Atlanta BeltLine Subarea 5 Master Plan Update
January 17, 2019
Study Group Meeting #1

Historic Fourth Ward Park
Photo: John Becker
22 miles, connecting 45 neighborhoods

- 22 MILES of transit
- 46 MILES of streetscapes and complete streets
- 33 MILES of urban trails
- 1,300 ACRES of new greenspace
- 700 ACRES of renovated greenspace
- 1,100 ACRES of environmental clean-up
- $10-20B in economic development
- 28,000 new housing units
- 5,600 affordable units
- 30,000 permanent jobs
- 48,000 construction jobs
- CORRIDOR-WIDE public art, historic preservation, and arboretum
Atlanta BeltLine Vision & Mission

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**
• **What has occurred since 2009?**
  • Plans/Programs completed or underway since 2009
  • Affordable Housing Working Group
  • New Development
  • Current Conditions

• **Existing Conditions Assessment**
  • Land Use
  • Mobility
  • Community Facilities
  • Activity Centers

• **Interactive Exercises**
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
Subarea 5 Neighborhoods

- Inman Park
- Martin Luther King, Jr. District
- Old Fourth Ward
- Poncey-Highland
• **Study Group #1: Kick-off Meeting (YOU ARE HERE)**
  • Thursday, January 17, 2019

• **Study Group #2: Workshop**
  • Saturday, February 23, 2019

• **Study Group #3: Review Draft Recommendations and Concept Plans**
  • Tuesday, April 30, 2019

• **Study Group #4: Final Presentation**
  • Thursday, June 20, 2019

• **Plan Adoption:** 3rd Quarter 2019
What has Occurred Since 2009?

Infrastructure Plans Impacting SA 5:

- Atlanta City Design
- Renew Atlanta
- TSPLOST Projects
- Cycle Atlanta Phase 1
- Connect Atlanta
- Atlanta Streetcar System Plan Adopted
- Tier 1 FEIS ROD
- Tier 2 NEPA (underway)
What has Occurred Since 2009?

Neighborhood Plans

- Lifelong Inman Park (2017)
- Sweet Auburn Retail Strategy (2016)
- Krog-Lake-Elizabeth-North Highland Transportation Strategy (2013)
- Poncey-Highland Master Plan (2010)
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

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

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

AFFORDABLE HOUSING

TRANSPORTATION ACCESS

ECONOMIC DEVELOPMENT

AFFORDABILITY
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>
</tr>
</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>
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<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>
</tr>
</tbody>
</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
**Current Status**

**BeltLine Tax Allocation District (TAD)**
*(TAD Goal: 5,600 Units)*
- 901 Units – Supported by IA/ABI
- 699 Units – Supported by DCA and AH

**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 and AH

**2,642 AFFORDABLE UNITS**

**Legend**
- ABI – Atlanta BeltLine
- AH – Atlanta Housing
- DCA – Department of Community Affairs
- IA – Invest Atlanta
What’s on our Minds?

TAD UNIT SCORECARD

5,600 Affordable Units  
(City Council’s 2005 Goal for TAD)

1,600 Affordable Units  
 CURRENTLY CREATED OR PRESERVED IN TAD  
(as of July 15, 2018)

4,000 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>
</tr>
</thead>
<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>
</tr>
</tbody>
</table>
What Has Occurred Since 2009?

Projects

Eastside Trail: from Kirkwood Ave to Monroe Dr (now 3 miles from Midtown to Reynoldstown)
What Has Occurred Since 2009?

Projects

Eastside Trail: Gateway Trail Connection
What Has Occurred Since 2009?

Projects

Historic Fourth Ward Park
What Has Occurred Since 2009?

Projects

Historic Fourth Ward Park
Skate Park
What Has Occurred Since 2009?

Developments

- Mill Marketplace
  - 260k sq ft retail/dining

- Novel Q4W
  - 235 units, 10.5k sq ft creative office

- SPX Alley/Townhomes (complete 2019)
  - 32k sq ft retail, 19 townhouses

- AMLI Ponce Park

- 725 Ponce (complete 2019)
  - 360k sq ft office, 60k sq ft grocery

- 760 Ralph McGill (start 2019)
  - 1.1M sq ft office, 1,100 housing units, 200k sq ft retail

- Howard Middle School (complete 2020)
  - 1,375 students, athletic field

- Edge on the Beltline (complete 2019)
  - 350 units, 29k sq ft retail

Development Activity

- Inman Quarter
- The Willoughby
- Townhomes
- Fourth Ward
- North and Line

Current Conditions

<table>
<thead>
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<th></th>
<th>2000 Census</th>
<th>2010 Census</th>
<th>2012-2016 ACS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>8,925</td>
<td>11,754</td>
<td>13,491</td>
</tr>
<tr>
<td>Households</td>
<td>4,744</td>
<td>6,559</td>
<td>7,223</td>
</tr>
<tr>
<td>Housing Units</td>
<td>5,316</td>
<td>7,386</td>
<td>7,964</td>
</tr>
<tr>
<td>Owner/Renter</td>
<td>-</td>
<td>35.3% / 64.7%</td>
<td>30.2% / 69.8%</td>
</tr>
</tbody>
</table>

- **Population:**
  - Median age: 33

- **Housing:**
  - 21.4% detached single family units; 36.6% units in building with 50+ units; remainder of units in buildings from townhouses up to 49 units
  - 38.7% households pay gross rent >30% of household income

Source: Census 2000 and 2010, American Community Survey (ACS) 2012-2016, ESRI 2018 estimate
Current Conditions

• **Transportation:**
  - 74.6% workers drive alone to work / 7.4% walked or biked / 5.5% carpooled / 4.5% took public transportation / 6.8% worked at home / 1.4% other
  - 11.3% occupied housing units have no vehicles available

• **Education:** 65.1% of population has Bachelor’s degree or higher

• **Income:** median household income $68,145 (2018 est)

• **Changes since 2010**
  - Slight increase in school-age children (age 5-19)
  - Young professionals (age 25-34) a constant share (32%) of growing population
  - 75% growth in 65+ population, from 5.3% to 7% of total population
  - % Renters increased by 5%

Source: Census 2010, American Community Survey 2012-2016, ESRI 2018 estimate
Existing Conditions: Land Use

- Established residential areas
- Several multi-family residential developments
- Limited industrial uses remain along the corridor
- Mostly built-out
**Existing Conditions: Mobility**

**Transit**
- One MARTA station on southern boundary
- Seven bus routes
- Atlanta Streetcar

**Major corridors:**
- Ponce de Leon Ave
- North Ave
- Glen Iris Dr
- Freedom Pkwy
- Dekalb Ave
- Boulevard
Existing Conditions: Mobility

Bike Facilities
- Eastside Atlanta BeltLine Trail
- Freedom PATH
- On-street bike lanes/sharrows on Ponce & Edgewood that connect to the Atlanta BeltLine corridor
- Relay bike share stations
Existing Conditions:

Community Facilities

Parks
- Freedom Parkway
- Historic Fourth Ward Park
- Springvale Park
- Morgan-Boulevard Park
- Inman Park
- Delta Park
- Bass Recreation Center
- J.D. Sims Recreation Center
- MLK Natatorium

This map was prepared by StanTec in December 2018 and produced for the Atlanta BeltLine Subarea 5 Master Plan Update using data regarding the City of Atlanta, Atlanta Regional Commission, Fulton County, and Atlanta BeltLine. Data are not guaranteed.
Existing Conditions: Community Facilities

Schools
• John Hope Elementary
• Howard Middle School (under construction)

Human and Civil Rights Organizations
• MLK Jr. Center for Nonviolence and Social Change
Activity Centers

1. Ponce City Market / Old Fourth Ward Park
2. Krog Street / DeKalb Avenue
3. Little Five Points
4. Inman Village
5. Edgewood Avenue
The 2009 Master Plan serves as a starting point for this update.

It presented general guiding principles for:

• Land Use and Design
• Mobility
• Parks & Green Space
2009 Subarea 5 Master Plan

Future Land Use

- Mid-Rise Mixed-Use
- Low Rise Mixed-Use
- Low Density Mixed-Use
- Medium Density Residential
- Low Density Residential
- Low Density Commercial
- Proposed Open Space

This map was prepared for Stantec in December 2009 and produced for the City of Atlanta. The map is a Master Plan Update with data supplied by the City of Atlanta, Fulton County, DeKalb County, and Atlanta BeltLine, Inc.
2009 Subarea 5 Master Plan

Mobility and Greenspace - Previous Recommendations
Information Boards

- Mobility & Transit
- Citywide Plans
Three activities to provide your input and review information.

1. Small group discussions:
   • What does an equitable, inclusive community look like to you?
2. Vision and Guiding Principles:

- Write a word or phrase that describes your vision for this subarea
- Review the preliminary guiding principles
  - Would you make any changes?
  - Are there new principles we should consider?
3. Previous Mobility and Green Space Recommendations:

- Review the map of 2009 proposed projects
- Place a dot in the corresponding column on the adjacent boards (KEEP, CHANGE, REMOVE)
- Place a sticky note on the map to suggest new projects to consider