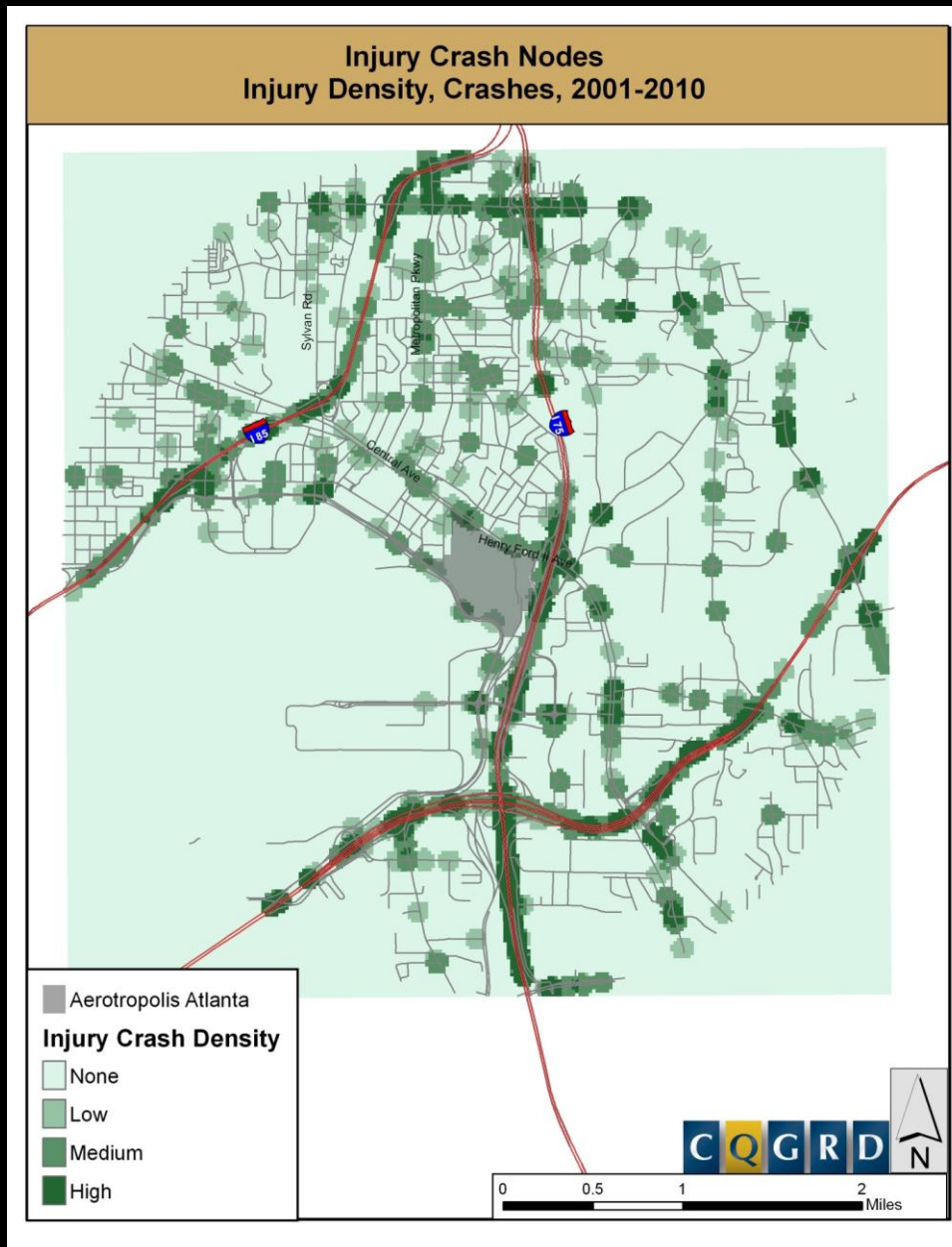
Employees

- 2-4
- 15
- > 200

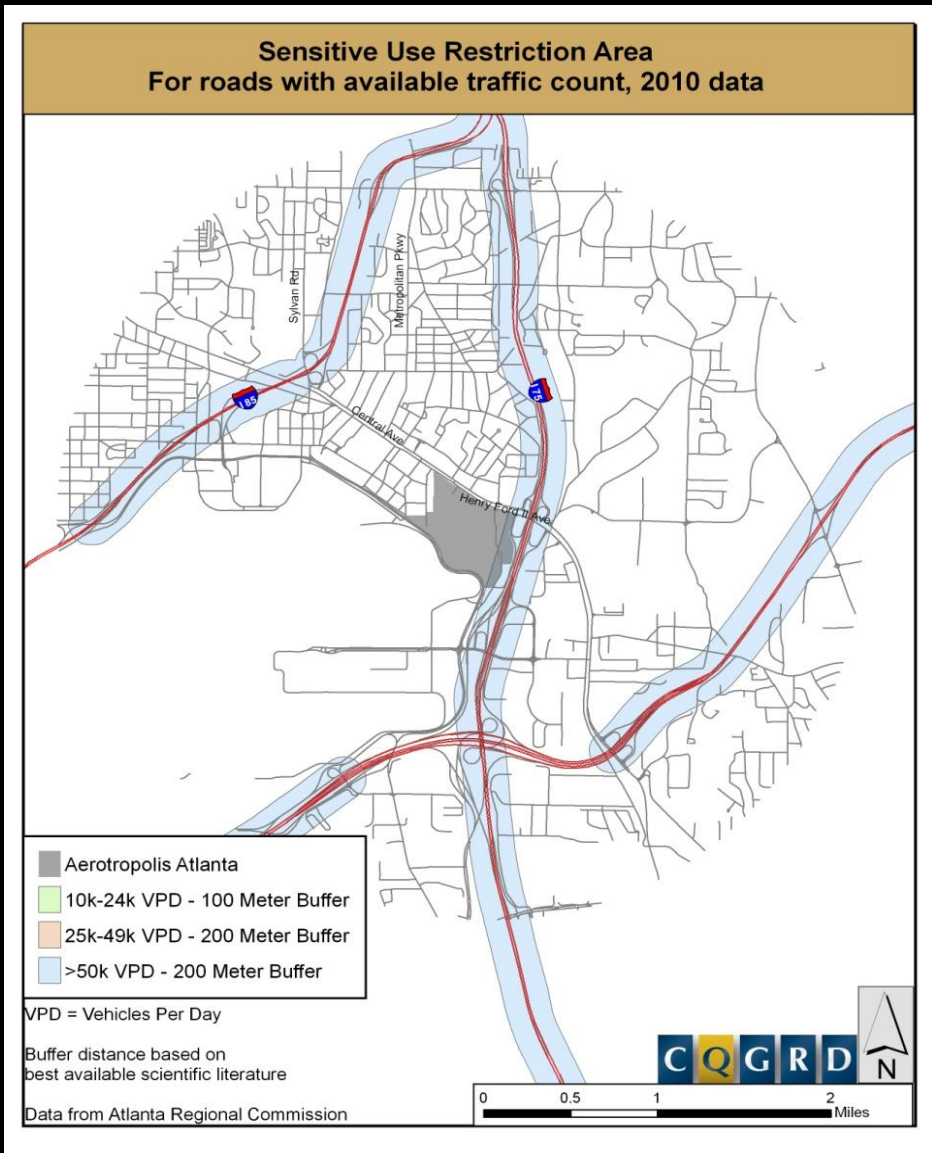
Cities

- Aerotropolis
- Atlanta
- College Park
- East Point
- Forest Park
- Hapeville

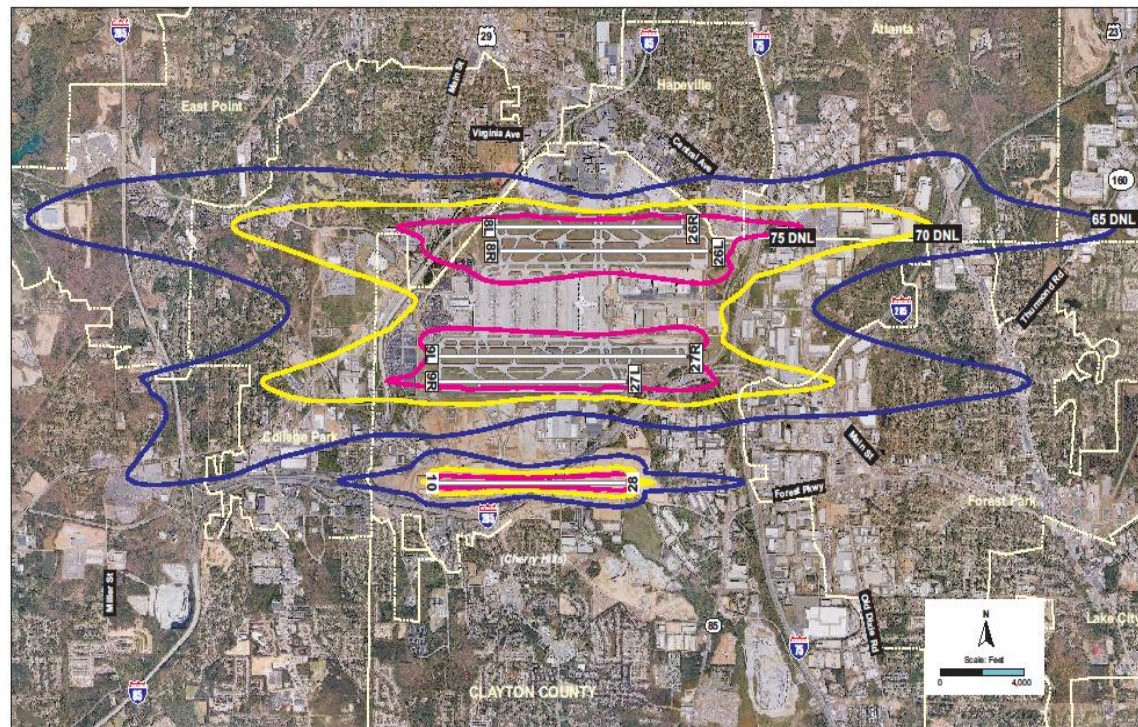




SENSITIVE USE AREAS



2007 Noise Contours



AERIAL SOURCE: Globalpilot, January 2004

SOURCE: ESA Airports

Hartsfield-Jackson Atlanta International Airport FAR Part 150 Study
Figure 3-6
2007 Noise Contours



Excerpt of site plan rendering. Credit Jacoby Development Inc. and Thompson, Ventulett, Stainback & Associates (TVS)



Concept design for headquarters building. Credit ototrick.com



Porsche facility plan. Credit porschebahn.wordpress.com

- Increase the number of local trips made by walking and bicycling, which would increase physical activity and likely reduce risk of heart disease, stroke, and diabetes
- Improve traffic safety, which could reduce traffic-related injuries and deaths and make the area easier to navigate
- Increase local retail opportunities and make local businesses more successful, thereby increasing local choices for healthy food and other daily needs

- Improve access to jobs, which could reduce stress and improve economic security for local families
- Increase transportation, shopping, and housing options, thereby reducing the cost of living and improving quality of life

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Transportation Choices

Public Spaces and Places

Clean Human Environments

A Green City

Coordinated Management

Mixed Land Use

A Human-Scaled City

Residential Choices

Accommodating Industry

Safe Streets

Meetings with Advisory Committee

Meetings with developer

Publications & presentations

Contribution to Health Impact Project

Continued development of the Healthy Places Audit tool

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