



## **First Quarterly Briefing of 2021 Building The BeltLine For All Questions & Answers 2.18.2021**

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 1:11:07](#). All questions that were not answered before the meeting ended are reflected and answered below.

### **Live Questions and Responses**

#### **SSD**

- 1. Is there a cap on the amount collected, or an expiration date?**
  - A. The SSD would end once the bonds are paid off.
  
- 2. What is the link for the address lookup?**
  - A. <https://beltline.org/the-project/economic-development-commercial-real-estate/#planning-area>
  
- 3. What commitments do you have for the \$100 million contribution from the philanthropic community?**
  - A. The philanthropic community is very supportive of finishing the BeltLine. We need to maintain the privacy of donors so cannot share specific names. We are in ongoing, regular communication with donors who are committed to being part of the capital stack alongside property owners to complete the BeltLine.
  
- 4. From the SSD, would the \$50m that would be unlocked in the TAD for additional affordable housing funding go into the BeltLine Affordable Housing Trust Fund that is monitored by BAHAB?**
  - A. The BeltLine Affordable Housing Trust Fund is specially financed by bond issuances. The last such bond issue that included housing was in 2016. The additional \$50 million which we estimate will result from the passage of the SSD will come from the cumulatively from yearly Tax Allocation District Increments. The yearly TAD Increment is allocated as part of ABI's annual budget process and approved by ABI's Board of Directors and Invest Atlanta's Board of Directors. ABI will inform BAHAB of how it plans to utilize the funds when the funds become available. The estimated funds will not be added to the Trust Fund, however they will be spent on acquisition, subsidy and education.

*\*Please note, questions listed here have been transcribed verbatim with minor edits to punctuation and spelling.*



5. **There is a long-term benefit for all property owners! This is certainly a worthwhile endeavor. How quickly can you mobilize the necessary resources to move this forward to implementation?**

A. The SSD that we are discussing tonight will provide funding for the trail completion. Our schedule will be driven by design completion, and then the funding will allow us to complete the work and construction. A preliminary schedule is here:

<https://beltline.org/wp-content/uploads/2021/01/Trail-Completion-SSD-Plan-v4.pdf>

MARTA is also working on extending light rail onto the BeltLine. The first section of light rail will be constructed on the eastside trail.

## Housing

6. **Are you partnering with the Atlanta REALTOR Association to help with current residents and affordable housing projects?**

A. We have worked with individual brokers and realtors but have not formally partnered with the Atlanta Realtor Association. Thank you for this excellent idea.

7. **Will you be advocating for changes to zoning to increase density? as a beltline adjacent homeowner, I think my neighborhood should change to accommodate more residents (mixing in midrise and apartments with the single-family homes!)**

A. ABI does not directly advocate for changes to zoning, but provides information to the City and our other partners about how some of the proposed zoning changes may impact BeltLine residents or neighborhoods. Generally, ABI favors appropriate increased density as increased density supports future transit and potentially helps more families live around the BeltLine. Thank you for your desire to accommodate more residents in and about your neighborhood.

8. **Are developers able to pay a “fee” in lieu of affordable housing requirements?**

A. The City of Atlanta's Inclusionary Zoning Ordinance does allow for developers to pay a fee in lieu of units.

## Trails

9. **I've seen some plans that show a footbridge passing over the railroad tracks to connect the Westside Connector Trail to the Westside Provisions District. Is this actively being pursued?**

A. This sounds like the project that has been floated to refurbish or replace the old Bankhead Ave railroad bridge. ABI is not involved with that project. I'd suggest you reach out to the Upper Westside Community Improvement District. They have a good handle on all the various trail projects going on in that area.

10. **When will the Beltline connect to Path 400?**

A. The northeast trail design work is in progress and has been funded by a federal grant. We are currently targeting final drawings being complete by July 2023. However, this must go through a federal / GDOT review process which could slow

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down the schedule. If SSD is approved, we will have the funding to start construction in 2024. This is 4.9 miles of mainline BeltLine trails and connector trails.

**11. When will the design for the southeast corridor be complete?**

- A. We call this the Southside Trail (that will connect the existing Westside Trail and Eastside Trail). The trail design is 90% complete which is a very exciting milestone. It will take up to a year to get to a construction ready stage. During the next year, we will bring the drawings to 100% complete, permit the work with City of Atlanta and GDOT, and then procure and contract a construction team. We will likely complete construction in two or three rolling projects. If the SSD funding comes through, we will be able to roll into construction. If we do not have the SSD funding, the construction schedule will be contingent upon identifying funding to start the work.

**12. Has ABI identified an alternative route for the Northeast Trail near the Armour Ottley district?**

- A. We have several alternatives and are currently working with Norfolk Southern to determine which alternatives are most feasible. Once we get through that exercise, we will hold a community meeting to share all the viable alternatives and get community input. All of the alternatives will connect to the Armour Ottley district.

**13. I believe Beltline already owns the southeast segment - what is delaying construction there, if anything, other than funds?**

- A. We are at 90% design right now. In the upcoming year we will bring the drawings to 100% complete, start permitting the work, hire the contractor, relocate utilities. This is the construction readiness phase of work. If the SSD funding or other funding sources are identified, we will be able to roll right into construction on the SST in approximately a year. Segments 2 and 3 are currently targeting federal funding / grants and must follow a federal process. That may extend the schedule.

**14. What is the first planned section of rail transit? From Ponce City Market to ....?**

- A. ABI is working with City and MARTA to extend the existing A-Line Streetcar from downtown to Ponce de Leon Ave via downtown streets and BeltLine Eastside Corridor. Planning to have service running in 2027.

**15. When can folks in northern Atlanta hope or expect that the beltline connecting high density Lindbergh to the northeast trail and over to Peachtree and the Collier Hills area be completed (or start)?**

- A. The northeast trail design work is in progress and has been funded by a federal grant. We are currently targeting final drawings being complete by July 2023. However, this must go through a federal / GDOT review process which could slow down the schedule. If SSD is approved, we will have the funding to start construction in 2024. This is 4.9 miles of mainline BeltLine trails and connector trails.

**Transit**

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**16. Transit being key to the Beltline's accessibility and affordability, will the Beltline SSD tax help get transit on the Beltline?**

- A. The SSD funding will be utilized to fund trail construction, which includes preparation for transit. As a part of the trail construction, we purchase real estate for the trail, relocate utilities, prepare foundations for future transit bridges, etc. The funding for transit will come from the More MARTA transit funding.  
[https://www.itsmarta.com/uploadedFiles/MARTA\\_101/Why\\_MARTA/More%20MARTA%20FAQ%20WEB%20VERSION.pdf](https://www.itsmarta.com/uploadedFiles/MARTA_101/Why_MARTA/More%20MARTA%20FAQ%20WEB%20VERSION.pdf)

**17. Such great information, very exciting. Has MARTA considered autonomous electric buses instead of rail for Beltline transit? Norcross is showing success with a Smart Communities Georgia project.**

- A. In 2005, ABI was formed and tasked by City Hall to deliver rail transit onto the BeltLine corridor. ABI has completed numerous studies and community outreach efforts-- light rail/streetcar remains the preferred technology for the BeltLine corridor. If the autonomous element is what you were emphasizing, it is a lot "easier" to automate rail vehicles, because of the rails.

**Other**

**18. Will this video be available on your website?**

- A. The video played during the meeting will be available online at [beltline.org/meetings](http://beltline.org/meetings).

**19. Will you be advocating for changes to zoning to increase density?**

- A. ABI does not directly advocate for changes to zoning, but we provide information to the City and our other partners about how some of the proposed zoning changes may impact BeltLine residents or neighborhoods. Generally, ABI favors appropriate increased density as increased density supports future transit and potentially helps more families live around the BeltLine.

**20. When is the permit moratorium going to be lifted? [The executive order] banning the issuing of new construction and home addition permits in Grove Park around the quarry park. Originally only a six-month moratorium, It remains in force to this day.**

- A. The City of Atlanta issued the moratorium last year. (See <https://www.atlantaga.gov/Home/Components/News/News/13266/>) and is carefully studying the permit moratorium. As the goals listed in the press release are addressed, the City will determine the best time to lift the moratorium. Please check on the City's website periodically to monitor the moratorium.

**21. Will the Subarea Master Plan reviews for remaining segments start up again in 2021? Interested in Subarea 7 in particular.**

- A. Yes. Subarea 7 Master Plan update will be conducted in 2022.

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