Atlanta BeltLine
Westside Trail:

North Extension

September 14, 2020
Meeting will begin
At 6:30 p.m.

@atlantabeltline
@atlantabeltline
@atlantabeltline
• Your line is muted and you won’t be able to share your video or screen during the meeting

• To submit questions, please do so in the Q&A box anytime during the meeting (please note, the Q&A box is different than the chat box)

• A recording of this meeting, the presentation, a copy of tonight’s Q&A and all other supporting materials will be made available online at www.beltline.org/meetings

• If you are having technical difficulties during the meeting, please email engage@atlbeltline.org
Vision: To be the catalyst for making Atlanta a global beacon for equitable, inclusive, and sustainable city life.
COMMUNITY ENGAGEMENT

WESTSIDE TRAIL EXTENSION UPDATES

JOIN US FOR VIRTUAL PUBLIC MEETING WITH THE LATEST ON DESIGN OF THE WESTSIDE TRAIL EXTENSION

MONDAY, SEPT. 14
6:30 P.M.
Zoom ID: 849 0180 4850

MONDAY, OCT. 26
6:30 P.M.
Zoom ID: 850 5318 5606

FULL ZOOM DETAILS AT:
BELTLINE.ORG/MEETINGS
or call (404) 477-3574
MEET THE DESIGN TEAM

**Atlanta BeltLine**

- Project leadership
- Trail design/engineering
- Landscape architecture
- Design compliance
- Construction administration

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**Sherwood Design Engineers**
- Stormwater design
- Green infrastructure integration
- Peer design review
- Local permitting support

**Studio Verde**
- SITES Accredited Professionals
- Guide the SITES certification process
- Adapt the SITES framework to the GDOT PDP

**PEQ**
- Creative public outreach strategy
- Targeted outreach support
- Meeting coordination

**TerraMark**
- Boundary and topographic survey
- SUE and Phase 1 utility coordination

**United Consulting**
- Geotechnical engineering
- Environmental investigations/documentation
- Federal, state & local permitting
- CEI

**RPA**
- Design and construction administration for lighting, duct bank and security camera systems

**Palacio Collaborative**
- Cost estimating
- Value engineering

**Price Consulting Group**
- Traffic engineering

**Arbogard Tree Specialists**
- Design review
- Site assessment
- Construction administration support

**S&A**
- Design and construction administration for retaining walls and vertical connections

**Design Workshop**
- Concept design/graphics
- Urban design
- Placemaking
- Landscape Architecture

**Long Engineering**
- ROW plans
- Phase 2 utility coordination
Project Overview:

• Approximately 1.3 miles from Washington Park to intersection of PATH’s Westside Connector Trail north of Hollowell Pkwy.

• 14’ wide trail, landscape, fiber duct bank, retaining walls, vertical connections to adjoining streets, stainless steel handrails/guardrails, storm management, soil remediation, lighting, security cameras
Polling Question:
How will you use the Atlanta BeltLine Westside Trail Extension?

a. To get to work
b. To get myself or my children to school
c. To connect to parks and other recreation
d. To run errands
e. To connect to institutions I use in my free time, such as places of worship or community centers
EXISTING CONDITIONS

LOOKING SOUTH FROM MOBILE ST BRIDGE

IVY COVERED TREE TRUNK

LOOKING WEST FROM WASHINGTON MANOR DR
EXISTING CONDITIONS

LOOKING NORTHEAST, ADJACENT TO NEAL PL

LOOKING EAST, ADJACENT TO NEAL PL
EXISTING CONDITIONS

WILDFLOWERS NEAR PELHAM ST

INFRASTRUCTURE NEAR NORTH AVE NW

HOLLOWELL PKWY BRIDGE, LOOKING SOUTH
Polling Question:
Where would you like to see a vertical connection made at Donald Lee Hollowell Pkwy?

a. On the north side  
b. On the south side
EXISTING CONDITIONS

PROJECT CHALLENGES
PROJECT CHALLENGES

Topography

Bridges and Street Connections

MARTA Adjacency
EXISTING CONDITIONS

PROJECT OPPORTUNITIES
PROJECT OPPORTUNITIES

Connections to
Washington Park

Nodes to Gather

Diverse Recreation
Polling Question:
What types of improvements are most important to you? (select your top three)

a. Public art
b. Additional public access points
c. Seating areas
d. Educational/historic signage
e. Shade areas
f. Lighting/security cameras
Invasive species removal
Environmental contamination removal
Water runoff and erosion improvements
Native flora and fauna habitat restoration
Project Schedule

• Concept Phase
  o November 2020 Completion

• Construction Documents
  o November 2021 Completion

• Construction
  o TBD (pending funding)
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Whitney Fuller
Wfuller@atlbeltline.org
(404) 477-3574

Kristen Mansfield
Kmansfield@atlbeltline.org
(404) 477-3639
WESTSIDE CONNECTOR MARIETTA BLVD.
WESTSIDE CONNECTOR MARIETTA BLVD.

Trail under Existing Marietta Blvd Road Bridge

Trail Plaza to Westside BeltLine Connector Trail
Project Improvements:

- A total of 1.2 miles
  - 12’ trail along Marietta Blvd
  - Protected 10’ trail on Marietta Blvd Bridge
- Anticipated construction start – January 2021
Affordable Housing – housing where families pay no more than 30% of their annual income for housing.

**AMI** (Area Median Income): a measure of an area’s median income calculated annually by HUD (Department of Housing and Urban Development).

Naturally-occurring affordable housing (NOAH) – housing that is affordable within the private market without receiving public funds.

Publicly Assisted Rental Housing: housing that is funded by public dollars.

### Housing Affordability 101

<table>
<thead>
<tr>
<th>INCOME</th>
<th>Maximum Affordable MONTHLY HOUSING COSTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $20,000</td>
<td>$500</td>
</tr>
<tr>
<td>$20,000 - $30,000</td>
<td>$750</td>
</tr>
<tr>
<td>$30,000 - $40,000</td>
<td>$1,000</td>
</tr>
<tr>
<td>$40,000 - $50,000</td>
<td>$1,250</td>
</tr>
<tr>
<td>$50,000 - $60,000</td>
<td>$1,500</td>
</tr>
<tr>
<td>$60,000 - $75,000</td>
<td>$1,750</td>
</tr>
<tr>
<td>$75,000 - $100,000</td>
<td>$2,000</td>
</tr>
</tbody>
</table>

**Example:**

- For an income range of $30,000 - $40,000, the maximum affordable monthly housing cost is $1,000.

### Median Family Income

<table>
<thead>
<tr>
<th>FY 2020 Income Limit Area</th>
<th>Median Family Income</th>
<th>FY 2020 Income Limit Category</th>
<th>Persons in Family</th>
</tr>
</thead>
<tbody>
<tr>
<td>Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area</td>
<td>$82,700</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Atlanta BeltLine - Affordable Housing Approach

**Strategies for Creation and Preservation**

**Policy**
Support existing affordable housing policy (Inclusionary Zoning/Development Authority Ordinance) and work toward new policy initiatives.

**Preservation**
Engage partners to identify existing affordable housing units at-risk of expiration to preserve affordability.

**Developer Incentives (BAHTF)**
Utilizing the Housing Trust Fund to provide gap financing and other developer incentives for affordable housing production.

**Programs**
Design and implement Anti-Displacement strategies, Rental Assistance, and other innovative programs to help create/preserve affordable housing units.

**Acquisition/Direct Development**
Acquire vacant land and/or distressed real estate for future housing development.

**Developer Incentives (TAD Increment)**
Utilizing the Housing Trust Fund to provide gap financing and other developer incentives for affordable housing production.

- **28,000** Housing Units
- **5,600** Affordable Units
Atlanta BeltLine - Affordable Housing Status

As of 8/31/2020

BeltLine Affordable Housing Trust/TAD
Produced Affordable Units

1,017
Affordable Units – Supported by Invest Atlanta/Atlanta BeltLine, Inc. & Development Authority of Fulton County.

1,136
Affordable Units – Supported by Department of Community Affairs & Atlanta Housing

2,153
Affordable Housing Opportunities Created/Preserved

BeltLine Planning Area (Outside TAD w/in ½ Mile of BeltLine Corridor

487
Affordable Units – Supported by Invest Atlanta/Atlanta BeltLine, Inc. & Development Authority of Fulton County.

555
Affordable Units – Supported by Department of Community Affairs & Atlanta Housing

1,042
Affordable Housing Opportunities Created/Preserved

2,153 + 1,042 = 3,195 Affordable Units
Atlanta BeltLine - Affordable Housing Pipeline

1. Madison Reynoldstown
   - 116 Affordable Units
     - 890 Memorial Drive

2. Blackburne Greene
   - 54 Affordable Units
     - 1232 Metropolitan

3. East Medinah Village
   - 255 Affordable Units
     - 1090 Hank Aaron Drive

4. West End Mall
   - 91 Affordable Units
     - 845 Ralph David Abernathy Blvd

5. Stanton Park Apartments
   - 56 Affordable Units
     - 1090 Hank Aaron Drive

6. 1265 Lakewood
   - 160 Affordable Units
     - 1265 Lakewood Avenue

7. 680 Hamilton Avenue
   - 41 Affordable Units
     - 680 Hamilton Avenue

8. 1091 Tucker Avenue
   - 23 Homeownership Units
     - 1091 Tucker Avenue

9. 1061 Memorial Drive
   - 29 Co-Living Affordable Units
     - 1061 Memorial Drive

10. 1015 Boulevard
    - 48 Affordable Units
        - 1015 Boulevard

Affordable Housing Pipeline: Total 873 Units

Percentage of Atlanta Area Median Income (AMI)

AS OF 8/31/2020