ANNUAL REPORT 2019

Pictured: "Mr. Fangs Loves ATL" dons the walls under I-85 on the Northeast Trail.

Photo: Futography

20 YEARS OF Visionary THINKING

MISSION. GLOBAL BEACON. EQUITABLE. INCLUSIVE. SUSTAINABLE. CITY LIFE. EQUITY. ACCESSIBLE TO ALL. REMOVE BARRIERS. PATHS OF OPPORTUNITY. ECONOMIC GROWTH. PARTNERSHIP. ENGAGE AND COLLABORATE. INTEGRITY. TRANSFORMATIVE PROJECTS. INNOVATION. ADOPT THE ATLANTA BELTLINE. MULTI-USE TRAILS. GREENSPACE. DEVELOPMENT. JOBS. MIXED-USE. DENSITY. WORKFORCE. GROWTH. DRAINAGE. PAVEMENT. AFFORDABLE HOUSING. RESPECT. TRUST. TRANSPARENCY. COMMUNITY. OUTREACH. COMMUNITY ENGAGEMENT. COLLABORATION. CITY PLANNING. GOVERNMENT AFFAIRS. FUNDRAISING. PUBLIC ART. MURALS. SCULPTURES. WESTSIDE TRAIL. EASTSIDE TRAIL. SOUTHSIDE TRAIL. AMBITIOUS. WESTSIDE CONNECTOR. 22-MILE LOOP. TRANSIT. PEDESTRIAN-FRIENDLY. CLEAN-UP. PARKS. D.H. STANTON PARK. GORDON CROSSING PARK. #BELTLINECHARM. TRANSIT CORRIDOR. NORTHSIDE TRAIL. TRAIL. ETIQUETTE. HAWK SIGNAL. GOALS. EASEMENT. BELTLINE EXHIBITION. INPUT. CONVERSATION. FORCE UNIT. ATLTVHEAD. ART. TAX ALLOCATION LANTERN PARADE. LANGFORD JR. PARK. TREES SUSTAINABLE. FORTY-FIVE CONNECTIONS. MORE INSTAGRAMMABLE. JOG. VISION. STREETSCAPES. ALUMA FARM. PONCE DE GLENWOOD AVENUE. UNIVERSITY AVENUE. CAPITOL VIEW MANOR. OAKLAND CITY. WEST ASHVIEW HEIGHTS. PARK. BANKHEAD. HOWELL STATION. HEIGHTS. COLLIER PEACHTREE HILLS. ANSLEY PARK. CONNECTOR. ALLENE AVENUE. ACRES. RETURN URBAN TRAILS. MUSIC. JAMBOREE. CONSTRUCTION. DESIGN. JOBS. CITY QUARTERLY BRIEFING. AUTHENTIC. FAÇADE INTERIM TRAIL. WEST END NORTHEAST INTERIM TRAIL. LIGHT RAIL. ENVIRONMENTAL WHITE PARK. AB67. BOULEVARD HISTORIC FOURTH WARD PARK. NORTHSIDE CONNECTOR SAFETY. DIVERSITY. CULTURE. ART ON THE ATLANTA RAILROAD. EXCHANGE. CABBAGETOWN. APD PATH INSTALLATION. TEMPORARY DISTRICT. ATLANTA BELTLINE TINY DOORS ATL. ARTHUR ATLANTA ARBORETUM. NEIGHBORHOODS. MARTA. ASPIRATIONAL. TSPLOST. LEE + WHITE. BILL KENNEDY WAY. LEON AVENUE. AVON AVENUE. ADAIR PARK. CAPITOL VIEW. END. MOZLEY PARK. WASHINGTON KNIGHT PARK/ BLANDTOWN. LORING HILLS. ARDMORE. PIEDMONT HEIGHTS. PROGRAM ELEMENTS. ON INVESTMENT. BROWNFIELD REMEDIATION. PLANNING. MASTER PLAN. SUBAREA. IMPROVEMENT. BELTLINE BUSINESS BREAKFAST. VISIONARY THINKING. KREWE OF THE GRATEFUL GLUTTONS. BELTLINE U. BICYCLE. WALK. RUN. RIDE. YOGA IN THE PARK. BELTLINE AFTER DARK. SCOOTER. GRAFFITI. BIKE TOUR. ENOTA PARK. TANYARD CREEK. ALIGNMENT. SKATEBOARD PARK. SKATEBOARD. PONCE CITY MARKET. FAMILY PAINT DAY. SUSTAINABILITY. LOCAL BUSINESSES. GRASSROOTS. LANDSCAPING. SAFETY. PITTSBURGH . PEOPLESTOWN. MIDTOWN. REYNOLDSTOWN. WESTVIEW. OLD FOURTH WARD. INMAN PARK. ORMEWOOD PARK. BOULEVARD HEIGHTS. CHOSEWOOD PARK. SOUTH ATLANTA. HIGH POINT. 5K/10K SERIES. ARBORETUM WALKING TOUR. AWARD-WINNING. KROG TUNNEL. KUDZU LINE. LIONEL HAMPTON TRAIL. INSPIRATIONAL. MODERN. FRIENDLY. MOMENTUM-BUILDING.

Setting Our Sights On FULFILLING THE VISION

Your connection to all things Intown

33

MILES of multi-use, urban trails

$10 BILLION

in economic development

5,600

UNITS of affordable workforce housing

1,100

ACRES of environmental clean-up

46

MILES of improved streetscapes

30,000
permanent jobs

Moving Atlanta forward into the future

22
MILES of pedestrian-friendly rail transit

There's a greener tomorrow along the Atlanta BeltLine

1,300
ACRES of new greenspace

PUBLIC ART
largest temporary outdoor public art exhibition in the south

PROJECT GOALS // Equity and inclusion are woven into the fabric of the Atlanta BeltLine's vision and core values, down to each of the project goals that define our work. Articulated in 2018, the Atlanta BeltLine's equity and inclusion vision is that: All legacy residents, new residents, and business owners—regardless of age, gender, race and ethnicity, ability, or income—benefit and prosper from the economic growth and activity associated with the Atlanta BeltLine.

Pictured: The Westside Trail passes under Lucile Avenue with the mural "The Highball Artist" painted by Hadley Breckenridge in 2012.

Photo: @patrickduffy88

Though it isn't the yellow brick road, the BeltLine corridor certainly leads to magical places! We want to take you on a fun adventure as you read the 2019 Annual Report—so keep an eye out. 45 lucky readers will find a golden ticket hidden within, redeemable for something special from the #AtlantaBeltLine!

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The Atlanta BeltLine has been a valuable partner to the City as we work together to build One Atlanta by providing more equitable, inclusive, and sustainable opportunities for our residents.

KEISHA LANCE BOTTOMS
Mayor, City of Atlanta

CORE VALUES THAT STRENGTHEN COMMUNITIES // Atlanta BeltLine, Inc. staff love to be in the community to share our work and vision, show support for causes that reflect our core values, and lend a helping hand where needed. Among the many opportunities to give back, staff participated in the Atlanta Pride Parade for the first time. We volunteered with the Emmaus House program's "Read Aloud" sessions at Barack and Michelle Obama Academy, volunteered at the Atlanta Community Food Bank, and also shared about the Atlanta BeltLine at Benteen Elementary School's career day. To learn more, visit: **beltline.org/beltlineconnections**

Common Ideals for AN INCLUSIVE APPROACH

EQUITY
Realize benefits accessible to all

PARTNERSHIP
Engage and collaborate with integrity

INNOVATION
Lead with creative solutions

COMMITMENT
Be accountable for quality in delivery and service

RESPECT
Create trust and transparency with community and each other

Pictured: Atlanta BeltLine, Inc. and Atlanta BeltLine Partnership staff.

A Shared Commitment with AN AMBITIOUS ENDEAVOR

Mayor Keisha Lance Bottoms

CITY OF ATLANTA

55 TRINITY AVE, S.W.
ATLANTA, GEORGIA 30303-0300

TEL (404) 330-6100

KEISHA LANCE BOTTOMS
MAYOR

Dear Friends,

The Atlanta BeltLine has been a valuable partner to the City as we work together to build One Atlanta by providing more equitable, inclusive, and sustainable opportunities for our residents.

In 2019, our joint efforts expanded affordable housing options in the BeltLine corridor for all who desire to call Atlanta home. One highlight was the opening of Adair Court, a mixed-income senior housing development with 77 affordable housing units in Adair Park, within walking distance to MARTA and the Westside Trail.

The opening of the interim Southside Trail marked another key milestone, linking the BeltLine's Eastside and Westside Trails for the first time. Additionally, the land acquisition for the future Westside BeltLine Connector lays the groundwork for an exciting new connection between Downtown Atlanta and the neighborhoods along the Westside Trail to Westside Park, where the first phase is set to open in 2020.

Atlanta is connecting in new and exciting ways through the Atlanta BeltLine. We are creating an equitable, transit-oriented future where our communities can thrive and businesses flourish.

Together with the Atlanta BeltLine, we will continue to break down barriers, bring residents together and enhance access to mobility and economic opportunity for everyone.

Sincerely,

Keisha Lance Bottoms
Mayor, City of Atlanta

Pictured Opposite: Elected officials (Mayor Keisha Lance Bottoms pictured center) celebrated the opening of Adair Court, a mixed-income senior housing development with 77 new affordable housing units, on November 15, 2019.

Photo: The Sintoses

A Wide-Ranging Initiative: SHARPENING THE FOCUS

John W. Somerhalder, II

Atlanta BeltLine®

The Atlanta BeltLine, Inc. Board of Directors, community leaders, and Atlanta voters recognized the mammoth task that laid ahead in implementing the Atlanta BeltLine when Atlanta BeltLine, Inc. was officially created in 2006. Like any multi-year complex redevelopment project, it requires passion, perseverance, and patience to stay focused and navigate the challenges that are inevitable for such a wide-ranging initiative.

The Board of Directors is pleased with the leadership that Clyde Higgs has brought to the organization since his official appointment as CEO in February 2019. We commend him and the ABI staff for their work this past year in expanding the 22-mile loop, improving connections with the community, and enhancing affordability and access to economic opportunity.

As the governing board of ABI, we are committed to continuing the good stewardship of public funding and ensuring the BeltLine can be enjoyed by all. With the largest budget to date dedicated to affordable housing, we are pleased to share that ABI exceeded its 2018/2019 affordable housing goals with 397 affordable units closing in late 2018 and 2019.

Thanks to City of Atlanta TSPLOST funding, ABI further secured corridor right-of-way acquisition this past year. To date, 77% of the TSPLOST funds allocated to ABI have been spent, enabling the acquisition of more than 115 acres in support of over 7 miles of potential mainline and spur trails as well as contributing to the construction of the Eastside Trail lighting. We are grateful to the Atlanta voters who made this possible with their support in 2016 as well as to our partners at Atlanta BeltLine Partnership, who work tirelessly to identify additional private and philanthropic funding sources required to complete the full build out by 2030. We also appreciate the support of our elected officials, strategic partners, stakeholders, and community advocates who believe in the vision that we are striving to achieve.

We, the Board, believe in the benefits the Atlanta BeltLine brings to the City of Atlanta. We continue to hold the organization to highest standards as they steward the resources and the mandate that has been entrusted to them by the City of Atlanta and Atlanta voters.

Sincerely,

John W. Somerhalder, II

Board of Directors Chair
Atlanta BeltLine, Inc.

100 Peachtree Street NW // Suite 2300 // Atlanta, GA 30303

Realizing the Vision for THE PEOPLE'S PROJECT

CEO
Clyde Higgs

Much has changed in the twenty years since the vision of the Atlanta BeltLine was first laid out as a graduate thesis by a young Georgia Tech student, but the mission—and our charge at Atlanta BeltLine, Inc.—remains firm. Conceived by the community and for the community, the Atlanta BeltLine is truly the People's Project, inviting all of Atlanta to dream about what is possible when the community rallies together around a vision of connectivity and equitable access to opportunity. It is this visionary thinking that ultimately connects us to those early, grassroots days and also propels us into the future that we are creating for our great grandchildren.

I am honored to be a part of this transformational legacy and to lead the dedicated staff at Atlanta BeltLine, Inc. who bring so much expertise, compassion, and tenacity to the initiative. The quality of our small, but mighty team was further strengthened this year with the addition of General Counsel, Aasia Mustakeem, Chief Operating Officer, Ruben Brooks, and Vice President of Design and Construction, Kimberley Wilson, R.A.

2019 has been a milestone year in realizing this vision. The opening of the 4-mile interim Atlanta BeltLine Southside Trail in August represents an important win for the city as east and west Atlanta were connected for the first time. We also announced the forthcoming construction of the first phase of this segment of the corridor, known as Southside Trail-West, which will provide connectivity to four new and emerging job centers. Once construction begins in early 2020, this will be the first time in Atlanta BeltLine history that three segments of the corridor are under construction simultaneously.

The question of affordability remains at the forefront of our work to build transformative public infrastructure that is inclusive for all Atlantans. Thanks to a stronger performance by the Atlanta BeltLine Tax Allocation District (TAD) and intentional budgetary policy in favor of affordable housing, we are moving in the right direction, but we still have a lot of work to do. We are also moving forward with bringing transit to the Atlanta BeltLine following the More MARTA prioritization of projects. Finally, we are working closely with developers and local communities to promote inclusive and sustainable economic development around the 22-mile loop.

We are ever thankful to our partners, our nonprofit counterparts at Atlanta BeltLine Partnership, and to the community that has rallied behind this visionary approach that is driving local, regional, national, and global conversations about future development and equitable prosperity in the 21st century.

We hope to see you out on the Atlanta BeltLine!

Sincerely,

Clyde Higgs

CEO
Atlanta BeltLine, Inc.

100 Peachtree Street NW // Suite 2300 // Atlanta, GA 30303

Visionary Leaders that HELP MOVE US FORWARD

The Honorable Keisha Lance Bottoms
Mayor, City of Atlanta

The Honorable Matt Westmoreland
Atlanta City Councilmember, Post 2 At-Large

Dallas Clement
Treasurer, Atlanta BeltLine Partnership Appointee, Executive Vice President and Chief Financial Officer, Cox Enterprises

John W. Somerhalder, II
Chairman, Former President and CEO, AGL Resources

Ayana Gabriel
Secretary, Community Representative, Program Officer, The Arthur M. Blank Family Foundation

Thank you to former board member, The Honorable Natalyn Archibong, Vice Chair, Atlanta City Councilmember, District 5, who completed her service in 2019.

We also remember Fulton County Commissioner Emma Darnell who passed away in May 2019. Commissioner Darnell served on the Atlanta BeltLine, Inc. Board of Directors from July 2010 to July 2014 and played an integral role during some of the Atlanta BeltLine's most transformative years. Her advocacy for environmental justice led to the development and adoption of ABI's Environmental Justice Policy.

Ernestine Garey
Invest Atlanta Appointee, Senior Advisor to the CEO, Atlanta Housing

The Honorable Lee Morris
Fulton County Commissioner, District 3

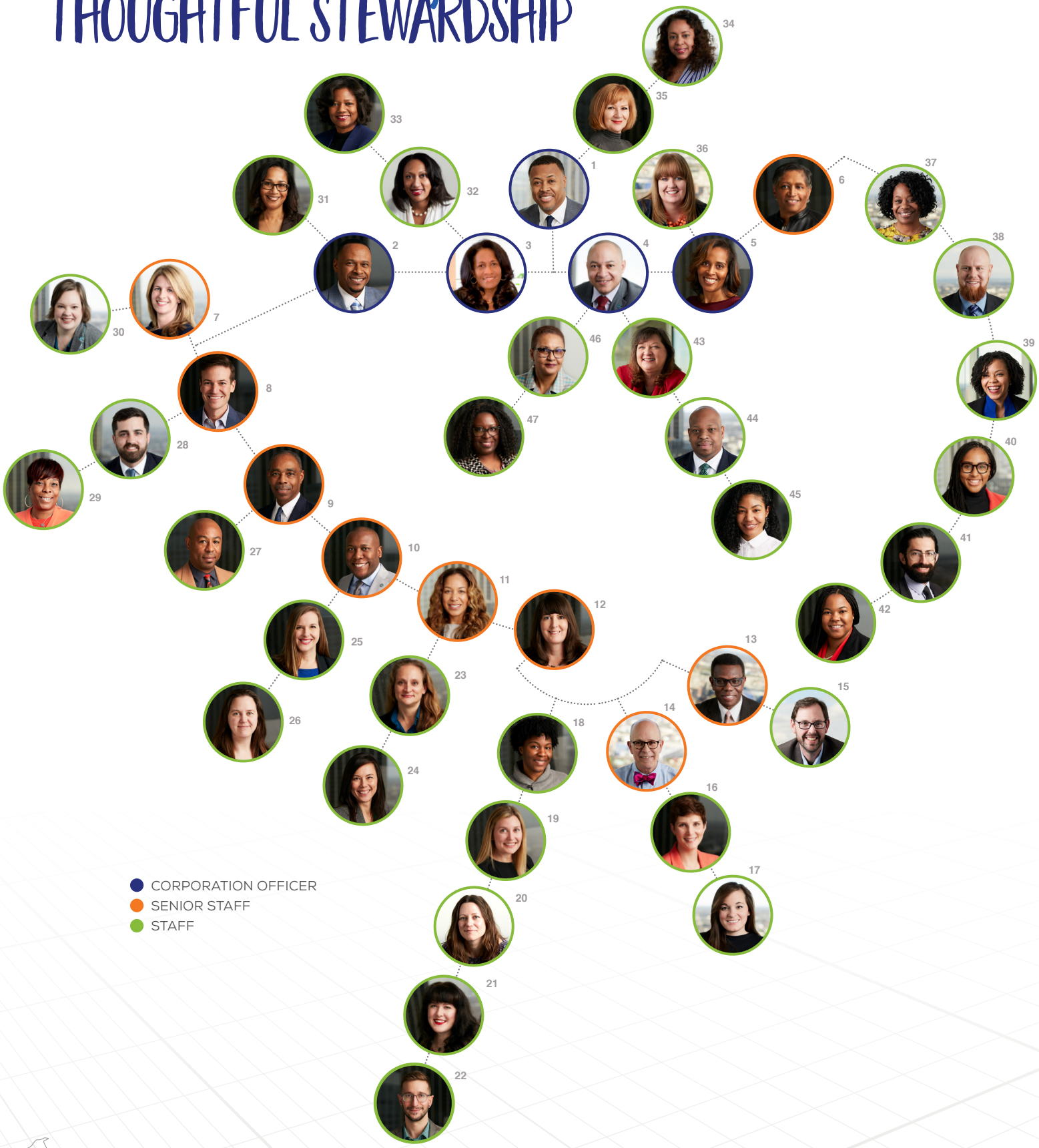
Michelle E. Nelson
Invest Atlanta Appointee, Executive Talent Engagement and Operations Leader, EY

The Honorable Cynthia Briscoe Brown
Atlanta Board of Education, Seat 8 At-Large

Pictured: The Atlanta BeltLine Lantern Parade concluded with a stunning view of the Midtown skyline at Park Tavern on the Eastside Trail.

Photo: The Sintoses

An Aspirational Project with THOUGHTFUL STEWARDSHIP



ABI STAFF

1 CLYDE HIGGS
Chief Executive Officer

2 RUBEN BROOKS
Chief Operating Officer

3 AASIA MUSTAKEEM
General Counsel

4 MARSHALL NORWOOD, CPA
Chief Financial Officer

5 NONET SYKES
Chief Equity & Inclusion Officer

6 BETH MCMILLAN
Vice President of Community Planning & Engagement

7 JILL JOHNSON
Government Affairs Director

8 DAVE PIERCE
Real Estate and Asset Management Director

9 DWAYNE C. VAUGHN
Vice President of Housing Policy & Development

10 JERALD MITCHELL, MBA
Vice President of Economic Development

11 TWANNA HARRIS
Vice President of Marketing & Communications

12 KIM WILSON, R.A.
Vice President of Design & Construction

13 HENRY IKWUT-UKWA, PHD, PE
Transportation Director

14 KEVIN W. BURKE, PLA, FASLA
Director of Design

15 SHAUN GREEN, PE
Senior Transportation Engineer

16 KRISTEN MANSFIELD, PLA
Senior Landscape Architect

17 MEGHAN INJAYCHOCK
Landscape Architect

18 HOPE GIST, PE
Civil Engineer

19 NANCY NEWELL, PE
Civil Engineer

20 JORI O'HANLEY
GIS & IT Manager

21 MIRANDA KYLE
Arts and Culture Program Manager

22 CHRIS LANGLEY
Arts & Culture Program Coordinator

23 JENNY ODOM
Communications & Media Relations Manager

24 HEATHER CLAVÉ
Marketing Communications Manager

25 KARA KEENE COOPER
Economic Development Project Manager

26 HEATHER HUSSEY-COKER
Special Projects Manager

27 RODNEY MILTON, JR.
Senior Housing Policy & Development Manager

28 SCHRODER VOYLES
Real Estate Project Manager

29 MONICA COLLINS, MBA
Real Estate Coordinator

30 LENA CARSTENS, CGMS, GPC
Development Officer for Public Grants

31 TAKATA WASHINGTON
Executive Assistant to the COO & the CEIO

32 MICHELLE L. THOMAS, ESQ
Assistant General Counsel

33 JANELLA BARNER
Senior Paralegal

34 RHONDA FORGE
Office Coordinator

35 VICKI CIMKENTLI
Executive Assistant to the CEO

36 KHRISTIE POWER, PHR
Human Resources Manager

37 LYNNETTE REID
Senior Community Planner

38 NATHAN SOLDAT, AICP
Community Engagement Manager

39 WHITNEY FULLER
Community Engagement Manager

40 KATHRINE MORRIS
Community Engagement Advocate

41 WILL TUCKER
Community Engagement Coordinator

42 KYRA PARKS
Project Assistant

43 VALERIE STRICKLAND, CPA
Controller

44 ROBBIE ROSS, CMA
Senior Accounting Manager

45 LORI ROMAN
Staff Accountant

46 KIM C. NICHOLSON, CPPB
Procurement Officer

47 SUBRENA CLARK, MBA, CPPB
Procurement Manager

POLO

Building Community for OUR SHARED PROSPERITY

A VISION FOR WHAT IS POSSIBLE

The Atlanta BeltLine is a monumental project involving transit and connectivity, economic development, housing affordability, health and wellness, recreation, and much more. Every program associated with the Atlanta BeltLine is considered through a lens of equity and inclusivity to ensure each is developed in keeping with the BeltLine's equity vision statement: All legacy residents, new residents, and business owners—regardless of age, gender, race and ethnicity, ability, or income—benefit and prosper from the economic growth and activity associated with the Atlanta BeltLine.

The Atlanta BeltLine has the potential to break down barriers and connect people, communities, and cultures that have been intentionally segregated for generations. The goal is to implement the project in a way that ensures all Atlantans have the chance to participate in, and benefit from, its economic growth for generations to come. To that end, many internal conversations in 2019 centered on clearly defining what "equity and inclusion" mean and developing a racial equity action plan focused on workforce and pay equity, contracting and procurement equity, and equitable community engagement. In addition to laying out clear metrics to track and measure our progress toward equity and inclusion, our leadership teams provided training for all staff to increase knowledge and understanding of equity and inclusion, and provided tools to help advance our efforts to ensure equity in every aspect of our work.

2019 marked the 20th anniversary of Ryan Gravel's thesis that became the blueprint for the Atlanta BeltLine. From its inception, the Atlanta BeltLine has always been a project by and for the community. Direct conversations with community stakeholders are essential to realizing the vision for the BeltLine, and 2019 was a year of expanded dialogue in the area of equity and inclusion. In addition to our normal community engagement meetings, our leadership teams participated in numerous additional conversations, particularly in neighborhoods in southwest Atlanta where recent growth and development associated with the Atlanta BeltLine has resulted in a heightened awareness about the need to protect the interests and opportunities of legacy residents of these neighborhoods.

We have found that an open dialogue is essential to understanding and addressing the needs and concerns of the community, and this was evident from the important discussions that took place throughout the year. Through these engagements, we have sought to reassure residents that the success of the BeltLine is directly linked to creating and preserving affordability; reducing residential, commercial and cultural displacement; reducing racial and economic disparities; promoting transit and connectivity; empowering BeltLine communities for the future; and ultimately improving the overall quality of life for all BeltLine residents.

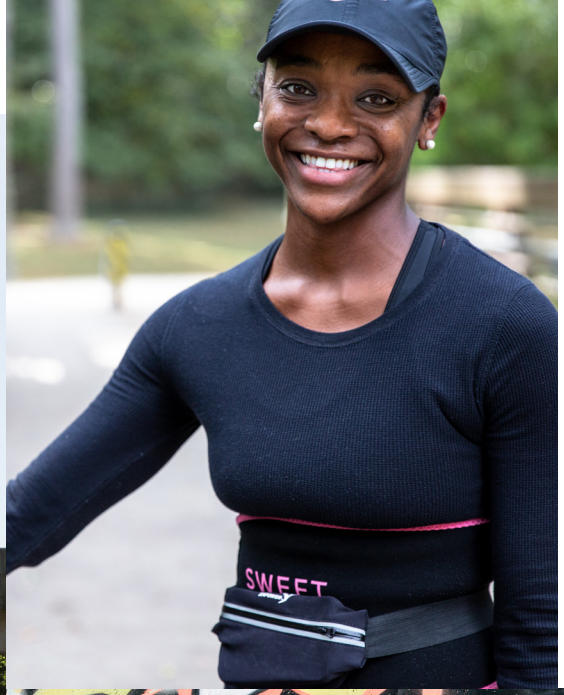
Pictured Opposite: Newlyweds enjoy tourism and photo ops with friends on the Eastside Trail in Reynoldstown.

Photo: The Sintoses

Pictured: The Pianos for Peace piano under Freedom Parkway bridge is one of the many great places to stop along the Eastside Trail. ***Photo:*** The Sintoses

Looking Ahead with A UNIFIED FOCUS

A BELTLINE FOR EVERYONE // We welcome community voices in project implementation so that we may preserve the historic and cultural character of neighborhoods, minimize displacement of longtime residents, and leverage economic opportunities in a way that stabilizes communities to create a more livable and geographically-balanced Atlanta.


SWEET

adidas

AMINEBRIP
TD
MORETTI

Conversations that are Shaping OUR VISION GOING FORWARD

COMMUNITY ENGAGEMENT

Born from the community, championed by the community, the Atlanta BeltLine is a grassroots endeavor, and it could not be what it is today, nor get where it's going, without significant community engagement. Through the lens of equity and inclusion, the Community Engagement Team at ABI works hard to provide communities and stakeholders with timely updates and provide a space where citizens can offer input, express concerns, or ask questions about the numerous projects that affect their neighborhoods.

In 2019, ABI hosted 53 formal meetings that attracted nearly 2,000 community members. This includes four quarterly briefings in 2019. In order to ensure maximal attendance and access to information, ABI communicated about the meetings via online communication channels—website and social media—and also distributed approximately 16,000 flyers to engage community members without access to digital media. On March 14, ABI held its first quarterly briefing at Park Tavern and provided a review of 2018. The second quarterly briefing took place on June 13 at Friendship Baptist Church. It included a Q&A session to ensure community voices were heard. The September 19 quarterly briefing was held at 725 Ponce and focused on equity and sustainability. The fourth quarterly meeting of 2019 was hosted at Atlanta Technical College and featured an open house format for engaging conversations. These meetings were also streamed live on Facebook. When video updates were prepared for the meetings, they were posted to ABI's YouTube channel as well as on the website at beltline.org/engage.

PLANNING

ABI continued to engage the public regarding updates to the Subarea Master Plans that were adopted by City Council in 2009. In 2019, it wrapped up public engagement for Subareas 1, 3, 5, 9, and 10 and collected feedback from the community to help inform the master plan update recommendations in the areas of land use, mobility, open space, historic preservation, and housing policy. The planning team is currently working on the final draft master plan documents, which will be made available to the public for additional input.

COMMUNICATIONS

ABI strives to keep the public informed in a timely manner and find new, innovative ways of communicating about project updates, events, and other news regarding the Atlanta BeltLine. The communications team published and distributed the 2019 Art on the Atlanta BeltLine brochure, a new project overview map, rack cards, quarterly newsletters, and regular press releases announcing updates on the Atlanta BeltLine. Blog updates on the newly revamped website, videos, infographics, and photos were also produced and shared on ABI's social media platforms. The communications team hired a social media consultant to help expand ABI's messages and reach online, and it launched Salesforce as a company-wide relationships and communications tool. The team also provided support for external affairs programming such as the State of the BeltLine, organized in collaboration with the Council for Quality Growth and Atlanta BeltLine Partnership on August 27, 2019.

SOCIAL MEDIA STATS

90,892
FACEBOOK FOLLOWERS

389,300
TWITTER FOLLOWERS

114,559
INSTAGRAM FOLLOWERS

1,139
BUSINESS MEETINGS TO DATE

408
PUBLIC MEETINGS TO DATE

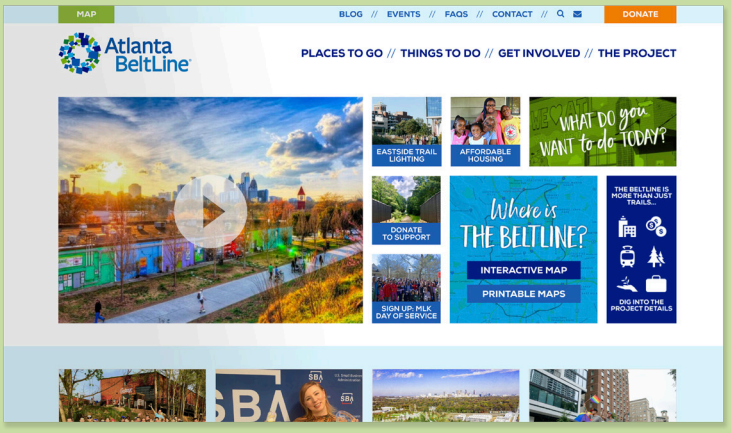
15,712
ALL-TIME MEETING ATTENDEES

Pictured: Mayor Keisha Lance Bottoms announced the opening of the Southside Interim Trail at the State of the BeltLine.

Photo: John Becker

BeltLine U was a brilliant exercise. It edified, enlightened, and inspired 30 neighborhood activists around the BeltLine loop while also creating valuable linkages across the city, like spokes in a great wheel. When will the next class begin?

BILL SEAY
BeltLine U Graduate, 2019



A Fresh, New Website

The Atlanta BeltLine's new mobile-responsive website was launched in August 2019. Now, users can more easily navigate the website to quickly find "places to go" and "things to do." Art.beltline.org also has a new and improved look, making it easier to find artists and information.

Empowering Advocacy for the Project

BeltLine U kicked off in 2019, with its inaugural class graduating on May 21. The program's purpose is to empower citizens with knowledge about the Atlanta BeltLine to help us raise awareness of the BeltLine and its history. Graduates will advocate about the project to their communities, within their peer circles, to those visiting the city, and to the public at large. In this way, BeltLine U alumni shape the project's future, as well as the future of the city.

BELTLINE U
EST. 2018

Collaborating Today for LASTING AFFORDABILITY

Pictured: Mayor Keisha Lance Bottoms and Atlanta BeltLine, Inc. CEO Clyde Higgs share a moment at the Adair Court ribbon-cutting.

Photo: The Sintoses

VISIONARY APPROACHES TO AFFORDABLE HOUSING

Atlanta BeltLine, Inc. (ABI) is conscientiously laying the groundwork with its partners to create and maintain affordability—namely affordable housing—around the Atlanta BeltLine. It is this collaborative approach that will enable ABI to satisfy its goal of creating or preserving 5,600 affordable units within the BeltLine Tax Allocation District (TAD) by 2030.

ABI worked closely with the City of Atlanta and other public agencies during the drafting of the One Atlanta Housing Affordability Action Plan, which Atlanta Mayor Keisha Lance Bottoms released on June 24, 2019. The first of its kind for the City, the plan outlines four key goals to improve affordability: create or preserve 20,000 affordable homes by 2026 and increase overall supply; invest $1 billion from public, private and philanthropic sources to produce and preserve affordable housing; ensure equitable growth for all Atlantans and minimize displacement; and support innovation and streamline processes.

Committed to seeing that the equitable tool of affordable housing is available on and around the Atlanta BeltLine, ABI convened a blue-ribbon panel of affordable housing experts from the public, private, and nonprofit sectors in early 2018 to help ABI refine its affordable housing strategies. This group, known as the ABI Affordable Housing Working Group, released its Final Report, which provides yearly goals to measure its affordable housing progress. The group will continue its work to ensure that ABI implements the recommendations on action items highlighted in the full report, which you can read at beltline.org/housing.

Atlanta BeltLine Partnership (ABP), ABI's nonprofit counterpart, is also very engaged in affordable housing efforts. In 2019, ABP organized several homeowner empowerment workshops to equip homeowners and legacy residents with knowledge and resources to help make living along the Atlanta BeltLine affordable.

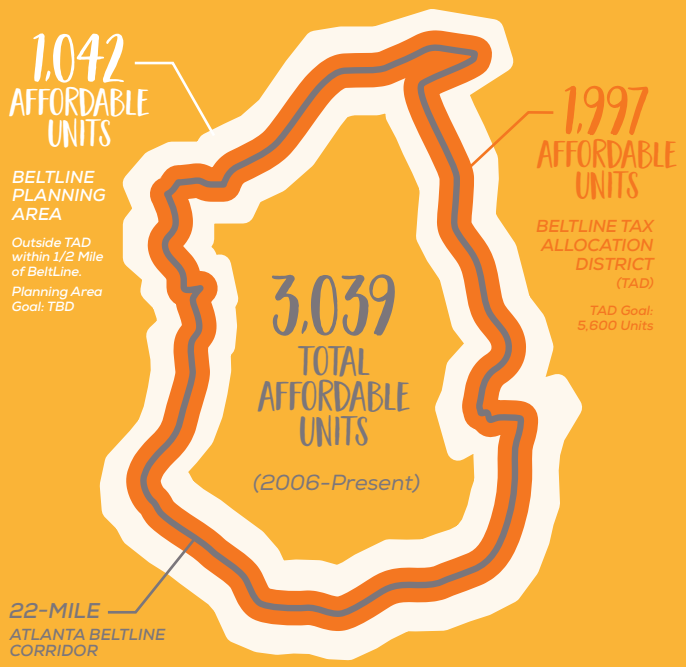
This year, ABI announced its largest affordable housing budget ever. The increased performance of the Atlanta BeltLine Tax Allocation District (TAD) resulted in the increase in funding for affordable housing. In accordance with ABI's strategic affordable housing budgetary policy, which allots 75% of excess TAD performance dollars to affordable housing. A total of $11.9 million was allocated to affordable housing development in fiscal year 2020. Nearly half of the budget will be dedicated to land acquisition and pre-development incentives for the creation of more affordable housing, thereby giving ABI more control over long-term affordability.

On February 15, 2019, ABI joined North American Properties, The Conservation Fund and the Atlanta BeltLine Partnership in celebrating the grand opening of The Edge, an $80 million development along a segment of the Eastside Trail between Edgewood and Dekalb Avenues. The new development, for which ABI sold a portion of the land in 2015, provides 36 affordable housing units in addition to the overall mix of residential, loft office, restaurant and retail units.

On November 15, 2019, Woda Cooper Companies, Inc. and Parallel Housing, Inc. celebrated the ribbon cutting of Adair Court, a mixed-income senior community located in southwest Atlanta between the MARTA West End station, Adair Park, and the Atlanta BeltLine Westside Trail. The $15 million development provides 77 of its 91 units as affordable housing. It was made possible with the support of the City of Atlanta, the Georgia Department of Community Affairs, ABI, and Invest Atlanta. Atlanta BeltLine, Inc. contributed a $500,000 grant from the BeltLine Affordable Housing Trust Fund (BAHTF).

ABI exceeded its affordable housing goal for the year, with the closing of 397 affordable units. The City of Atlanta's Inclusionary Zoning Policy requires multi-family housing of 10 units or more within a half-mile of the BeltLine corridor to set aside a percentage of housing for affordable residents, and 175 affordable units of the 706 units in the pipeline at year's end are due to the Policy. ABI is actively working with partner agencies and developers to assist in bringing the pipeline transactions to financial closings. This would take ABL to about half of its overall affordable housing goal.

Affordable Units Created

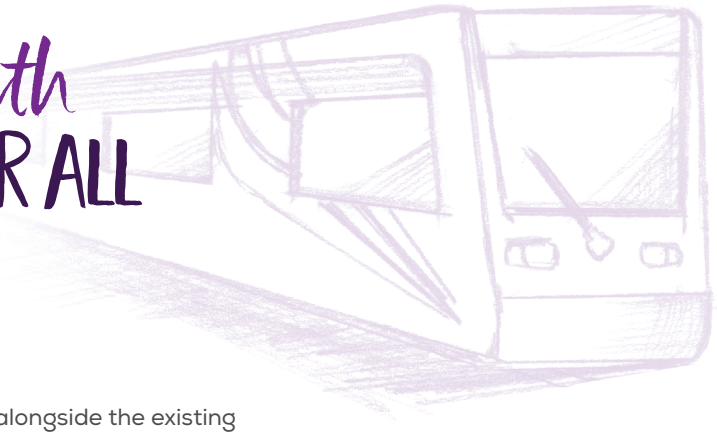


TAD and Planning Area boundaries are represented here for illustrative purposes only. For precise boundary lines, please visit beltline.org/map.

Pictured: Adair Court opened with 77 new affordable housing units for seniors.

Photo: The Sintoses

Moving Forward with BETTER MOBILITY FOR ALL



TRANSPORTATION: OUR PRIMARY VISION

The Atlanta BeltLine is first and foremost a transportation corridor, with rail transit playing the critical role of linking neighborhoods historically separated by the railroad, connecting people, and improving equitable and inclusive access to opportunity. ABI is committed to this vision of bringing light rail transit to the 22-mile BeltLine loop. Numerous studies and research, as well as more than fifteen years of active and ongoing community engagement, have shown this to be the most effective transit option for the space and projected density in the next twenty years. In 2019, important steps were made in this direction.

Atlanta voters approved a half-penny More MARTA sales tax in 2016 to provide funding for expanded transit services in the City, including rail transit on, and connecting to, the Atlanta BeltLine. Since then, ABI has been preparing the way to expedite the timeline for light rail construction. In total, the More MARTA program anticipates a $1.2 billion allocation for the integrated BeltLine rail transit and Atlanta Streetcar expansion. At their June 2019 meeting, the MARTA Board of Directors approved the final list of projects and the implementation schedule for completing the projects. With approximately 12 miles of BeltLine/Streetcar rail transit, including seven in the BeltLine corridor, approved for funding over the next 40 years, the Atlanta Streetcar extension to Ponce de Leon Avenue on the BeltLine is the nearest-term BeltLine project on the approved phasing plan.

During a tour for MARTA's External Affairs team on August 19, 2019, ABI staff cast the vision for what light rail transit will tangibly look like. A to-scale mockup of the projected streetcar extension on the Atlanta BeltLine's Eastside Trail highlighted how light rail transit has been carefully conceptualized in the design of the corridor to fit alongside the existing trails and developments from the very beginning.

A landmark step for transit on the Atlanta BeltLine took place on December 2, 2019, as Atlanta City Council passed legislation to accept $2.8 million from the Federal Transit Administration (FTA). Allocated through the Atlanta Regional Commission (ARC) to support planning and pre-construction activities for projects in the regional Transportation Improvement Plan (TIP), ARC gave this award for National Environmental Policy Act (NEPA) documentation on the Crosstown Downtown Streetcar corridor and for preliminary design work on the Streetcar East Extension. The work funded by the $2.8M will include geotechnical and utility surveys to clarify impacts and costs of the preferred alignment for the extension of light rail transit to the Westside corridor at Westview, as well as to the Eastside corridor up to Ponce de Leon Avenue. It will also provide data that will help determine potential station locations. ABI will continue to work with the City and MARTA on required pre-construction activities to move this project forward.

TRANSPORTATION: STREETSCAPES

Street safety, quality improvement, and aesthetics are valuable components of the Atlanta BeltLine's visionary approach to urban redevelopment. Our project teams are working closely with numerous partners, particularly the Georgia Department of Transportation (GDOT), to advance numerous streetscape projects that will ensure safe walkable access to the BeltLine. With the support of a GDOT Local Maintenance and Improvement Grant, ABI completed the redesign of the bridge over I-20 to improve safety along the interim trail on Bill Kennedy Way. The project will replace the six-foot sidewalk that is currently in place with a 10-foot-wide pedestrian and bike trail. The goal is to extend the interim trail between Memorial Drive and Glenwood Avenue.

The streetscaping of Ponce de Leon Avenue from Boulevard to Freedom Parkway is a GDOT local let project, funded by the Atlanta Regional Commission's Livable Centers Initiative with federal and ABI funds. When completed, it will include sidewalks, lighting, bike lane improvements, and a much-needed access point to the BeltLine at the north side of the Ponce de Leon Avenue bridge.

The project team continues to work with Renew Atlanta to advance the Complete Streets projects at Ralph David Abernathy Boulevard and along the University Avenue corridor. The Ralph David Abernathy Complete Streets Project will bring 800 feet of streetscape improvements, including parking-protected bike lanes. Once permits have been obtained from GDOT, it is anticipated that construction will begin in 2020.

The scoping study for the University Avenue Complete Streets Project envisions a two-way multi-use trail along the southern curb of Avon/University from Murphy Avenue to McDonough Blvd. A Concept Report, funded through the Atlanta Regional Commission and GDOT, was submitted to GDOT for approval in 2019. Once approved, this will be a Renew Atlanta project.

Pictured: The full-scale mockup of the future streetcar platform (outlined in black) and rails (marked with white tape) adjacent to Ponce City Market and the Eastside Trail reflects how everything has been strategically designed to fit together.

PROJECTED TIMELINE

10 YEARS

from sales tax funding to operation

2020-2027

The plan turns into action:

- Entity charged with designing rail begins and completes the design and engineering
- Entity charged with constructing rail begins and completes the construction

TODAY *The Eastside Trail is shovel-ready.* ABI is prepared to move forward upon completion of:

- MARTA's allocation of funds
- MARTA's designation of the entity charged with designing rail

APR. 2017 MARTA began collecting the additional ½ percent sales tax to fund the More MARTA plan

NOV. 2016 ½ percent MARTA sales tax was passed by City of Atlanta voters

MID-2016 Legislation for an additional ½ percent MARTA sales tax in the City of Atlanta, to fund more transit, was proposed

The Annie E. Casey Foundation awarded the Atlanta BeltLine a $33,000 business grant at the end of 2019 to continue the advancement of its work on researching and solidifying a platform for businesses to convene, collaborate, and grow in the areas around Murphy Crossing and Pittsburgh Yards.

Forging Ahead with EXCITING GROWTH & OPPORTUNITY

Transformative and equitable urban redevelopment requires an innovative, nontraditional approach to economic development. Atlanta BeltLine, Inc. (ABI) pursues a community-centered economic development strategy that focuses on job growth, product development, and economic mobility. Attracting private investment and new businesses lead to job creation. Likewise, supporting existing and emerging small and medium businesses helps ensure that legacy businesses in the existing community have the resources and tools to be economically resilient and flourish. Both components are vital to achieving the Atlanta BeltLine vision.

To date, the Atlanta BeltLine has generated an estimated $6.2 billion in private construction investment, which is more than half of its $10 billion goal. That private construction investment has been a catalyst for the support of 43,560 one-year construction job opportunities since 2005. The Atlanta BeltLine has also invested approximately $600 million in the project's delivery since 2005. This represents a positive return on investment of over 10-to-1. In addition, an estimated 18,700 permanent jobs have been generated, according to U.S. Census Data, by the estimated 6,000 businesses located around the Atlanta BeltLine.

In 2019, several businesses from such diverse sectors as finance, food service, healthcare, and hospitality relocated or expanded along or near the Atlanta BeltLine. 725 Ponce, the first all-Class A-office space building on the Eastside Trail, welcomed companies like McKinsey Co., BlackRock, and Chick-Fil-A, and Kroger opened as the first-of-its-kind urban approach store centered around consumers coming from off the Atlanta BeltLine. Other leading job nodes include Piedmont Hospital, Armour Yards, Ponce City Market, and West Midtown. ABI is also supporting the development of a new and emerging Southwest Atlanta job center that includes developments like Lee + White, The Met, Pittsburgh Yards, and the soon-to-come redevelopment of Murphy Crossing that will create even more economic opportunity along the Atlanta BeltLine.

ABI provided support for domestic and international economic development around the Atlanta BeltLine, welcoming a range of delegations regionally, such as from Albany; nationally, such as from Detroit and Denver; and internationally, such as from Canada, France, and Taiwan.

In 2019, the economic development team engaged with 1,203 business contacts on a calendar year basis via scheduled phone call or in person meeting. The team organized Atlanta BeltLine Business Breakfasts and tenant information sessions to support small local businesses, discussing topics like state resources or how to do business with government.

As part of our Strategic Implementation Plan's focus on equity and inclusion, 54% of ABI's business engagement activity was with the economically-challenged commercial corridor located south of I-20, most of which are small, local businesses. Such activities included Westside Warmup, which showcased southwest Atlanta and its small businesses leading up to Super Bowl LIII in Atlanta. Two Atlanta BeltLine businesses received face-lifts thanks to the pilot Façade Improvement Program. Launched in 2019, the Façade Improvement Program is an innovative initiative designed to assist local businesses in economically distressed commercial corridors along the BeltLine improve curb appeal, with local artists completing the improvements. Following the successful first edition, planning for the continuation of similar business-artists partnerships through façade improvement is underway.

Pictured Opposite: (Top and Middle) Red's Beer Garden and A/C Clutch Bicycle Shop participated in the Atlanta BeltLine pilot Façade Improvement Program. ***Photo:*** The Sintoses

(Bottom Left) The economic development team worked with partners on the 2019 IoT living labs challenge.

(Bottom Right) Atlanta BeltLine Business breakfasts, like this one held at Pin & Proper, provide great resources to BeltLine businesses.

Pictured This Page: Atlanta BeltLine Business breakfasts included panel discussions on government procurement (left) or information sessions with Georgian's First Commission (right).

A Lesson in #BeltLineCharm FOR BELTLINE TRAIL USERS

SAFETY & ETIQUETTE

There are some 2 million people who use the Atlanta BeltLine a year. The arrival of shareable e-scooters to Atlanta's streets in 2018 reshaped the landscape of micromobility and added new opportunities and risks along the Atlanta BeltLine corridor.

In April 2019, shareable dockless mobility devices averaged 16,800 trips/day across the City of Atlanta, with an average trip length of 1 mile, according to monthly records reported by the Department of City Planning. Data from scooter operators suggest that between 20% and 25% of these citywide trips used the existing Eastside Trail—and that about a third of all trips began or ended within a half-mile of the trail. Approximately one-third start or end within half a mile of the trail. 40% of riders reported commuting to or from work or school on their most recent trip; another 31% reported connecting to another form of transportation. This new mode of transportation, coupled with the existing forms used on the trail—walking, bicycling, skateboarding, rollerblading, and running—has required a fresh look at safety and etiquette on the Atlanta BeltLine's multi-use trails, and innovative ways to ensure an enjoyable experience for all users—whether on foot or on wheels.

ABI, the City of Atlanta's Department of City Planning / Office of Mobility Planning, and the Atlanta Police Department (APD)'s Path Force Unit have partnered to improve safety. The partnership arose after receiving comments from trail users about the use of scooters, bikes, and concerns over safety infractions along the corridor. In June 2019, the City of Atlanta implemented a Reduced Speed Zone along a portion of the Eastside Trail. Within this zone, e-scooters are geofenced and limited to 8 mph on weekday evenings, weekends, and state holidays. Parking zones along the Eastside and Westside Trails were also established with visible parking and no parking signs in order to accommodate dockless devices, reduce clutter, and allow for accessibility at entrances to the trails.

Additionally, ABI, in partnership with APD's Path Force Unit and City officials, hosted Etiquette Campaign Awareness Days on June 21, July 27, and August 23 to encourage positive behavior and safety on the trail. The campaign addresses e-scooter challenges as well as other common courtesy issues when using public spaces.

To learn more about our Etiquette Campaign, visit beltline.org/etiquette.

Pictured Right: City Planning staff marked parking spots along the Atlanta BeltLine as part of new speed and parking regulations for dockless devices.

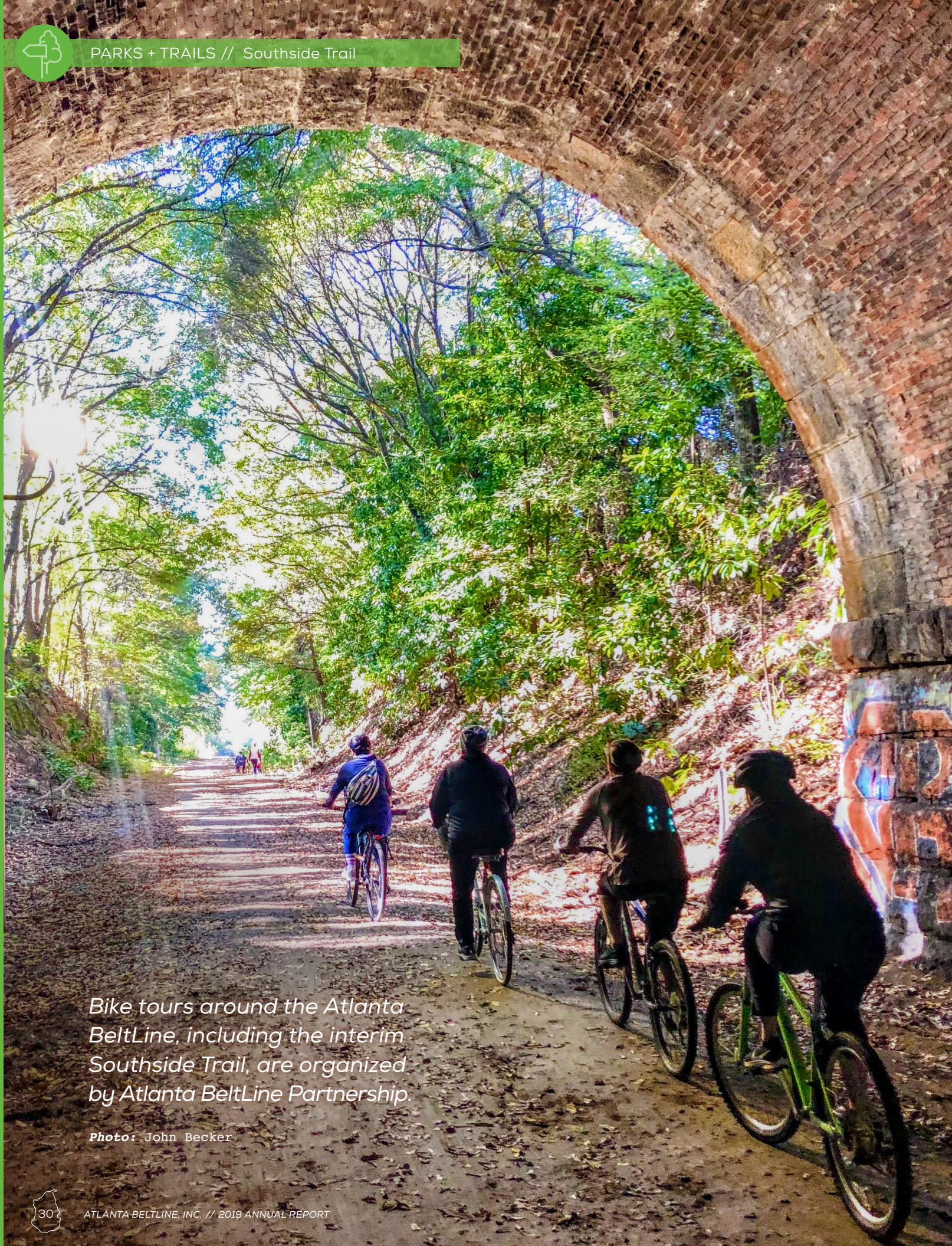
Photo: ABI

Pictured Above and Right: More than 2.3 million people used the Eastside Trail in 2019. Safety and etiquette is important to ensuring a positive experience for all.

Photo: The Sintoses

Pictured Opposite: ABI staff and volunteers from APD's Path Force Unit encouraged trail users to be mindful of others during several Etiquette Awareness Days.

Photo: The Sintoses



Bike tours around the Atlanta BeltLine, including the interim Southside Trail, are organized by Atlanta BeltLine Partnership.

Photo: John Becker

In the Interim... A WHOLE NEW EXPERIENCE

The Southside Trail officially opened as an interim trail in August 2019. The 4-mile interim trail is the missing link to 11 miles of connectivity, from Washington Park to Piedmont Park. In an unpaved state, it offers a rough-graded gravel path, access to 11 public streets, environmental remediation, bolstered bridges, crosswalks adjacent to at-grade crossings with appropriate signage and signalization, and lighting within tunnels.

The interim trail was funded through contributions to the Atlanta BeltLine Partnership's Opening the Corridor capital campaign, including a lead gift from The Coca-Cola Foundation and major contributions from The Home Depot Foundation, The Delta Air Lines Foundation, the Atlanta BeltLine Partnership's board of directors, and property owners along the BeltLine.

The interim Southside Trail is accessible from the following 11 public streets:

- Glenwood Avenue (ADA accessible)
- Mercer Street
- Lynwood Street
- United Avenue
- Boulevard
- Hill Street
- Milton Avenue (ADA accessible)
- Carver High School
- Pryor Road
- Metropolitan Avenue
- Allene Avenue

As the general public enjoys the interim Southside Trail, plans are underway to complete design in order to fully construct the trail as funding becomes available. In December 2019, Astra Group, Inc. was announced as the general contractor selected to build out the initial 0.75 miles of the multi-use trail, referred to as Southside Trail – West. This segment runs from the southern terminus of the Westside Trail at University Avenue to the Annie E. Casey Foundation site at Pittsburgh Yards, just west of the I-75/85 overpass. It was selected as the first segment in a phased approach to construction due to its connection to four new and emerging job centers—Pittsburgh Yards, Murphy Crossing, Lee + White, and The Met.

The construction of the Southside Trail-West began in early 2020. It will include a 14-foot-wide concrete trail, access at Allene Avenue, and an ADA-accessible ramp at Metropolitan Parkway, with appropriate crosswalks and signalization, advanced environmental remediation of the corridor, lights, security cameras, utility relocations, stormwater infrastructure, granite-clad retaining walls, and full landscaping.

BOULEVARD CROSSING PARK

The second phase of Boulevard Crossing Park geared up with the selection of the design team responsible for expanding the five-acre park that was opened in 2011. The broader 25-acre park design will link the park directly to the Southside Trail. Building upon the Master Plan for the park that was adopted by Atlanta City Council in 2009, the design team, led by Cambridge, MA-based Agency Landscape + Planning and Atlanta-based Perkins and Will, completed the conceptual phase of the design through extensive community engagement about the future of the park. Following these meetings, the park's concept design was unveiled on December 12, 2019.

Once complete, Boulevard Crossing Park will offer a sequence of spaces built into the site's natural topography. Centered around a sculpted Event Lawn for recreational uses and community gatherings and events, it will include a hillside play landscape, a splash pad, a dog run, a skate park, a new synthetic soccer field with community gathering spaces, and an iconic overlook and waterfall at the site's highest point.

Pictured Top: Children enjoy the unique mound structures integrated into the play space at D. H. Stanton Park.

Photo: The Sintoses

Pictured Bottom: Concept design for Boulevard Crossing Park.

Rendering: Agency Landscape + Planning, Perkins + Will

Big Happenings for A WESTSIDE ON THE GO

WESTSIDE TRAIL

Major expansion is on the horizon for the Westside Trail with the upcoming northern extension, known as the Westside Trail Extension, and the Westside BeltLine Connector. ABI is currently negotiating with the consultant team selected to design the 1.3-mile corridor from the existing Westside Trail terminus at Lena Street to Wheeler Street, where the trail will tie into the future Westside BeltLine Connector. The project, anticipated to enter the design phase in 2020, will include the design of a 14' wide concrete multi-use path with 3' soft shoulders on each side, as well as additional design elements.

In February 2019, ABI purchased a major piece of westside property that will provide connectivity from downtown Atlanta to the Westside Trail. Known as the Westside BeltLine Connector, the three-quarter-mile line of unused railroad corridor stretches from Joseph E. Boone Boulevard to Donald Lee Hollowell Parkway. The $5.1 million purchase was funded by T-SPLOST dollars, passed by City of Atlanta voters in 2016. ABI also received support from The Conservation Fund, which helped facilitate the acquisition.

Thanks to a joint venture agreement with ABI, the PATH Foundation will oversee construction of the connector in three segments. PATH began construction in mid-November 2019 on Segment 1, which runs from Northside Drive to Waypoint Apartments. Drawings were completed for Segment 2, and survey work was completed for Segment 3.

This future multi-use trail will become a critical link in the region's trail network, with connections between job centers, other development activities on the westside of Atlanta, Maddox Park, the Bankhead MARTA station, and the future Westside Park at Bellwood Quarry. It will directly connect the Vine City and English Avenue neighborhoods to the Atlanta BeltLine.

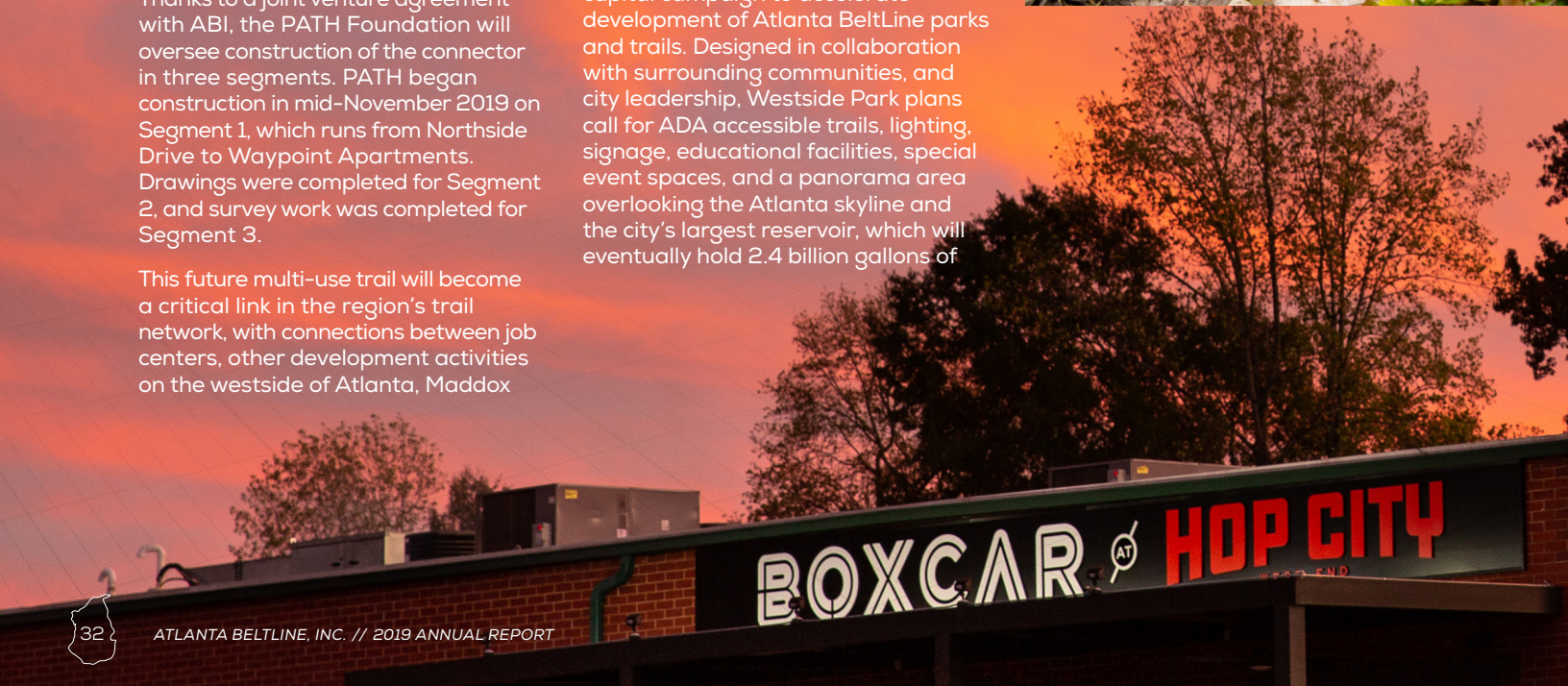
ENOTA PARK

A major upgrade is in the future for Enota Park, currently a small play-lot adjacent to the Westside Trail. Design for the park, led by Pond Engineering in partnership with the City of Atlanta, was completed in early 2019. It includes a half-basketball court, activity field, splash pad, playground, large pavilion, and a solar shade structure. Spanning across 8 acres, Enota Park will be adjacent to KIPP Strive Academy, with the Westside Trail bordering the park's entire eastern side.

Additionally, Enota Park will feature an original piece of artwork from a local artist with ties to the West End or Westview.

WESTSIDE PARK

The future Westside Park received a $17.5 million grant from the Arthur M. Blank Family Foundation as the lead gift in the Atlanta BeltLine Partnership's forthcoming expanded capital campaign to accelerate development of Atlanta BeltLine parks and trails. Designed in collaboration with surrounding communities, and city leadership, Westside Park plans call for ADA accessible trails, lighting, signage, educational facilities, special event spaces, and a panorama area overlooking the Atlanta skyline and the city's largest reservoir, which will eventually hold 2.4 billion gallons of emergency drinking water and serve as a 30-day backup source of drinking water for the city. Future phases of the Atlanta BeltLine will connect to the park and Proctor Creek Greenway. Westside Park will eventually become the largest greenspace in the city of Atlanta, spanning approximately 280 acres when complete. The park will serve as a catalyst for surrounding historic communities and create a destination greenspace for both neighboring residents and the region.



Pictured (clockwise from left): Tiny Doors ATL gives a nod to Hadley Breckenridge's "The Highball Artist;" a cool, quiet autumn afternoon makes for a great time to go for a stroll; residents can pick up fresh, local produce at Aluma Farms, right off the Westside Trail. Whether by foot or by wheels, whatever your preferred mode of transportation, the Atlanta BeltLine connects you to where you want to go.

Photos: The Sintoses

Pictured: The Northeast Trail offers some of the most scenic stretches of the Atlanta BeltLine, winding through Tanyard Creek Park.

Photo: The Sintoses

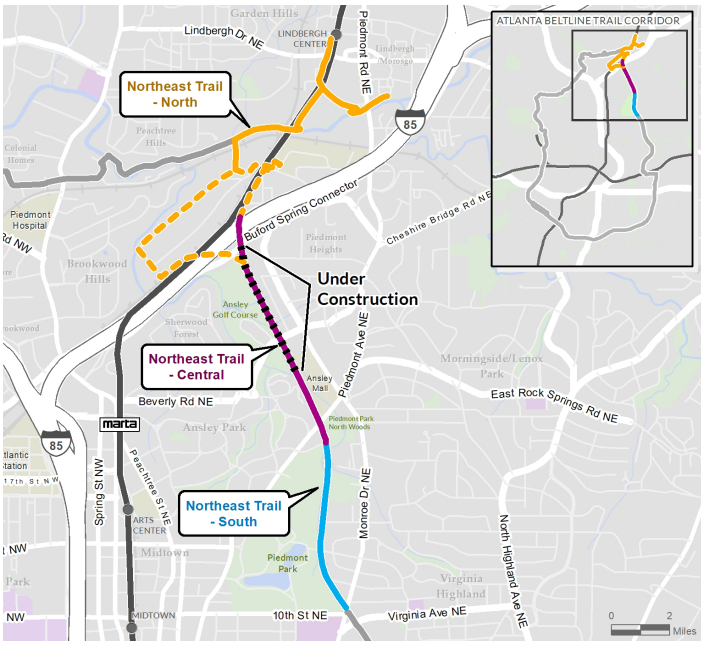
Making Progress with NEW CONNECTIONS

STAND-BY FOR NOW

The Atlanta BeltLine interim Northeast Trail extends the Eastside Trail northward from the intersection of 10th Street and Monroe Drive, past Piedmont Park and, ultimately, to the Lindbergh MARTA station.

Construction for the first segment of the Northeast Trail began in November 2019. Georgia Power began working on their maintenance access road between Ansley Mall and the Buford-Spring Connector, which will double as a segment of the Northeast Trail. Georgia Power will be paving approximately two-thirds of a mile of the Atlanta BeltLine multi-use trail as well as adding an access ramp at Montgomery Ferry Drive. This work is expected to be complete by fall 2020. ABI will complete lighting, security cameras, landscaping, and connections to Westminster Avenue, and Mayson Street. As of late 2019, this segment of the trail is closed to pedestrians and trail users during construction.

Design work, supported by a $4 million grant from the Atlanta Regional Commission, has been ongoing for trail expansion from Monroe Drive to Westminster Drive and from Mayson Street to the Lindbergh MARTA station. ABI engaged the community in 2019 through several meetings in order to get neighborhood input regarding possible alignments. The preferred alignment will be presented to the community in the first quarter 2020.



Pictured (left to right): The Northeast Trail-Central runs along former railroad tracks under the Buford Spring Connector, where BeltLine Walls 2019 held its annual mural festival, and comes out by Mason Fine Art; storm water drainage installation is one of the many steps in constructing the Northeast Trail; the trail will remain closed while under construction. ***Final Photo:*** John Becker

Lighting the Way to INCREASED THRIVABILITY

THE EASTSIDE HEADS SOUTH

The Eastside Trail is now fully built out from Monroe Drive and 10th Street in Midtown to Memorial Drive in Reynoldstown. On July 11, Mayor Keisha Lance Bottoms, ABI staff, elected officials, and strategic partners and friends of the Atlanta BeltLine gathered to celebrate the ribbon-cutting of the Eastside Trail's southside extension. This final addition runs a quarter mile from Kirkwood Avenue to Memorial Drive and cost approximately $6 million in funds from the BeltLine TAD, a 2016 bond issuance, and the Atlanta BeltLine Partnership. Construction included the installation of security cameras and lights, the striping of the intersection at Memorial Drive and Bill Kennedy Way, as well as work on the plaza where the trail meets Memorial Drive.

The ultimate touch on the Eastside Trail began in November with construction of lighting on the Eastside Trail from Monroe Drive to Irwin Street and Lake Avenue. Lights and upgraded security cameras will be installed on the western side of the multi-use trail by the electrical consultant Brooks-Berry-Haynie. Construction work should be completed in spring 2020.

This segment of the corridor increasingly attracts both small and large businesses, signaling a shift in work environments that attract and retain employees, with a huge focus on younger professionals. As Atlanta grows in density, more housing, workforce, and transportation options are congregating around the Atlanta BeltLine corridor.

Pictured: The final phase of the Eastside Trail extension opened on July 11, 2019.

Photo: The Sintoses

Pictured: Whether commuting to work, stopping for groceries or a bite to eat with friends, or getting some exercise—there are countless opportunities to get out on the trail.

Photo: The Sintoses

Celebrating a Decade of ARTFUL EXPRESSION

CONNECTING THE COMMUNITY THROUGH ART

Art on the Atlanta BeltLine celebrated its 10th anniversary in 2019. First conceived as a way to draw people into the corridor to experience the art and then entice them to further explore the outdoors via the Atlanta BeltLine and its ever-changing urban landscape, it has developed into the largest temporary public art exhibition in the south that strives to make art accessible to all. *Art on the Atlanta BeltLine* features a year-round public art exhibition across seven miles of trail on the east and west sides of Atlanta, as well as temporary exhibitions designed to engage the community including sculptures, murals, live performances, and more.

Art on the Atlanta BeltLine received several grants to bring to life the 10th anniversary celebration of the largest temporary public art exhibition in the U.S. southeast. In 2019, the National Endowment for the Arts awarded a $10,000 Art Works grant to *Art on the Atlanta BeltLine* for the third consecutive year. A founding supporter of the exhibition, the City of Atlanta Mayor's Office of Cultural Affairs awarded $37,500 to this year's program, its largest gift ever. Additionally, the Fulton County Board of Commissioners awarded $21,000 to *Art on the Atlanta BeltLine* 2019. This represents the largest Fulton County Arts & Culture Contract for Services received to date.

ABI established the BeltLine Public Art Advisory Council (BPAAC). Implemented as an additional way to ensure that the Arts and Culture Public Art Program reflects the culture and history of BeltLine neighborhoods, both in elevating voices that have historically been marginalized, as well as in showcasing international artists, its inaugural members serve a two-year term. The BPAAC meets quarterly to review ABI's public art projects and programs, including review of the selected artists for the annual Art on the Atlanta BeltLine exhibition, external exhibition proposals, and creative partnerships. The council will also provide advice and recommendations to ABI's Arts & Culture Department. The BPAAC members were selected based on arts and culture experience and background and were required to live in a neighborhood adjacent to the Atlanta BeltLine.

A NEW PUBLIC ART RESIDENCY

Art on the Atlanta BeltLine launched Atlanta's first public art residency program. Designed to offer real-world exposure within the fields of public art and infrastructure, the program published a call for applications in the spring of 2019. The work developed by the selected 2019 Residents will be showcased in 2020. Benae Beamon, Scholar-in-Residence, produced a body of work focused on ABI's mission of equity, access, and inclusion and how it is related to the City of Atlanta. Curator-in-Residence Courtney Brooks created a temporary public art exhibition for the first activation of the Atlanta BeltLine Southside Trail, which will take place in spring 2020, accompanied by a curator talk and Q&A sessions. Finally, Dr. Fahamu Pecou, Artist in Residence, will bring to life his sculpture, *We Can't Cop Cars Without Seeing Cop Cars* in spring 2020, with an interactive video housed inside the work. The installation will culminate in a solo exhibition to be displayed on the Atlanta BeltLine, accompanied by an artist talk and Q&A.

Pictured: "BlueBird" by Nathan Pierce can be found on the Westside Trail.

Photo: Futography

Pictured: "We Can't Cop Cars Without Seeing Cop Cars" by Dr. Fahamu Pecou is part of the 2019 exhibition.

Pictured: Painted as part of BeltLine Walls, Vol. 2, "OleGirl In Atlanta" by Ndubisi Okoye can be found on the interim Northeast Trail where it passes under I-85.

Photo: Futography

Captivating Experiences that ACTIVATE THE SOUL

EXHIBITION 2019-2020

BeltLine Walls, Volume 2 kicked off with the annual mural festival, BeltLine Walls. From July 21-August 4, the Northeast Interim Trail by Mason Fine Art was energized by numerous engagements, such as an interactive performance by Soul Food Cypher, selections from "Hair!" by Serenbe Playhouse, the creation of BeltLine Walls, Vol. 2 murals, and the community favorite: Family Paint Day. The sculpture component of the 2019 exhibition opened in August, presenting 14 new sculptures that focused on the theme *A City for All*. BeltLine After Dark partnered with Music in the Park to activate the westside of Atlanta on October 18 with music and dance, theater, and pop-up roaming performances at Gordon White Park, Ashview Heights meadow, and along the Westside Trail.

Chantelle Rytter and the Krewe of the Grateful Gluttons led the procession of the 10th Atlanta BeltLine Lantern Parade that took place on September 21 along the Eastside Trail. An annual favorite, more than 70,000 spectators and participants came out with homemade lanterns that radiated the creativity of the city. The glowing procession was preceded by the Old Fourth Ward Fall Fest, which offered a fun neighborhood event centered on community, creativity, and music.

The 2019-2020 Art on the Atlanta BeltLine exhibition was presented by Northside Hospital, Georgia Natural Gas, and Ponce City Market. Additional sponsors include Park Tavern at the Gold level; Kroger at the Silver level; Children's Healthcare of Atlanta, MailChimp, WarnerMedia, and Uber at the Bronze level; and Flashpoint Artists Initiative, Inman Park Neighborhood Association, and Michael Ross | Atlanta Fine Homes Sotheby's at the Patron level.

Major support for this project was provided by the City of Atlanta Mayor's Office of Cultural Affairs. Major funding for this organization was provided by the Fulton County Board of Commissioners. This project was also supported in part by an award from the National Endowment for the Arts.

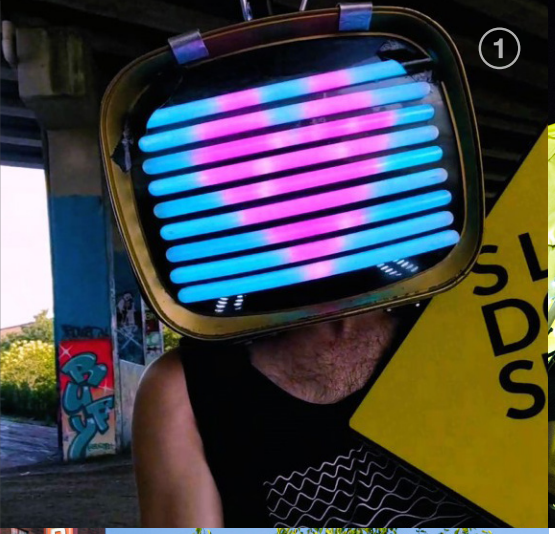
Pictured: Among the most beloved events in the community, Family Paint Days are fun for all ages.

10 art on the ATLANTA BELTLINE year anniversary

A CITY FOR ALL
2019-2020 SCULPTURES

BELTLINE WALLS
VOLUME 2
2019-2020 MURALS

BELTLINE
FLOW
2019-2020 PERFORMANCES



1. ATLTVHEAD, an interactive, digital art installation, often makes appearances around the corridor, providing fun, new ways to engage in the public space. ***Photo:*** The Sintoses

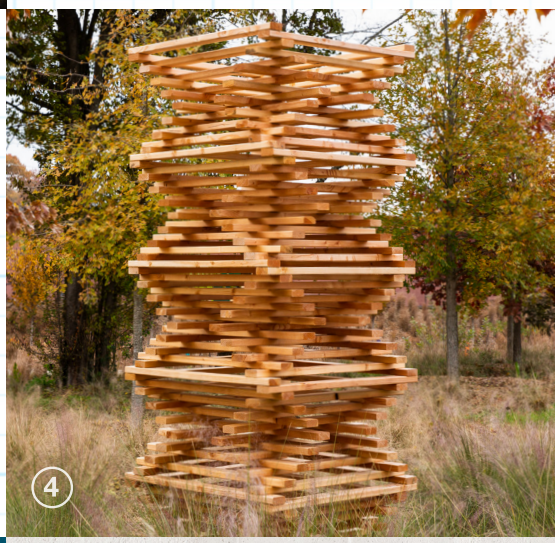
2. The Atlanta BeltLine Lantern Parade is a fun evening affair for people of all ages to celebrate creativity, lights, and community. ***Photo:*** The Sintoses

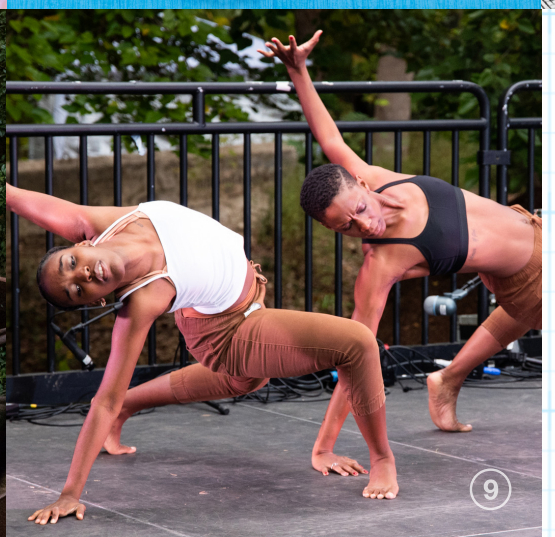
3. "Crystalline" by Ben Pierce can be found on the Eastside Trail as part of *A City for All*. ***Photo:*** The Sintoses

4. Located on the Westside Trail, "For Brancusi (Basics)" by Matthias Neumann offers both a sculptural gesture in dialogue with its environment and an interactive spatial installation in the public space.

5. Mural artist, Mikhaela Cherry, working on her BeltLine Walls, Vol. 2 mural, "Balaena Fungi." ***Photo:*** Futography

6. "Above Water" by Eugene Byrd III was painted as part of BeltLine Walls, Vol. 2 and festival on the interim Northeast Trail where it passes under I-85. ***Photo:*** Futography





7. #OurLove by Maite Nazario is part of a series of drawings and painting of queer couples based in Atlanta. ***Photo:*** Futography

8. Liquid Sky activated the Westside Trail with dazzling aerial, dance, and circus arts as part of BeltLine After Dark. ***Photo:*** Futography

9. Also part of BeltLine After Dark, City Gate Dance Theater took to the stage with "Summer Movement Series." ***Photo:*** Futography

BUILDING + STRENGTHENING PARTNERSHIPS

External partnerships play an integral part in the work done by the Arts and Culture department to activate various segments of the corridor throughout the year and engage the community in new ways. *Art on the Atlanta BeltLine* partnered with Living Walls: The City Speaks on a new mural on the Westside Trail, "We are all thriving with HIV!" Part of the Center for Disease Control's national campaign: "Start Talking, Stop HIV", the mural concept and design were created by five local queer artists of color as an attempt to break away the stigma that HIV still holds. The artwork was recognized with Best in Performing and Visual Arts by the POZ Awards 2019, which spotlight the best representations of HIV/AIDS in media and culture.

Due to an overwhelmingly positive response, *Art on the Atlanta BeltLine* extended the 2018 photography exhibition, "Atlanta and the Civil Rights Movement, 1944-1968" by Dr. Karcheik Sims-Alvarado, through June 2019. Originally scheduled for display from July to December 2018, the exhibition presented 75 photographs over four miles on the Eastside and Westside Trails. This was the longest outdoor exhibition on civil and human rights in the United States and was a popular attraction for the surrounding communities, art enthusiasts, and those interested in Atlanta's place in the civil rights movement.

In collaboration with *Art on the Atlanta BeltLine*, Kinetic Light, a disability arts ensemble, performed excerpts from Under Momentum, specifically customized for the BeltLine. Arbitrary Living presented a Friends and Neighbors event series with ChopItUpATL, celebrating southern hospitality, public art, and creative commerce with three mini boutique festivals. The Historic Fourth Ward Park also welcomed The Atlanta Opera for a special outdoor performance of the Barber of Seville. Finally, the Atlanta Film Festival, in partnership with *Art on the Atlanta BeltLine*, hosted its signature mid-week event, Sound + Vision, as one of seven Special Presentations of its 43rd Annual Festival.

Pictured Above and Below: "Atlanta and the Civil Rights Movement, 1944-1968" by Dr. Karcheik Sims-Alvarado, featured center, was a huge success.

Photos: The Sintoses

Pictured Bottom and Center: The Living Walls mural, "We are All Thriving with HIV" can be found under the Ralph David Abernathy Blvd. bridge on the Westside Trail.

Photo: The Sintoses

Pictured Left: The Atlanta BeltLine helps make arts and culture accessible to all thanks in part to partnerships with organizations like The Atlanta Opera, which presented a free, open-air, bi-lingual opera performance of the Barber of Seville.

Photo: Futography

Pictured Middle: Mausiki Scales & the Common Ground Collective led a neighborhood parade as part of the Friends and Neighbors event series.

Pictured Bottom: Kinetic Light presented a special activation on the Eastside Trail.

Photos: Futography

We're trying to show Atlanta and the Southeast that the BeltLine can be not just a beautiful urban greenway, but a driver of urban renewal, densification, and a full-fledged transit corridor that drives job creation and economic development in Atlanta.

JIM IRWIN
President, New City Properties

Pictured: Located across from Ponce City Market, 725 Ponce is the first all-Class A-office space building on the Eastside Trail.

Photo: Jess Hunt-Ralston

Maximizing Resources for OPTIMAL ALLOCATION OF FUNDS

The Atlanta BeltLine connects people and neighborhoods in new ways, inspiring communities and businesses to innovate how they do life and interact with the world around them. In this same spirit, Atlanta BeltLine Inc. continues to innovate and remain supple as it strives towards fully realizing the Atlanta BeltLine vision. Now twenty years into the vision and thirteen years into its implementation, we are more driven than ever to complete what we set out to do. This begins and ends with funding.

The Atlanta BeltLine is funded through numerous sources and mechanisms. The Atlanta BeltLine Tax Allocation District (TAD) remains the project's major source of funding. The increase in private investment within the TAD as well as the growing local economy have resulted in a greater budget allocation from TAD dollars. This budget increase is vital as we continue to push major capital projects related to completing the 22-mile loop and other program goals.

Funding also comes from bonds issuances, federal grants, and corporate and philanthropic donors. We are extremely grateful to the stakeholders and supporters who have invested in this project. These resources are important to advancing our program goals, and ABI, with the help of its nonprofit counterpart, Atlanta BeltLine Partnership, continues to aggressively pursue and identify additional funding sources to fill the gaps that are delaying progress.

In the coming year, we remain committed to transparency and our bias for action for advancing each element of this project to deliver the level of impact required or greater. We will be updating our Strategic Implementation Plan (SIP), which provides the blueprint and enhanced metrics for tracking the most important elements of this project, including: transit, trail, new parks, streetscapes, affordable housing, and economic development.

Performance data and metrics will be updated periodically at **beltline.org/project-goals**.

Pictured Above: A couple pauses from their workout alongside the future Murphy Crossing on the Westside Trail.

Photo: The Sintoses

Pictured Right Column: (Top to Bottom) The bridge over Tanyard Creek offers a nice view of the canopy trees that shade the Northeast Trail; Lee + White has many great spots to meet up with friends for a bite or a drink on the Westside Trail; multi-use developments along the Atlanta BeltLine support growing density where people can live, work, play, and easily connect to other parts of the city via the transit corridor.

Photos: The Sintoses

Pictured: First steps on the Atlanta BeltLine.

Photo: 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, 2019, 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, 2019, 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 December 3, 2019 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 solely 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 the effectiveness of ABI's 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
December 3, 2019

Statement of FUND NET POSITION

Fiscal Year Ended 6.30.19

		Component Units	
Assets	**Business-type Activities**	**Chester Avenue Lofts, LLC**	**Green Miles Investments, LLC**
Current Assets			
Cash and cash equivalents	$554,096	$ 329,284	$79,394
Restricted cash and cash equivalents	5,230,498	-	-
Accounts receivable	230,872	-	-
Due from other governments	2,113,579	-	-
Due from the Atlanta BeltLine Partnership	624,230	-	-
Due from the City of Atlanta	51,114	-	-
Due from the BeltLine Tax Allocation District	942,625	1,800	-
Due from component unit	62,224	-	-
Prepaid items	54,821	-	-
Total current assets	9,864,059	331,084	79,394
Noncurrent Assets			
Capital assets, nondepreciable	166,574,720	727,598	-
Capital assets, net of depreciation	1,113,847	-	-
Total noncurrent assets	167,688,567	727,598	-
Total assets	177,552,626	1,058,682	79,394

Liabilities	**Business-type Activities**	**Chester Avenue Lofts, LLC**	**Green Miles Investment, LLC**
Current Liabilities			
Accounts payable	2,917,796	-	-
Accrued expenses	1,173,231	-	-
Notes payable, current portion	2,767,805	-	-
Unearned revenue	49,504	-	-
Due to primary government	-	1,186	61,038
Due to the BeltLine Tax Allocation District	150,000	858,825	-
Other Liabilities	10,000	-	-
Total current liabilities	7,068,336	860,039	61,038
Noncurrent Liabilities			
Due to the City of Atlanta	24,000,000	-	-
Accrued rent	955,233	-	-
Notes payable	9,430,395	-	-
Total noncurrent liabilities	34,385,628	-	-
Total liabilities	41,453,964	860,011	61,038

Net Position (deficit)	**Business-type Activities**	**Chester Avenue Lofts, LLC**	**Green Miles Investment, LLC**
Net investment in capital assets	132,354,592	727,598	-
Restricted for	4,366,273	-	-
Unrestricted	(622,203)	(528,927)	18,356
Total net position (deficit)	$126,663,360	$198,671	$18,356

Statement of Revenues, Expenses & CHANGES IN FUND NET POSITION

Business-type Activities:

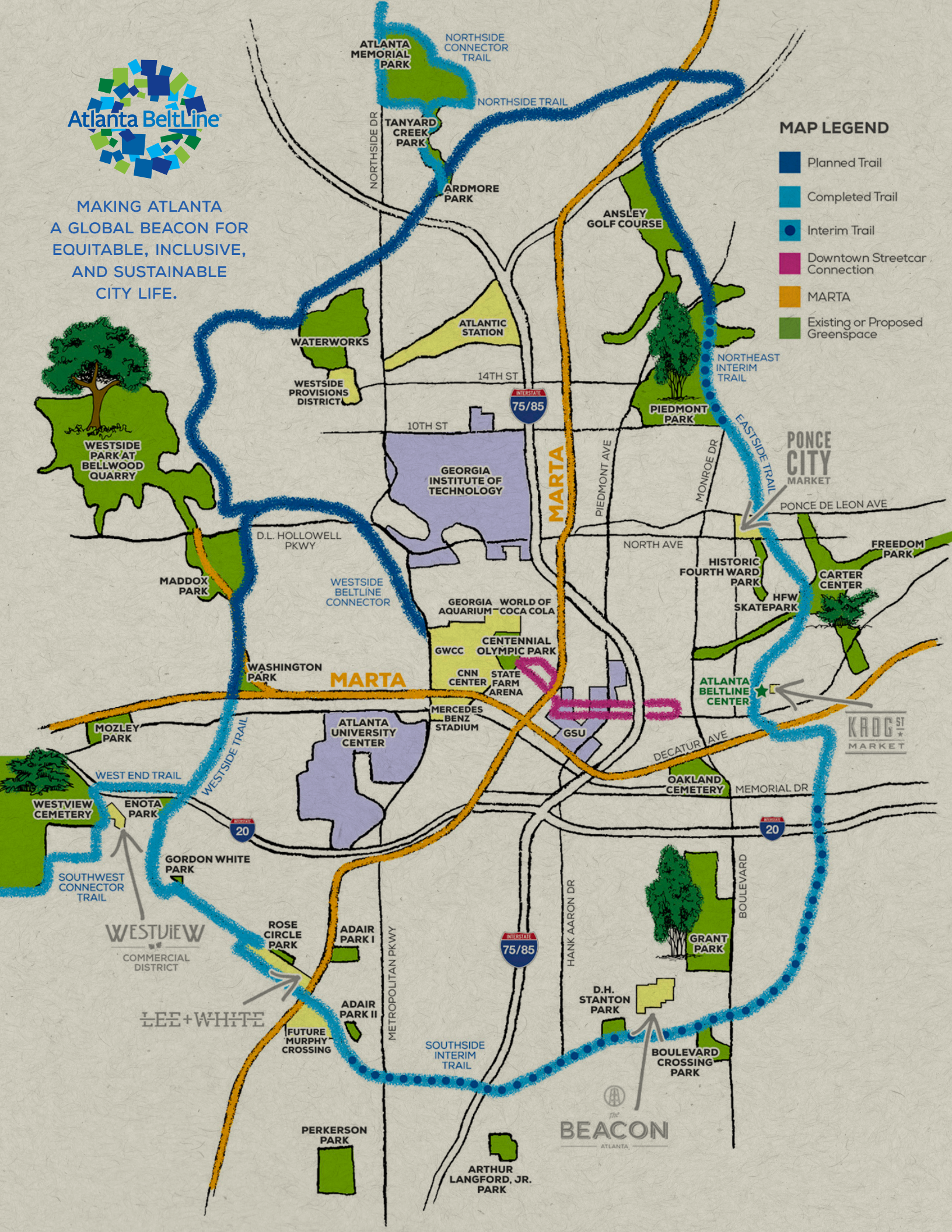
Operating Revenues	Administrative Fund
Intergovernmental funding	$42,276,363
Private grants and contributions	$1,518,515
Other income	$579,380
Total operating revenues	$44,374,258

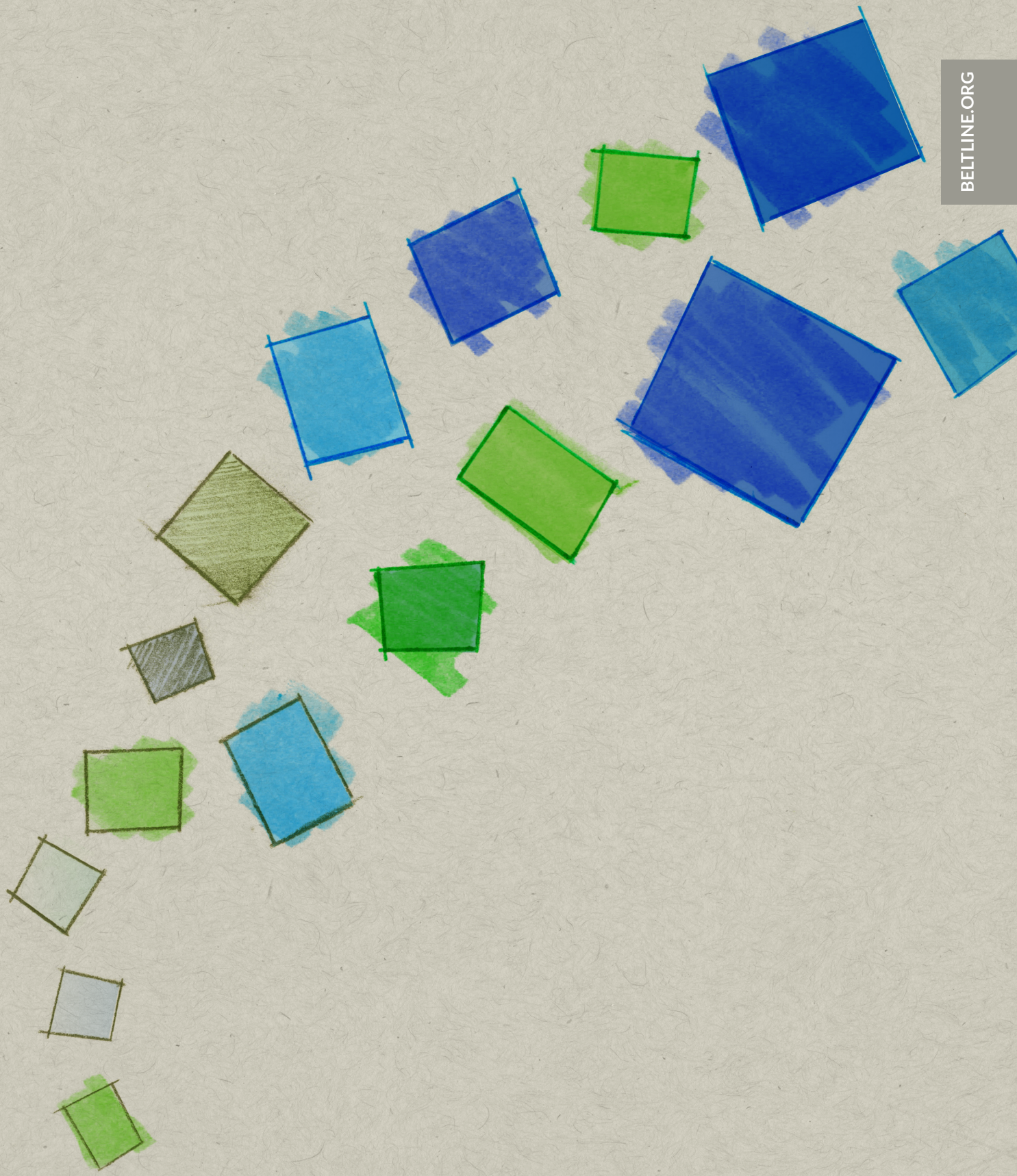
Operating Expenses	Administrative Fund
General and administrative	$8,275,809
Depreciation expense	$267,651
Other expenses	$1,117
Total operating expenses	$8,544,577
Operating income	$35,829,681

Non-Operating Revenue (Expense)	Administrative Fund
Capital assets donated to the City of Atlanta	(26,033,151)
Interest expense	52,302
Interest income	(400,493)
Loss on sale of capital assets	(13,037)
Total non-operating revenue (expense)	(26,394,379)
Change in net position	$9,435,302
Net position at beginning of year	$126,663,360
Net position at end of year	$136,098,662

Statement of Cash Flows
PROPRIETARY FUND

	Administrative Fund
Cash Flows from operating activities	
Receipts from grantors and others	$44,483,231
Payments to suppliers, vendors, and other governments	(2,883,874)
Payments to employees for salaries and related benefits	(5,835,929)
Net cash provided by operating activities	35,763,428
Cash Flows from capital financing activities	
Acquisition and construction of capital assets	(29,307,842)
Proceeds from the sale of capital assets	315,117
Principal payments on notes payable	(2,598,879)
Payments for interest	(403,060)
Net cash used by capital financing activities	(31,994,664)
Cash Flows from investing activities	
Interest on investments	37
Net cash provided by investing activities	37
Net increase in cash and cash equivalents	3,768,801
Cash and cash equivalents at beginning of fiscal year	2,015,793
Cash and cash equivalents at end of fiscal year	$5,784,594
Reconciliation of Cash and Cash Equivalents To Statement of Net Position	
Cash and equivalents	$554,096
Restricted cash and equivalents	5,230,498
	$5,784,594
Reconciliation of operating income to net cash provided by operating activities	
Operating income	$35,829,681
Adjustment to reconcile operating income to net cash provided by operating activities:	
Depreciation expense	267,651
(Increase) decrease in:	
Accounts receivable	(145,182)
Due from the Atlanta BeltLine Partnership	(426,495)
Due from the City of Atlanta	587,522
Due from the Tax Allocation Districts	459,042
Due from other governments	(384,960)
Prepaid items and other assets	86,273
Increase (decrease) in:	
Accounts payable and accrued expenses	(434,434)
Accrued rent	(97,217)
Unearned revenue	19,046
Other liabilities	2,501
Net cash provided by operating activities	$35,763,428
Non-cash capital financing activities	
Capital assets donated to the City of Atlanta	$26,033,151


Atlanta BeltLine
MAKING ATLANTA A GLOBAL BEACON FOR EQUITABLE, INCLUSIVE, AND SUSTAINABLE CITY LIFE.
MAP LEGEND
Planned Trail
Completed Trail
Interim Trail
Downtown Streetcar Connection
MARTA
Existing or Proposed Greenspace
ATLANTA MEMORIAL PARK
NORTHSIDE CONNECTOR TRAIL
NORTHSIDE TRAIL
TANYARD CREEK PARK
NORTHSIDE DR
ARDMORE PARK
ANSLEY GOLF COURSE
ATLANTIC STATION
WATERWORKS
WESTSIDE PROVISIONS DISTRICT
14TH ST
75/85
10TH ST
PIEDMONT PARK
NORTHEAST INTERIM TRAIL
EASTSIDE TRAIL
PONCE CITY MARKET
WESTSIDE PARK AT BELLWOOD QUARRY
GEORGIA INSTITUTE OF TECHNOLOGY
MARTA
PIEDMONT AVE
MONROE DR
PONCE DE LEON AVE
D.L. HOLLOWELL PKWY
NORTH AVE
FREEDOM PARK
HISTORIC FOURTH WARD PARK
CARTER CENTER
MADDOX PARK
WESTSIDE BELTLINE CONNECTOR
HFW SKATEPARK
GEORGIA AQUARIUM
WORLD OF COCA COLA
GWCC
CENTENNIAL OLYMPIC PARK
WASHINGTON PARK
MARTA
CNN CENTER
STATE FARM ARENA
ATLANTA BELTLINE CENTER
MERCEDES BENZ STADIUM
KROG STREET MARKET
MOZLEY PARK
ATLANTA UNIVERSITY CENTER
GSU
DECATUR AVE
WESTSIDE TRAIL
WEST END TRAIL
OAKLAND CEMETERY
MEMORIAL DR
WESTVIEW CEMETERY
ENOTA PARK
20
GORDON WHITE PARK
SOUTHWEST CONNECTOR TRAIL
WESTVIEW
COMMERCIAL DISTRICT
ROSE CIRCLE PARK
ADAIR PARK I
METROPOLITAN PKWY
HANK AARON DR
BOULEVARD
GRANT PARK
LEE+WHITE
ADAIR PARK II
D.H. STANTON PARK
FUTURE MURPHY CROSSING
SOUTHSIDE INTERIM TRAIL
BOULEVARD CROSSING PARK
the BEACON ATLANTA
PERKERSON PARK
ARTHUR LANGFORD, JR. PARK



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