



Boulevard Crossing Park Phase I opened this fall. City Councilmember Carla Smith along with members of The Atlanta Silverbacks celebrated the opening with games, food and fun! Credit: Christopher T. Martin

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Atlanta BeltLine, Inc. Board of Directors

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About the Atlanta BeltLine

The Atlanta BeltLine has the extraordinary potential to transform the City of Atlanta. It will combine parks and greenspace, transit and trails, transportation and pedestrian access, affordable workforce housing and public art along 22 miles of historic rail segments that encircle the urban core. The Atlanta BeltLine will ultimately connect 45 neighborhoods. As one of the most comprehensive economic development efforts ever undertaken in the City of Atlanta and the largest, most wide-ranging urban redevelopment currently underway in the U.S., the Atlanta BeltLine will serve as a model of environmental sustainability, effective land use and historic preservation.

Atlanta BeltLine Inc. (ABI), formed by the Atlanta Development Authority, is the entity tasked with planning and executing the implementation of the Atlanta BeltLine with partners including City of Atlanta Departments. Its functions include specifically defining the Atlanta BeltLine plan; leading efforts to secure federal, state and local funding; continuing the community engagement process; and serving as the overall project management office to execute the Atlanta BeltLine plan, including the coordination of planning and execution activities with other City of Atlanta departments and managing all vendors and suppliers. Atlanta BeltLine Inc. is also responsible for tracking and reporting progress to the Atlanta City Council, Atlanta Public Schools and Fulton County, the three taxing authorities that authorized the BeltLine TAD legislation in 2005.



www.BeltLine.org



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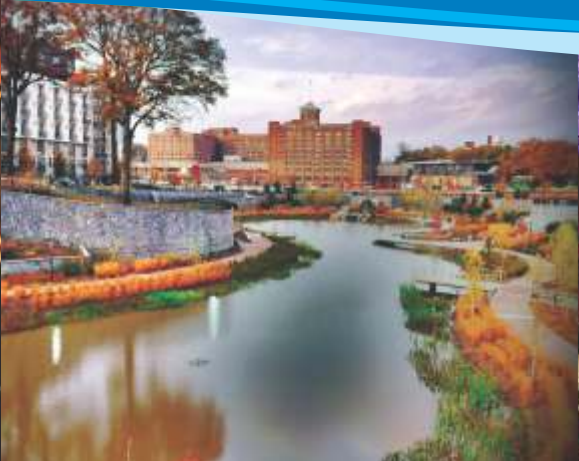
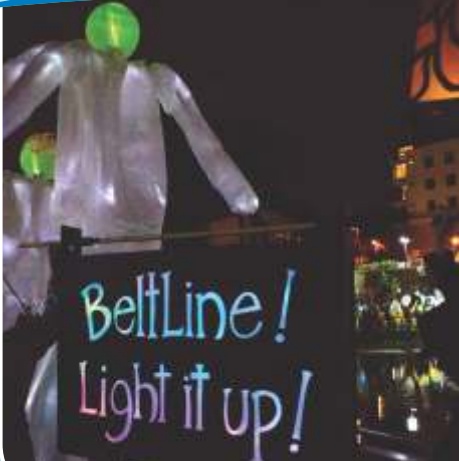


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December 2011 Volume Four Issue Four



Atlanta BeltLine 2011 Lantern Parade, Historic Fourth Ward Park in Fall and the Party at Ponce

From the desk of the President and CEO:

As 2011 comes to a close, it is a good time to reflect on the accomplishments of the past year. Over this past summer and fall we opened three new parks that Atlantans will enjoy for generations to come. Construction began on the Eastside Trail with a scheduled completion in April 2012, and segments of transit on the Atlanta BeltLine were included on the final Transportation Referendum list which the region will vote on next summer.

Most recently, ABI was able to further advance the important goal of creating affordable housing through the acquisition of an unfinished loft development that when complete, will provide as many as 28 new affordable homes on the Atlanta BeltLine at the Lofts at Reynoldstown Crossing. In addition to these major milestones, Art on the Atlanta BeltLine, the City's largest temporary public art exhibit, had an extremely successful second year with 33 percent more installations and performances than its inaugural year.

All of these exciting initiatives will carry us into 2012 with great momentum as we continue to create affordable housing, trails, and prepare to build the first new transit segments in the City of Atlanta since the MARTA regional rail system.

We encourage you to stay involved, volunteer, attend events and help shape your neighborhoods through Study Group meetings and other opportunities. Please visit us online for the most up to date information on all of these exciting new developments and programs and follow us on Facebook, Twitter, and now Google+.

We are deeply appreciative of the opportunity to build your Atlanta BeltLine. Best wishes for the holiday season and the New Year!

-Brian Leary



On October 13, the Atlanta Regional Roundtable unanimously approved a final transportation project list that will be put before voters in a referendum in 2012. The list contains approximately \$602 million for a City of Atlanta transit project that starts at MARTA stations in Midtown and Downtown and connects to the east and west sides of the Atlanta BeltLine.

Look at this map to see where the route goes and what key destinations it reaches. With more than 100,000 jobs

within a ¼ mile of the route, it will be tremendously helpful in getting people to jobs and major regional activity centers and recreational destinations currently not served by rail transit.

For more information on the City of Atlanta's transit project, visit www.BeltLine.org.

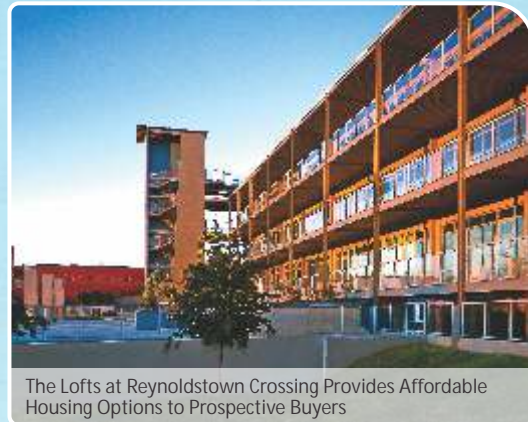
For more information on the Transportation Referendum, visit: www.transformmetroatlanta.com

There's No Place Like Home – On the Atlanta BeltLine New Affordable Housing with the Lofts at Reynoldstown Crossing

As part of its mission to create affordable workforce housing, Atlanta BeltLine, Inc. (ABI) acquired the former “Triumph Lofts” development from a receivership to provide critically-needed affordable for-sale housing in an increasingly desirable part of the city. The development, now named “Lofts at Reynoldstown Crossing,” is located at the intersection of Chester Avenue, Memorial Drive and the Atlanta BeltLine corridor, just north of I-20 and Glenwood Park. A one-day sale event was held on December 10 which featured a drawing of qualified buyers making under \$68,000 - the Atlanta area median income.

All homes at Lofts at Reynoldstown Crossing are new two-bedroom, two-bathroom lofts featuring high-quality finishes and stainless appliances. The development also features a pool, hot tub, electric car charging station, fitness center, club room, rooftop deck and controlled access entrance, in addition to its highly-desirable location on one of Atlanta’s greatest amenities, the Atlanta BeltLine.

For more information, please visit homes.BeltLine.org, or loftsatreynoldstowncrossing.com.



The Lofts at Reynoldstown Crossing Provides Affordable Housing Options to Prospective Buyers

Construction Update: The Eastside Trail

The first phase of the Eastside Trail, a multiuse trail and linear greenspace running south more than two miles from 10th St. and Monroe Dr., is progressing all along the corridor. The target date for completion of this section of Atlanta BeltLine trail (originally scheduled for early next year) is April 2012. The Eastside Trail, which is funded by a combination of public and private philanthropic sources, will be the first finished section of Atlanta BeltLine trail in the old rail corridor. The PATH Foundation is the construction manager. The corridor is closed to the public until construction is completed.

Reconstruction of the Edgewood Avenue Bridge in coordination with the City of Atlanta has altered the schedule for the southernmost section of the trail, 0.25-miles between Irwin St. and Dekalb Ave. Work on its demolition and reconstruction will proceed from mid-2012 until spring 2014. That section of the trail will be completed when work on the Edgewood Bridge is finished.

For updates on construction, please visit EastsideTrail.BeltLine.org.



The utility corridor that will be located directly under the Atlanta BeltLine Eastside Trail.
Credit: Christopher T. Martin

Rocking Out for the Atlanta BeltLine

By Emily Libman, Atlanta BeltLine Contributor

Party at Ponce wasn't starting for a few hours when I arrived at what was formerly City Hall East. Excited to be participating in the interviews of the tremendous talent that agreed to play the benefit concert, I eagerly walked up to the event site. Only a few people milled around setting up, and as I passed the stage headed for the entrance, I saw that the Indigo Girls were soundchecking only a few feet from me.

Inside, chefs were preparing their stations, awaiting hungry crowds eager to sample food from some of the hottest restaurants in town. Special tours showed off the plans that will transform the enormous space into Ponce City Market, a development that will include retail, restaurants, office, condos and apartments. Before ticketholders piled in, the performers agreed to sit down and share their thoughts on the Atlanta BeltLine. The Indigo Girls praised the initiative’s integrated approach, encouraging the development of common space like parks that connect such unique neighborhoods. Shawn Mullins mentioned that

his studio is located along the Corridor, and he hopes that people will use the Atlanta BeltLine to discover all of the small communities that have developed throughout the City.

With Atlanta's notorious reputation for gridlock traffic, we often forget that not everyone in the city drives. Francine Reed opts for alternative transportation, and she is looking forward to a more connected transit system with more comfortable, well-lit walking paths that will make a huge difference in how she and others like her get around town.

Soon the performers were whisked away to finish preparations for the evening's entertainment. Partygoers poured in from the street, eagerly anticipating the show. The Party at Ponce was ready to go, and the energy throughout the crowd of 2,000 attendees mirrored the sentiments of the performers taking the stage – Atlanta is on the verge of one the most exciting changes in its recent history, and we are all a part of it.



The Indigo Girls rock out at Party at Ponce to support Atlanta's green future. The benefit concert raised \$80,000 for the Atlanta BeltLine Partnership and Georgia Organics Credit: Christopher T. Martin

Staff News

Paul Vespermann, ABI's first Director of Real Estate, Retires
Atlanta BeltLine, Inc.'s first Director of Real Estate, Paul Vespermann, retired in November 2011. With more than 35 years of experience in all aspects of real estate, Paul's contributions to the Atlanta BeltLine have been pivotal to the project's success and momentum since he joined the team in 2007. He lent his leadership and expertise to site selection and acquisition and the strategic direction of parks, trails, transit, affordable housing and economic development. We thank Paul for his service and contributions to the Atlanta BeltLine.

Recognition and Awards

The Georgia Planning Association gave D.H. Stanton Park an award as a “Great Place in Georgia.” D.H. Stanton park was renovated and re-opened in the spring of 2011 as part of the Atlanta BeltLine. In addition to the park’s great neighborhood amenities like a new playground, little league size ballfield, multi-use lawn, pavilion and splash pad, it is also the City's first energy cost-neutral park.

ABI Chief Operating Officer

Lisa Gordon graduated from the Atlanta Regional Commission's Regional Leadership Institute, and was also highlighted, along with ABI Vice President and General Counsel Patrise Perkins-Hooker and External Affairs Manager Rukiya Eaddy, in the 2011 edition of *Who's Who in Black Atlanta*.



Paul Vespermann
Credit: Christopher T. Martin

Upcoming Events

Date	Time	Meeting/Event	Location
12/15/11	8:30-9:30 AM	Atlanta BeltLine Quarterly Briefing - 4th Quarter 2011	AGL Resources, 10 Peachtree Place NE #1000, Atlanta 30309
12/17/11	12-1 PM	Southwest 101 (Beltline 101)	West End Public Library, 525 Peeples Street SW, Atlanta 30310
12/20/11	6-7 PM	Southeast 101 (Beltline 101)	Historical Concepts, 490 Brasfield Square (Glenwood Park), Atlanta 30316
3/5/12	7-11 PM	2nd Annual Organic Land Care Symposium	Atlanta Botanical Garden: 1345 Piedmont Avenue NE, Atlanta 30309

For information on events, study groups and volunteer opportunities, visit Calendar.BeltLine.org

Atlanta BeltLine Master Plans Move Ahead

Atlanta BeltLine, Inc. continues its master planning process by working with community members to refine plans for future land use, greenspace and transportation improvements. Two new Master Plans were adopted in 2011: Subarea 4 (Memorial-Glenwood) in July, and Subarea 6 (Monroe-Piedmont) in early December. Subarea 4 runs north from Berne Street to DeKalb Avenue/Decatur Street and includes portions of the Cabbagetown, Grant Park, Ormewood Park, Glenwood Park and Reynoldstown neighborhoods. Subarea 6 parallels Monroe Drive, from Ponce De Leon Avenue north to the Buford Highway Connector.

In August, Atlanta BeltLine, Inc. resumed its master planning process for Subarea 8 (Upper Westside-Northside) and will continue to meet with Neighborhood Planning Units (NPUs) through early 2012. Subarea 8 includes the section of the Atlanta BeltLine from the freight railroad line near West Marietta Street northeast to I-75, as well as portions of Atlantic Station, Berkeley Park, Blandtown, Home Park, Loring Heights and Marietta Street neighborhoods. Community members played a critical role in helping formulate and refine the plan recommendations including pedestrian and bicycle improvements and new park opportunities. The anticipated adoption of the Subarea 8 Master Plan in early 2012 will conclude the Atlanta BeltLine's master planning process for all 10 Subareas.



Rendering of Subarea 4 featuring The Lofts at Reynoldstown Crossing

ABI Graduate Fellows

Atlanta BeltLine, Inc. has launched its fall fellow program to provide invaluable work experience for qualified graduate students who will contribute to the project's scope of work and development. The fellows are:

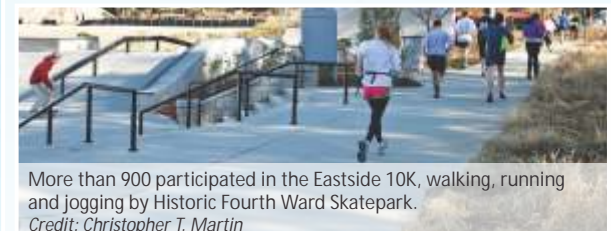
- Jeffrey Ader, Georgia State University
- Dahianna Castillo, Georgia State University
- Paul Foster, Georgia Institute of Technology
- Whitney Fuller, Georgia State University
- Meghan Injaychock, University of Georgia
- Keenan Yates, Georgia Institute of Technology

Atlanta BeltLine Running Series - Eastside 10K

Cold morning weather did not stop the runners, volunteers or tailgaters that participated in the final race of this year's inaugural Atlanta BeltLine Running Series. Following the Southwest and Northside 5Ks that took place earlier this year, the Eastside 10K marks the third race of the Atlanta BeltLine Running Series. More than 900 runners turned out on December 3 to run (and walk) through the various neighborhoods on the eastside section of the Atlanta BeltLine as well as Piedmont Park, Historic Fourth Ward Park and Freedom Park. Congratulations to Wil Cramer (34:24) and Lina Nguyen (40:32) for winning their respective male and female groups.

In conjunction with the race, there was an SEC Football Championship Tailgate Challenge at Park Tavern that brought out 11 Atlanta-based alumni associations. Alumni groups were judged based on the level of school spirit and enthusiasm at the race; Auburn University received the first place prize, followed by the University of Georgia, Kansas State University and Vanderbilt University. The race and Tailgate Challenge highlighted the progress and accomplishments along the eastside segment of the Corridor and raised money for the Atlanta BeltLine.

Further information and pictures can be found at run.BeltLine.org and facebook.com/runatIBeltLine



More than 900 participated in the Eastside 10K, walking, running and jogging by Historic Fourth Ward Skatepark.
Credit: Christopher T. Martin

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and Follow us on Twitter: Twitter.com/AtlantaBeltLine

