

**4<sup>th</sup> Quarterly Briefing of 2015**  
**November 3, 2015**  
**Atlanta Technical College**  
**Questions and Responses**



**ART**

**Q1:** Will there be a Lantern parade on the Westside in 2017?

**A1:** The Atlanta BeltLine is always expanding Art on the Atlanta BeltLine. The Westside Trail is currently under construction with a target completion date of summer of 2017. Programming has not yet been determined for Art on the Atlanta BeltLine's 2017 exhibition.

**HOUSING**

**Q2:** What is the Atlanta BeltLine doing to mitigate displacement in the Old Fourth Ward? What political and business policies are in place to address this?

**A2:** The Atlanta BeltLine has funded or influenced the creation of over 110 below market rate apartments surrounding Historic Fourth Ward Park. We are also actively working to create more affordable workforce housing in the Old Fourth Ward in 2016 on a site that we recently purchased. This will provide more options for new renters in the neighborhood and renters who are facing displacement from their current home. In addition to creating more affordable workforce housing, ABI is planning to support external partners with information and expertise to mitigate displacement. This includes the following:

- Providing information to partners regarding homeowners who are not taking advantage of existing tax abatements and tax freezes.
- Providing information to partners regarding the true market value of homes to help prevent predatory "buy homes for cash" schemes.

**Q3:** What are you doing to help increase the number of affordable housing units along the BeltLine?

**A3:** In 2016 we are working to increase affordable workforce housing through downpayment assistance, owner occupied rehabilitation, and partnering with developers to include affordable workforce housing on sites we own or acquire.

- Downpayment assistance: We expect to reinstate a downpayment assistance program in March of this year in partnership with the Federal Home Loan Bank of Atlanta. The assistance will be provided for families earning under 80% of the region's median income.
- Owner occupied rehab: We are working with partners to rehabilitate owner occupied homes touching the Atlanta BeltLine Westside Trail.
- Land ownership: We are working to incorporate affordable workforce housing on two sites ABI owns this year through partnering with developers.

**Q4:** Who qualifies for the down payment assistance program?

**A4:** Families earning under 80% of the Area Median Income (AMI) who are able to qualify for a first mortgage loan from a Federal Home Loan Bank lender. 80% of AMI for a family of two was \$43,000 in 2015.

## **ECONOMIC DEVELOPMENT**

**Q5:** How will businesses be helped directly if they are 2-3 blocks away?

**A5:** The Atlanta BeltLine complete streets projects will likely offer smoother access to nearby Atlanta BeltLine commercial corridors. The complete streets programs will enhance roads, address streetscaping, and pedestrian mobility.

**Q6:** Do you foresee any commercial or mixed use components incorporated into the Westside BeltLine (similar to what's occurring on the Eastside)?

**A6:** There are appropriately zoned areas of the westside of the Atlanta BeltLine that will accommodate commercial and job related activity. At this point in time, we have no insight into the specifics of how those areas will re-activate.

**Q7:** Are there any grants available for technology entrepreneur office spaces?

**A7:** At the current time there are no grants being offered by the Atlanta BeltLine for technology entrepreneur office space

**Q8:** Any report of "job creation" both with the BeltLine development and collateral projects?

**A8:** We have estimated that 6,100 jobs have been located in the Atlanta BeltLine Planning Area during the 2006 – 2013 timeframe. Most of those jobs have been created in the retail and administrative services sectors.

## **TRANSPORTATION**

**Q9:** How will rail transit be directed around Hulsey Yard?

**A9:** The on-going Atlanta BeltLine East Environmental Assessment is contemplating this. At this time, the streetcar route assumes an alignment (south to north) from Bill Kennedy Way to Memorial Drive to Grant Street to Decatur Street/DeKalb Avenue to Jackson Street to Edgewood Avenue to Randolph Street to Auburn Avenue to Irwin Street to Atlanta BeltLine East Corridor.

**Q10:** What is the biggest barrier right now to making progress on transit on the BeltLine?

**A10:** Transit is progressing on the Atlanta BeltLine through the work of the Environmental Assessments. In addition, in December of 2015 the City of Atlanta adopted the Streetcar System Plan (SSP) which is the guiding policy framework for future extensions of the Atlanta Streetcar.

**Q11:** Is the BeltLine a specific Atlanta/Fulton county only concern? I live in the city of Decatur but spend a lot of time in the Ponce de Leon/DeKalb Ave. corridors. How do you see the project connecting into other projects like the Emory MARTA extension?

**A11:** The Atlanta BeltLine and the Atlanta Streetcar are significant assets of the City of Atlanta and the region. There is an existing Atlanta Streetcar linkage with the MARTA rail system at Peachtree Center Station. The extensions of the Atlanta Streetcar to and along the Atlanta BeltLine corridor will also provide linkages to the MARTA system.

**Q12:** Can the BeltLine transit as a "wheel" evolve to have true "spokes," besides MARTA heavy rail, light rail spokes to connect—radiate—out: to the Chattahoochee River and Cobb County, to Tucker, to

Conyers, Stockbridge, Fairburn, Douglasville? OR just to the intown neighborhoods—but what about multi-jurisdictional opportunities?

**A12:** The Atlanta Streetcar System Plan focuses on providing a streetcar network within the City of Atlanta, as a premium transit first/last mile connector between neighborhoods, activity centers, and the MARTA network. The regional transit aspiration plan ("Concept 3") envisions what regional transit could be in the future.

## **PROGRAM MANAGEMENT**

**Q13:** How will the BeltLine specifically connect to the Atlanta Dairies development?

**A13:** Via Memorial Drive.

**Q14:** Have you discussed water resources for irrigation and storm water management through rainwater harvesting?

**A14:** ABI's sustainability design guidelines promote the infiltration of stormwater to the greatest degree possible. ABI would consider rainwater harvesting for buildings in future projects.

**Q15:** Are there any projects underway on the Southeast side (Grant Park, Boulevard)? If so, what are they and when are they expected to be completed in the future?

**A15:** ABI is negotiating the design contract for the Southside Trail (Glenwood Avenue to Murphy Avenue) which could begin construction in 2018.

**Q16:** When will the entire Atlanta BeltLine be completed?

**A16:** The Atlanta BeltLine program is expected to be completed by 2030.

**Q17:** When will the north end of Eastside Trail be constructed?

**A17:** The northern extension of the Eastside Trail (Monroe Drive to Lindbergh MARTA Station) is scheduled to be completed in Period 2 (FY19-23) of the Strategic Implementation Plan.

**Q18:** What realistic or likely opportunities exist to accelerate the delivery of the BeltLine?

**A18:** Acceleration of the delivery of the Atlanta BeltLine is contingent on the identification of new funding sources to advance projects.

**Q19:** Has the contractor for the Westside Trail provided a construction schedule that can be shared with the public? What is the date set as the 2 year due date for the trail after which the contractor will start to be fined for delaying the delivery of the trail?

**A19:** The close-out date for the Westside Trail contract is in August of 2017.

**Q20:** Westside Park, Proctor Creek and the BeltLine will make an incredible impact on one of Atlanta's most challenged areas. What is the status of planning for this long neglected portion of the city?

**A20:** The Master Plans for Subareas 9 and 10 have been adopted by the Atlanta City Council. ABI continues to complete land assemblage for the parks and trails identified in those Master Plans while coordinating efforts with partner organizations including the Mayor's Office of Sustainability and Emerald Corridor Foundation to promote improvements in this portion of the City.

**Q21:** There are many similar infrastructure projects going on in Atlanta (GA 400 trail, Peachtree Creek Greenway, etc.). What are lessons learned from the BeltLine projects that would be valuable for other multiuse trail projects?

**A21:** Design with long-term maintenance in mind, plan for unexpected contingencies to arise during construction, and keep the community informed and engaged.

**Q22:** Is there a future for having a velodrome along the BeltLine, an Olympic size that may host world bicycle racing and be the envy of all velodromes?

**A22:** There are currently no plans to install a velodrome along the Atlanta BeltLine.

**Q23:** With all of the former industrial properties along the BeltLine, have any Georgia EPA brownfield sites been identified? Are there plans to install lighting on the Eastside Trail?

**A23:** Many of the former industrial sites along the Eastside Trail were at one point brownfield sites. The developers of these sites have worked with EPD to establish and implement Corrective Action Plans to adequately remediate their properties to make them suitable for redevelopment. We anticipate installing lighting on the Eastside Trail in 2016/2017.

**Q24:** What type of security plan do you expect to keep the BeltLine secure? Will this include more foot patrol officers or private security? Do you anticipate adequate lighting and medical emergency plans will be in place?

**A24:** ABI is working closely with APD and the Path Force to evaluate the security needs of existing and future trail segments along the Atlanta BeltLine.

**Q25:** Will there be surveillance cameras on the walkways of the BeltLine? If no, how safe will the walkways be?

**A25:** The Eastside Trail is already equipped with video surveillance at all trailheads which are monitored at the Atlanta Police Department's Video Integration Center (VIC). All future trails will also be equipped with surveillance cameras to enhance public safety. ABI continues to work with APD and adjacent property owners to add cameras to supplement video coverage of the trail.

**Q26:** Are there plans to help parks like Lang-Carson?

**A26:** Yes. Lang-Carson Park was evaluated as part of Subarea 4 Master Plan and is programmed for Period 2 (FY19-23) of the Strategic Implementation Plan.

**Q27:** Is there any concept to open the quarry park as a passive path instead of waiting to finish the park?

**A27:** No. For public safety reasons, we cannot open Westside Park until construction activities have been completed.

**Q28:** It is confusing that there are several zero markers on the BeltLine. Can you have it where the zero mile marker is at Rose Circle Park as the actual starting point of the BeltLine? In a way it will also honor the gentleman that tried hard to have the zero mile marker for Terminus in West End. Also, it was White Hall that was the original crossroads for the region.

**A28:** As the Atlanta BeltLine trail network is expanded, existing mile markers will be updated to reflect the larger system. Mile Marker 0 will be located at the intersection of the Atlanta BeltLine and Boone Boulevard.

## **REAL ESTATE**

**Q29:** In April you issued an RFP for the Monroe Drive land. We, the VaHi residents, were happy to hear that a local neighborhood developer was the winner of the RFP. What is the status of that project?

**A29:** As you mentioned, the property in question began the Request for Proposals (RFP) process in 2015. This property remains in an active procurement phase, therefore we are unable to comment on any details.

**Q30:** What is the status of the portions of the BeltLine (Glenwood > University for example) that are not owned by ABI at this time?

**A30:** Any part of the envisioned Atlanta BeltLine corridor that is not owned or controlled by the City of Atlanta is an acquisition priority for ABI. Given the sensitivity of real estate negotiations, we cannot comment on the status of any pending or potential real estate transactions.

**Q31:** Where do you stand on acquiring the CSX abandoned right-of-way that connects the Silver Comet Trail and the BeltLine? How would you respond to a public outcry to use eminent domain, should owners of any abandoned right of way fail to be reasonable or timely in their sale? What is the status of the purchase of CSX property (behind Capitol View Manor)?

**A31:** Any part of the envisioned Atlanta BeltLine corridor that is not owned or controlled by the City of Atlanta is an acquisition priority for ABI. Given the sensitivity of real estate negotiations, we cannot comment on the status of any pending or potential real estate transaction.