The Atlanta BeltLine

Quarterly Briefing
June 7, 2016

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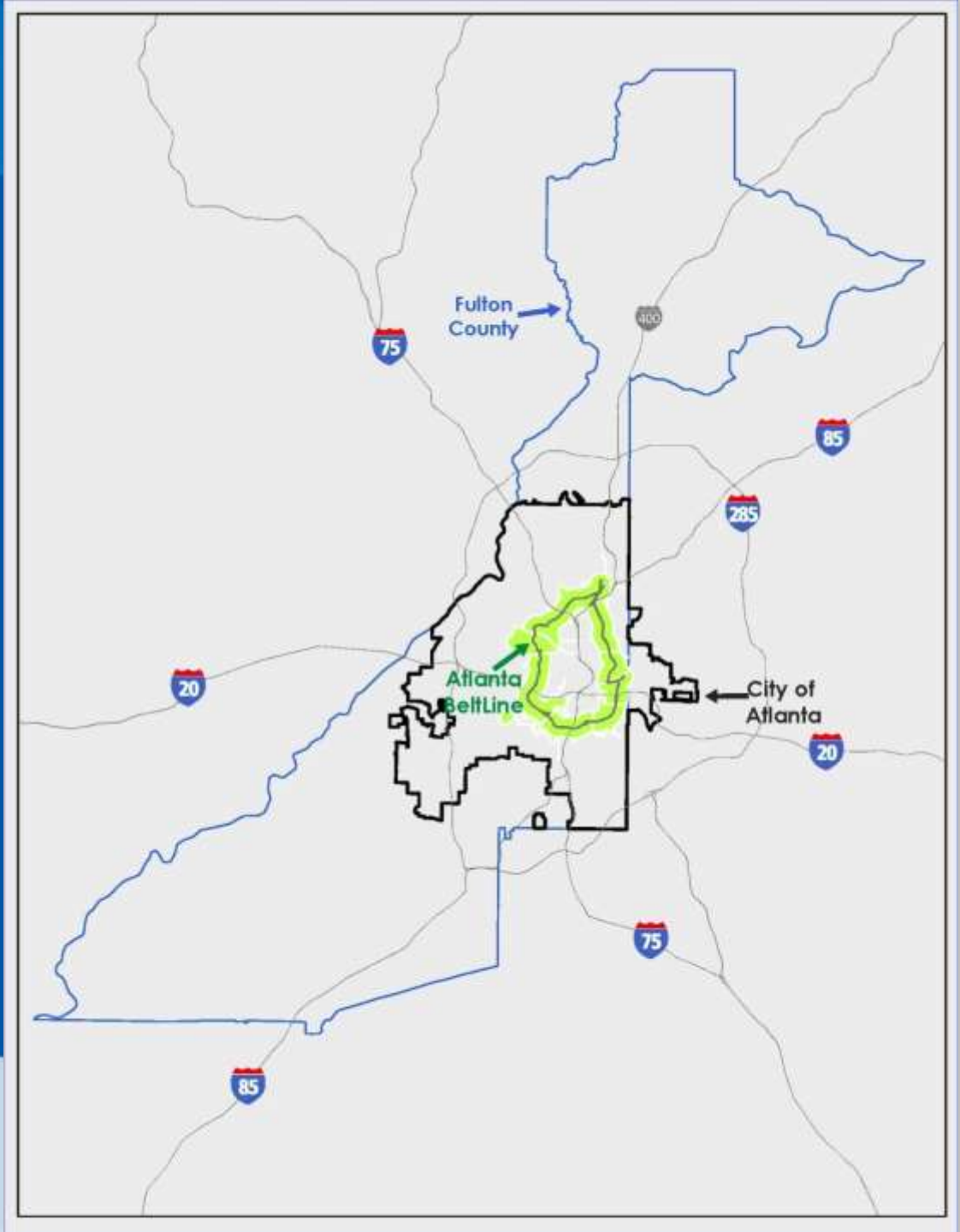
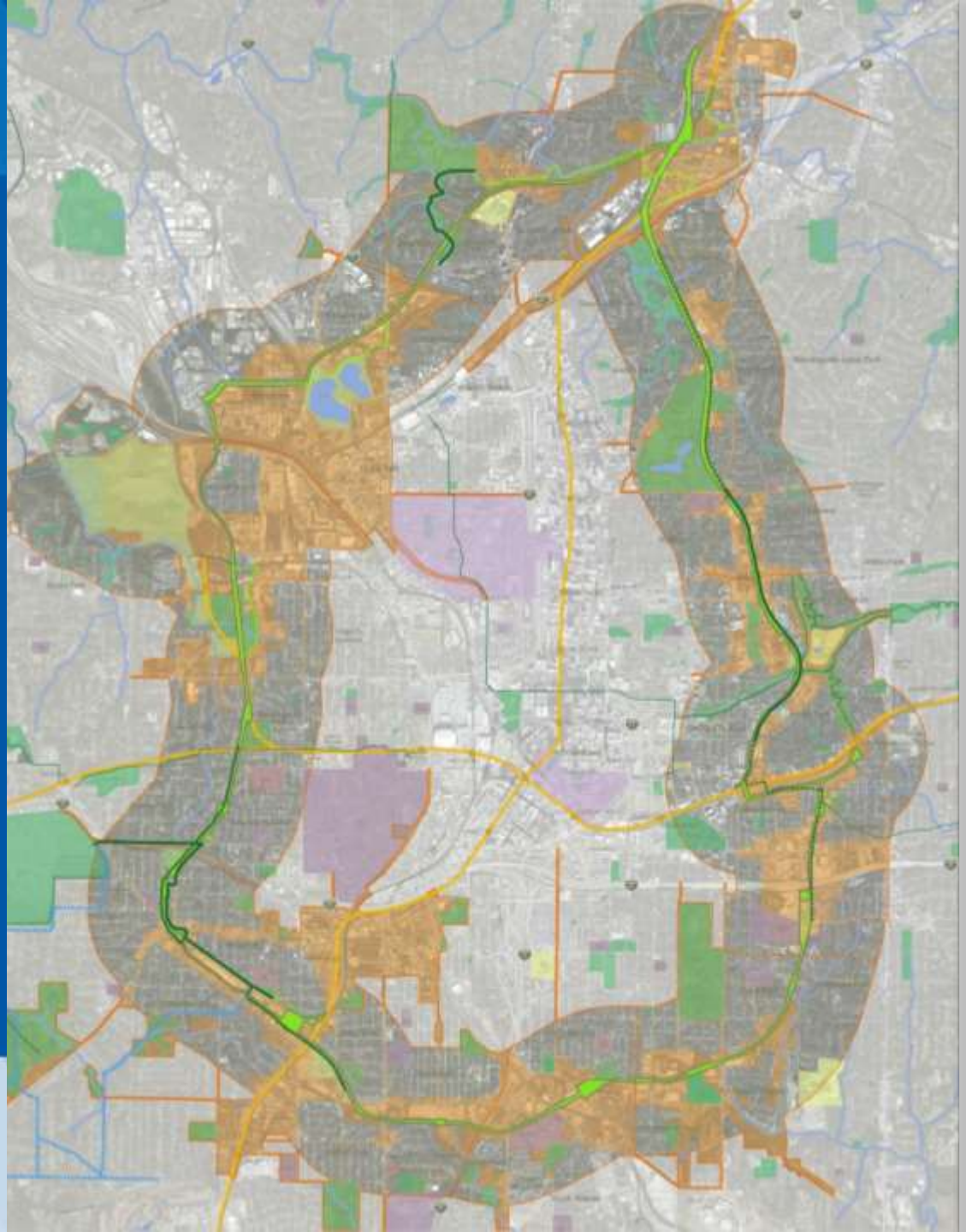
Atlanta BeltLine

- Framework for a multi-use and transit corridor in the heart of the region
- Links many of Atlanta's historical landmarks and cultural destinations
- Connects four historic rail corridors



Atlanta BeltLine

- Unites 45 neighborhoods
- 15,000 acre Planning Area includes:
  - One-mile wide area
  - 6,500 acre TAD
  - 22% of the City of Atlanta population
  - 19% of the City's land



Atlanta BeltLine

22 miles, connecting **45** neighborhoods

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

Organizational Structure

Project Sponsors

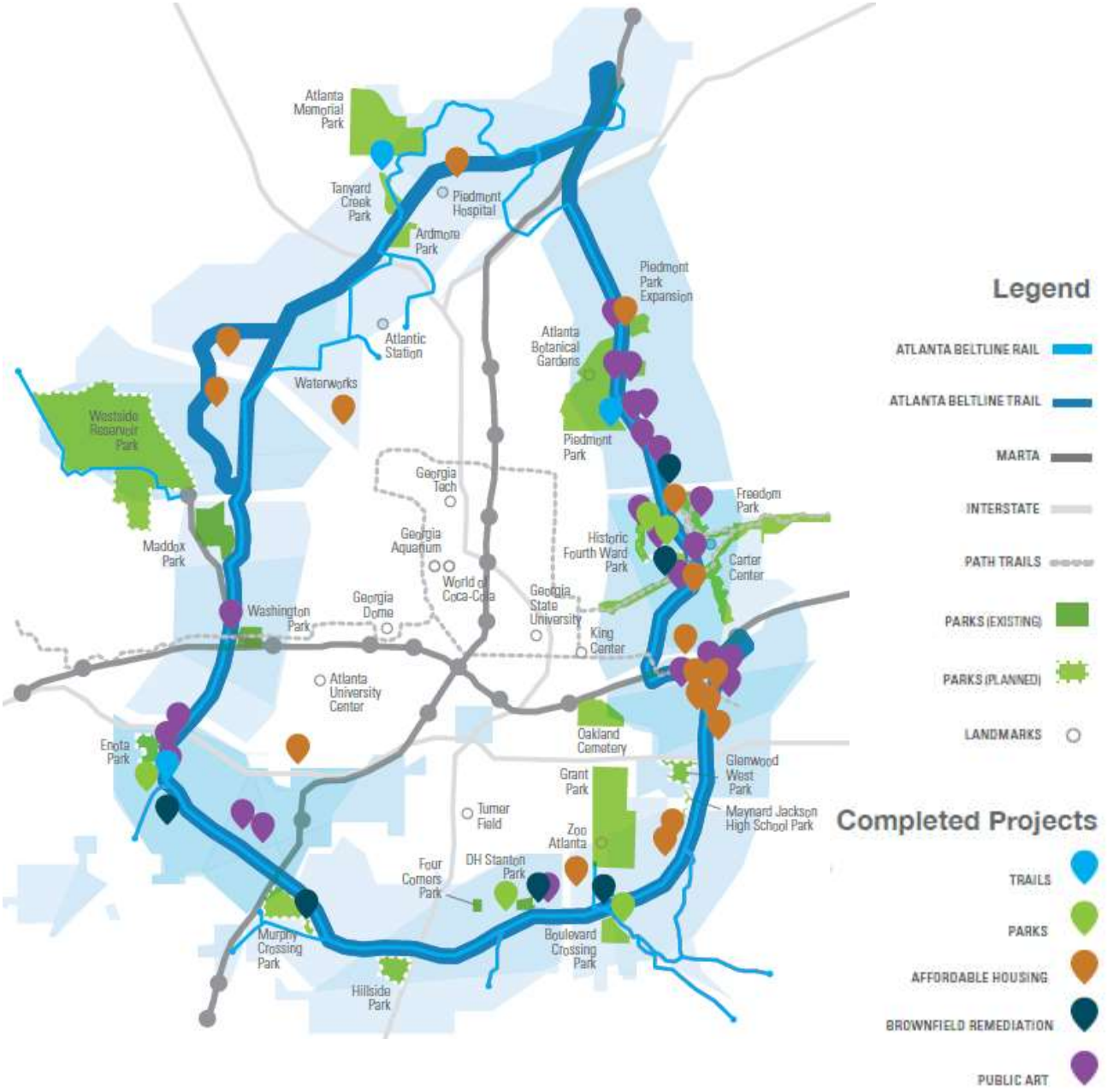
Public Redevelopment Authority

Single-purpose Implementation Agent (Public Funding)

Community Programming (Private Funding)

Strategic Partnerships

Total investment to date: $449 million



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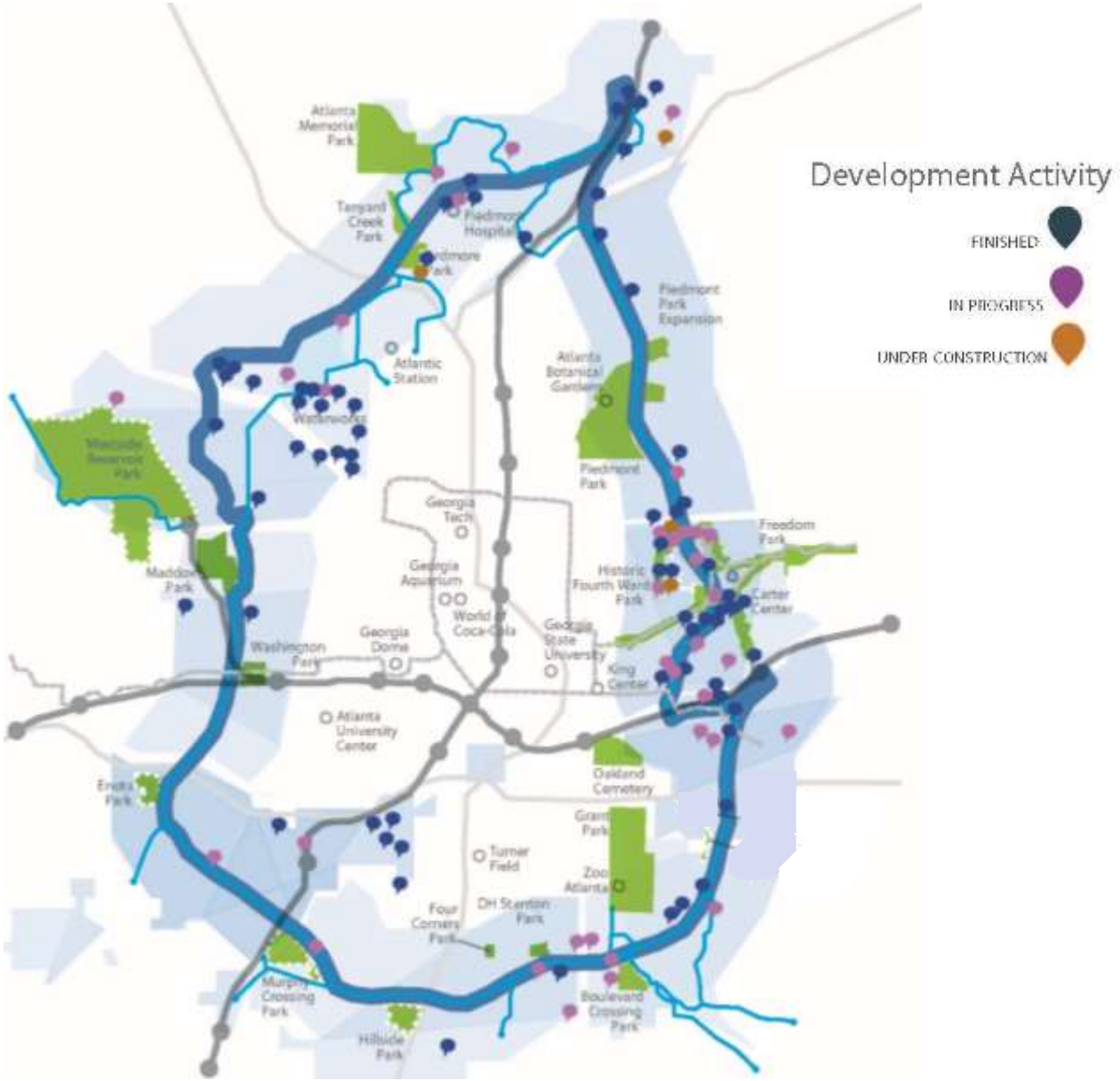
Private development is following public/private investment:

- Over 110 projects complete or underway within Planning Area* valued at over $3 billion
- 15,483 new residential units completed
- Nearly 2 million SF of new commercial space completed
- Roughly 7 to 1 return on investment through 2015

** Projects larger than 10 dwelling units or 10,000 square feet*



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How We're Doing

Performance Dashboard	Through 2015	% of Goal
2030 Benchmark (Target: *25-year/20-year reset) time elapsed*		**40% / 25%**
Total Investment (Target: $4.8 billion)	**$449M**	**9%**
Transit Corridor Control (Target: 22 miles)	**12.54 mi**	**57%**
Trail Corridor Control (Target: 33 miles)	**27.34 mi**	**75%**
Park Land Control (Target: 1,300 acres)	**641 ac**	**50%**
Brownfield Clean-Up (Target: 1,100 acres)	**274 ac**	**25%**
Transit Projects (Target: 22 miles) *Designed/Delivered*	**4.4 / 0 mi**	**20% / 0%**
Trail Projects (Target: 33 miles) *Designed/Delivered*	**11.8 / 6.25 mi**	**35% / 18%**
New Park Projects (Target: 1,300 acres) *Designed/Delivered*	**202 / 202 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)	**6,100**	**32%**
Construction Jobs (Target: 48,000)	**22,490**	**8%**
Economic Development (Target: $10-20 billion w/ ROI of 3.5 to 1)	**$3 billion (7:1)**	**30%**
Housing Development (Target 28,000)	**15,483**	**16%**
ABI/IA Supported Affordable Housing (Target 5,600 - 20%)	**1,025**	**4%**

= On Schedule **= Near Schedule** **= Behind Schedule**

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

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Westside Trail

- Bridge replacement continues this weekend
- Martin Luther King, Jr. Drive will be closed June 11-12 for steel beam placement

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Eastside Trail Extension

- Phase I – Irwin to Kirkwood
- Construction prep began May 2016
- Timeline for completion – approximately 12 months after start

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Southside Trail

- Includes 4-mile trail between University Ave & Memorial Drive
- Design to include lighting, retaining walls, vertical connections, storm drainage, signage / wayfinding, and bridges
- Federally funded project following GDOT Design Process

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Southside Trail

- Design to be complete in 18-24 months (depending on access to the corridor) followed by permitting, easement acquisition, and construction
- Design and Community Outreach began in spring 2016

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Southside Trail: Bill Kennedy Way

Project Scope:

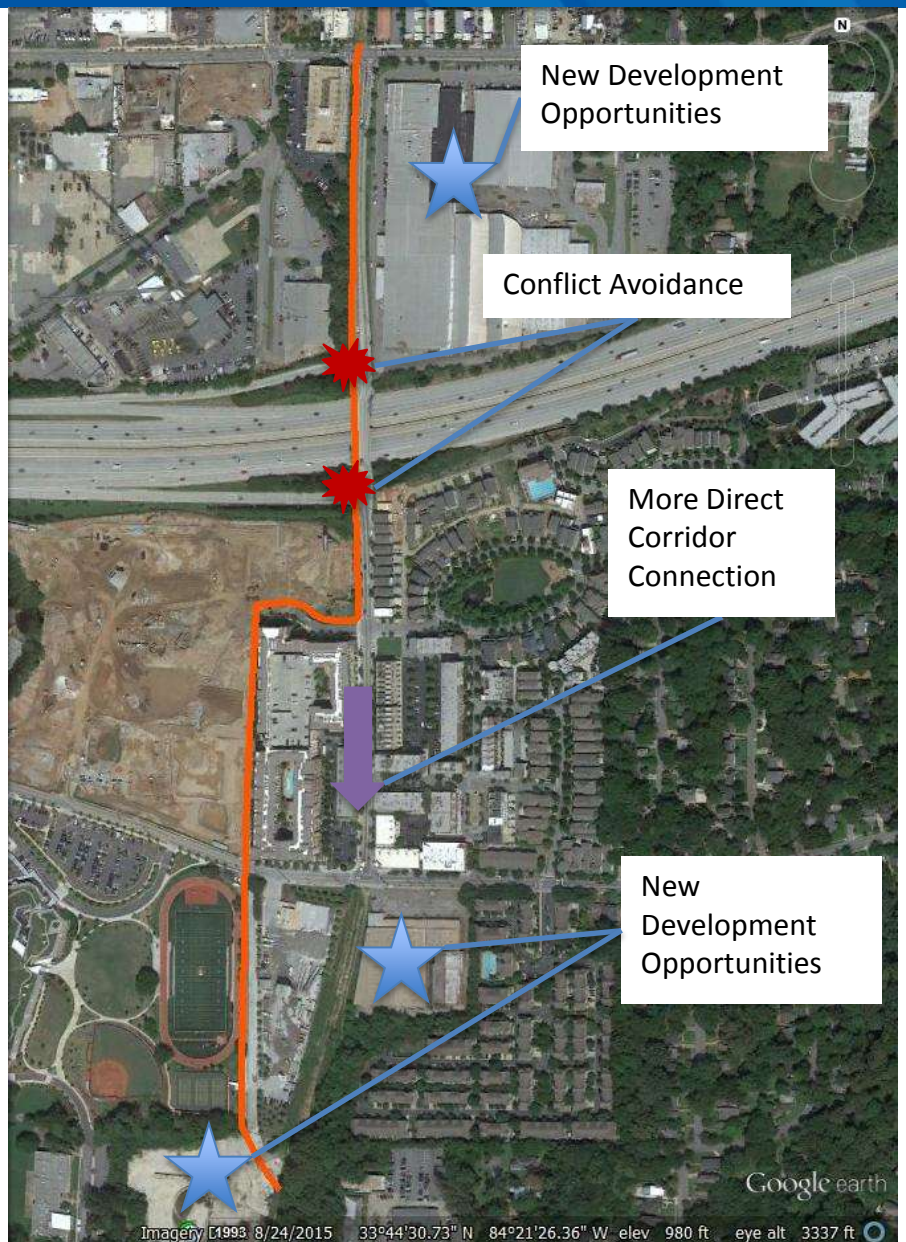
- Review impacts associated with shifting the trail from the west to the east side of the street

Project Schedule:

- 4-6 months

Report Out:

- July 2016



Affordable Housing: FHLBank Atlanta

FHLBank Atlanta Structured Partnership

Program Components

- Downpayment Assistance for homes within the Planning Area (accepting applications)
- Owner Occupied Rehab (only working with 2015 applicants)

Funding

- 2:1 ABI to FHLB commitment
- 20% of purchase price

Income Limits

- 80% of Area Median

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Affordable Housing: Lofts at Reynoldstown Crossing II

- Approximately 1.3 acres along Memorial Drive
- Adjacent to the Atlanta BeltLine
- ABI plans to issue a Request for Proposals in 2016
- Affordable housing is a key objective

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Affordable Housing: Integrated Action Plan

KEY STRATEGIES

- Pursue and diversify funding sources
- Build financial sources and tools for land acquisition
- Predevelopment and sale/lease of ABI-owned land to include affordable workforce housing
- Strengthen partnerships and policy (i.e. Inclusionary Zoning)

KEY PROJECTS

- Capitalize an acquisition fund
- Directly support the creation of 3 major affordable workforce housing developments
- Implement and scale the FHLB partnership

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Affordable Housing: Legislation

CITY-WIDE ORDINANCE

- Any multi-family residential property for lease that receives a grant, incentive, or subsidy in the City of Atlanta will be obligated to adhere to housing set asides:
  - EITHER 10% of units must be set aside for residents making 60% of Area Median Income (AMI) and below
  - OR 15% of units must be set aside for residents making 80% of AMI and below
- Affordable housing units must be similar in construction and appearance to regularly priced units and must be spread throughout the development, not isolated in one area

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Affordable Housing: Reynoldstown Senior

- Mercy Housing now accepting applications
- 1 and 2 bedroom homes located 2 blocks from the Eastside Trail Extension
- Affordable rents for residents 62 years and older
- Atlanta BeltLine Affordable Trust Fund contributed $1.5 million
- For leasing: 404.975.4291

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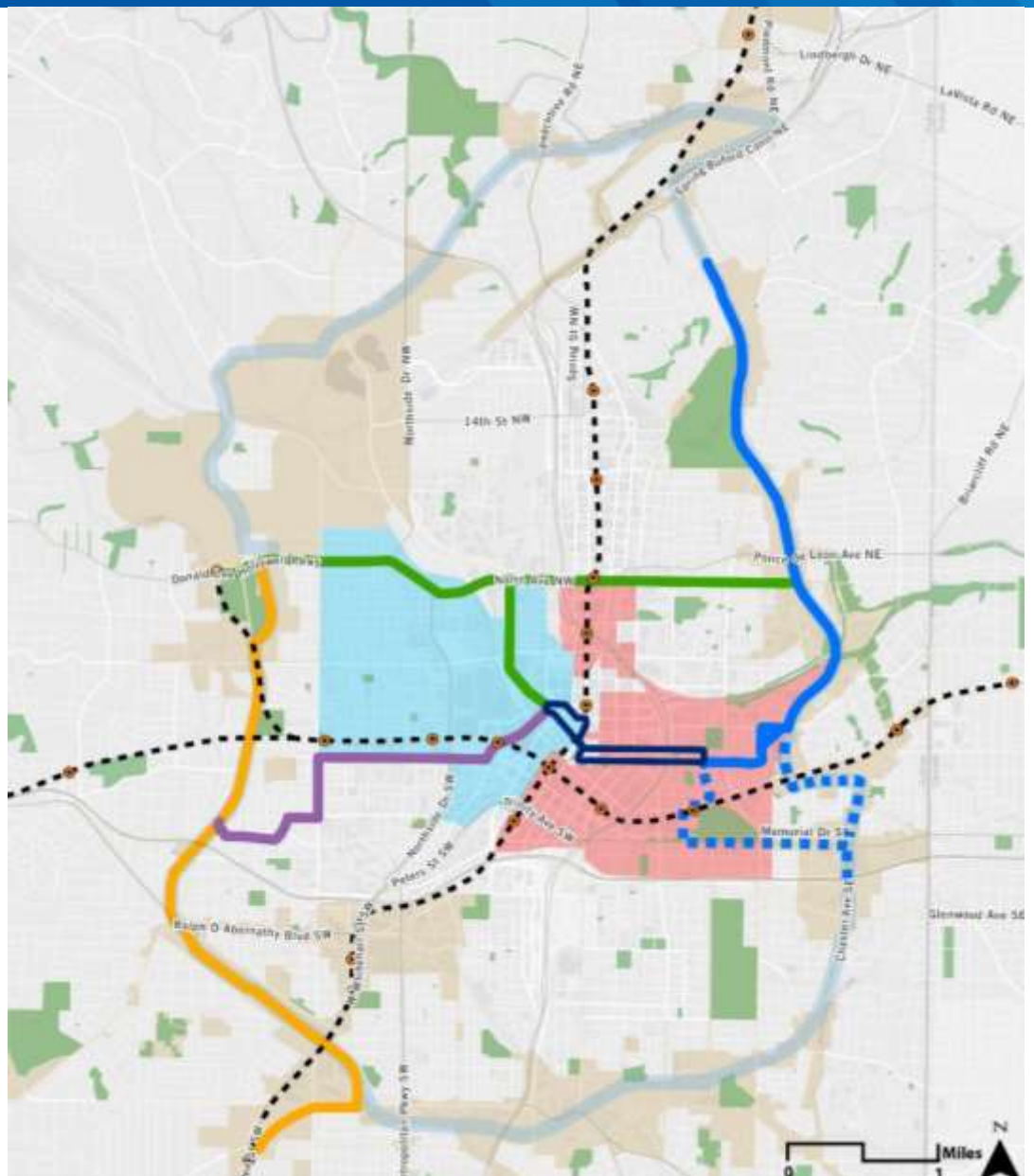
Transit: Environmental Clearance

- “Purple line” and BeltLine East are combining in order to streamline the process and reduce costs
- Atlanta Regional Commission and Invest Atlanta contributing funds



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Transit: Complete Streets

- Renew Atlanta Infrastructure Bond projects:
  - Ralph David Abernathy Boulevard
  - University Avenue
- ABI is agent for City of Atlanta

MARTA & CoA Tax Referendums

GUIDING PRINCIPLES

- Deliver equitable service improvements and other benefits to communities across the city
- Support fast, efficient service by prioritizing transit investments in dedicated guideways
- Create a layered, integrated transportation network designed to accomplish specific kinds of trips or tasks
- Focus on investments that will shape future growth to create a more livable Atlanta
- Prioritize service needs and opportunities inside the City of Atlanta while laying a foundation for a more robust regional network

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MARTA & CoA Tax Referendums

INITIATIVES & PLANS

- 2005: Atlanta BeltLine Redevelopment Plan
- 2007: MARTA Inner Core Feasibility Study
- 2008: Connect Atlanta Plan (updated 2015)
- 2008: Concept 3: Atlanta Region's Long-range Transit Vision
- 2009: Imagine Downtown
- 2015: Atlanta Transit System Plan
- 2016: MARTA Comprehensive Operations Analysis
- Dozens of neighborhood plans, NPU plans, CID plans, LCI Studies and corridor studies

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POTENTIAL IMPROVEMENTS

- Light rail transit, including the Atlanta BeltLine loop
- Heavy rail transit expansion
- New infill stations and station enhancements
- Multi-jurisdictional rail transit (including Clifton Corridor)
- Additional railcars
- Bus Rapid Transit, Arterial Rapid Transit Routes, and two transit centers
- More frequent bus service and community circulator service

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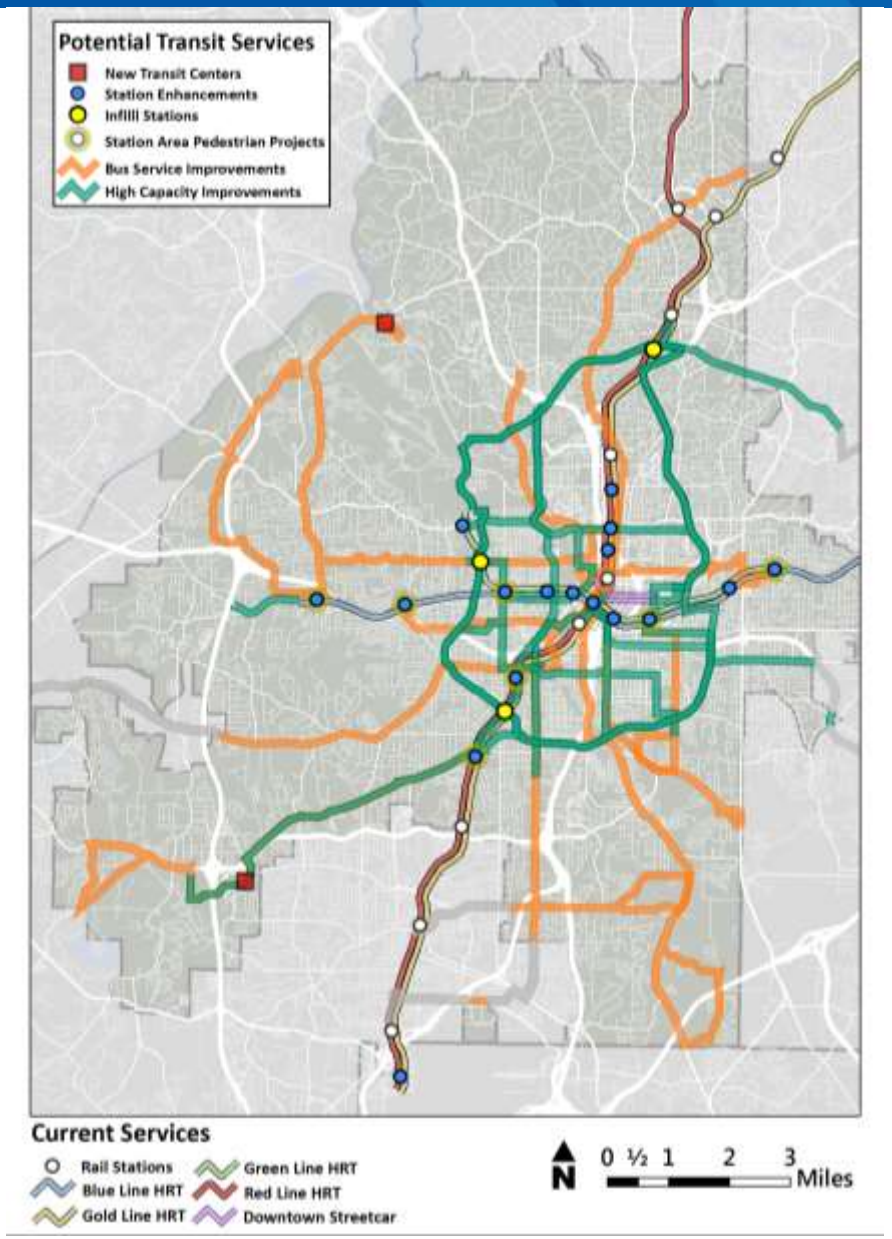

MARTA & CoA Tax Referendums

PROPOSED MULTI-USE TRAILS

Forty miles, including 7 miles of completed Atlanta BeltLine trail:

- BeltLine in-corridor trails: 16 miles
  - Includes right-of-way acquisition, design, utility relocation, and construction
- Connector trails: 17 miles
  - Southwest BeltLine Connector
  - Proctor Creek Greenway
  - Pryor Street Trail
  - Murphy Avenue Spur
- Total cost estimate: $417.9 million *

** Assumes 75/25 public/private cost sharing*

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MARTA & CoA Tax Referendums

POTENTIAL TRANSPORTATION PROJECTS

Benefits of building out the Atlanta BeltLine trail network

- Completes acquisition of entire BeltLine 22 mile loop
- Prepares BeltLine corridor to be transit ready
- Builds connector trails to neighborhoods across the city
- Stimulates economic development in all segments of the BeltLine Planning Area
- Reduces cost of trail construction
- Produces equitable development of investments around city
- Leverages matching funds with public private partnerships

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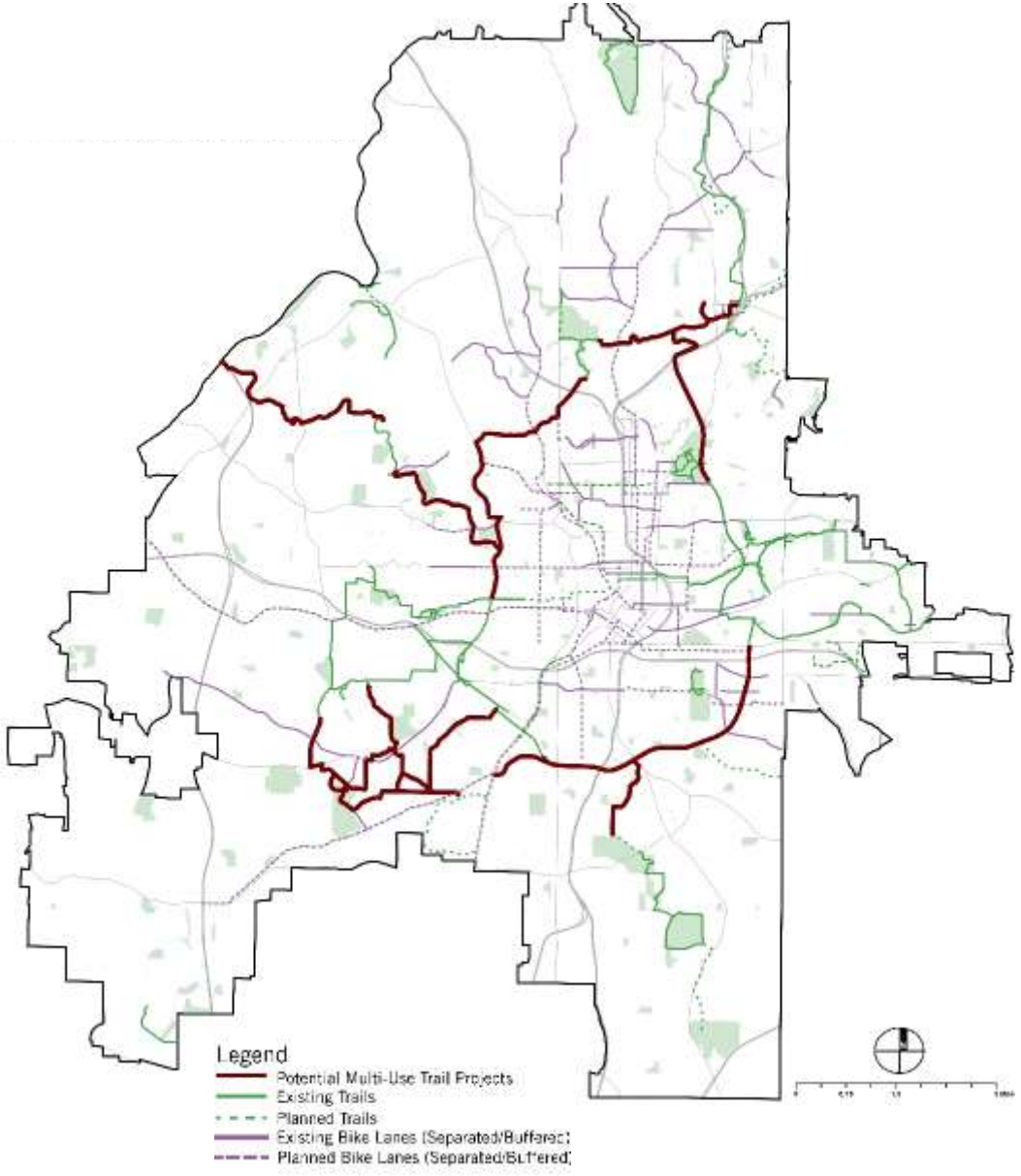

MARTA & CoA Tax Referendums

POTENTIAL TRANSPORTATION PROJECTS

- 155 unique projects
- 125 miles of projects, including:
  - Sidewalks and streetscapes
  - Vehicular improvements
  - Neighborhood greenways
  - Complete streets
  - Multi-use trails
- 27 major intersection projects
- Serving 96% of Atlanta residents

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Thank you!

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