Atlanta BeltLine Subarea 2 Master Plan Update February 4, 2019 Southwest + Southeast Study Group

D. H. Stanton Park
<table>
<thead>
<tr>
<th>Description</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Miles of transit</td>
<td>22</td>
</tr>
<tr>
<td>Miles of streetscapes and complete streets</td>
<td>46</td>
</tr>
<tr>
<td>Miles of urban trails</td>
<td>33</td>
</tr>
<tr>
<td>Acres of new greenspace</td>
<td>1,300</td>
</tr>
<tr>
<td>Acres of renovated greenspace</td>
<td>700</td>
</tr>
<tr>
<td>Acres of environmental clean-up</td>
<td>1,100</td>
</tr>
<tr>
<td>Economic development</td>
<td>$10B</td>
</tr>
<tr>
<td>New housing units</td>
<td>28,000</td>
</tr>
<tr>
<td>Affordable units</td>
<td>5,600</td>
</tr>
<tr>
<td>Permanent jobs</td>
<td>30,000</td>
</tr>
<tr>
<td>Construction jobs</td>
<td>48,000</td>
</tr>
<tr>
<td>Public art, historic preservation, and arboretum</td>
<td></td>
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</tbody>
</table>
To be the catalyst for making Atlanta a global beacon for equitable, inclusive, and sustainable city life.

We are delivering transformative public infrastructure that enhances mobility, fosters culture, and improves connections to opportunity. We are building a more socially and economically resilient Atlanta with our partner organizations and host communities through job creation, inclusive transportation systems, affordable housing, and public spaces for all.
Meeting Agenda

- Subarea Master Plan Update Purpose and Process
- Summary of December 1 Workshop Results
- Draft Recommendations
  - Policies and Goals
  - Land Use and Parks
  - Affordable Housing
  - Trails and Street Framework
  - Transportation
- Share your feedback!
Subarea Master Plan Purpose

**Goal** - To implement the Redevelopment Plan goals in the context of each unique geographic area

**Purpose** – To guide growth for vibrant, livable mixed-use communities by applying best management practices for transit oriented development, mobility, green space, and alternative modes of transportation
Subarea Master Plan Update

Purpose

• Original 10 Subarea Master Plans created ~10 years ago
• A lot has happened – it’s time to update them to reflect these changes and the potential for the future
• These are UPDATES, so they will not be as long or as detailed as the previous plans
• We are not starting from scratch
Affordable Housing
What is the Atlanta BeltLine doing to create or preserve housing affordable for families who want to live on or near the Atlanta BeltLine?

➢ Goal set by City: 5,600 Affordable Units (in TAD)
➢ Timing: By 2030
➢ Resources: Challenging
➢ Methodology: Partnerships / Focused Strategy
➢ Progress: Promising
Affordability Focus

- Link Reasonable Origins and Destinations
- Amenity/Quality of Life Access
- Improve Community Connectivity

- Promote Jobs (supply/training/enhancement/placement)
- Stimulate Business (growth/recruitment/retention)
- Support Entrepreneurship

- Create Affordable Units
- Preserve Affordable Units
- Enhance Community Stability

Affordability Focus

- Affordability
- Amenity/Quality of Life Access
- Improve Community Connectivity

ECONOMIC DEVELOPMENT

AFFORDABLE HOUSING

TRANSPORTATION ACCESS
What is Affordable?

**Affordable Housing** – housing where low-income family pays no more than 30% of their annual income for housing:
## What does affordable rent look like?

<table>
<thead>
<tr>
<th>Annual Income</th>
<th>Affordable Housing Portion (30% of Income)</th>
<th>Affordable Monthly Rent</th>
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</thead>
<tbody>
<tr>
<td>$20,000</td>
<td>$6,000</td>
<td>$500</td>
</tr>
<tr>
<td>$30,000</td>
<td>$9,000</td>
<td>$750</td>
</tr>
<tr>
<td>$48,000</td>
<td>$14,400</td>
<td>$1,200</td>
</tr>
<tr>
<td>$60,000</td>
<td>$18,000</td>
<td>$1,500</td>
</tr>
<tr>
<td>$70,000</td>
<td>$21,000</td>
<td>$1,750</td>
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</table>
Blue-ribbon panel of housing experts from public, private and non-profit sectors

3 Key Recommendations:

▪ Identify private capital and unrestricted funds for acquisitions

▪ Count all affordable units in TAD supported by public resources

▪ Complete updates of Subarea Master Plans
Atlanta BeltLine - Affordable Housing Status

**BeltLine Tax Allocation District (TAD)**
*(TAD Goal: 5,600 Units)*

- **901 Units**
  - Supported by IA/ABI

- **739 Units**
  - Supported by DCA, AH and DAFC

**1,640 Affordable Units**

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**BeltLine Planning Area**
*(Outside TAD within ½ Mile of BeltLine)*
*(Planning Area Goal: TBD)*

- **487 Units**
  - Supported by IA/ABI

- **555 Units**
  - Supported by DCA, AH and DAFC

**1,042 Affordable Units**

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**2,682 AFFORDABLE UNITS**
5,600 Affordable Units (City Council's 2005 Goal for TAD) - 1,640 Affordable Units (Currently Created or Preserved in TAD) (as of July 15, 2018) = 3,960 Affordable Units (Balance of Units that Must be Created or Preserved in the TAD by 2030)

### ABI Production/Preservation Affordable Housing Goals

<table>
<thead>
<tr>
<th>Fiscal Years</th>
<th>Annual Unit Goal</th>
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<tbody>
<tr>
<td>FY2019 / FY2020</td>
<td>250 units annually</td>
</tr>
<tr>
<td>FY2012 – FY2025</td>
<td>320 units annually</td>
</tr>
<tr>
<td>FY2026 – FY2030</td>
<td>380 units annually</td>
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Existing Subarea 2 Affordable Housing Resources

- Basic Homestead Exemption
- Homestead Exemption for Seniors
- Homestead Freeze for Seniors
- Homeowner Empowerment Workshops
- Homeowner Resources Guide
- Annie E. Casey Foundation initiatives
- Focused Community Strategies initiatives
Background

Previous Master Plans

- Atlanta City Design
- Council District 12 Neighborhood Blueprint
- Oakland City Fort Mac LCI Plan
- Pittsburgh Neighborhood Master Plan
- Murphy Crossing Feasibility Study
- South Atlanta Master Plan
- Pittsburgh Yards
- Peoplestown Community Redevelopment Plan
Background

Previous Transportation Plans

- Atlanta Transportation Plan
- TSPLOST
- Renew Atlanta
- Council District 12 Neighborhood Blueprint Plan
- South Atlanta Master Plan
• **Study Group #1: Kick-off Meeting**  
  • Monday, September 24, at 6:30 – 8:00 PM  
  • COMPLETE

• **Study Group #2: Workshop**  
  • Saturday, December 1, 2018

• **Study Group #3: Review Draft Recommendations (YOU ARE HERE!)**  
  • Monday, February 4, 2019, at 6:30 – 8:00 PM  
  • Carver Market Focused Community Strategies Community Room

• **Study Group #4: Final Presentation**  
  • Monday, March 25, 2019  
  • Carver Market Focused Community Strategies Community Room

• **Plan Adoption**: 3rd Quarter 2019
Workshop Summary

- Saturday, December 1
- About 80 attendees
- Draft plan presentation followed by Q&A
- Info boards
- Comment stations
- Comment cards
Workshop Summary

• **Comment Stations**
  - Significant opposition to McDaniel Street/Manford Road connection
  - Questions about market conditions
  - Questions about designs for BeltLine trail access
  - Support for draft future land use plan
  - High Point multi-use trail
Draft Guiding Principles

1. Encourage the economic development of Subarea 2
2. Identify and preserve historic resources and the local sense of place
3. Utilize redevelopment to mend the urban fabric
4. Provide a safe and balanced transportation system
5. Provide connectivity, continuity, and redundancy among various modes of transportation
6. Minimize the supply of new parking
7. Provide a balanced mix of compatible land uses
8. Expand housing options and affordable housing choices
9. Provide a range of safe parks and open space
Draft Goals

- Common goals were identified in many Subarea Master Plans
- Goals specific to Subarea 2 updated based on public input
Draft Goals: Subarea 2 Highlights

• Support the growth of small and large businesses and encourage jobs with a variety of skill requirements and wage levels

• Provide daily goods and services that serve both new development and existing neighborhoods, including banks, pharmacies, childcare facilities, and a grocery store

• Encourage businesses in the Subarea to reach out to local residents as jobs are available
Draft Goals: Subarea 2 Highlights

• Reflect local character, culture, and history in all arts and culture programming
• Build on the oral history project being conducted to preserve and tell neighborhood stories
• Preserve existing subsidized and non-subsidized rental and owner-occupied affordable housing
• Continue to educate property owners on resources that allow them to remain in their homes
• Partner with non-profit organizations to meet affordable housing needs
No changes based on December 1 workshop
Draft Park Projects

- **Hillside Park**
- **Four Corners Park Expansion**
  - Only public park improvements are being recommended
  - Zoning will continue to require open space for private developments
  - No changes based on December 1 workshop
Four Corners Park Expansion

• Hillside Park
• Four Corners Park Expansion

Only public park improvements are shown

Open space required by zoning for private developments
Hillside Park

Four Corners Park Expansion

Only public park improvements are shown

Open space required by zoning for private developments
Draft Recommendations

Proposed Street Framework

• New streets from City transportation plan unchanged
• Others provide key connection or access to Atlanta BeltLine corridor
• Removal of McDaniel-Manford connection based on December 1 workshop
Draft Recommendations

Proposed Greenway Trails (to be built by others)

• Several trails recommended in previous Master Plan removed to better match City plans
• Recommendations for on-street bicycle facilities unchanged
• University Avenue and High Point trails added based on December 1 workshop

1. BeltLine to YMCA via Pryor Road and Langford Park
2. University Avenue to Atlanta Technical College via Hillside Park
3. Oakland City MARTA Station/Fort McPherson to Atlanta Tech via Deckner Avenue
4. Oakland City MARTA Station to former rail spur
5. BeltLine to Murphy Avenue via former rail spur
6. BeltLine to YMCA via South Atlanta Park
7. D.H. Stanton Park to Four Corners Park via Boynton Avenue
8. University Avenue from BeltLine to BeltLine

All trail locations are approximate
Draft Transportation Projects

• **Intersection**
  - University Avenue @ McDonough Boulevard/Hank Aaron Drive
    - Sidewalk improvements, railroad crossing safety improvements
  - Sylvan Road @ Murphy Avenue
    - Install a traffic light, if warranted based on a traffic study

• **New streets**
  - Street Framework Plan
  - University Avenue to Avon Avenue (per Scoping Study)
Draft Transportation Projects

- **Street and Pedestrian Improvements**
  - University Avenue (per scoping study)
  - Boynton Avenue
  - Hank Aaron Drive
  - McDonough Boulevard
  - Jonesboro Road
  - Murphy Avenue

- **Bicycle Facilities**
• **Railroad Crossings**
  - Murphy Avenue Connector railroad crossing improvements
    - Pavement
    - Pedestrian and bike crossings
    - Lighting
    - Reduced train stopping (requires ongoing CSX coordination)
  - Sylvan Road railroad crossing improvements
    - Pavement
    - Pedestrian and bike crossings
    - Lighting
Draft Transportation Projects

• **Transit**
  - Oakland City MARTA Station accessibility improvements
    - Elevator, wayfinding, etc.
  - West End MARTA accessibility improvements
    - Eastern entrance over freight rail to Adair Park/The Met
    - Wayfinding
Draft Transportation Projects

• **Transit**
  - Metropolitan Parkway High Capacity Transit
  - BeltLine South Corridor High Capacity Transit
  - Hank Aaron High Capacity Transit
  - Bus stops where existing route passes a BeltLine access point

• **System-wide**
  - Traffic signal optimization
  - Traffic calming measures
Draft Transportation Projects

- Neighborhood mobility hubs
  - Community information
  - Amenity spaces
  - Transit access
  - Atlanta BeltLine access
  - Bike sharing/repair stations
  - Scooters
  - Etc.

Top right: Courtesy Tom Griscom
Bottom right: Courtesy Wikipedia Common
Next Public Meeting

• Monday, March 25
  6:30 - 8:00 p.m.
  Carver Market FCS Community Room

• Present final draft plan
Questions

Thank you!