

# Atlanta City Council

## CD/HS Committee

### Quarterly Update

December 10, 2019



@atlantabeltline



@atlantabeltline

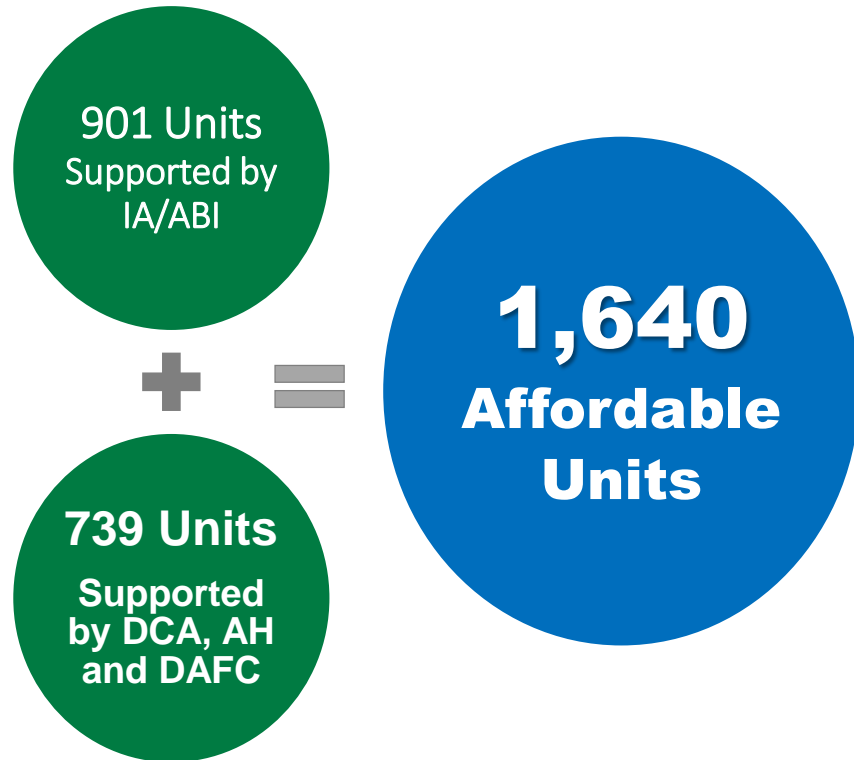


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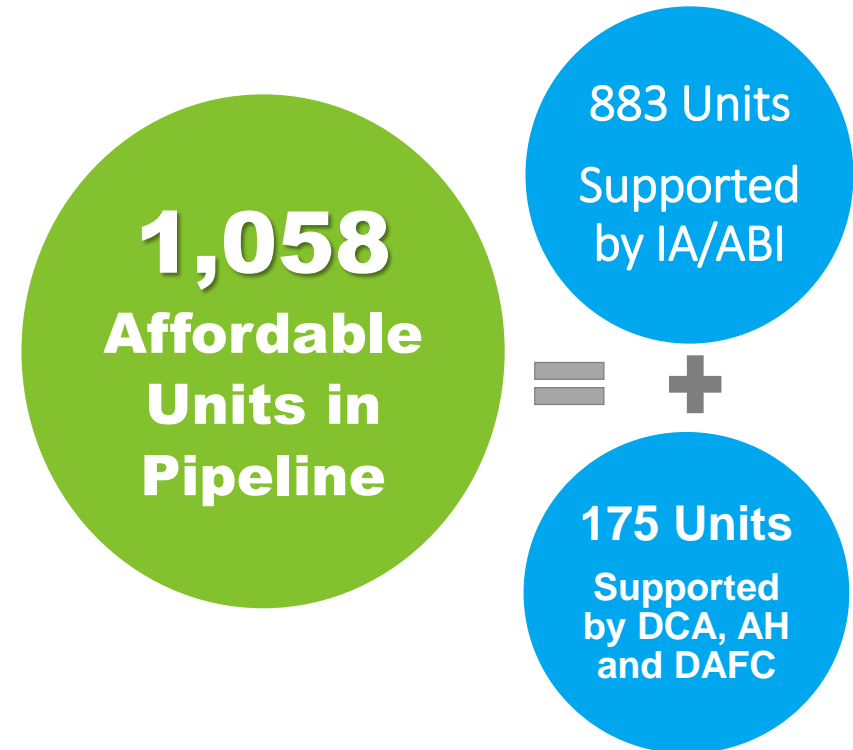


# Affordable Housing

## Units Created / Preserved in the BeltLine Tax Allocation District (TAD) (TAD Goal: 5,600 Units)



## Units in the Pipeline in the TAD



### Legend

ABI – Atlanta BeltLine  
AH – Atlanta Housing  
DAFC – Development Authority of Fulton County  
DCA – Department of Community Affairs  
IA – Invest Atlanta

# Affordable Housing

Overview of the  
1,058 affordable  
units in pipeline

## **MADISON REYNOLDSTOWN:**

- 116 units in Reynoldstown

## **PARKSIDE AT QUARRY YARDS:**

- 177 units in Grove Park /  
Bankhead

## **THE MILTON:**

- 136 units in Peoplestown

## **WEST END MALL:**

- 91 units in the West End

## **1091 TUCKER AVENUE:**

- 23 units in Oakland City

## **EAST MEDINAH VILLAGE I:**

- 255 units in Peoplestown

## **STANTON PARK APTS:**

- 56 units in Peoplestown

## **ATLANTA DAIRIES II:**

- 38 units in Reynoldstown

## **ASPIRE WESTSIDE:**

- 26 units in Knight Park / Howell  
Station

## **72 MILTON:**

- 64 units in Peoplestown

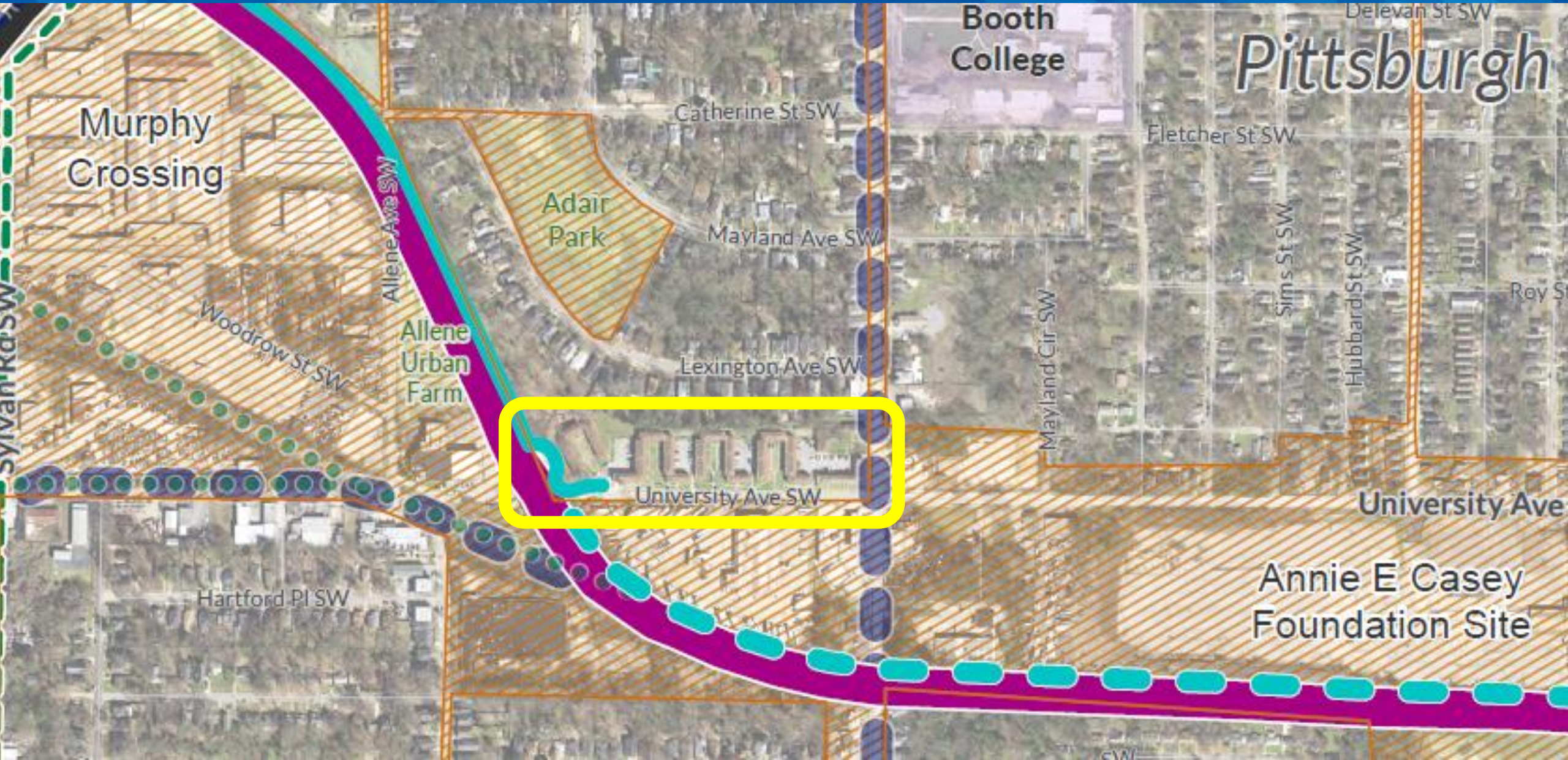
## **FAIRFIELD SOUTHSIDE TRAIL:**

- 47 units in Peoplestown

## **1061 MEMORIAL DRIVE:**

- 29 units in Reynoldstown

# Affordable Housing



# Transit & Transportation



Transit station  
model at Ponce  
City Market



# Transit & Transportation



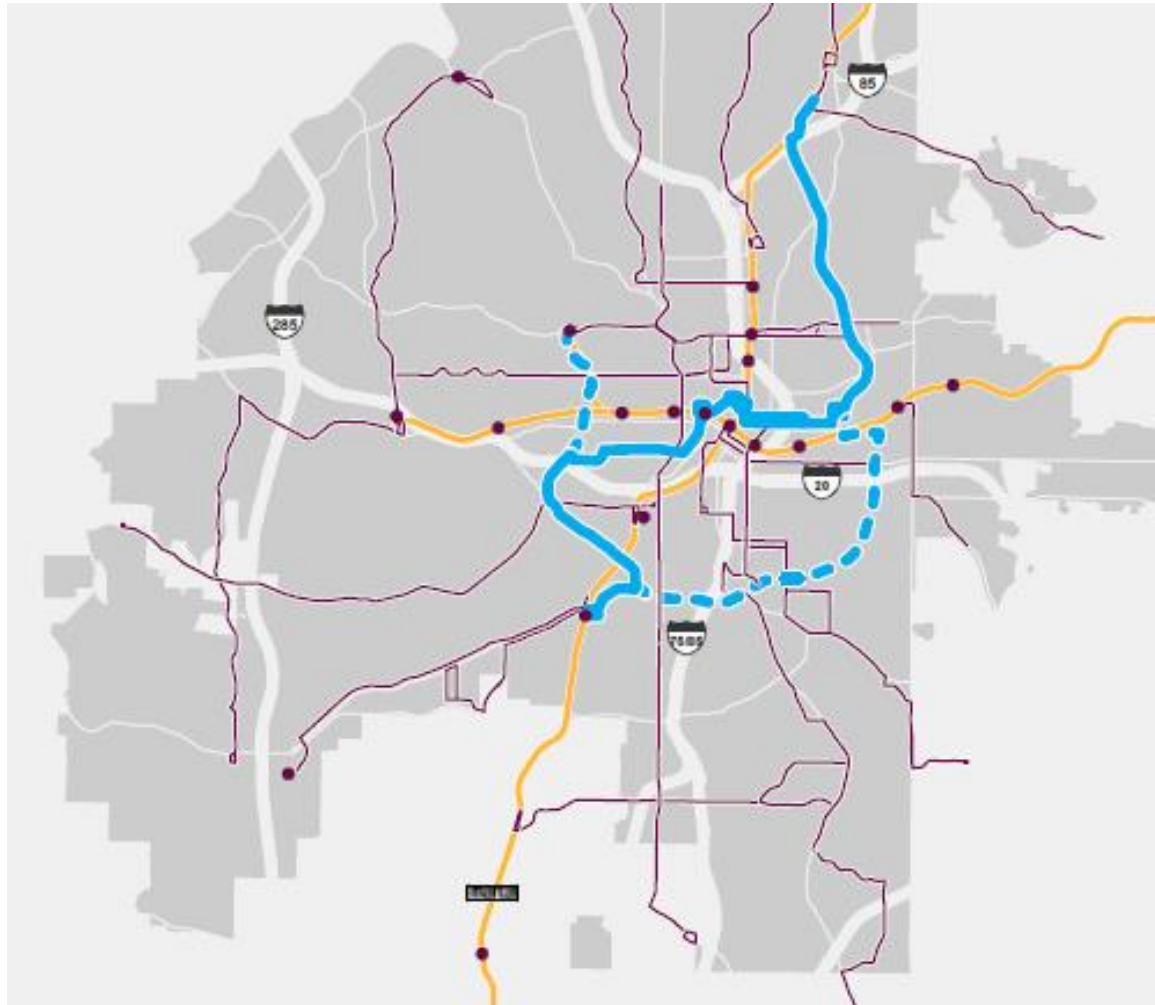
**More MARTA Rail Program**

**Atlanta BeltLine Streetcar Alignment**

- With Full Local Funding
- With Partial Local Funding

**Other More MARTA Projects**

- Station Improvements & Transit Centers
- Light Rail Transit (LRT), Bus Rapid Transit (BRT), Arterial Rapid Transit (ART) & Frequent Local Bus
- Existing MARTA Heavy Rail



Planning

Design

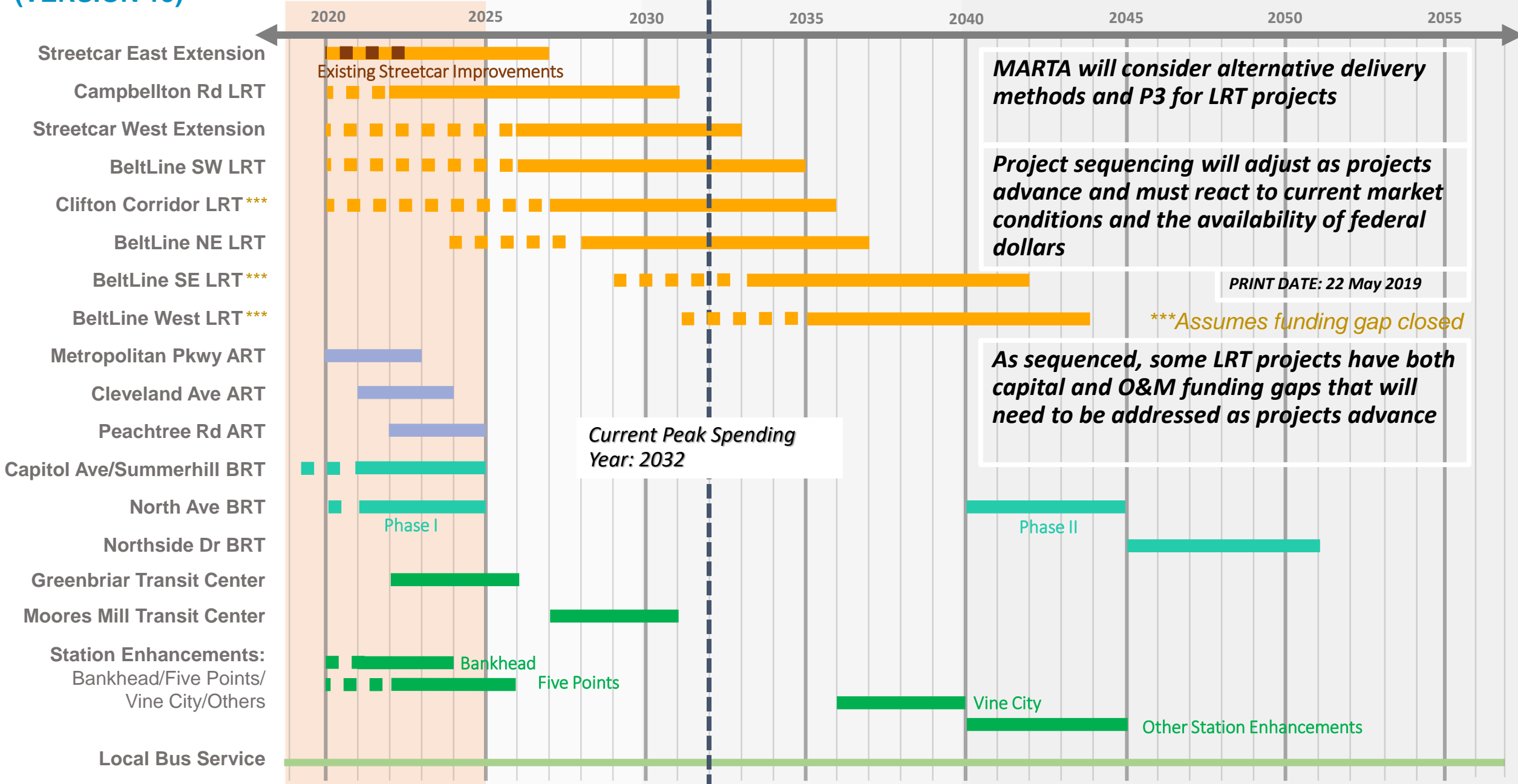
Construction

Operations

# MORE MARTA ATLANTA SEQUENCING SCENARIO

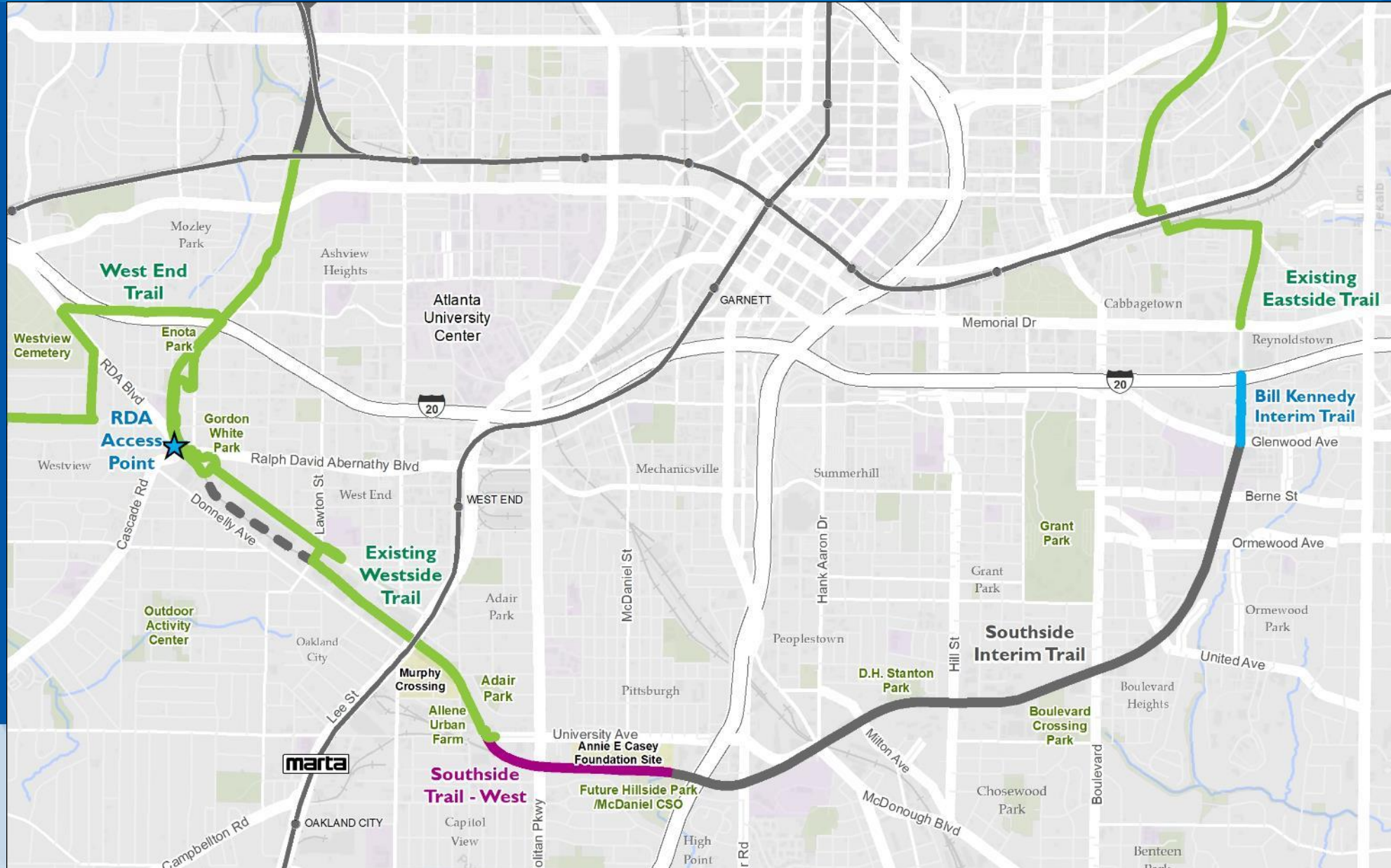
(VERSION 15)

■ ART   
 ■ BRT   
 ■ LRT   
 ■ Stations/Transit Centers  
 \*Pre-project planning is dashed



# Southside Updates

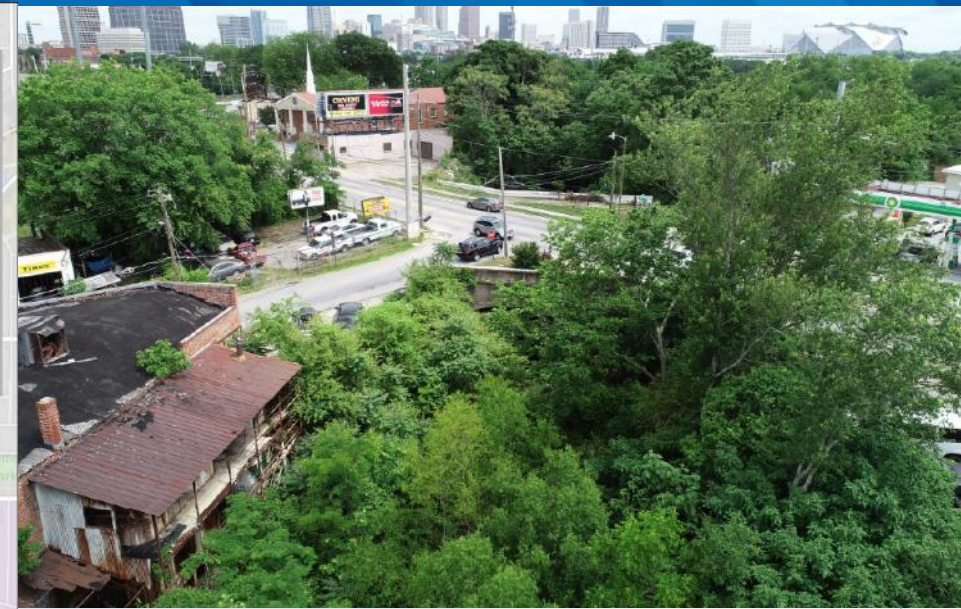
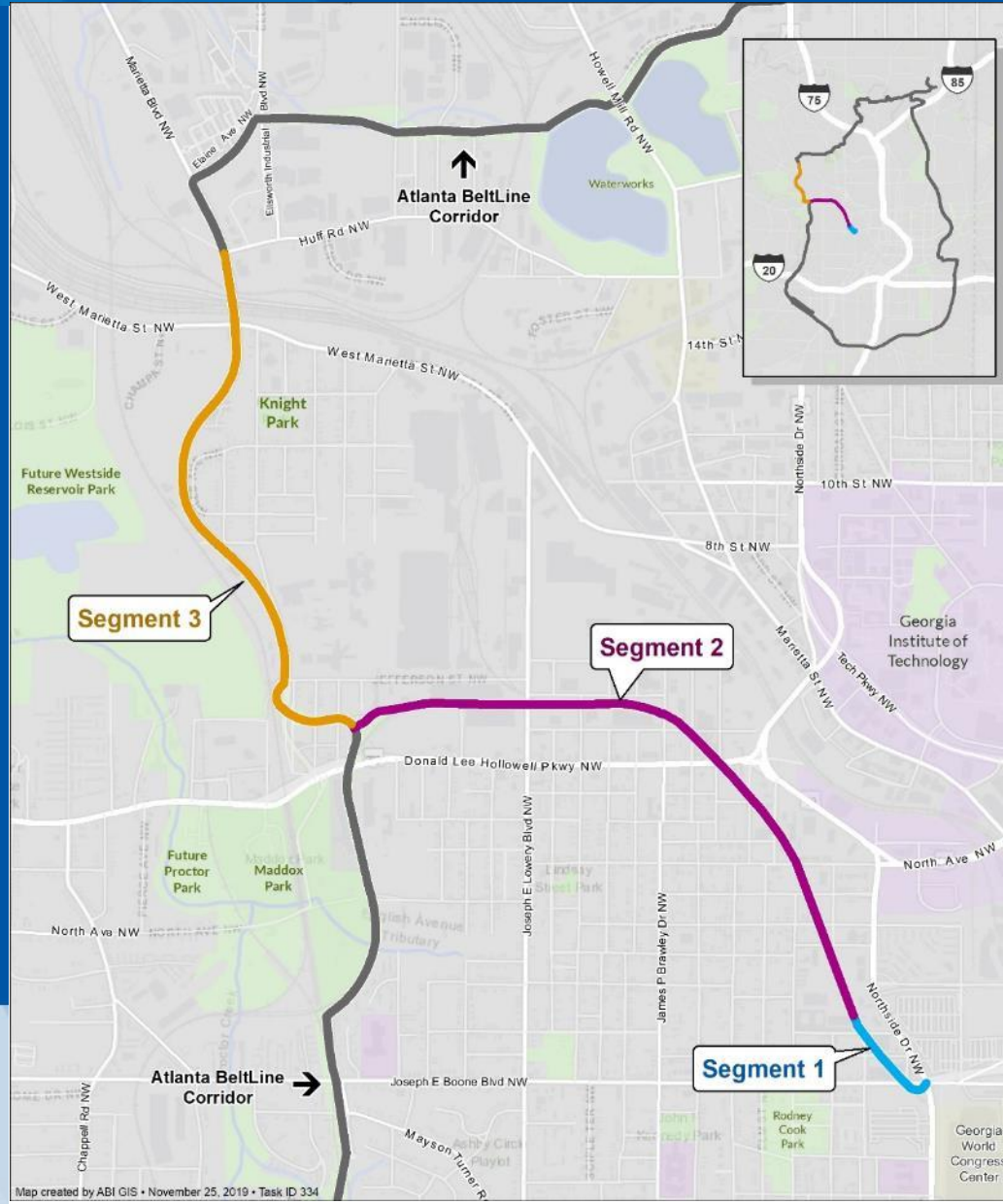
- Southside Trail-West
- Southside Trail interim opening





# Westside Updates

- Westside Trail Extension
- BeltLine Westside Connector



# Eastside Updates

## Eastside Trail lighting:

- Contractor is mobilized
- Pole base installation anticipated in late Dec.
- Completion anticipated in Spring 2020



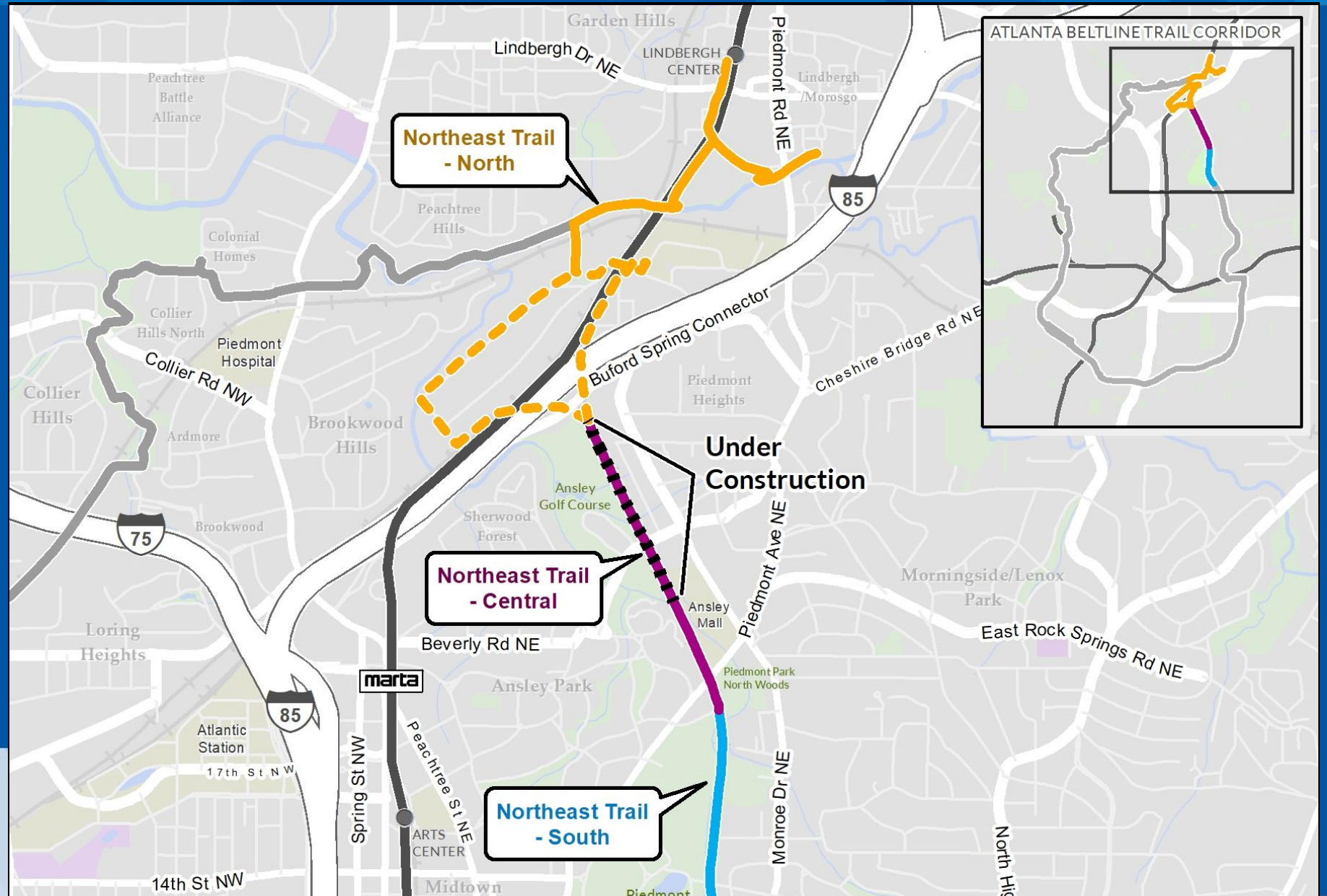
**CAUTION  
WORK ZONE**

**EASTSIDE TRAIL  
LIGHTING CONSTRUCTION  
UNDERWAY**

# Northeast Updates

## Northeast Trail:

- Middle section under construction by Georgia Power
- Design work continues on southern section and northern section, with 2 alignments in refinement



# Economic Development: Job Creation

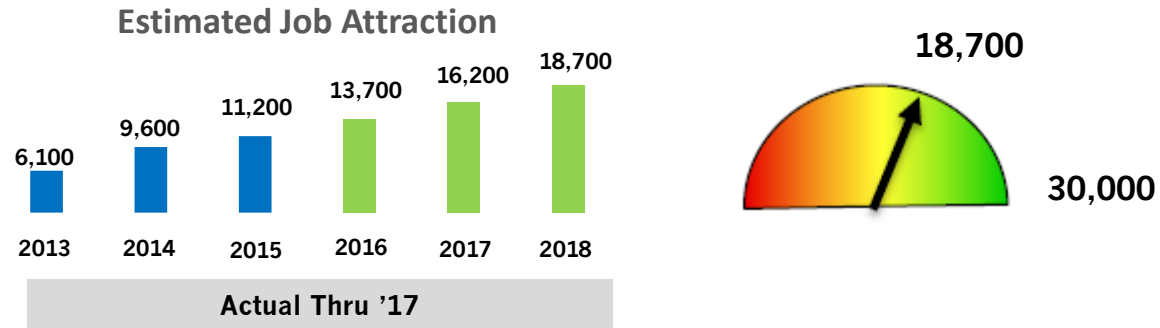


Job forecast considers the following developments:

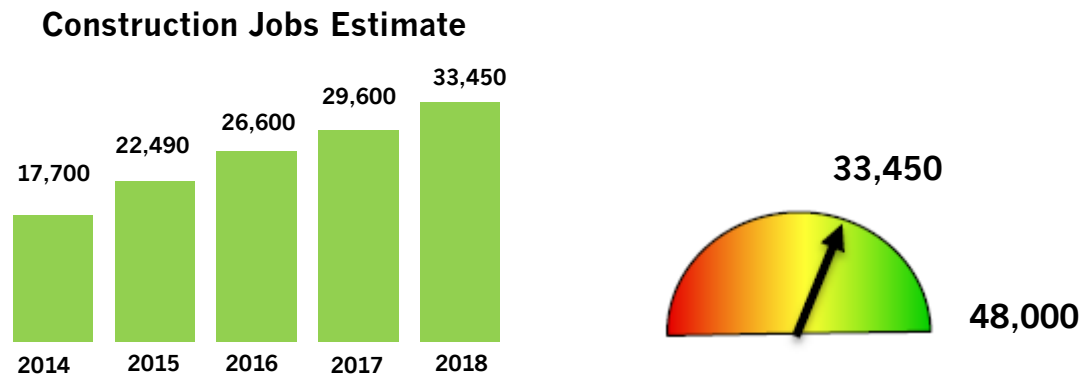
- Ponce City Market
- The Beacon
- Lee + White
- The Willoughby
- Brookwood
- Stageworks Industrious
- Cinemassive
- (and others)

Sector Growth - Piedmont Hospital growth, Ponce City Market Area, SW Atlanta Film and Digital Media activity

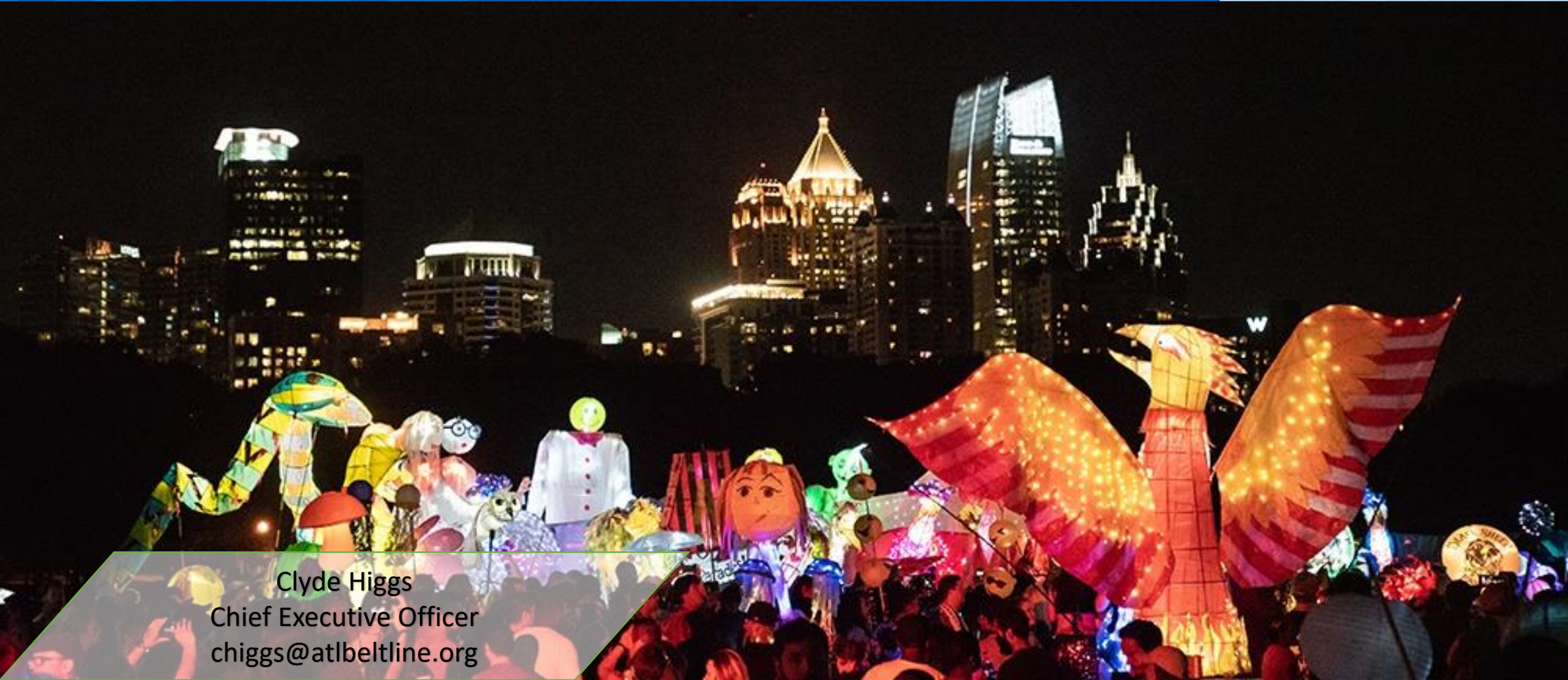
## PERMANENT JOB CREATION (BELTLINE PLANNING AREA)



## ONE-YEAR CONSTRUCTION JOB CREATION



# Q & A



Clyde Higgs  
Chief Executive Officer  
[chiggs@atlbeltline.org](mailto:chiggs@atlbeltline.org)

# Affordable Housing

## UNITS CREATED/PRESERVED (as of November 30, 2019)

No.	Address	Current Project Name	Affordable Units in TAD Only	Affordable Units within ½ mile of Atlanta BeltLine (Planning Area + TAD)
1	178 Moury Ave SW	Villages at Carver	0	125
2	1783 Johnson Rd NW	Columbia Grove	0	97
3	217 Thirkield Ave SW	The Veranda at Carver	0	90
4	500 McDaniel St SW	Columbia Mechanicsville	126	126
5	520 Humphries St SW	Columbia Mechanicsville Crossing	98	98
6	541 Fulton St SW	Columbia Mechanicsville Station	98	98
7	555 McDaniel St SW	Columbia Mechanicsville Senior	135	135
8	565 McDaniel St SW	Parkside at Mechanicsville	79	79
9	1281 Caroline St NE	Columbia Senior at Edgewood	0	135
10	765 McDaniel St SW	Heritage Station Apartments	163	163
11	904 Trestletree Court SE	Trestletree Village	188	188
12	965 Sells Ave	Ashley Collegetown	0	107
13	1044 Capitol Avenue SE	Stanton Oaks	43	43
14	650 North Avenue	Flats at PCM	52	52
15	810 Marcus Street SE	Reynoldstown Senior	70	70
16	890 Memorial Drive, SE	Lofts at Reynoldstown Crossing	28	28
17	660 Ralph McGill Blvd NE	AMLI Ponce Park	61	61

No.	Address	Current Project Name	Affordable Units in TAD Only	Affordable Units within ½ mile of Atlanta BeltLine (Planning Area + TAD)
18	1296 Murphy Ave SW	Phoenix House	69	69
19	1374 Murphy Ave	Capitol View Gateway	160	160
20	670 DeKalb Ave	EDGE	36	36
21	462 Angier Avenue NE	City Lights II	0	96
22	1300 Joseph E. Boone Blvd NW	City of Refuge	0	47
23	806 Murphy Ave SW	Adair Court	77	77
24	Howell Mill Rd & 8th St. NW	Alexan 8West	40	40
25	Various	Home ownership/rehab programs	117	462
<b>Total</b>			<b>1640</b>	<b>2682</b>

# Economic Development: Snapshot

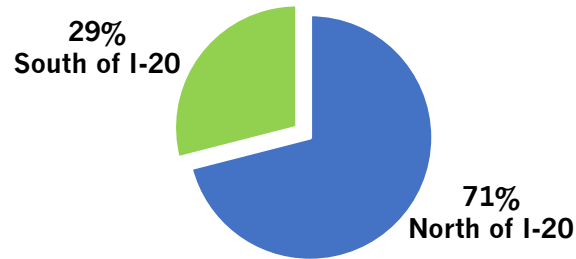


## CONTEXT

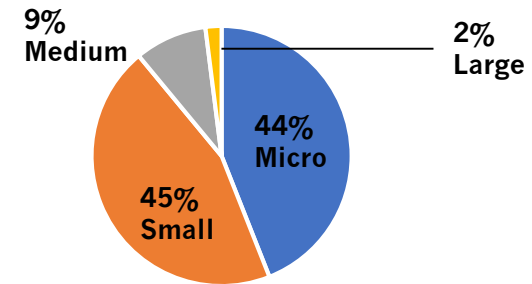
- 6,004 businesses located around the Atlanta BeltLine
- Of those reporting employee data, most businesses are small and micro enterprises
- Though large businesses make up a small % of all businesses, they employ a large number of people – also lending itself to greater volatility

## OVER 6,000 BUSINESSES...

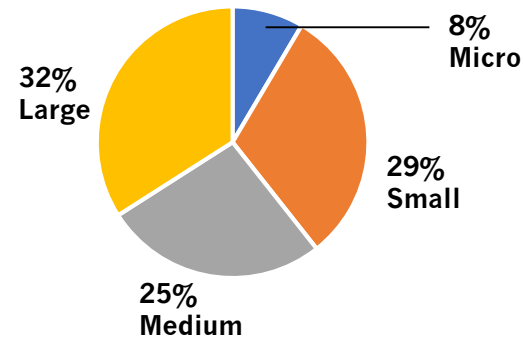
Geographic Business Distribution



2,500 Businesses Reporting Employee Information



Employee Breakout of 2,500 Reporting Employee Information



- Micro Businesses (<5)
- Small Businesses (5-25)
- Medium Businesses (26-100)
- Large Businesses (>100)



# Economic Development: Job Breakout by Sector

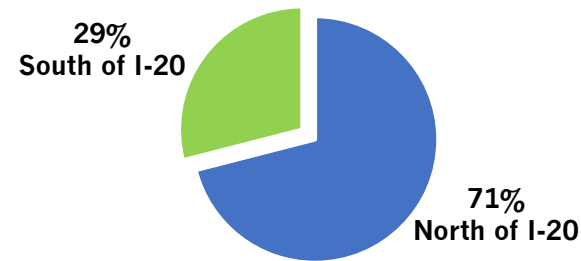


## CONTEXT

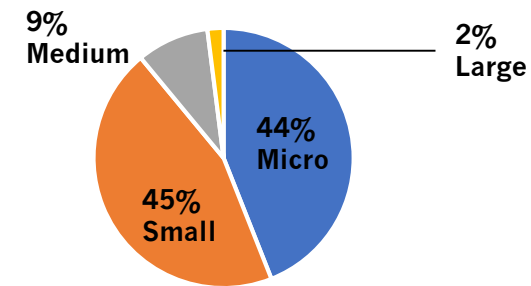
- Healthcare, Hospitality & Food Services are leading job types but overall job types are diverse
- The “Other” category includes Manufacturing, Real Estate, Construction and Logistics
- Digital Media & Film in SW are emerging & a number of technology firms are located in the NE and SE
- Leading job nodes are Piedmont Hospital, Armour Yards, Ponce City Market & West Midtown

## OVER 6,000 BUSINESSES...

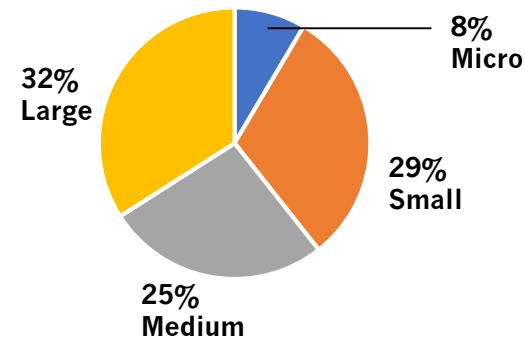
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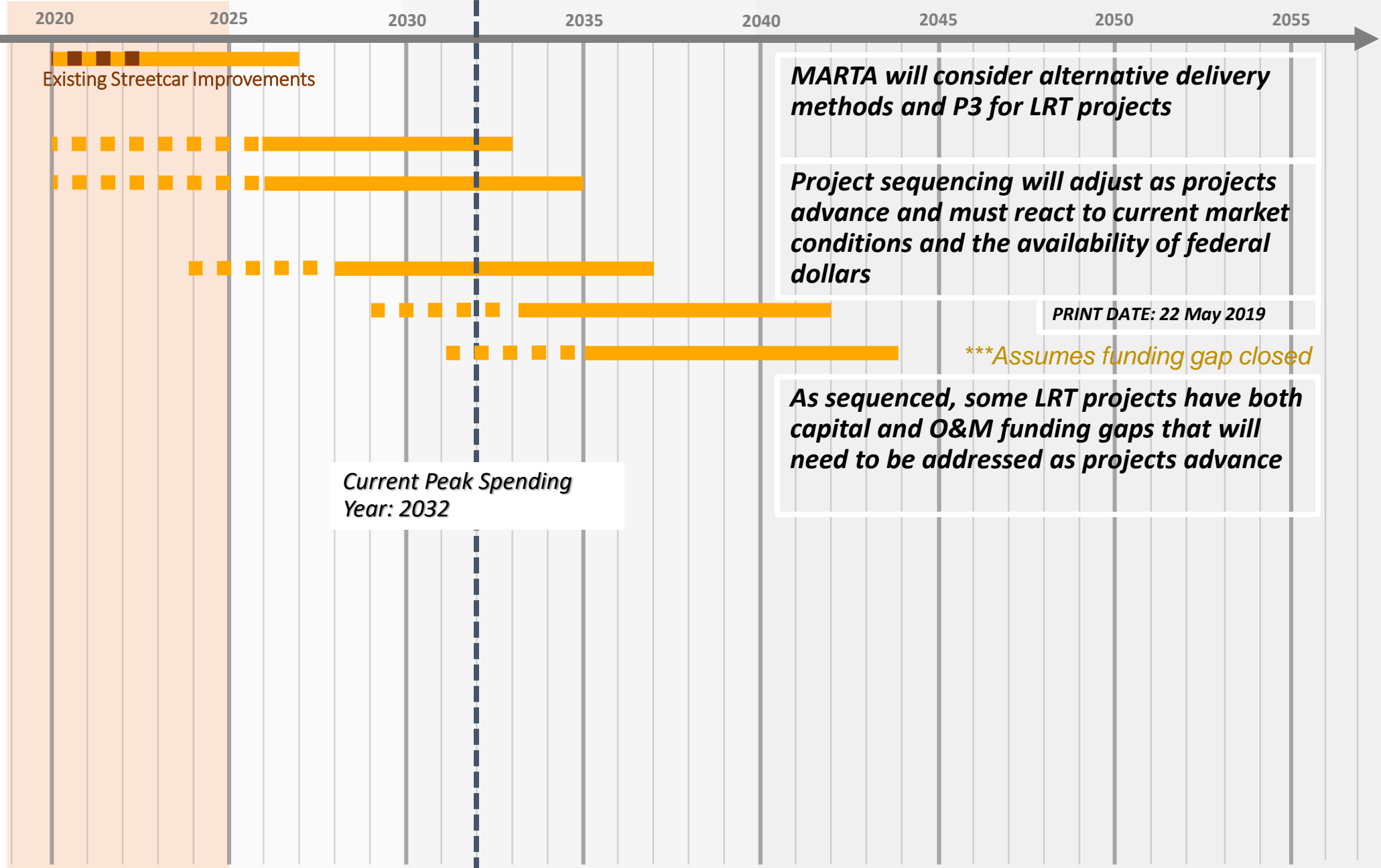


# MORE MARTA ATLANTA SEQUENCING SCENARIO

(VERSION 15)

■ LRT  
\*Pre-project planning is dashed

Streetcar East Extension  
Streetcar West Extension  
BeltLine SW LRT  
BeltLine NE LRT  
BeltLine SE LRT \*\*\*  
BeltLine West LRT \*\*\*



Current Peak Spending  
Year: 2032

**MARTA will consider alternative delivery methods and P3 for LRT projects**

**Project sequencing will adjust as projects advance and must react to current market conditions and the availability of federal dollars**

PRINT DATE: 22 May 2019

\*\*\*Assumes funding gap closed

**As sequenced, some LRT projects have both capital and O&M funding gaps that will need to be addressed as projects advance**