

2015 ANNUAL REPORT AT A GLANCE

A DECADE OF PROGRESS.

The Atlanta BeltLine's roots go all the way back to 1999, when a Georgia Tech graduate student envisioned a way to transform 22 miles of railroad corridor around the city into transit, trails, and greenspace. The Atlanta BeltLine Partnership was formed in 2005 to raise funds and engage grassroots support for the project. In 2006, Atlanta BeltLine, Inc. was formed by Invest Atlanta to implement the vision. Now, ten years later, we celebrate a decade of progress on the ground and behind the scenes.

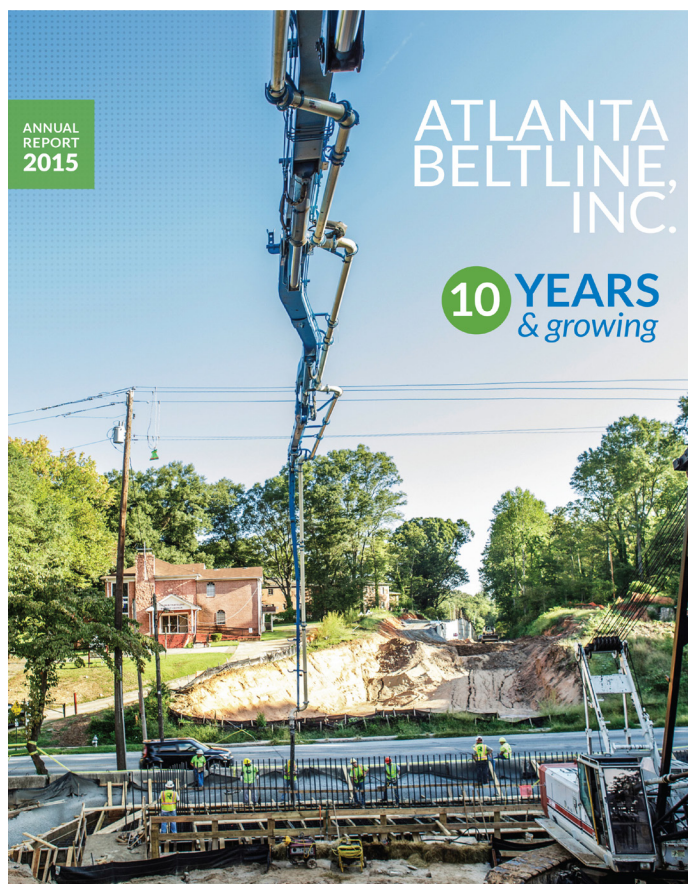
Since the project's inception, nearly \$3 billion in private economic development around the corridor has benefitted the 45 neighborhoods connected by the Atlanta BeltLine, providing jobs, spurring housing developments, and making access to transit a reality for the growing number of residents living in the city.

Our 2015 annual report takes a look back at the ten years leading up to now, celebrating this milestone and many milestones along the way.

2005 // Historic Fourth Ward Park



2015 // Historic Fourth Ward Park



^ The cover of the 2015 Annual Report features construction of the new bridge over Martin Luther King, Jr. Drive as part of the Westside Trail. Photo: Christopher T. Martin.

< Bottom photo: Christopher T. Martin.

// 2015 Highlights

- // Westside Trail construction progressing well
- // Atlanta City Council approved the Streetcar System Plan
- // Federal Home Loan Bank Atlanta partnership funded \$600,000 in downpayment or rehab assistance
- // 6th annual Art on the Atlanta BeltLine exhibited; more than 66,000 participated in annual Lantern Parade
- // Urban farm in southwest Atlanta hired two farmers
- // Governor signed legislation enabling public/private partnerships for the Atlanta BeltLine
- // Worked with the City to open the Arthur Langford, Jr. Skate Park, the city's second public skate park
- // Awarded a Gold Excellence in Neighborhood Development by International Economic Development Council (IEDC)

To download the annual report, visit
beltline.org/about/resources/annual-reports

PERFORMANCE DASHBOARD

2015

CHANGE

2030 Benchmark (Target: 25-year/20-year reset) time elapsed

40% / 25%

Total Investment
(Target: \$2.8 to 4.8 billion)

\$449 million



\$49 million

Transit Corridor Control (Target: 22 miles)

57%



0.18 miles

Trail Corridor Control (Target: 33 miles)

74%



0.55 miles

Park Land Control (Target: 1,300 acres)

63%



79 acres

Brownfield Remediation (Target: 1,100 acres)

25%



none

Transit Projects (Target: 22 miles) Designed/Delivered

20% / 0%



none

Trail Projects (Target: 33 miles) Designed/Delivered

35% / 18%



none

Park Projects (Target: 1,300 acres) Designed/Delivered

20% / 20%



2 acres

Streetscape Projects (Target: 46 miles) Designed/Delivered

9% / 5%



none

Permanent Jobs (Target: 30,000)

6,100



32%

Construction Jobs (Target: 48,000)

22,490



8%

Economic Development (Target: \$10 billion w/ ROI of 3.5 to 1)

\$3 billion w/ 7 to 1



\$600 million

Housing Development (Target 28,000)

15,483



16%

ABI / IA Supported Affordable Housing (Target 5,600 – 20%)

1,025



4%

All Affordable Housing Development (5,600 – 20%)

2,279



2%

● = On Schedule

● = Near Schedule

● = Behind Schedule



PROGRAM COMPONENTS

Integrated Action Plan, Sustainability

ABI completed an Integrated Action Plan (IAP) in 2015 to determine how to achieve the 2005 Redevelopment Plan's ambitious economic development, jobs, and housing goals (as noted above). The approach of the IAP is practical and action-oriented. It concentrates on fiscal years 2016 to 2020, while also establishing a longer term general framework through 2030. Additionally, real estate acquisition is emphasized in this effort as a critical tool to achieve these goals and more effectively manage development outcomes.

Progress to date is demonstrated in tangible projects which were directly supported by ABI and/or Invest Atlanta. Sample projects include Ponce City Market, Lofts at Reynoldstown Crossing, Stanton Oaks in Peoplestown, Krog Street Market, AMLI Ponce Park, Reynoldstown



Senior, Sky Lofts, and over 100 units purchased with downpayment assistance in complexes around the Atlanta BeltLine.

Implementation will require significant scale and focus within ABI and from an ever expanding list of external partners. It will also require new and increased funding sources from the Atlanta community and beyond.

ABI pursues sustainable outcomes via its people and workplace, internal processes, program of projects and external partnerships. Sustainability for ABI means identifying and implementing solutions to Atlanta's environmental, economic, and social challenges. In 2015, ABI staff, with guidance from KKH Consulting and Southface, developed a Sustainability Action Plan (SAP) to provide a framework of sustainability for the Atlanta BeltLine, both internally and externally. This plan outlines a total of eight sustainability initiatives, representing a balance between internally and externally-focused activities.



TRAILS //

Trail Updates

At just a little more than a year after the groundbreaking of the Westside Trail in November 2015, we have made huge strides in construction on underground utility work, retaining walls, bridge rebuilding, and stormwater management.

When funding is available for construction, a new performance pavilion will be located on the Westside Trail, serving as a performance space and landmark for the neighborhood. The American Institute of Architects (AIA) Atlanta, in partnership with ABI and the Mayor's Office of Cultural Affairs, sponsored the design selection competition.



Construction on the 3-mile Westside Trail is underway. Photo: American Drone Industries.



ART //

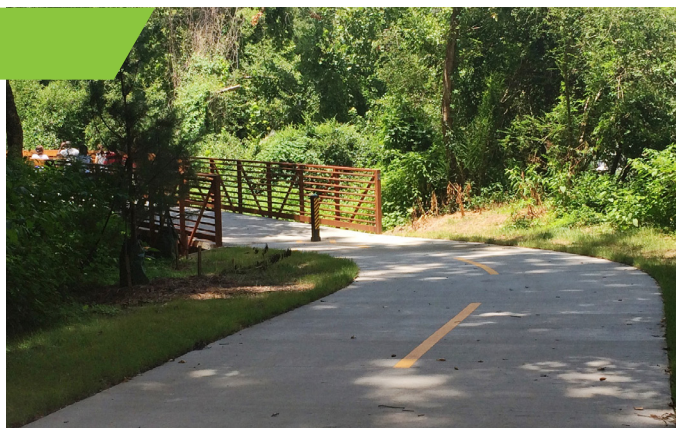
Art on the Atlanta BeltLine

The sixth year of Art on the Atlanta BeltLine was larger than ever bringing more than 60 visual works and 50+ performances to the Eastside Trail, Historic Fourth Ward Park, Gordon White Park, Reynoldstown, and the Northeast Hiking Trail. Six performance dates, featuring hours of free entertainment, dazzled crowds from September through November.

The Lantern Parade, created and hosted by Chantelle Rytter and the Krewe of the Grateful Gluttons, smashed all expectations by bringing more than 66,000 participants and spectators to the trail to kickoff the largest temporary public art exhibit in the south.

The continuing exhibition grew to incorporate murals, sculpture, photo exhibits, and more on display year-round.

More info, videos and photo galleries at: art.beltline.org.



The new PATH Foundation spur trail connects the Northside Trail to Bitsy Grant Tennis Center.

The Eastside Trail welcomed 1.3 million visitors in 2015. Bids were received in 2015 for a contractor to build the Eastside Trail extension. A request for proposals for design development and construction of the Southside Trail was released by ABI. Our partners at the PATH Foundation completed construction on the Northside Spur Trail.

Two farmers were hired to manage the Adair Park Urban Farm located near the border between the Oakland City and Adair Park neighborhoods on the Westside Trail. This will be a pilot site for other urban agriculture sites around the Atlanta BeltLine.

The Atlanta BeltLine rolled out the second round of the trail etiquette campaign with the debut of a new spokesman—Eddy Cat. Eddy Cat is helping to bring the southern charm to the Atlanta BeltLine with a series of shareable images.

Our friends at Trees Atlanta contributed a collection of stainless steel leaf sculptures to the Eastside Trail that pay homage to the Atlanta BeltLine Arboretum program. The installation, "33 Oaks," was created by artist David Landis.

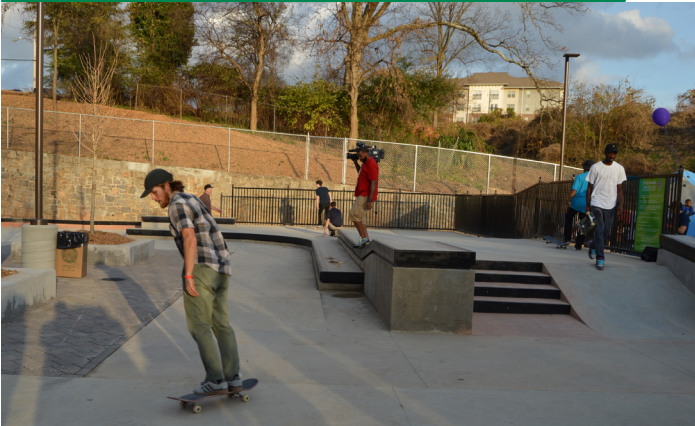


More than 66,000 people joined us for the 2015 Lantern Parade, making it the biggest year ever. Photo: Christopher T. Martin.



PARKS //

Park Updates



The skatepark at Arthur Langford, Jr. Park became the second skatepark on the Atlanta BeltLine in 2015. Photo: City of Atlanta.

Parks are the gems on the emerald necklace that outlines the Atlanta BeltLine. More than 200 acres of park space are currently open on the Atlanta BeltLine, with more than 1,300 acres of greenspace planned by 2030. **For more information, visit beltline.org/parks.**



TRANSPORTATION //

Transit, Mobility, & Streetscape Connectivity

The Atlanta Streetcar System Plan was adopted by Atlanta City Council in December 2015. This high-level priority network focuses on 53 miles of streetcar routes. In addition, a network of connected transit includes 18 miles of new or enhanced transit service that interfaces with the streetcar system, placing emphasis on streetcar corridors and operable routes.

Environmental Assessments for transit continued on the Atlanta BeltLine West, East, and crosstown connections that will expand upon the Atlanta Streetcar. Significant progress was made on these studies in 2015, moving ABI closer to selecting a Locally-Preferred Alternative (LPA) for Atlanta BeltLine East.

In 2015, the much-anticipated pedestrian connection between Ponce City Market and the Eastside Trail was completed. ABI and Jamestown continue to work together on the next phase to create vertical connections to North Avenue, the first public plaza on the Atlanta BeltLine, and another connection with Ponce City Market. The plaza will have granite pavers, a bioswale, and a variety of trees and native grasses. It will be complete in spring 2016.

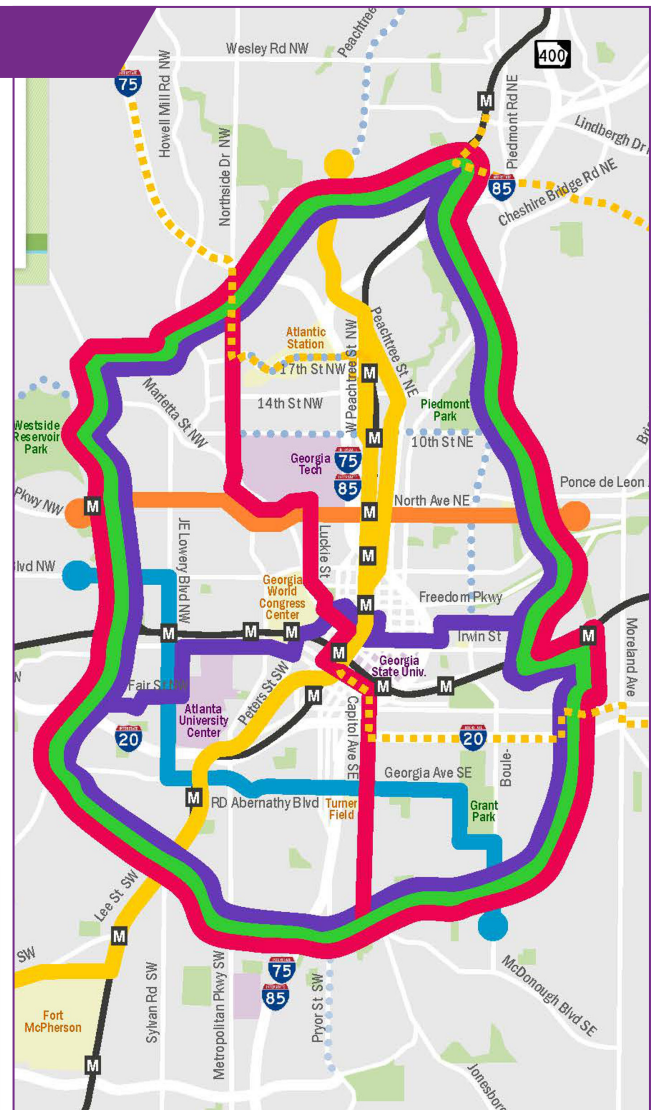
//Atlanta Streetcar System Routes

	BeltLine Central Loop		Crosstown Crescent Line
	Crosstown Inner Loop		Crosstown Peachtree Line
	Crosstown Outer Loop		Connected Transit Routes
	Crosstown Midtown Line		Planned Regional Transit

In December 2015, the City of Atlanta hosted a grand opening for the Arthur Langford, Jr. Skatepark. The park honors the late civil rights icon, Arthur Langford, Jr. The park is the second official skatepark in the City of Atlanta, after the Historic Fourth Ward Skatepark.

The Historic Fourth Ward Park Conservancy and Park Pride built a new shade structure in the park's playground. Historic Fourth Ward Park has been a favorite destination for Atlanta families since opening in 2011, and the structure provides shelter from the sun while the young shade trees planted at the park grow to maturity.

The Atlanta BeltLine Partnership continued their free fitness programming. Classes include a range of fitness levels, and provide a great opportunity to get fit on the Atlanta BeltLine. **Visit beltline.org/fitsignup for the current schedule.**





PROGRAM COMPONENTS

Housing, Economic Development, Real Estate

Housing

The Atlanta BeltLine Affordable Housing Trust Fund invested \$800,000 in the gut rehabilitation of Stanton Oaks, formerly Boynton Village. In 2015, construction was completed and the 43 units of housing were occupied by low-income residents of the Peoplestown neighborhood. The development includes LEED certification, a new mini police precinct, and 1, 2, 3 and 4 bedroom apartments. The Trust Fund also invested \$1.5 million on the development of Reynoldstown Senior, which is currently under construction. These 70-units are designed for low-income seniors in the Atlanta BeltLine-adjacent Reynoldstown neighborhood. Construction is expected to be completed in 2016.



The rehabilitation of Stanton Oaks. Photo: Christopher T. Martin.

The housing program established a new partnership in 2015 with the Federal Home Loan Bank of Atlanta (FHLBank Atlanta). More than \$1.9 million in funding was leveraged by \$400,000 of Atlanta BeltLine Affordable Housing Trust Funds in 2015 for a total of 17 closings with Down Payment Assistance and the completion of one of six owner-occupied rehab construction projects to fund necessary improvements on Westside Trail homes. The funding was made available exclusively to FHLBank Atlanta member financial institutions and their eligible customers earning 80 percent or less than the area median income.



Development Activation

ABI engaged with a consultant to determine specific economic development strategies focusing on particular nodes for potential development. The consultants helped identify opportunities representative for the larger Atlanta BeltLine strategy. Part of the work included short- and long-term recommendations identifying ways to include and/or preserve affordable workforce housing and how ABI can best stimulate appropriate development.

In late 2015, ABI issued a request for proposals for the Murphy Crossing Economic Development plan,

funded by a grant from the US Economic Development Administration. This site, on the southern portion of the Westside Trail, represents sixteen acres of prime redevelopment potential for southwest Atlanta. With the help of consultants, ABI will complete an analysis and craft a set of recommendations focused on activating this node through appropriate developments.



Top: Current photo of Murphy Crossing. Photo: Christopher T. Martin. Bottom: Rendering of future Murphy Crossing development.

Real Estate Activation

ABI works strategically to sell land not needed for implementation of trail, transit, or greenspace in the Atlanta BeltLine corridor with a focus on balancing programmatic goals such as transit-oriented development, appropriate density, and neighborhood context. With these principles in mind, ABI is working with the City's Office of Planning and Southeast Capital, on the 695 North Avenue development. Sited at the corner of North Avenue and N. Angier across from Historic Fourth Ward Park, it will include 228 housing units accommodating mixed-use restaurant and retail, while rehabbing the historic Excelsior Mill Building that has stood at the location since 1901.



A rendering of development of the historic Excelsior Mill at 695 North Avenue. Image: Smith Dalia Architects.

THE PROGRAM //

External Affairs & Awards

Public Meetings

Community engagement is a key part of planning for Atlanta BeltLine projects, and in 2015, ABI hosted 29 public meetings with more than 1,100 attendees total. Our community planning and engagement staff also presented at 18 meetings and events for external community groups.

Design Review Committee

In March of 2015, the City of Atlanta established the Atlanta BeltLine Design Review Committee (DRC). The purpose of the DRC is to achieve the highest design standards for all projects in the Atlanta BeltLine Planning Area by providing recommendations from an ABI-led committee to the City of Atlanta Office of Planning.

Media & Social Media

In 2015, the Atlanta BeltLine was featured in several high-profile national and regional publications, and local coverage continued to grow. Total Facebook fans at the end of 2015 increased to 59,924, while total Twitter followers have increased to 56,112.

Legislation

In May 2015, Governor Nathan Deal signed into law Senate Bill 4 (SB 4) to enable public/private partnerships (P3s) as financing for Atlanta BeltLine transportation projects, which are broadly defined as transit, trails, greenspace, and other key projects. The General Assembly also passed major transportation funding legislation that will generate over \$900 million in new annual revenue for transportation infrastructure.

Accolades

The Atlanta BeltLine was honored with several prestigious awards, including two awards from the International Economic Development Council: the Gold Award for Excellence in Economic Development in the Neighborhood Development category, and the Silver Award for Excellence in Economic Development in the Annual Report category.

UPCOMING EVENTS

Date	Time	Meeting/Event	Location
4/16/16	2-6PM	Atlanta BeltLine Jamboree	Washington Park
5/11/16	8:30-10AM	ABI Board of Directors Meeting	100 Peachtree St, Ste 2300, 30303
5/21/16	11AM-4PM	Pittsburgh Rise	352 University Ave, 30310
7/16/16	6-8PM	Run.Walk.Go! Westside 5k	Gordon White Park, 30310
9/10/16	7:15-11:30PM	Atlanta BeltLine Lantern Parade	Eastside Trail at Irwin Street

For more details on upcoming events, please visit: beltline.org/events. Free walking, biking, and bus tours are offered weekly; visit beltline.org/tours to register. We offer an extensive roster of free fitness classes, all of which are listed on our calendar. Please register online at beltline.org/fitsignup.

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Mike Donnelly
Atlanta BeltLine Partnership Appointee

Vacant
Community Representative

Ernestine Garey
Executive Vice President & Chief
Operating Officer, Invest Atlanta



ABOUT US

The Atlanta BeltLine is the most comprehensive transportation and economic development effort ever undertaken in the City of Atlanta and among the largest, most wide-ranging urban redevelopment programs currently underway in the United States. The Atlanta BeltLine will provide a network of public parks, multi-use trails, transit, jobs, and affordable housing along an historic 22-mile railroad corridor circling downtown and connecting many neighborhoods directly to each other. Atlanta BeltLine, Inc. (ABI) is the entity tasked with planning and executing the implementation of the Atlanta BeltLine in partnership with other public and private organizations, including City of Atlanta departments and The Atlanta BeltLine Partnership. For more information on the Atlanta BeltLine, please visit: www.beltline.org.

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SOCIAL MEDIA



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