

ANNUAL  
REPORT  
**2016**

# ATLANTA BELTLINE, INC.



WHERE ATLANTA COMES TOGETHER



**22 miles of new  
streetcar transit**



**46 miles of improved  
streetscapes**



**33 miles of  
new trails**



**2,000 acres of  
greenspace**



**1,100 acres of  
remediation**



**\$10-20 billion in  
economic development**



**28,000 housing units with 5,600  
affordable workforce units**



**30,000 permanent jobs /  
48,000 construction jobs**

*"Never doubt that a small group of thoughtful, committed citizens  
can change the world; indeed, it's the only thing that ever has."  
— Margaret Mead, Cultural Anthropologist*



Pete Peterson and the Blues in the House Band perform in Historic Fourth Ward Park as part of Art on the Atlanta BeltLine.  
Photo credit: The Sintoses

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Mayor Kasim Reed at the State of the Atlanta BeltLine in May 2016.  
Photo credit: John Becker

## FROM THE DESK OF Mayor Kasim Reed

In my final year as Mayor, I am proud of the City of Atlanta's historic economic growth and strong financial stability. We are shaping our future by making unprecedented investments in transportation and infrastructure. The \$250 million Renew Atlanta bond program, which was approved overwhelmingly by Atlanta voters in March 2015, will significantly change the look and feel of our city. In November 2016, residents authorized funding for a \$2.6 billion expansion of MARTA and an additional \$300 million for infrastructure. These projects put Atlanta on the path to becoming one of the most-connected cities in the country.

Atlanta is the leading economic and cultural center of the Southeast. The world is watching as innovations such as the Atlanta BeltLine become the gold standard for transportation and infrastructure development. Our agreements with Atlanta Public Schools ensure that the Atlanta BeltLine will continue to link our neighborhoods and residents with smart growth. With nearly \$3.7 billion in economic development and more than 26,000 construction jobs created, it has helped make Atlanta an attractive business location for some of the world's most innovative companies.

But there is more work to do. Last year, I asked the Atlanta BeltLine to strengthen our social fabric, along with our economic development, by putting equity and affordable housing at the top of its priorities. Neighborhood revitalization programs have invested more than \$600 million in multifamily housing, including 2,135 affordable units. With the long-awaited Westside Trail coming online this year, we have a rich opportunity to continue building an inclusive and vibrant City.

Our City is a wonderful tapestry of multicultural diversity. We are proud to be a Welcoming City for all people. The Atlanta BeltLine is a shining example of how Atlanta is at its best when it's a City for everyone.

Sincerely,

Mayor Kasim Reed  
City of Atlanta





## FROM THE DESK OF

# John W. Somerhalder



*“2016 proved to be a great year for the strategic direction of the organization.”*

The direction set for the Atlanta BeltLine in 2016 reflects a Board that has reaffirmed its commitment to equity and prioritized affordability as an opportunity in the development of

the project. As members of the Atlanta BeltLine, Inc. Board of Directors, we recognize that while we serve in the capacity of governing and advising on the many difficult decisions that keep the organization running smoothly, it is the professionals at ABI who are experts in their respective fields, and their passion is evident in the results we’ve seen in the lifetime of the project.

As a Board, we’ve experienced some of our own positive transition, welcoming new Board member Ayanna Gabriel in 2016 and moving ahead in 2017, adding Councilwoman Natalyn Archibong and Dallas Clement to our Directors. We are grateful for the work of outgoing board members Councilmember Andre Dickens and Mike Donnelly, and look forward to continuing to steer the Atlanta BeltLine in the right direction.

In September of this past year, we approved a budget for Atlanta BeltLine, Inc. that included \$2.2 million to fund affordable housing around the Atlanta BeltLine. Under the Mayor’s leadership, we moved to renegotiate payments related to Atlanta Public Schools, allowing us the freedom to move forward with a bond issuance for the first time since 2008. With the closing of the 2016 bond issue, an additional \$11.68 million will be committed to affordable housing efforts in the form of developer incentives, property acquisition, and pre-development. The bond issuance also provides for \$40 million in capital projects and \$2.5 million in economic development opportunities, including job creation. Along with the commitment of TSPLOST and transit funding, this is a significant commitment of new funding that addresses key Atlanta BeltLine equity and affordability issues, and ensures that the project moves forward at a pace consistent with meeting our goal of completion in 2030.

We have done a lot of hard work together in 2016, and we’ll continue to make great strides in 2017. With every step we take, our Board remains committed to ensuring that we govern in a way that is socially responsible and keeps at the forefront of our efforts, building an Atlanta BeltLine that is for everyone.

Kind Regards,

John W. Somerhalder, II  
Chairman, Board of Directors  
Atlanta BeltLine, Inc.

## FROM THE DESK OF

# Paul Morris



*“This year’s Annual Report is truly about us growing together and staying together.”*

As we reflect back on 2016, we are encouraged by the momentum we experienced over the course of this eventful year. Mayor Reed’s leadership in reaching a settlement with Atlanta

Public Schools was a monumental accomplishment that solidified many partnerships and freed up the flexibility to excel on many programmatic and financial fronts. This settlement has led to ABI’s first bond issuance since 2008, a move which will raise another \$155 million for capital projects, affordable housing, and economic development.

With the bond issuance as a critical shot in the arm, we are moving forward in 2017 with a continued emphasis on equity, affordability, and inclusion. Our Board demonstrated singular clarity in supporting critical increases in budgetary commitments of millions to affordable housing at a pivotal moment in securing equity for all on the Atlanta BeltLine. This could not have happened without the guidance of Mayor Reed and the support of Invest Atlanta. In November, Atlanta residents also offered a resounding vote of confidence by passing the TSPLOST and MARTA transit referenda, affirming Atlanta’s position as a forward-moving metropolis poised to lead the nation in sustainable and equitable growth and mobility.

Although our 2016 annual report is a look back at the progress of this extraordinary year, we also want to look forward to the impending outcomes of our ongoing efforts. We will complete the Westside Trail and Eastside Trail Extension. Future public spaces in Atlanta will also receive a boost, with Enota Park, Boulevard Crossing Park, and Murphy Crossing plans entering design and development.

With 2016 now in our rear view mirror, we stand inspired by the collective achievements of all involved, and look forward with enthusiasm to the new and exciting opportunities ahead. This year’s Annual Report is truly about us growing together and staying together. From all of us here at Atlanta BeltLine, Inc., thank you for helping us make 2016 one of the most productive and successful years on record, allowing us to hit the ground running in 2017. We have cleared many hurdles and are picking up speed, and we can’t wait to see you soon on your Atlanta BeltLine.

Respectfully,

Paul F. Morris, FASLA  
President and Chief Executive Officer  
Atlanta BeltLine, Inc.





## BOARD OF DIRECTORS

# Distinguished Leadership



**THE HONORABLE KASIM REED**

*Mayor, City of Atlanta*



**JOHN W. SOMERHALDER, II**

*Board Chair; Atlanta BeltLine Partnership Appointee; Former President & CEO, AGL Resources*



**ELIZABETH B. CHANDLER**

*Board Vice Chair; Invest Atlanta Appointee; Vice President & General Counsel, Rollins, Inc.*



**THE HONORABLE CYNTHIA BRISCOE BROWN**

*Atlanta Board of Education Appointee; District 8 At Large*



**THE HONORABLE ANDRE DICKENS\***

*Board Treasurer; Atlanta City Council Appointee; Councilmember, Post 3 At Large*



**THE HONORABLE JOAN GARNER**

*Board Secretary; Fulton County Board of Commissioners Appointee; Commissioner, District 4*



**MIKE DONNELLY\***

*Atlanta BeltLine Partnership Appointee; Regional President, Wells Fargo Bank*



**AYANA GABRIEL**

*Community Representative; Program Officer, the Arthur M. Blank Family Foundation*



**ERNESTINE GAREY**

*Invest Atlanta Appointee; Executive Vice President & Chief Operating Officer, Invest Atlanta*



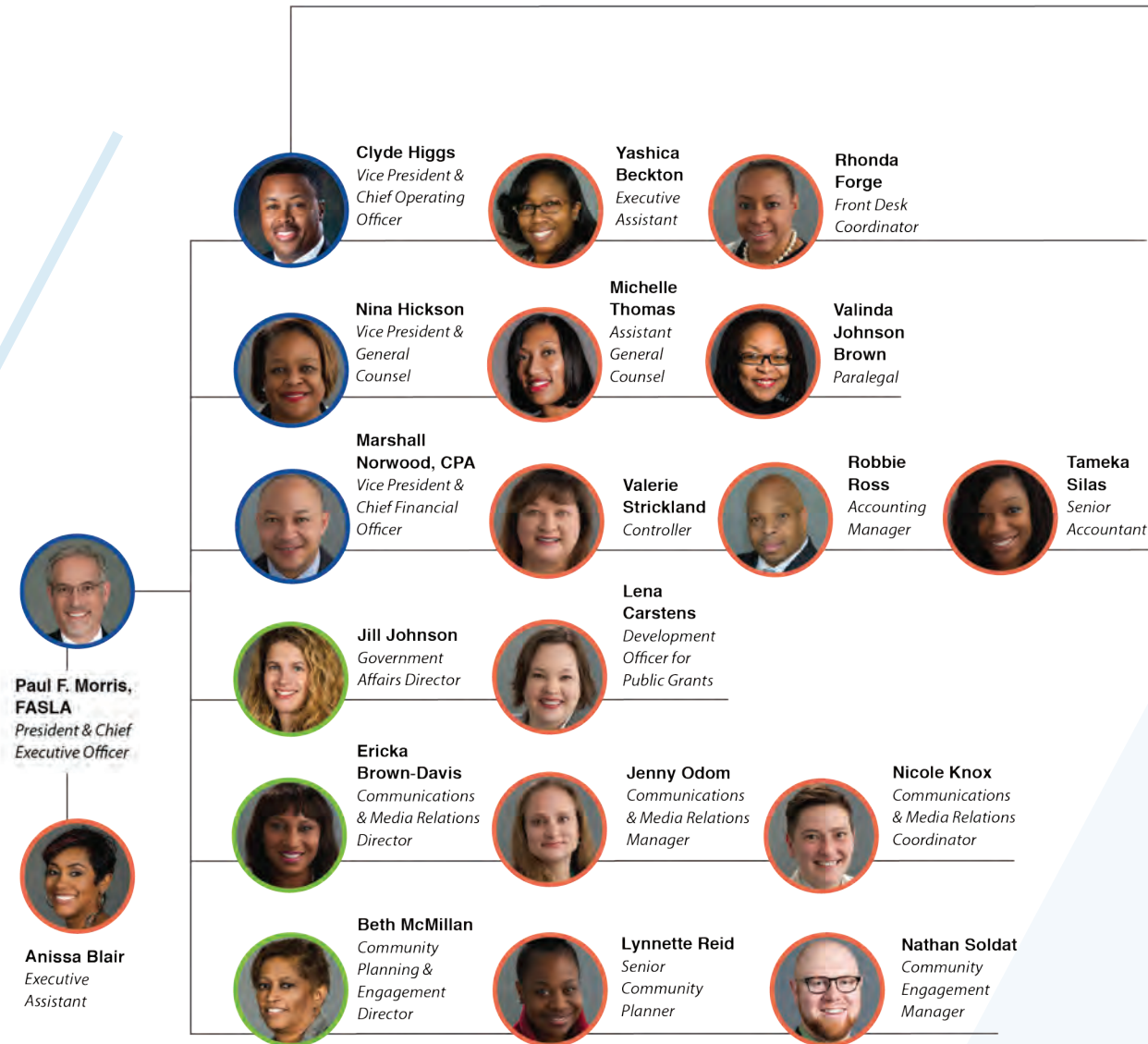
*Thank you to our Board Members who completed their service in 2016.*





ATLANTA BELTLINE, INC. STAFF

A Team Committed to Progress



- Corporation Officer
- Senior Staff
- Staff



ABI's 2016-17 class of Fellows includes: Joseph Baumann, Sarasija Cheruvu, Richard Duckworth, Heather Ellis, Julia Garver, LaDarrien Gillette, David Greenberg, Chris Langely, Tyler Martin, Tyler McSwain, Alys Moore, Sasan Nematbakhsh, Nick Nesmith, Andreas Nilsson, Christy Paciocco, Alex Pate, Bithia Rathasamy, Luke Reeve, Robert Vogel, Travis Voyles, Chloe Weigle





FUNDING

A Renewed Investment in Progress

» For many reasons, 2016 will be remembered as a year of change, overcoming profound challenges, and setting the course for the future.

In 2016, challenges became opportunities. Under the leadership of Mayor Kasim Reed, Atlanta BeltLine, Inc. (ABI) renegotiated its payment structure with Atlanta Public Schools, allowing the two entities to move forward for the benefit of all. With this partnership renewed and strengthened, ABI is able to focus energy and funding on building the Atlanta BeltLine. Additionally, the agreement opened the door to new funding opportunities, including the issuance of a series of Tax Allocation District (TAD) bonds for the first time in eight years.

On November 8, 2016, Atlanta voters passed historic funding that will fundamentally transform the nature of transportation in the city. An additional half penny in sales tax revenue for MARTA will generate approximately \$2.6 billion for transit enhancements over 40 years, and could go toward select Atlanta BeltLine projects.

Funding could go toward the construction of Light Rail Transit (LRT) as outlined in the Streetcar System Plan, which includes the Atlanta BeltLine loop and several crosstown connector routes that intersect the BeltLine. Among the possibilities for this funding are four new rail stations along the Atlanta BeltLine.

Also passed was an additional 4/10 penny in sales tax revenue that will raise approximately \$300 million over the five-year collection period. This Transportation Special Purpose Local Option Sales Tax—TSPLOST—includes \$65.9 million in tax revenue to purchase the remaining right of way and acquisition of easements for the 22-mile Atlanta BeltLine loop, as well as additional trail lighting.

With these new funding opportunities come new challenges. Equity and affordability are at the forefront of a nationwide discussion

on urban development, and nearly all metropolitan areas are experiencing these challenges in their unique environments. As the Atlanta BeltLine progresses, conversations surrounding equity and affordability must continue to take center stage. Our commitment to funding affordable housing was renewed with the passage of our fiscal year 2017 budget, with \$2.2 million of the \$70 million budget dedicated to affordable housing development. In addition, the issuing of new TAD bonds will contribute to the capitalization of \$11.68 million for the BeltLine Affordable Housing Trust Fund.



Half a penny will generate  
**\$2.6B**  
for transit enhancements



Four-tenths of a penny will generate  
**\$300M**  
over five years

Performance Dashboard	Through 2016	% of Goal	
2030 Benchmark (Target: 25-year/20-year reset) time elapsed		44% / 30%	
Total Investment	\$447M	9%	➤
Transit Corridor Control (Target: 22 miles)	12.54 mi	57%	➤
Trail Corridor Control (Target: 33 miles)	30.24 mi	92%	➤
Park Land Control (Target: 1,300 acres)	644.5 ac	63%	➤
Brownfield Remediation (Target: 1,100 acres)	275 ac	25%	➤
Transit Projects (Target: 22 miles) Designed/Delivered	5.2 / 0 mi	23% / 0%	➤➤
Trail Projects (Target: 33 miles) Designed/Delivered	12.4 / 8.7 mi	37% / 26%	➤➤
New Park Projects (Target: 1,300 acres) Designed/Delivered	201 / 201 ac	20% / 20%	➤➤
Renovated Park Projects (Target: 700 acres) Designed/Delivered	205 / 205 ac	29% / 29%	➤➤
Streetscape Projects (Target: 46 miles) Designed/Delivered	4.1 / 2.3 mi	9% / 5%	➤➤
Permanent Jobs (Target: 30,000)	7,200	24%	➤
Construction Jobs (Target: 48,000)	26,600	55%	➤
Economic Development (Target: \$10-20B w/ ROI of 3.5 to 1)	3.7B (8:1)	37%	➤
Housing Development in TAD (Target 28,000)	10,777	38%	➤
Affordable Units in TAD* (Target 5,600—20%)	785	14%	➤
Affordable Units in Planning Area	1,115	N/A	

\*Affordable units include units completed or under construction in 2016 and supported by Atlanta BeltLine, Inc. or Invest Atlanta.

➤ = On Schedule

➤ = Near Schedule

➤ = Behind Schedule





## ACCOUNTABILITY

# Planning & Engagement

» *The Atlanta BeltLine is a project by and for the community. It is imperative that planning for the project serves the interests of the entire City.*

As the implementation agent for the most comprehensive transportation and redevelopment project ever undertaken in the city, ABI is accountable to the communities that make up Atlanta—be it the neighborhood residents or business leaders of Atlanta who will see the benefits of the project reshape the city's future.

One of the tools for accountability that came to fruition in 2015 is the Design Review Committee (DRC), a panel whose purpose is to achieve the highest design standards for all projects in the Atlanta BeltLine Planning Area. In 2016, this panel—comprised of members of ABI and the City's planning office, as well as independent professionals appointed by City Council—reviewed 62 Special Administrative Permit application. The DRC continues to work with the City and developers to ensure compliance with the Atlanta BeltLine Overlay and the Subarea Master Plan goals.

The Unified Plan was completed in 2016 and will be ready for publishing in early 2017 as another planning tool. The objective of the Unified Plan is to create a single document that consolidates the intent and guiding principles from previous Atlanta BeltLine initiatives, particularly from the ten Subarea Master Plans. The Unified Plan is intended to serve as the macro-level comprehensive overview of the Atlanta BeltLine.

ABI is also committed to transparency. To that end, ABI's Planning and Community Engagement team held 32 meetings, including Quarterly Briefings, Citywide Conversations, and Study Groups. Additionally, seven pop-up meetings and Meet & Greets were held as a broader way to engage the community in a more casual setting. More than 1,500 participants attended these meetings in 2016.

The Tax Allocation District Advisory Committee provides input on Atlanta BeltLine tax spending.



TRANSPARENCY

Public Information and Communications

» Keeping the public informed is a fundamental element of this project, and we utilize every tool and platform at our disposal to deliver timely and accurate information.

Communications and Media Relations

ABI's Communications and Media Relations team has worked with the media and general public to provide the most accurate, up-to-date information via our publications, community presentations, press releases, and digital media platforms. In 2016, there were more than 4,000 stories that mentioned the Atlanta BeltLine, bolstered by nearly 30 press releases, 81 blog updates to beltline.org, and 63 presentations given by ABI staff and supported by the Communications team.

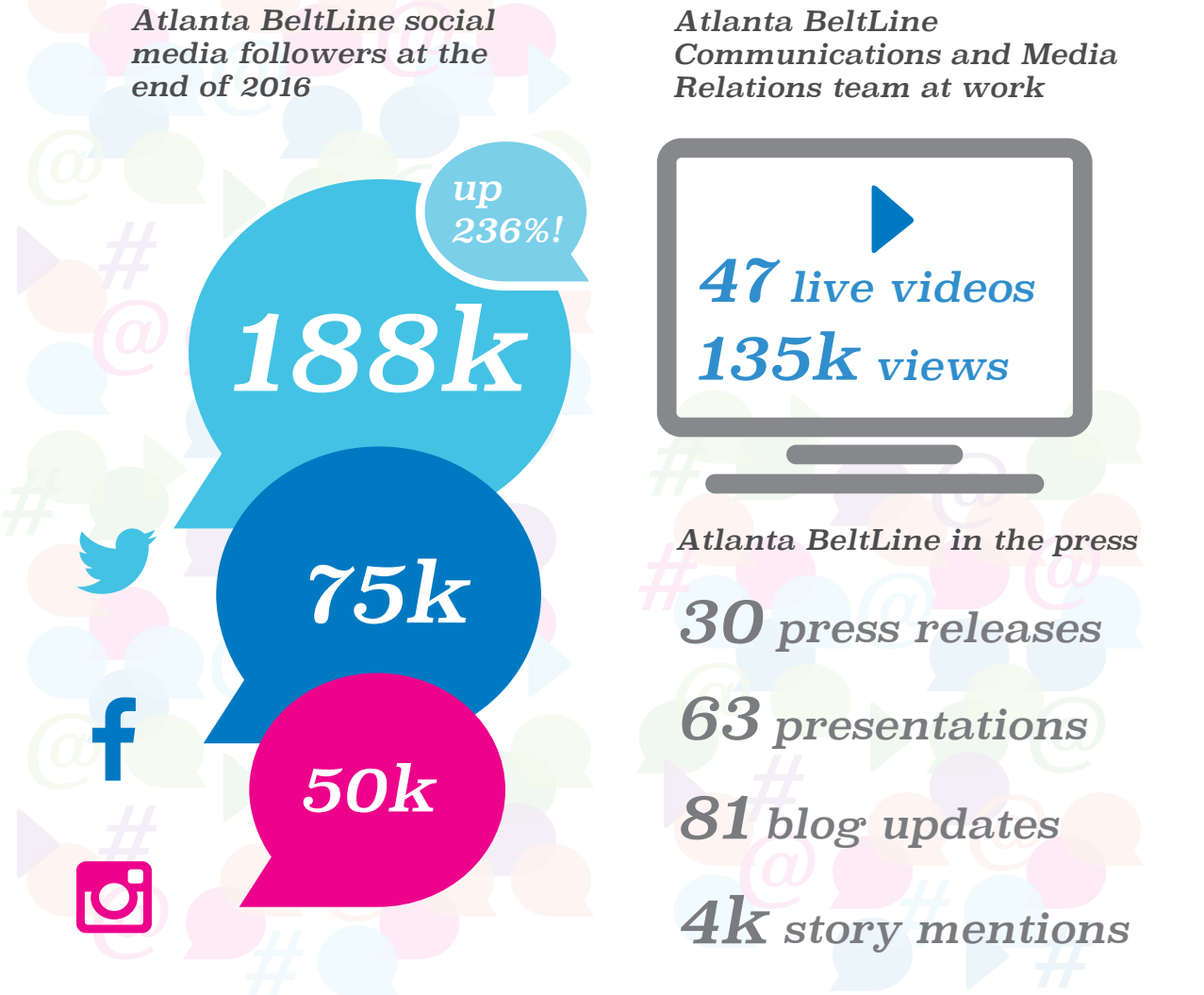
The social media team took advantage of Facebook Live as a tool to bring real-time events to our online audience. Between Facebook Live's introduction in June 2016 and the end of the year, 47 live videos have been viewed 135,000 times on the Atlanta BeltLine Facebook page.

Government Affairs

ABI's Government Affairs team provided over a dozen tours of the Atlanta BeltLine for federal and state agency leadership, state legislators, regional planning organizations, and county and city leaders. The team visited with the offices of Senators Isakson and Perdue, and Congressman Lewis and Woodall in D.C. Staff also met with the Department of Justice (DOJ), Federal Transit Agency (FTA), Environmental Protection Agency (EPA), and the National Endowment for the Arts (NEA).

Government Affairs staff also submitted or supported 20 grant applications in 2016, several of which are still pending notification. Awarded requests include first-time grant awards for Art on the Atlanta BeltLine from Georgia Council for the Arts and National Endowment for the Arts.

ABI gets...



... #social





## HOUSING

# Home Is Where The Heart Is

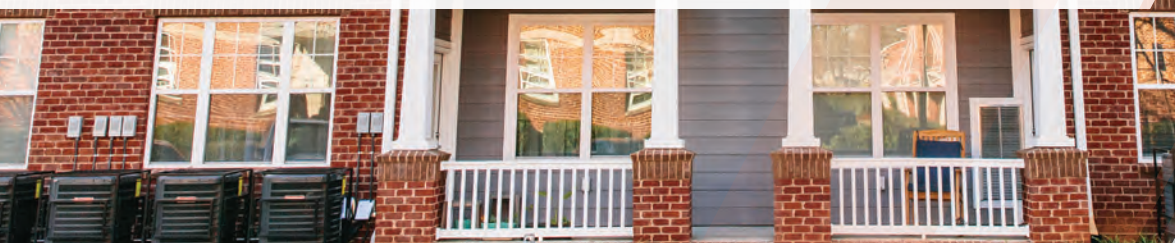
» *Atlanta BeltLine, Inc. is working hard to ensure affordability on all parts of the Atlanta BeltLine.*

Since 2006, nearly 11,000 units of housing have been developed in the Atlanta BeltLine Tax Allocation District. Nearly 800 of these units are affordable housing supported by Atlanta BeltLine, Inc. and Invest Atlanta. Over the next three years, ABI will invest over \$18 million to support an additional 425–600 units.

Other achievements in 2016 include the completion of Stanton Oaks (formerly Boynton Village), a project in Peoplestown that rehabilitated 43 affordable units funded by a partnership with Invest Atlanta, the Georgia Department of Community Affairs, Woda Group, Inc. and Parallel Housing, Inc. Reynoldstown Senior also began leasing in late 2016, providing 70 units of affordable senior living in southeast Atlanta.

Projects in pre-development by the end of 2016 included 670 DeKalb, which will contain 36 units of affordable housing near the popular Eastside Trail. Capitol Gateway, which will provide 160 units of affordable housing for senior citizens in the Capitol View neighborhood of Atlanta, is the result of a partnership with Invest Atlanta and the Georgia Department of Community Affairs.

In 2016, ABI renewed its partnership with the Federal Home Loan Bank of Atlanta for the Housing Initiative Program (HIP), which provided assistance for the purchase of new homes, or the rehabilitation of existing homes near the Atlanta BeltLine corridor. The two-year program assisted approximately 40 homeowners with down payment assistance and home repairs.



Shoe Factory Lofts, where Johna Jamison purchased using downpayment assistance.

## In Your Words



Johna Jamison, Interior Designer

Johna Jamison bought her one bedroom, 1.5 bath home in the Shoe Factory Lofts with downpayment assistance from the Atlanta BeltLine Housing Initiative Program (HIP). Her journey, like many homebuyers, was tumultuous. After three failed offers on other homes, she heard about the downpayment assistance program. After hitting the market again, Johna found her perfect home in the lofts, located in the Edgewood neighborhood. From that point, it was simply a matter of following all of the steps to complete her application and loan package to get to the closing table.

“I came over here immediately and invited everyone and opened up a bottle of champagne and [thought] this really is mine,” Johna said. “I almost didn’t believe it was true until it happened.”





## TRAILS

# Enjoying A New Public Realm

» *With more than 8 miles of trail open and 4 miles under construction, the Atlanta BeltLine is moving toward its goal of a 33-mile trail network throughout the city.*

The trails offer a whole new way to get around the city, and more people are out exploring neighborhoods. In 2016, there were 1.7 million visitors to the Eastside Trail.

### Signage

In 2016, ABI rolled out prototypes for our signage and wayfinding program. At the Eastside Trail near the Freedom Parkway and Elizabeth Street access points, prototype signage was installed for testing. The signage tested will be for directional and location identification purposes, but the final program will incorporate signage to indicate trail rules and regulations, maps, events, and other information. The first wave of signage is expected to be rolled out on the Westside Trail and Eastside Trail extensions in 2017.

### Etiquette

ABI communications continued its trail etiquette campaign in 2016 with some new tools aimed at conveying basic etiquette reminders on the trail. With the help of Dad's Garage, a four-and-a-half-minute video provides the Do's and Don'ts of proper trail etiquette. An upgrade to the mobile app also provides a new incident reporting feature, and printed flyers have handy etiquette tips. These tools support ongoing efforts of volunteers who spent time holding signs in person along the Eastside Trail.

### Path Force

The Atlanta BeltLine's dedicated APD unit, the Path Force, continues to patrol trails, parks, and adjacent neighborhoods. Led by Lieutenant Jeff Baxter, the officers are a frequent presence in all your favorite Atlanta BeltLine spaces.



### Mobile Medics

In 2016, Atlanta Fire and Rescue Department introduced Mobile Medics on the Eastside Trail. These firefighters are specially trained and equipped EMTs and paramedics who are able to respond to medical emergencies. Mobile Medics and the Path Force will now work together to ensure the safety and security of visitors to the Atlanta BeltLine.

The mobile medics team joined the Atlanta BeltLine patrol in 2016.  
Photo credit: Christopher T. Martin



## In Your Words



Vicki Mack – President of Oakland City Community Organization

“I am proud to know that the work on [the Westside Trail] was an intentional effort to ensure that a diverse group of neighborhoods and the residents that live in them will be able to enjoy the benefits of this beautiful, vibrant, health-promoting development. I have been watching and waiting with excitement for the Westside Trail to complete. It is amazing to see the transformation.”

Pouring concrete on the three-mile Westside Trail's southern terminus.  
Photo credit: The Sintoses





## WESTSIDE TRAIL

# A Path Through the City's Historic Neighborhoods

» Tremendous progress was made on the new Westside Trail in 2016, and it remains on track for completion in 2017.

Since the groundbreaking of the Westside Trail in late 2014, huge progress has been made in the development of the 3-mile multi-use corridor. As the Atlanta BeltLine's largest active construction project to date, the Westside Trail is being built fully equipped with a multi-use trail that stretches from University Avenue all the way to Lena Street/Lionel Hampton Trail, connecting four parks and four schools in southwest Atlanta. Fourteen connections, 11 of which will be ADA-accessible, will provide access for the surrounding neighborhoods. Lighting, signage, and wayfinding will enhance the user experience on the trail.

The Westside Trail will be a critical part of the future 50+ mile Atlanta Streetcar System Plan, with federal studies currently underway to determine alignment in the west side corridor, and connections to new and existing transit stations. As such, the Westside Trail is being constructed in anticipation of future in-corridor transit. The Westside Trail will be completed in late summer 2017.

Funding for the Westside Trail comes from public and private sources, including the U.S. Department of Transportation, the Georgia Department of Transportation, and lead donors James M. Cox Foundation/PATH Foundation, Kaiser Permanente, and Susan and Richard Anderson.



### Concrete Progress

Although underground infrastructure may be the most laborious part of trail construction, concrete pouring is the most visible and exciting part of seeing the Westside Trail come together. With a majority of the retaining walls complete, the finished trail was poured just north of Martin Luther King, Jr. Drive to the Lionel Hampton Trail. The segment between University Avenue and Allene Avenue was also poured. A number of vertical connections have taken shape, with ramps constructed at MLK, Jr. Drive and Lee Street, as well as new stairs and a ramp at Donnelly/Lawton Street.

### Bridge over Martin Luther King, Jr. Drive

After demolition of the former freight rail bridge over Martin Luther King, Jr. Drive in 2015, the bridge was rebuilt bigger and better than ever this year. The new bridge provides for higher clearance and wider abutments to accommodate pedestrian improvements on the street below, enhancing safety and walkability. The abutments can accommodate a future addition for transit along the Westside Trail.

### Landscaping

As part of our partnership with Trees Atlanta, the Westside Trail will include more than 30 acres of greenspace and an expansion of the Atlanta BeltLine Arboretum. In late 2016, crews began planting more than 1,000 trees along the Westside Trail corridor as part of the effort to enhance the tree canopy in southwest Atlanta.

Workers pour concrete on the Westside Trail.  
Photo credit: The Sintoses





## EASTSIDE TRAIL EXTENSION

# A New Phase Along the Eastside

» *The Eastside Trail has been the most popular segment of the Atlanta BeltLine since it opened in 2012, and a southward extension is now underway.*

Ground was broken on the first phase of the Eastside Trail Extension in 2016. This highly anticipated project will extend the existing Eastside Trail south from Irwin Street to Kirkwood Avenue (Phase I), and then to Memorial Drive (Phase II).

Much of the early work on the trail occurred underground, with duct bank and stormwater infrastructure installation, and water-line movement to accommodate construction. The path for the 10-foot multi-use trail has been cleared along Wylie Street, allowing connectivity between the Krog Tunnel and the rail corridor near Flat Shoals Avenue. Beneath the Krog Tunnel, pavers have been installed on the existing sidewalk to provide a smooth surface for trail-users to cross beneath the rail yard. Work will continue beneath the tunnel in 2017 to improve the lighting and to install new handrails.

The project also includes significant safety improvements at the intersection of Krog Street and DeKalb Avenue. At this intersection, a pedestrian scramble will be installed to halt motor-vehicles and allow safe pedestrian crossing. Speed tables will also be installed where the Eastside Trail crosses at Irwin Street and at Kirkwood Avenue, improving pedestrian conditions at both intersections.

Phase I of the Eastside Trail extension will be complete in summer 2017. When funding is secured, work will continue on Phase II, which will extend the Eastside Trail to Memorial Drive.

Construction on the Eastside Trail's southern extension through Reynoldstown.  
Photo Credit: The Sintoses





## SOUTHSIDE TRAIL

# Laying the Groundwork for Things to Come

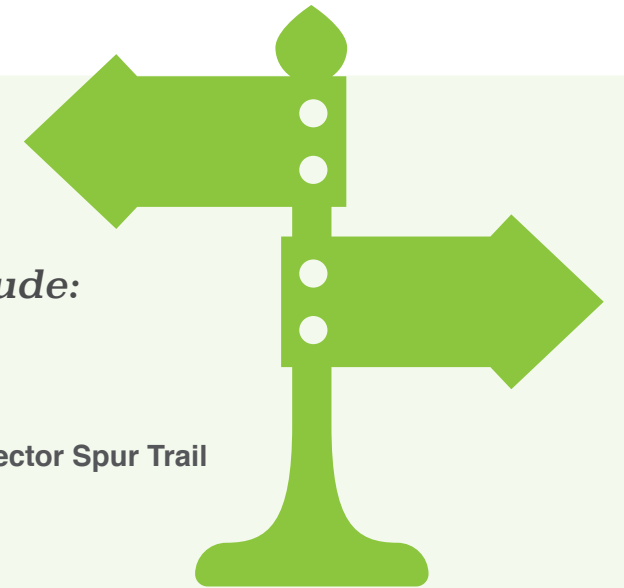
» In 2016, Atlanta BeltLine, Inc. commenced design of the Southside Trail, the longest and most complex segment of the Atlanta BeltLine to date.



A rendering of trail and transit at Bill Kennedy Way.

### Open trails include:

- The Eastside Trail
- The Northside Trail
- The West End Trail
- The Southwest Connector Spur Trail
- Interim hiking trails



The 4-mile Southside Trail corridor will stretch from Glenwood Avenue on the east side of Atlanta to University Avenue in southwest Atlanta, where it will connect to the Westside Trail. Throughout 2016, Atlanta BeltLine, Inc. solicited community feedback on potential access points, development nodes, and opportunities for public art. Along with four existing at-grade access points along Glenwood Avenue, Boulevard, Milton Avenue, and University Avenue, ABI examined opportunities to connect other public roads and greenspaces with ramps or stairs. Those opportunities include D.H. Stanton Park, Pryor Road, and Ormewood Avenue.

Connections to anticipated development are also being considered in the design of the trail. Significant future development nodes could include the Annie E. Casey site and the area around Boulevard Crossing Park.

The design process will take approximately 18-24 months. ABI and its consultants, Kimley-Horn, will return to the community in mid-2017 to report on the process.

### Bill Kennedy Way

Between Glenwood Avenue and Memorial Drive, Bill Kennedy Way connects the Atlanta BeltLine's Eastside Trail and Southside Trail. Bill Kennedy Way bridges over of I-20, and serves as an entrance and exit point for the highway, making design of transit and trail especially complicated. With these considerations, ABI engaged the community for feedback on the alignment of the trail on Bill Kennedy Way in 2016. ABI explored the safety and mobility implications associated with putting the trail on either side of Bill Kennedy Way. ABI will be returning to the community to provide a final report out on how ABI and the City will proceed.





## TRANSIT

# Prioritizing Mobility and Connectivity

» *Transit has been at the core of the Atlanta BeltLine since the very beginning, and crucial next steps were achieved in 2016.*

The Atlanta BeltLine Streetcar System Plan, adopted in 2015, is focused on the Atlanta BeltLine transit loop, and offers connectivity with MARTA and the city center. The plan connects communities, key destinations, and employment centers, and also promotes last-mile connectivity.

Atlanta BeltLine, Inc. is currently working toward National Environmental Policy Act (NEPA) documentation for four streetcar corridors, comprising a total of 16 miles. This work is required for eligibility for financial support from the Federal Transit Administration (FTA). Following is a summary of the four corridors in process.

### **Atlanta BeltLine West**

Atlanta BeltLine West encompasses the corridor from the south end of

the Westside Trail at University Avenue to the north end at Donald Lee Hollowell Parkway, near Maddox Park. The study also includes a connection to the Oakland City MARTA rail station and a potential connection to the Bankhead MARTA rail station. ABI is currently addressing preliminary comments received from FTA.

### **Atlanta BeltLine East**

The study area for Atlanta BeltLine East includes the existing Eastside Trail, plus the northern and southern extensions—from Buford Highway all the way to Glenwood Avenue. This corridor is unique in that two alignment possibilities will be submitted to the FTA in order to leave room for the possibility of a connection to the MARTA King Memorial Station, and the possibility of a tunnel under Hulsey Yard.



Atlanta BeltLine East will connect transit with the developing Memorial corridor.  
Photo credit: The Sintoses





### **Crosstown Midtown**

The Crosstown Midtown line spans Donald Lee Hollowell/North Avenue corridor across Atlanta, connecting Atlanta BeltLine West and Atlanta BeltLine East through several neighborhoods, including Midtown. This route also connects Midtown to Downtown by way of Luckie Street, linking to the existing Downtown Atlanta Streetcar's 1.3-mile loop.

### **Crosstown Downtown**

The Crosstown Downtown line completes the connection of Atlanta BeltLine East and Atlanta BeltLine West via the existing Downtown Atlanta Streetcar line. This corridor will provide connectivity to and from Atlanta University Center (AUC), serving employees at Clark Atlanta University, Morehouse College, and Spelman College, along with the communities of southwest Atlanta.

## **In Your Words**



Lucy Bigham is a tour guide with the Atlanta BeltLine Partnership

"I have lived 237 steps or about one eighth of a mile from the BeltLine corridor for over 38 years. Now that part of the corridor is the BeltLine Eastside Trail, with the multi-use path, a portion of the 22 mile linear arboretum, landscaping with grasses and wildflowers, art installations and new development that I can walk to for lunch or dinner. I can't wait for a modern streetcar to stop within walking distance of my house and take me to restaurants, the grocery, other retail, doctor's offices, MARTA Stations, etc. Thank you City of Atlanta, Atlanta BeltLine Partnership and Atlanta BeltLine, Inc."



The Crosstown Downtown line will one day connect Atlanta BeltLine East and Atlanta BeltLine West via the existing streetcar line.  
Photo credit: City of Atlanta





## STREETSCAPES

# When Trails and Roadways Intersect

» *Most of the existing trail segments have minimal interaction with surface streets and vehicular traffic. As new segments come on line, the project must ensure safety and accessibility for everyone.*

### **Renew Atlanta Projects**

Atlanta BeltLine, Inc. is managing two complete streets projects on behalf of the City's Renew Atlanta infrastructure bond program.

In late 2016, ABI issued a procurement to engage a consultant for the Ralph David Abernathy (RDA) Boulevard Complete Street project. The project will design and construct street modifications from Cascade Avenue to Martin Luther King Jr. Drive. The project intention is to improve the safety of the corridor for all users, by providing non-vehicular connections between the neighborhoods, the activity

center at Cascade Avenue, the West Lake MARTA rail station, and the Atlanta BeltLine Westside Trail. ABI will manage a similar project along the Avon Avenue-University Avenue corridor, from Murphy Avenue to Hank Aaron Drive. The Ralph David Abernathy Boulevard project is expected to begin in early 2017. The University Avenue project is intended to move forward in the latter part of 2017.

In late 2016, ABI completed design for upgrades to the fiber optic communications system and traffic signal system along North Avenue, between Central Parkway/Argonne Avenue and Glen Iris Drive. The project purpose is to improve safety of pedestrians by replacing broken push buttons, and coordinating three traffic signals into the larger corridor network. Construction is expected to begin in 2017.



Westside Trail construction includes streetscape improvements such as this connection at Stafford Street Park.





PARKS

Open Spaces Make Happy Places

» Ever since the Emerald Necklace study was published in 2004, greenspace maximization and improvement has been a central component of Atlanta BeltLine development.



Goats have been used as a natural method of clearing invasives, such as this one in Enota Park. Photo credit: the Sintoses

Parks that the Atlanta BeltLine has helped to build or improve include:

- Boulevard Crossing Park
• D.H. Stanton
• Gordon White Park
• Historic Fourth Ward Park
• Historic Fourth Ward Skatepark
• Perkerson Park
• Arthur Langford, Jr. Park



Our goal is to assist in the creation of 1,300 acres of new, and 700 acres of renovated greenspace as part of the complete program. More than 200 acres of park space have been developed and another 210 acres have been renovated. Atlanta BeltLine parks have become centerpieces for neighborhood recreation and activity.

The National Fish and Wildlife Foundation Five Star and Urban Waters Restoration Grant Program awarded \$46,800 to Trees Atlanta in partnership with ABI in 2016 to fund the removal of invasive plants in Enota Park on the Westside Trail. In 2016, the City of Atlanta's Department of Parks and Recreation took the lead on rehabbing the pool at Maddox Park, a 52-acre park adjacent to the Atlanta BeltLine's Westside Trail corridor.

In 2016, the Atlanta BeltLine Partnership facilitated more than 300 activities and events at Atlanta BeltLine parks and public green spaces with great support and attendance, amplifying the need for these amenities in our urban core. Hundreds of residents participated in activities such as aerobics, yoga, skateboard clinics, bike riding, and other health related activities at no cost to participants.

Other Atlanta BeltLine Partnership-sponsored events were held in parks around the corridor, including the Washington Park Jamboree, the Boulevard Crossing Play Day, and the Old Fourth Ward Fall Fest.



People participate in fitness activities at the 2016 Washington Park Jamboree. Photo: John Becker





## ECONOMIC DEVELOPMENT

# Ensuring Growth and Opportunity

» *The Atlanta BeltLine continues to generate unprecedented commercial and residential development along the corridor.*

As a project partially funded by a Tax Allocation District (TAD), economic development is one leg supporting the Atlanta BeltLine's funding model—and without it, the project could not stand. More development within the TAD equates to increased revenues, and more reinvestment in the project elements that the Atlanta BeltLine is bound to deliver. To date, an estimated 7,200 permanent jobs have been created in the Atlanta BeltLine Planning Area since 2006, as well as an additional 26,600 one-year construction jobs. Nearly \$3.7 billion in private investment has poured into the area around the Atlanta BeltLine since the start of the project's implementation.

### **Integrated Action Plan**

In 2015, Atlanta BeltLine, Inc. completed an Integrated Action Plan (IAP) to determine how to achieve the 2005 Redevelopment Plan's ambitious economic development and housing goals. In 2016, ABI

commenced certain activities related to implementation of the IAP, including corridor monetization, land optimization and product development, and identification of new financial tools.

The Atlanta BeltLine continues to gain exposure from corporations looking to locate their offices where their employees can enjoy a high quality of life. To date, the Atlanta BeltLine has helped to facilitate the development of nearly 7,000,000 square feet of commercial space around various parts of the corridor. Some of the most notable tenants include Kroger, Sprouts, CineBistro, athenahealth, General Assembly, Twitter, Google, MailChimp, Cardlytics, Top Golf, West Rock, The Athlete's Foot, Room To Work, LLC, and various restaurants and breweries.



### **MURPHY CROSSING**

In summer of 2016, ABI completed the Murphy Crossing Jobs Related Feasibility Assessment. This assessment, funded by a \$50,000 grant from the Economic Development Administration, focused on the 16-acre site adjacent to the Westside Trail that was once the location of the state farmer's market. Working with a consultant, ABI presented potential activation strategies, engaged the community, and performed a market analysis for the area impacted by the site's activation.

Our studies found that the most productive long-term uses of the site depend first on site stabilization and interim use. Stabilization of the Murphy Crossing site will mean taking steps to ensure that it is a safe, attractive, and welcoming environment for new activation and development. Once the site has been stabilized, attention will shift to the creation of interim uses that activate the site, but don't require extensive build out of space, and can begin to establish an identity for Murphy Crossing.

Murphy Crossing provides 16-acres of development potential on the Westside Trail.





## PUBLIC ART

# A Colorful Connection

» *Atlanta BeltLine art exhibitions are powerful ways for everyone in the region to gather, connect, and experience something vibrant and dynamic.*

### **Art on the Atlanta BeltLine**

For the seventh year, *Art on the Atlanta BeltLine* brought hundreds of artists to the community for the largest temporary public art exhibition in the south. Each year, the exhibition features visual and performing art, transforming the Atlanta BeltLine's parks and trails into a linear gallery space and performance venue. On September 10, 2016, *Art on the Atlanta BeltLine* launched with the annual Lantern Parade, created and featuring Chantelle Rytter and the Krewe of the Grateful Gluttons. The 2016 parade was presented by Wellstar Atlanta Medical Center, and was by far the biggest and best yet, with more than 78,000 people joining in the colorful celebration.

Over the past year, dozens of visual art installations graced the Eastside Trail, the interim hiking trails near

Piedmont Park, and throughout the Reynoldstown neighborhood. More local, national, and international artists had works in the 2016 exhibition than ever before. For two weekends in October, our trails and parks turned into venues for a variety of performance art—everything from contemporary dance to live jazz. You can see the full list of participating artists at [art.beltline.org/artists](http://art.beltline.org/artists), and there is still plenty of art to see on the Atlanta BeltLine as part of our continuing exhibition. *Art on the Atlanta BeltLine* is presented by 10th & Monroe and Google Fiber. Additional support is provided by Atlanta Community Toolbank, AM1690, MailChimp, Sunbelt Rentals, AJC/Living Intown, Park Tavern, WABE, New Church, and other generous supporters.

Mike Wsol's "Laborer" sculpture on the Eastside Trail.  
Photo credit: The Sintoses



Major support for this project is provided by the City of Atlanta Mayor's Office of Cultural Affairs. Funding for this program is also provided by the Fulton County Board of Commissioners. This program is supported in part by Georgia Council for the Arts through the appropriations of the Georgia General Assembly. Georgia Council for the Arts also receives support from its partner agency—the National Endowment for the Arts.



# In Your Words



Chantelle Rytter, local artist and Captain of the Krewe of the Grateful Gluttons

I am forever grateful to *Art on the BeltLine* for taking a chance on the Lantern Parade. It's risky business, having a night parade based in public participation on a new urban trail. *Art on the BeltLine* has been courageous in helping grow an outsider idea into a magical tradition. We are all proud to hold up a light for the BeltLine.



The Lantern Parade has grown from 500 participants in the first year to nearly 78,000 in 2016. Photo credit: Atlanta Trails



This Atlanta BeltLine Benches prototype was designed by Hill, Foley, & Rossi. Photo credit: The Sintoses

## Reynoldstown Pavilion

In 2016, an artist concept was developed for the Reynoldstown Pavilion. Funded by a grant from the National Endowment for the Arts, the concept takes advantage of the activity potential for space on the Eastside Trail's southern extension. This space has acted as a community gathering point in past years, with a temporary stage erected for *Art on the Atlanta BeltLine* performances. Georgia Tech professor Tristan Al-Haddad is leading the design efforts, which have progressed to more than fifty percent.

## Atlanta BeltLine Benches

Four prototype benches were installed along the Eastside Trail in 2016. The benches were fabricated by both local and national artists and design firms, and will help determine the design for the Atlanta BeltLine Benches program around the 22-mile corridor. The prototypes will be evaluated for durability, functionality, and aesthetics. Ryerson Design, Gensler, Hill, Foley & Rossi, and OrchestraOne Studio each designed a prototype bench for this program.





## AWARDS

# Recognition of Revitalization



Academy of Interactive & Visual Arts  
Communicator Award

Award of Distinction for Intown  
Living—Atlanta BeltLine Edition



Academy of Interactive & Visual Arts  
Communicator Awards

Award of Distinction for  
2014 Annual Report



National Arbor Day Awards

Excellence in Partnership for  
Atlanta BeltLine Arboretum



Institute for Sustainable Infrastructure

Envision Gold Award for Historic  
Fourth Ward Park



Metro Atlanta Chamber of Commerce

E3 Award in Moving the  
Needle category



Cooper Hewitt,  
Smithsonian Design Museum

Atlanta BeltLine included in  
exhibit “By the People, Designing  
a Better America” exploring  
socially responsible design

“Swirling Colors” by Alex  
Rodriguez on the Eastside Trail.  
Photo credit: The Sintoses





This mural by Karl Addison and Jarus under Park Drive was commissioned for Art on the Atlanta BeltLine 2016.  
Photo credit: The Sintoses





INDEPENDENT

Auditor’s Report

The Board of Directors of the Atlanta BeltLine, Inc. // Atlanta, Georgia

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities, the aggregate discretely presented component units, and the major fund of the **Atlanta BeltLine, Inc.** (“ABI”), a component unit of The Atlanta Development Authority, d/b/a Invest Atlanta, as of and for the year ended June 30, 2016, and the related notes to the financial statements, which collectively comprise ABI’s basic financial statements, as listed in the table of contents.

Management’s Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor’s Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor’s judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity’s preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity’s internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities, the aggregate discretely presented component units, and the major fund of the **Atlanta BeltLine, Inc.** as of June 30, 2016, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management’s Discussion and Analysis on pages 3 through 7 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated November 17, 2016 on our consideration of ABI’s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering ABI’s internal control over financial reporting and compliance.

Mauldin & Jenkins LLC

Atlanta, Georgia  
November 17, 2016

STATEMENT OF NET POSITION

Fiscal Year Ended June 30, 2016

Component Units			
Assets	Business-type Activities	Chester Avenue Lofts, LLC	Green Miles Investment, LLC
Current Assets			
Cash and cash equivalents	\$1,826,057	-	\$64,242
Restricted cash and cash equivalents	\$864,225	\$112,122	-
Accounts receivable	\$9,800	-	-
Due from other governments	\$1,432,256	-	-
Due from the Atlanta BeltLine Partnership	\$1,231,323	-	\$130
Due from the City of Atlanta	\$4,317,539	-	-
Due from the BeltLine Tax Allocation District	\$871,367	\$219,211	\$6,715
Due from the Eastside Tax Allocation District	\$29,265	-	-
Due from component unit	\$62,224	-	-
Prepaid items	\$191,520	-	-
Total current assets	\$10,835,576	\$331,333	\$71,087
Noncurrent Assets			
Capital assets, nondepreciable	\$96,016,311	\$719,400	\$86,514
Capital assets, net of depreciation	\$1,750,073	-	-
Total noncurrent assets	\$97,766,384	\$719,400	\$86,514
Total assets	\$108,601,960	\$1,050,733	\$157,601
Liabilities	Business-type Activities	Chester Avenue Lofts, LLC	Green Miles Investment, LLC
Current Liabilities			
Accounts payable	\$5,543,600	-	-
Accrued expenses	\$584,706	-	-
Line of credit payable	\$1,916,998	-	-
Notes payable, current portion	\$4,741,325	-	-
Capital lease obligation, current portion	\$266,453	-	-
Unearned revenue	\$257,148	-	-
Due to primary government	-	\$1,186	\$61,038
Due to the BeltLine Tax Allocation District	\$494,890	\$863,935	-
Other Liabilities	\$3,000	-	-
Total current liabilities	\$13,808,120	\$865,121	\$61,038
Noncurrent Liabilities			
Due to the City of Atlanta	\$24,000,000	-	-
Capital lease obligation	\$34,195	-	-
Accrued rent	\$1,217,447	-	-
Notes payable	\$17,237,340	-	-
Total noncurrent liabilities	\$42,488,982	-	-
Total liabilities	\$56,297,102	\$865,121	\$61,038
Net Position	Business-type Activities	Chester Avenue Lofts, LLC	Green Miles Investment, LLC
Net investment in capital assets	\$50,434,298	\$719,400	\$86,514
Unrestricted	\$1,870,560	(\$533,788)	\$10,049
Total net position (deficit)	\$52,304,858	\$ 185,612	\$96,563





## STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION

# Propriety Fund // FY Ended 6.30.16

<i>Business-type Activities:</i>		
Operating Revenues	Enterprise/Administrative Fund	
Intergovernmental funding		\$21,248,318
Private grants and contributions		\$4,704,431
Other income		\$2,594,801
Total operating revenues		\$28,547,550
Operating Expenses	Enterprise/Administrative Fund	
General and administrative		\$7,810,994
Depreciation expense		\$263,901
Other expenses		\$6,755
Total operating expenses		\$8,081,650
Operating income		\$20,465,900
Non-Operating Revenue (Expense)	Enterprise/Administrative Fund	
Interest expense		(\$315,362)
Interest income		\$13
Loss on sale of capital assets		(\$28,919)
Total non-operating revenue (expense)		(\$344,268)
Change in net position		\$20,121,632
Net position at beginning of year		\$32,183,226
Net position at end of year		\$52,304,858

## STATEMENT OF CASH FLOWS

# Propriety Fund // FY Ended 6.30.16

<i>Business-type Activities:</i>	
Cash Flows from operating activities	Enterprise/Administrative Fund
Receipts from grantors and others	\$25,456,262
Payments to suppliers, vendors, and other governments	(\$1,683,494)
Payments to employees for salaries and related benefits	(\$5,273,090)
Net cash provided by operating activities	\$18,499,678
Cash Flows from capital financing activities	Enterprise/Administrative Fund
Acquisition and construction of capital assets	(\$20,479,708)
Proceeds from the sale of capital assets	\$23,532
Proceeds from notes payable	\$2,450,000
Principal payments on notes payable	(\$2,151,479)
Draws from line of credit	\$9,345,139
Repayments of line of credit	(\$7,428,141)
Repayments of capital lease obligation	(\$232,020)
Payments for interest	(\$315,362)
Net cash used by capital financing activities	(\$18,788,039)
Cash Flows from investing activities	Enterprise/Administrative Fund
Interest on investments	\$13
Net cash provided by investing activities	\$13
Net decrease in cash and cash equivalents	(\$288,348)
Cash and cash equivalents at beginning of fiscal year	\$2,978,630
Cash and cash equivalents at end of fiscal year	\$2,690,282
Reconciliation of Cash and Cash Equivalents To Statement of Net Position	Enterprise/Administrative Fund
Cash and equivalents	\$1,826,057
Restricted cash and equivalents	\$864,225
	\$2,690,282
Reconciliation of operating income to net cash provided by operating activities	Enterprise/Administrative Fund
Operating income	\$20,465,900
Adjustment to reconcile operating income to net cash provided by operating activities:	
Depreciation expense	\$263,901
Change in assets and liabilities:	
(Increase) decrease in:	
Accounts receivable	\$897,408
Due from the Atlanta BeltLine Partnership	(\$596,730)
Due from the City of Atlanta	(\$2,736,129)
Due from the Tax Allocation Districts	\$321,795
Due from other governments	(\$1,084,134)
Prepaid items and other assets	(\$33,812)
Increase (decrease) in:	
Accounts payable and accrued expenses	\$104,843
Accrued rent	\$295,244
Unearned revenue	\$103,502
Due to the BeltLine Tax Allocation District	\$494,890
Other liabilities	\$3,000
Net cash provided by operating activities	\$18,499,678
Non-cash items from capital financing activities	Enterprise/Administrative Fund
Capital assets acquired through capital lease	\$532,668
Capital assets acquired through tenant allowance	\$922,203





*"Voluptuous Vaults" was a 2016 Art on the Atlanta BeltLine installation by Tristan al-Haddad. Photo credit: The Sintoses*

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