



Northwest Study Group Northwest Trail Study Transcript Live Questions and Responses 5.24.2021

Presenters made every effort to answer as many questions from attendees as possible live during this virtual meeting. The questions and answer portion of this meeting can be replayed [here starting at time stamp 50:07](#). All questions that were not answered before the meeting ended are reflected and answered below.

Live Questions and Responses

Design & Review

- 1. How will the Northwest Trail cross over/under Peachtree?**
 - A. We are looking at options to go under Peachtree in the bay adjacent to the railroad. We are also studying at-grade crossing options.
- 2. Can you access the CSX right of way under I-75? Thought there was an open bay.**
 - A. Yes, we are planning to utilize the open bay for the trail. The bay that we are planning to use is outside of the railroad right of way.
- 3. Is there an expectation that the routing will change substantially from what is in the Beltline's expected routing per their website?**
 - A. We are looking for all opportunities for trails so there will be multiple corridors considered. We are studying many different alignments, and some alignments do deviate from the earlier preliminary alignments.
- 4. Can any of the land at the Teacher's Retirement System of Georgia Property be used for connecting Tanyard Creek to Berkley Park/Northside Dr.?**
 - A. It's located next to the CSX line at the intersection of Bellemeade and Northside drive.
- 5. Do you expect the planned route through the reservoir area to still be feasible?**
 - A. Detailed meetings with watershed will be held during the study as we determine feasibility.
- 6. Can you show us a closeup of how it connects to Peachtree Hills? The big blue arrows covered it up.**
 - A. We are still looking for the trail opportunities in the area.
- 7. Do you expect the trail to be able to use the CSX rail line opening under I-75 as was in the original plan?**
 - A. Yes, it will be considered.
- 8. Has GDOT been approached about the I-75 crossing? Are they being responsive?**
 - A. We have not met with GDOT yet, it will be an early meeting for determining feasibility.
- 9. Are there plans for connecting Peachtree hills to Lindberg metro station? will you improve Lindberg Road and make it more friendly for walking?**
 - A. This would be within the NE BeltLine study.



- 10. Do you all plan to extend Culpepper Street NW in either direction? Given the amount of development in that area (and upcoming 320-unit apartments), having more means of ingress/egress will be beneficial in an already busy area (Huff Rd. Namely). Also given the steepness of Fairmont Rd, during the rare time of inclement weather, it may be hard to get out of that area as well.**
 - A. Yes, it will be considered.
- 11. Are you considering the stream buffer zone along Woodall Creek?**
 - A. Yes, we will consider all regulations including state stream buffers.
- 12. Do you anticipate that CSX will reroute any active rails in the area?**
 - A. No.
- 13. Kim, you mentioned SSD tax funds may be available to be used for design. What is happening to the +\$1,000,000 saved by PATH doing this study instead of a private consultant? We would like to see those funds set aside and used immediately for design/right-of-way/construction for this area.**
 - A. The way that we are approaching the budget is that all funds allocated to the NW will be utilized in the NW. So, any savings on the study will be utilized for right of way acquisition, design or construction in the NW. We can't use SSD tax funds immediately, because we must define the trail alignment. As soon as we do, we will be completing real estate purchases, and starting design/engineering work.
- 14. Are there any plans to have things connected to underwood hills park or the area in general?**
 - A. We are looking for all opportunities to connect to parks.
- 15. How about a trail bridge along the side of the Howell Mill Bridge like the Stone Mountain trail bridge over I-285?**
 - A. Great idea, we will be considering a bridge option.
- 16. Any chance of getting something for bikers to get from Loring Heights/Atlantic Station/Home Park to the beltline? There's no real way to get from east of Northside to where that blue line corridor is pictured.**
 - A. This will depend on trails to augment the BeltLine, so hopefully we see a trail connection that allows for East-West navigation for these neighborhoods.
- 17. The original plan called for a pedestrian bridge over Northside Drive. If that is still part of the plan where would it be possible to locate the bridge?**
 - A. We will look for opportunity to bridge over or tunnel under.
- 18. What steps will you take to improve sidewalk access in the areas that you're looking to place the trail? There are several points along Huff Road, Ellsworth Industrial Blvd. and Marietta Blvd. where sidewalk access is severely limited or flat out nonexistent.**
 - A. The trails are the backbone structure; therefore, the BeltLine trail will be located where the sidewalks can connect in.
- 19. Segments 4-5 are not terribly large spaces (and a lot of it seems open cleared space ready for development) and could be very helpful to connect the Huff Rd down past the park area or on to spur to downtown Is there a plan to work on those while the railroad issue with part of segment 3 is finalizing?**
 - A. The PATH foundation will be starting North of the Tilford Yard for the Northwest Trail.

Housing



20. How are you going to guarantee that affordable housing will happen since it hasn't happened in other completed areas of the Beltline even though developers were given TAD funds to offset their development costs but never met the percentages of affordable housing that they are required to maintain?

- A. Since 2006, ABI has assisted in the development of 2,242 units of affordable workforce housing within the BeltLine Tax Allocation District. The BeltLine has provided funding via the BeltLine Affordable Housing Trust Fund and with funds generated from the TAD. The City's Inclusionary Zoning policy ensures a minimum of 10% of affordable units in rental projects are affordable. At this point we are a little over 40% toward our goal of assisting with the development of 5,600 units within the BeltLine TAD.

Other

21. What percentage of the Northwest trail already owned by the Beltline?

- A. Currently there is no BeltLine ownership.

22. I noticed that the goal was to complete the trail is 2030. Do you have an idea of which segments will be completed before others?

- A. The study will outline the phases and prioritize them for implementation.

23. Do you partner with Rails to Trails?

- A. ABI will not partner on this project as there are no opportunities along abandoned rail corridors.

24. Plans for connecting Peachtree Hills to Lindberg metro station? will you improve Lindberg Road and make it more friendly for walking?

- A. This would be within the NE BeltLine study.