

The Atlanta BeltLine

Atlanta City Council

Progress Update

May 9, 2017



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Atlanta
BeltLine®

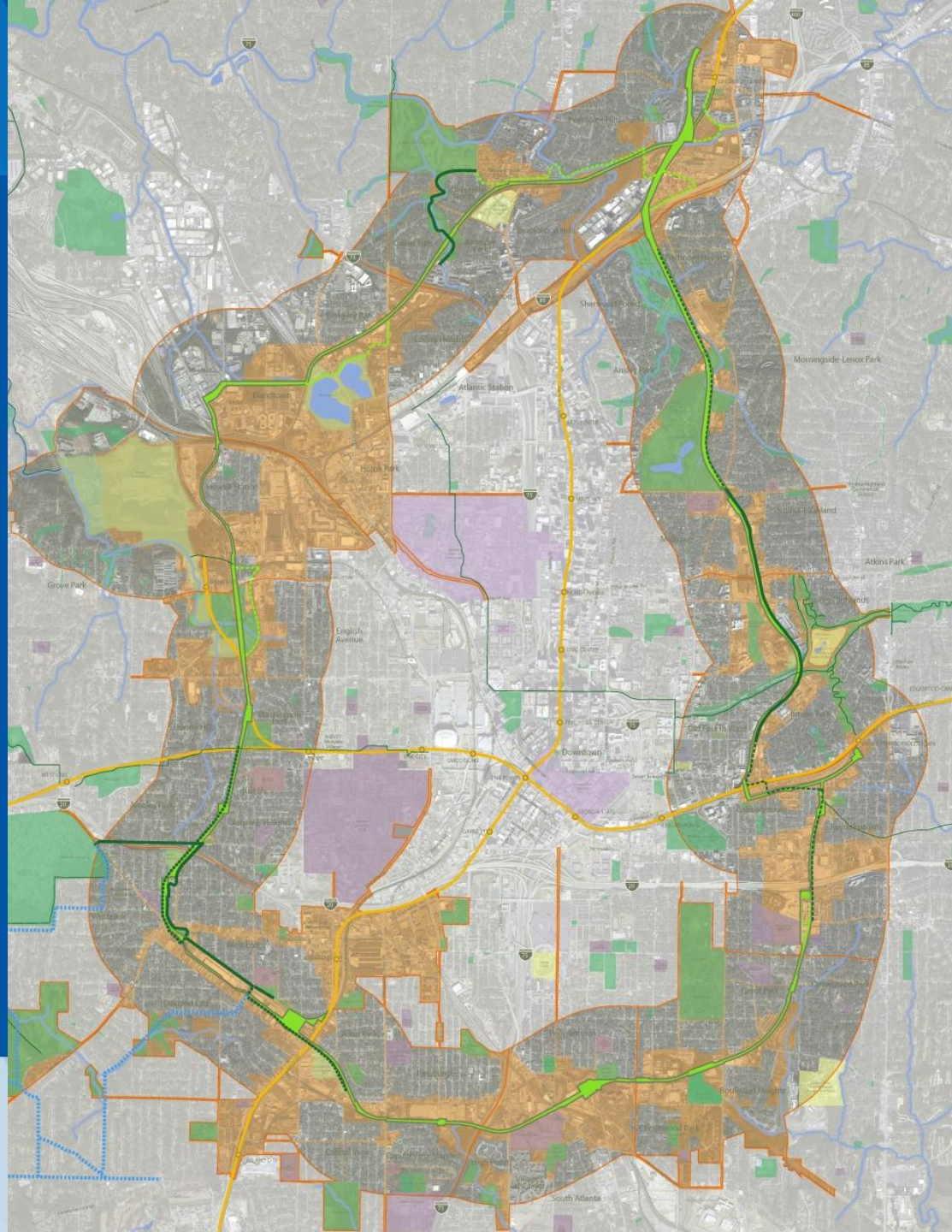


The Atlanta BeltLine TAD

 Area: 6,500 acres

 Total Planning area: 15,000 acres

- 22% of the City of Atlanta population is within the planning area
- 19% of the City's land is within the planning area



Bringing 45 Neighborhoods Together



22
MILES
of transit



1,100
ACRES
of environmental
clean-up



46
MILES
of streetscapes and
complete streets



\$10-20B
in economic
development
30,000 permanent
jobs **48,000** construction
jobs



33
MILES
of urban trails



28,000
new housing units
5,600
affordable units



1,300
ACRES
of new greenspace
700
ACRES
of renovated greenspace



**CORRIDOR-
WIDE**
public art,
historic preservation,
and arboretum

Where We Are Today: Equity & Affordability



Reynoldstown Senior – Mercy Housing

UPDATED FUNDING STRATEGY

- \$15+ million commitment of TAD revenue over next three years:
 - \$11.6M from 2016 bond issue
 - 20% of available annual TAD increment
 - 75% of any unanticipated mid-year increment

PROGRAMS

- Affordable Housing Trust Fund developer incentives
- Land acquisition and infrastructure predevelopment

PARTNERSHIPS *(in addition to Invest Atlanta and City of Atlanta)*

- Atlanta Housing Authority: Englewood Partnership
- Arthur M. Blank Foundation: Westside community retention plan
- Atlanta BeltLine Partnership: Homeowner education workshops



Where We Are Today: Equity & Affordability



2017 ACTIVE PROJECTS IN TAD (335+ UNITS)

Project	Neighborhood	Affordable/ Workforce Units	Partners
670 DeKalb	Inman Park/ O4W (NE)	36	Invest Atlanta, ABI
Gateway Capitol View	Capitol View (SW)	160	Invest Atlanta, Georgia DCA
Phoenix House	Capitol View (SW)	69	Invest Atlanta, Georgia DCA
Adair Court	Adair Park (SW)	70	Invest Atlanta, Georgia DCA, ABI (application received)
1016 Monroe	Midtown (NE)	20%+	Invest Atlanta, ABI (in procurement)
Lofts at Reynoldstown Crossing (II)	Reynoldstown (SE)	40%+	Invest Atlanta, ABI (in procurement)
TOTAL		335+ units	

Westside Trail



- Construction is on schedule and within budget
- 3-mile trail will connect 4 schools and 4 parks
- 14 access points
- Vertical connections
- Preparation for future transit



Eastside Trail Extension



- Expand trail from Irwin Street to Kirkwood Avenue (phase I) and Memorial Drive (phase II)
- Speed table constructed at Irwin Street
- Paving nearly complete
- Lights and plantings to be installed
- Work will continue on Krog & DeKalb to construct plaza



What's Next: 2016 Bond Issuance



3 SERIES TOTALING \$145,285,000

- Refunding Series ~ \$71.98M
- New Money Series (APS & Capital) ~ \$73.3M
 - \$11M+ for Affordable Housing (15%)
 - \$2.5M for Economic Development (5%)
 - Capital Projects ~ \$40M

HIGHLIGHTS OF THE CAPITAL PROJECT LIST

- Eastside Trail Extension (Construction)
- Northeast Trail & Southside Trail (Design)
- Boulevard Crossing Park (Design)
- Westside Quarry Park & Preserve (Planning)
- Enota Park (Design & Construction)
- Murphy Crossing Site Improvements (Planning)

IMPACT ON FY18 BUDGET

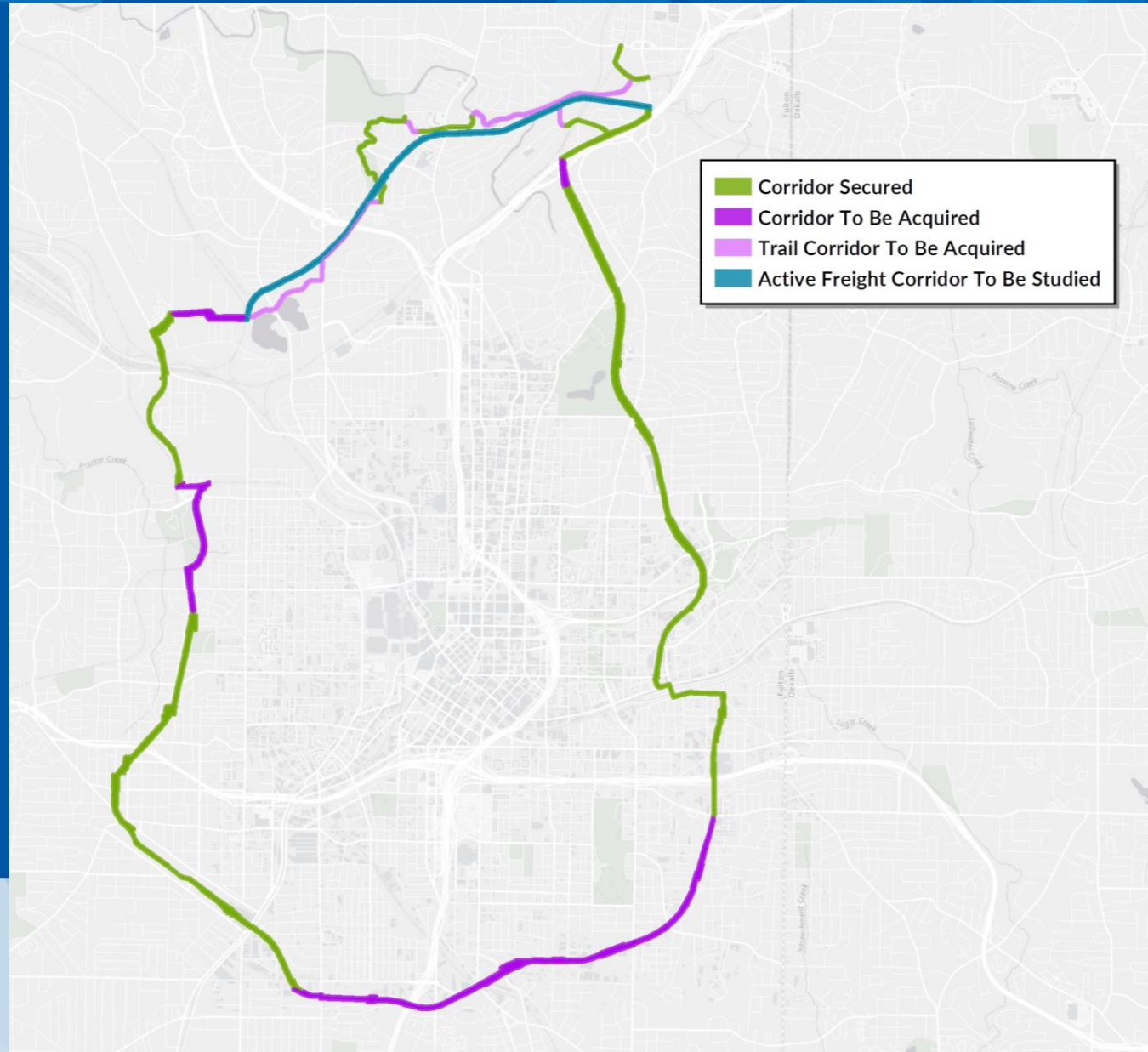
- Anticipated 70%+ increase in project expenses

What's Next: TSPLOST

Closing the Loop

Project list includes \$66 million:

- Remaining right-of-way & easements for Atlanta BeltLine corridor
- Lighting & Cameras



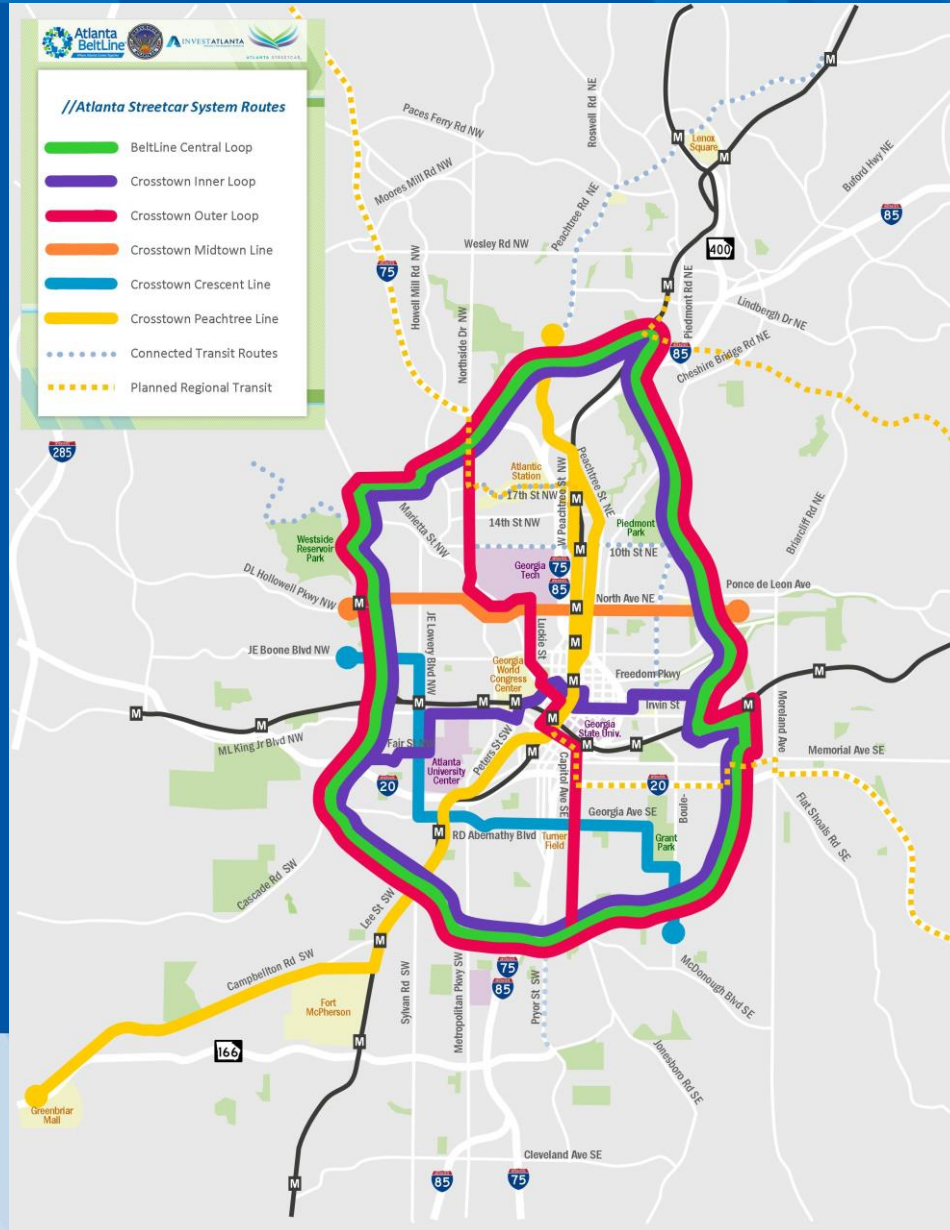
What's Next: Half Penny MARTA Sales Tax



- \$2.5 billion for transit enhancements over 40 years

Potential impact on the Atlanta BeltLine

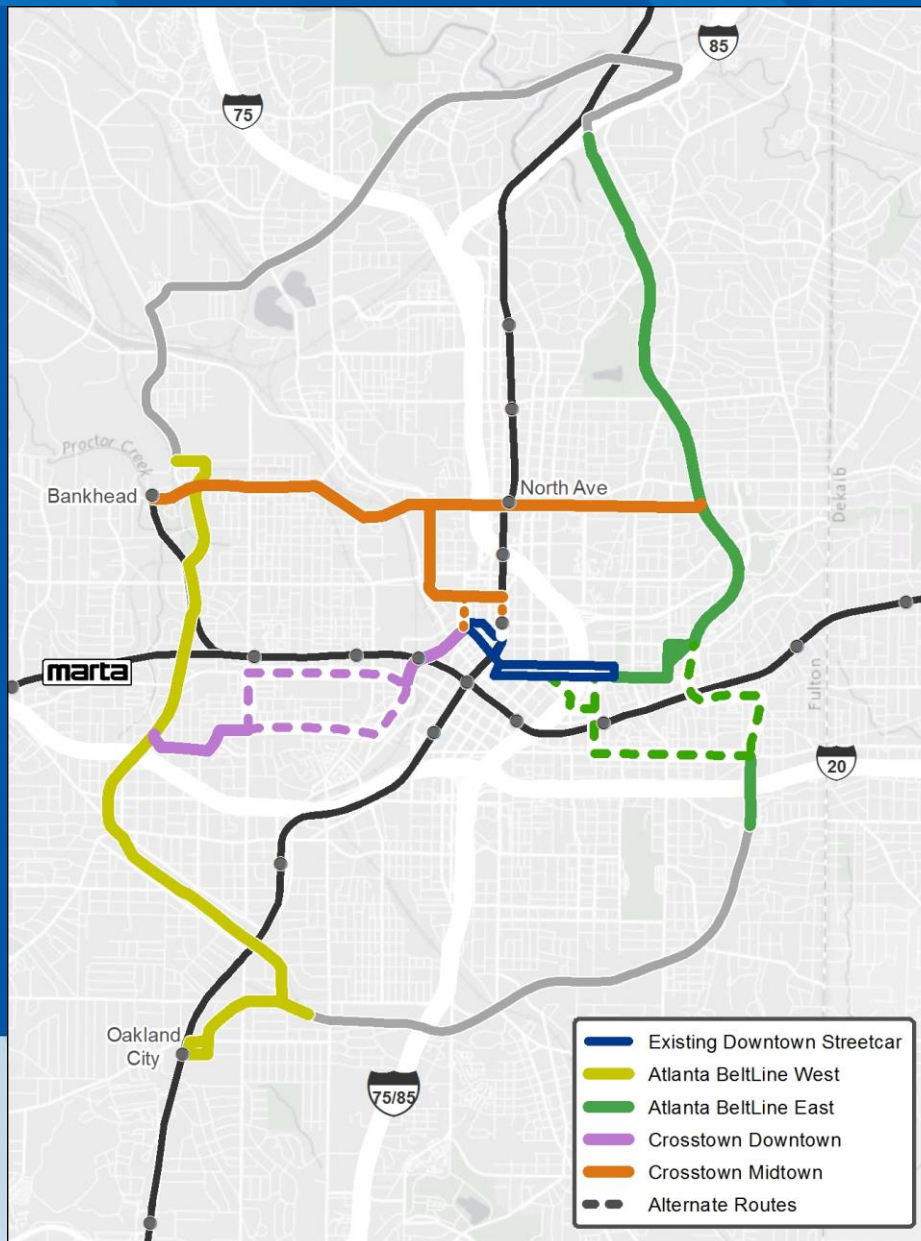
- Construction of light rail transit as outlined in the Streetcar System Plan
- Up to four new rail stations along the Atlanta BeltLine



Environmental Clearance - Transit Alignments

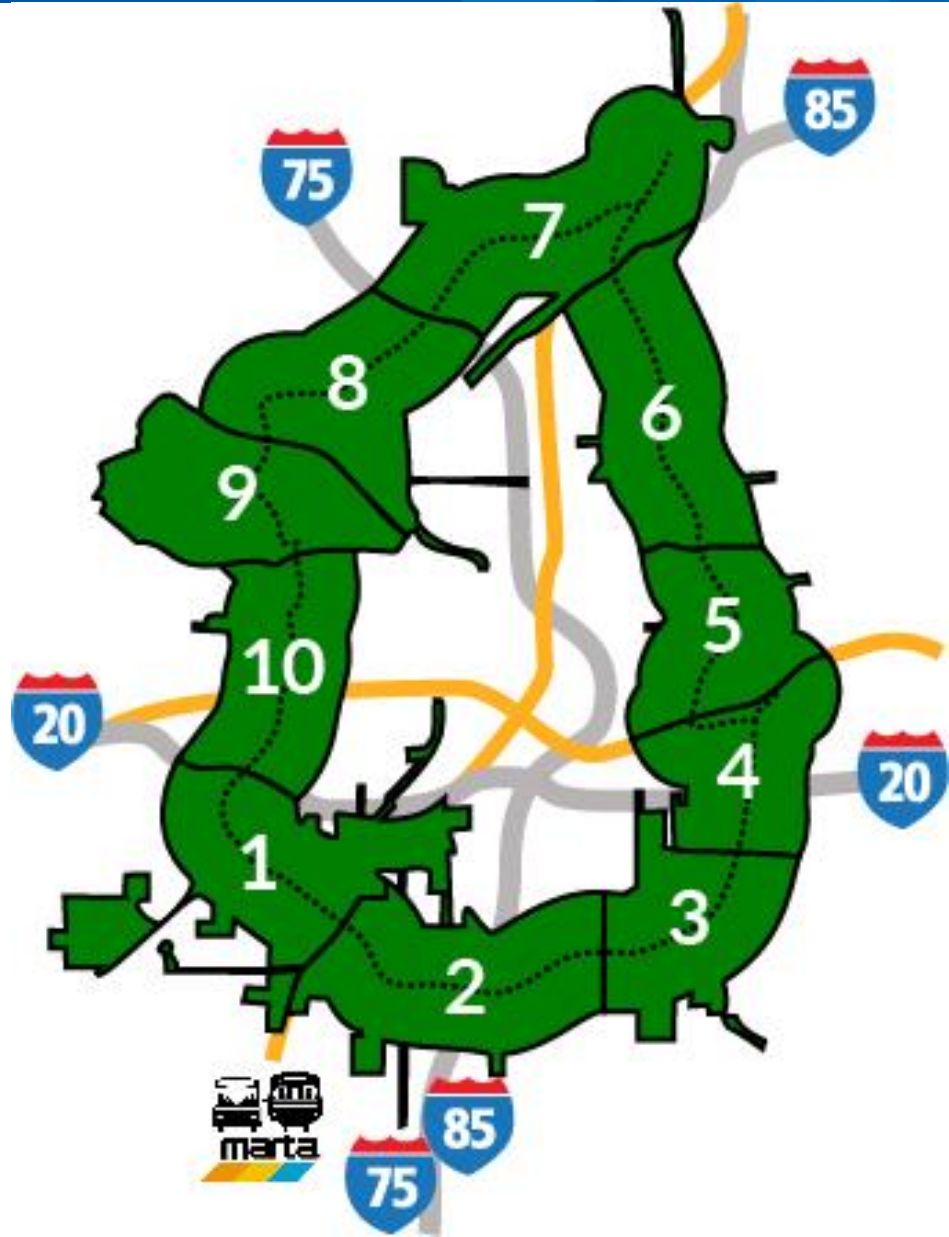


- 4 Corridors
 - Atlanta BeltLine East
 - Atlanta BeltLine West
 - Crosstown Midtown
 - Crosstown Downtown
- 16 Miles
- 4 Connections to MARTA Rail



What's Next: Planning and Zoning

- Subarea 1 proactive rezoning under way
- RFQ completed for subarea master plan updates
- Working with City on TOD codes and policies through BeltLine Transit Supportive Land Use Implementation Plan
- Working with City Planning on self-storage unit moratorium and I-MIX



Thank you!



*Northside Trail /
Tanyard Creek Park*



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