



AFFORDABILITY AND HOUSING



The newly renovated exterior of Stanton Oaks Apartments. Photo: The Sintoses.

With renovations complete and all residents moved back in their new homes, Stanton Oaks Apartments celebrated with a "Welcome Home Ceremony" in late September.

Stanton Oaks is an affordable housing development designed for individuals and families with income levels below 50% of area median income (AMI).

The rehabilitation of the 43-unit family apartment complex in Peoplestown features brand-new amenities for the residents to use and enjoy, including a multipurpose community room, a fully equipped fitness center, a computer center, a laundry facility, an outdoor grilling area and a state of the art tot-lot. All tenants returned to their upgraded apartment homes with no increase in rent.



The brand new playground at Stanton Oaks Apartments. Photo: The Sintoses.

The redevelopment is a result of a public-private partnership between Atlanta BeltLine, Inc., Invest Atlanta, the Georgia Department of Community Affairs, Woda Group, Inc. and Parallel Housing, Inc. The rehabilitation, which cost a total of \$7.8 million, received an \$800,000 grant from the BeltLine Affordable Housing Trust Fund.

ABI has committed more than \$18 million in TAD revenue to affordable housing over the next three years.

Right now, there are 250 units in various stages of development within active projects:

- 670 DeKalb Ave: 36 units
- Gateway Capitol View: 160 units
- Phoenix House: 69 units

Additional funding will:

- Dedicate approximately \$2.1 million annually from tax increment for affordable workforce housing beginning in 2017 for a total of \$6.3 million over 3 years.
- Support a 2016 bond issue that will capitalize more than \$11 million in additional funding for affordable workforce housing.
- Dedicate 75 percent of any mid-year unanticipated TAD income that we receive to affordable housing efforts.



Consultant Tia McCoy of HomePlace Consulting leads a discussion at a homeowner workshop.

The Atlanta BeltLine Partnership hosted three free homeowner workshops this past fall that were well attended. The workshops were designed to ensure that existing homeowners in Atlanta BeltLine neighborhoods are equipped to take advantage of available resources to stay in their homes or knowledgeably evaluate opportunities if they are considering selling. Stay tuned for additional opportunities in 2017.

For more, please visit beltline.org/housing.

THANK YOU!

November's passage of the TSPLOST and MARTA votes paves the way for significant improvements to mobility across the city of Atlanta.

This opportunity was made possible through the visionary leadership of Mayor Kasim Reed and through your belief that Atlanta's mobility plays an essential role in ensuring that everybody has full access to economic opportunities and can share in our city's growth and prosperity.

With passage of these referenda, funds will be available to purchase the remaining land needed to complete the Atlanta BeltLine loop and to build out a complete transit network—the centerpiece of the Atlanta BeltLine vision.

As your implementation agent, we at Atlanta BeltLine, Inc. thank you for your confidence in the vision and for your continued support as we move to make Atlanta a better place for everyone.

TRANSIT PROGRESS



16 miles of future Atlanta Streetcar routes are currently in NEPA planning and documentation. Below is a snapshot of when each will go to the Federal Transportation Administration (FTA).

- **Atlanta BeltLine West:** under review by FTA
- **Atlanta BeltLine East:** Expecting to submit to FTA in early 2017
- **Crosstown Midtown:** Expecting to submit to FTA in early 2017
- **Crosstown Downtown:** Expecting to submit to FTA in early 2017

Environmental clearance from the FTA allows ABI to pursue federal funding. ABI will hold community meetings to invite public comment on the final documents. For more, visit beltline.org/transit.

President & CEO Corner:



As we usher in the new year, Atlanta BeltLine, Inc. is looking forward to significant new progress in 2017. We are focused

more than ever on affordability and equity as we advance the Atlanta BeltLine program in all parts of the city. We are demonstrating this commitment by accelerating trail and park development and dedicating more than \$18 million towards affordable housing in just the next three years.

This kind of progress could not occur without the leadership of Mayor Reed and the support of City of Atlanta residents. Your votes in support of both the TSPLOST and MARTA referenda clearly indicated your desire for more greenspace and transportation alternatives. We are humbled and honored by your trust in us to continue to bring you the trails, parks, and transit of the Atlanta BeltLine.



We look forward to bringing you four more miles of trails in 2017. Pictured above: "Voluptuous Vaults" by Tristan Al-Haddad on the Eastside Trail. Photo: The Sintoses.

We take your vote of confidence and trust seriously and pledge to be transparent, collaborative, and accountable in all we do. We welcome your help and feedback all along the way and we ask for your continued engagement as we move forward through the process of implementation.

As always, we appreciate your support and involvement as we advance the Atlanta BeltLine.

—Paul Morris

WESTSIDE TRAIL UPDATE



Since October, concrete has been poured on two major portions of the Westside Trail: from University Avenue to Allene Avenue and from north of Martin Luther King, Jr. Drive to Lena Street. The latter stretch includes re-constructing the portion of Lionel Hampton Trail that intersects with the trail near Washington Park.

The planting of large trees is currently underway. In addition to landscaping, over the next few months you will see construction of many more elements of

the trail, including the ramp at Lawton Street, construction of the connection at Donnelly Avenue, and connections and improvements around Stafford Park. The trail is due to open in the summer of 2017.

In November of 2016, several volunteer groups came together to clean up areas of the trail that are outside the limits of construction to clear out trash and invasive species. This first clean-up was sponsored by Park Pride and the Atlanta BeltLine Partnership with more to follow.

EASTSIDE TRAIL EXTENSION UPDATE



Underground ductbank work on the Eastside Trail Extension along Wylie Street is complete and surface improvements are done on the eastern side of Krog Street tunnel. Work will continue within the tunnel to improve the lighting and install new handrails on both sides.

Initial work has begun to survey the intersection of Krog Street and DeKalb Avenue where a pedestrian scramble will be installed. A scramble halts motor vehicles in all directions to allow safe

pedestrian crossing. In January, curbing and ramps will follow on the northern corners of the intersection. Ramp installation will also wrap up along Wylie Street.

Over the next few months, expect to see road closures on Irwin Street to construct a speed table in the road at the trail crossing. The southern end of the paved Eastside Trail will be replaced to meet the height of the new speed table. A speed table will also be built at Kirkwood Avenue, the current southern end of the first phase of the extension.

ABP STAFF NEWS

The Atlanta BeltLine Partnership is pleased to announce the following:



David Jackson joined ABP as Deputy Executive Director. During his 31-year career, Jackson has worked extensively in affordable and equitable housing and other neighborhood revitalization and community building issues around the country.



Jennifer Treman joined ABP as the Office Manager.

UPCOMING EVENTS

Date	Time	Meeting/Event	Location
2/2/17	7-8:30PM	Run.Walk.Go! Club	check beltline.org/events
3/8/17	8:30-10AM	ABI Board of Directors Meeting	100 Peachtree St, Ste 2300, 30303
3/14/17	6-8PM	Quarterly Briefing	check beltline.org/events
4/29/17	2-6PM	Washington Park Jamboree	Washington Park, 30314
7/15/17	7:30-9:30AM	Run.Walk.Go! Westside 5k	1111 Oak Street, 30310
Fridays	9:15AM-12:30PM	Atlanta BeltLine Bus Tour *	Inman Park MARTA Station
Fridays	10-11:30AM	Arboretum Walking Tour *	240 N. Highland Ave, 30307
Saturdays	9:15 AM-12:30 PM	Atlanta BeltLine Bus Tour *	Inman Park MARTA Station
Saturdays	10-11:30AM	Arboretum Walking Tour *	240 N. Highland Ave, 30307

For more details on upcoming events, please visit: beltline.org/events. We offer an extensive roster of free fitness classes, all of which are listed on our calendar. Please register online at beltline.org/fitsignup.

* All tours require advance registration. Please visit beltline.org/tours for more information on bus, arboretum, and bicycle tours. Walking tour hours may vary. Bus tours resume in mid-February.

We're looking for volunteers! Visit beltline.org/volunteer for more information on ways to get involved.

ART ON THE ATLANTA BELTLINE

In 2016, nearly 150 visual and performing art installations graced the Eastside Trail, parks, and the interim hiking trails near Piedmont Park and through Reynoldstown.

Returning artists and local favorites exhibited work alongside more national and international artists, and many new artists joined us for the first time.

For three weekends in September and October, our trails and parks turned into venues for performance art—encompassing a wide variety such as contemporary dance, live jazz and blues, theater, freestyle rap, aerial performances, Vaudeville clown, and more. Gordon White Park played host to the first day of performances, followed by afternoons in Historic Fourth Ward Park and a temporary performance space near Piedmont Park. Every year, the exhibition opens on the first Saturday after Labor Day with the Atlanta BeltLine Lantern Parade, created and hosted by Chantelle Rytter and the Krewe of the Grateful Gluttons. More than 78,000 people participated in 2016.

Read our art-in-review blog post here: bit.ly/2gi647s. See more visual art in the photo gallery: art.beltline.org/gallery.

A special thanks to our sponsors! For a full list, visit art.beltline.org/sponsors.



Clockwise from top left: "Living Synergies" by Nghi Duong and Mandy Palasik; CORE Performance Company in Historic Fourth Ward Park; "The Distinguished Speakers" by Jeff Whipple; and "Footprints" with Soul Food Cypher in Gordon White Park. Photo credit: The Sintoses (Soul Food Cypher photo by ABI).



FULTON COUNTY
ARTS COUNCIL
CELEBRATING 30 YEARS OF ART



PERFORMANCE SPACE

Thanks to an Our Town grant from the National Endowment for the Arts, ABI is moving forward with design of the Reynoldstown pavilion and performance space. The design combines a permanent stage structure, landscaped exhibit space, and an elevated park connection with some of the best views of the city. The location, just north of Memorial Drive on the Eastside Trail Extension, has hosted performances on a temporary stage for the last seven years as part of Art on the Atlanta BeltLine.

In November, ABI held a study group meeting to debut new renderings of the space, one of which is pictured below.

Artist Tristan Al-Haddad of Formations Studio is working with POND & Co. to transform the hillside into the planned sculptural seating and pavilion.



NEW SIGNAGE



Long-awaited wayfinding signage is finally debuting on the Atlanta BeltLine! In October, prototypes were installed at the Elizabeth Street entrance to the Eastside Trail where it merges with the Stone Mountain Trail through Freedom Park. The steel signs display maps, directions, etiquette guidelines, and trail rules. Future iterations will include community announcements.

The current installations are being tested and observed before implementing the larger signage program this coming year, made possible by our new Bond Issuance.

Look for signs to be installed on the Westside Trail and Eastside Trail extension in the spring!

2017 BOARD MEMBERS

ABI welcomes two new board members in 2017: Councilmember Natalyn Archibong and Mr. Dallas Clement.

IN THE NEWS

On December 6, 2016, Business Insider and Lonely Planet released *The Top 10 Places in the US to Travel to in 2017*. Atlanta ranked sixth due to the Atlanta BeltLine. You can read the article online here: bit.ly/atlbeltlinebizinsider2016



ABOUT US

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

CONTACT US

Atlanta BeltLine, Inc.

Phone: 404-477-3003

Fax: 404-477-3606

Email: info@atlbeltline.org

Fix It Line: 404-477-3687

fixit@atlbeltline.org

www.beltline.org

SOCIAL MEDIA



@AtlantaBeltLine

ABI BOND ISSUANCE

ABI closed five series of bonds at the end of 2016 totaling \$155 million.

The series includes funding to refinance existing loans at a lower interest rate, clear all of our existing debts to APS and the City, and provide new funding for:

- \$40 million for capital projects
- \$11.68 million for affordable housing
- \$2.5 million for economic development

Capital projects to be funded during Period 1 of the Strategic Implementation Plan (FY14-FY18) could include:

- Advancing design for three trails (Southside Trail, Bill Kennedy Way Trail, and the Northeast Trail)
- Advancing design for four parks (Boulevard Crossing Park, Maddox Park, Four Corners Park, and Enota Park)
- Construction of Enota Park
- Completion of the Westside Trail and Eastside Trail Extension
- Advancement of design at Murphy Crossing
- Roll-out of signage and wayfinding
- Environmental, engineering, and design work for transit.

Read more on beltline.org/blog.

2016 BOARD OF DIRECTORS

The Honorable Kasim Reed
Mayor, City of Atlanta

John Somerhalder
Atlanta BeltLine Partnership Appointee;
Board Chair; Former President & CEO,
AGL Resources

Elizabeth B. Chandler
Invest Atlanta Appointee;
Board Vice Chair; Vice President &
General Counsel, Rollins, Inc.

The Honorable Cynthia Briscoe Brown
Atlanta Board of Education Appointee;
District 8 At Large

The Honorable Andre Dickens
Atlanta City Council Appointee;
Board Treasurer; Councilmember, Post
3 At Large

The Honorable Joan Garner
Fulton County Board of Commissioners
Appointee; Commissioner, District 4

Mike Donnelly
Atlanta BeltLine Partnership Appointee;
Regional President, Wells Fargo Bank

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

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