Atlanta BeltLine
Westside Trail:
North Extension
Design

October 26, 2020
Meeting will begin
At 6:30 p.m.

@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
Are you at risk of eviction or having your utilities disconnected due to COVID-related financial hardship?

AVLF might be able to help! To learn more about eligibility requirements, visit:

AVLF.ORG/UNITED-WAY

Need help with your application? Leave us a message at 470-588-7438.
Vision: to be the catalyst for making Atlanta a global beacon for equitable, inclusive, and sustainable city life.

- 30,000 permanent jobs
- 1,300 acres of new greenspace
- 33 miles of multi-use, urban trails
- 48,000 construction jobs
- 1,100 acres of environmental clean-up
- $10 billion in economic development
- 22 miles of pedestrian-friendly rail transit
- 5,600 units of affordable workforce housing
- Public art
- Community engagement
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
SITE ANALYSIS
### Site Analysis

#### Project Context

<table>
<thead>
<tr>
<th>Plan</th>
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<tbody>
<tr>
<td>Draft Atlanta BeltLine Sur</td>
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<tr>
<td>Westside Revive: A Master Plan</td>
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<tr>
<td>Westside Land Use Fram</td>
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<tr>
<td>Proctor Creek Greenway</td>
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<td>Atlanta BeltLine Subarea</td>
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<tr>
<td>Valley of the Hawks</td>
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<tr>
<td>Greensferry Restoration</td>
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<tr>
<td>Vine City/Washington Park</td>
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<tr>
<td>Atlanta BeltLine Subarea</td>
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<tr>
<td>Donald L. Hollowell Park</td>
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The Proctor Creek Greenway proposes to pass beneath the bermed BeltLine trail and connect directly to English Avenue.

Connectivity between the open space areas in the English Avenue and Vine City neighborhoods is of high importance.

#### Existing Plan Review

#### Data Mapping

#### Watershed Analysis
QUESTION #1:
WHAT DO YOU MOST VALUE ABOUT THE FUTURE WESTSIDE TRAIL EXTENSION? (SELECT ONE)

- IT INCREASES MY **CONNECTIVITY**
- IT PROVIDES **IMPROVED ACCESS**
- IT PROVIDES **INTERESTING EXPERIENCES**
- IT PROVIDES **OPPORTUNITIES TO UNDERSTAND MORE ABOUT WEST ATLANTA**
- IT PROVIDES ME A PLACE TO **EXERCISE AND/OR BE IN MY COMMUNITY**
SITE ANALYSIS

CHALLENGES

DENSE TREE CANOPY
INVASIVE PLANTS
DRAINAGE AND EROSION
TOPOGRAPHY
CONNECTING TO INFRASTRUCTURE
MARTA ADJACENCY
ROADWAY CROSSINGS
ALTERNATIVES
ANALYSIS
ALTERNATIVES ANALYSIS

- PROJECT GOALS
- HORIZONTAL ALIGNMENT
- ACCESS OPTIONS
- DESIGN DECISIONS
- POTENTIAL ALTERNATIVES
- FEASIBILITY CRITERIA
- COMMUNITY INPUT
- PREFERRED CONCEPT
PROJECT GOALS

EXPERIENCE
Provide an experience that enhances well-being, creates a sense of place, and tells the story of west Atlanta.

MOBILITY
Improve mobility and access by maximizing local neighborhood connections and expanding travel choices to the community.

CONTINUITY
Maintain a continuous route with separation from vehicular traffic that can be built to best practice safety and universal access standards.

COMPATIBILITY
Consider improvements that are compatible with previous and existing relevant projects.

EQUITY
Prioritize equitable service and experience, taking into account adjacent vulnerable and disadvantaged neighborhoods.

ECOLOGY & HYDROLOGY
Enhance the ecological character of Westside Trail by using landscape and hydrology to connect the community to these important resources.

CANOPY
Preserve tree canopy to maintain neighborhood character and provide shade and microclimate opportunities.

ART & CULTURE
Highlight the unique context of Westside Trail by providing moments for public art and education to celebrate history, culture, and nature.
QUESTION #2:
WHAT KIND OF EDUCATIONAL EXPERIENCES WOULD INTEREST YOU ALONG WESTSIDE TRAIL EXTENSION? (SELECT ALL THAT APPLY)

- HISTORIC EXHIBIT WITH SIGNAGE PANELS
- PUBLIC ART ABOUT HISTORY OR LOCAL CULTURE
- ECOLOGICAL INTERPRETATION (WILDLIFE, HYDROLOGY, GEOLOGY)
- MARKER OR MONUMENT CELEBRATING LOCAL NEIGHBORHOOD OR HISTORIC COMMUNITY
- USE OF LANDSCAPE FORMS OR NATURAL FEATURES TO DEMONSTRATE EDUCATIONAL MOMENT
WHAT MAKES A DESIGN FEASIBLE?

MEETING PROJECT GOALS

- EXPERIENCE
- EQUITY & ACCESS
- COMPATIBILITY
- COMMUNITY VALUE
- ECOLOGY
- CANOPY

BALANCING PROJECT LIMITATIONS

- COST
- CONSTRUCTABILITY
- ACOMMODATING FUTURE TRANSIT
3 SCALES
The Westside Trail Extension alternatives were analyzed at three scales.

1. HORIZONTAL ALTERNATIVES
   WHERE IS IT LOCATED?

2. ACCESS OPTIONS
   WHERE DOES IT CONNECT?

3. DESIGN DECISIONS
   WHAT IS THE EXPERIENCE AND HOW IS IT BUILT?
LENA ST TO WESTSIDE CONNECTOR

1. **HORIZONTAL ALTERNATIVES**
   WHERE IS IT LOCATED?

2. **ACCESS OPTIONS**
   WHERE DOES IT CONNECT?

3. **DESIGN DECISIONS**
   WHAT IS THE EXPERIENCE AND HOW IS IT BUILT?
FOCUS AREA
WASHINGTON PARK
EXISTING CONDITIONS

WASHINGTON PARK ALIGNMENT

ACCESS OPTIONS

- BeltLine Westside Trail
- Lionel Hampton Trail
- Washington Park Tennis Courts
- Washington Park Trails
- Westmoor Dr Cul-du-Sac
- Ollie Cir Cul-du-Sac

WHAT WE HEARD

HOW WILL YOU USE THE BELTLINE WESTSIDE TRAIL EXTENSION?
- 92% to connect to parks & open space
- 3% to get to work
- 5% other
WASHINGTON PARK CONNECTION

GOALS

- Understand and work towards the community vision for Washington Park
- Preserve and compliment the existing assets of the park
- Plan for future assets of the park
- Communicate the history of Washington Park
- Enhance connectivity to Washington Park via the BeltLine
FOCUS AREA

STAFFORD ST AND WASHINGTON MANOR DR
FOCUS AREA

WESTMOOR TO BOONE ALIGNMENT

ACCESS OPTIONS
- Mobile St / Mason Turner Rd
- Boone Blvd
- Washington Manor Dr
- Washington Heights Ter
- Westmoor Dr Cul-du-Sac
- Ollie Cir Cul-du-Sac

POTENTIAL ROADWAY IMPROVEMENTS
- Washington Heights Ter / Washington Manor Dr

WHAT WE HEARD
WHAT TYPES OF IMPROVEMENTS ARE MOST IMPORTANT TO YOU? (TOP 3)
- 61% LIGHTING / SECURITY
- 52% ADDITIONAL PUBLIC ACCESS
- 33% PUBLIC ART
WASHINGTON MANOR RD

A: WEST EDGE
Trail along west edge of roadway
+ Does not require any modification of Washington Manor Dr
+ Unique experience along tree-line
  - Short gravity wall required to retain top-of-grade trail
  - May require existing tree removal

B: ON-ROADWAY
Trail replaces existing roadway, Car access routed via Washington Heights Ter
+ Converts roadway to greenway and trail
+ Wide space to provide ecological improvements, amenities, and trail
+ Provides roadway connection identified in Washington Park Neighborhood Plan
  - Requires significant modification of Washington Manor Rd

C: EAST EDGE
Trail follows east edge of roadway
+ Simplest option to construct
+ Utilizes vacant parcels along east edge of Washington Manor Dr
  - Requires crossing existing roadway
BOONE BLVD AT-GRADE CROSSING

**UPGRADES**
- Crosswalks and pedestrian signals at all corners of intersection
- Reduced curb radii
- Improved signal timing

**SCRAMBLE CROSSING**
- Scramble interval where cars are stopped in all directions to allow diagonal crossings for bicyclists and pedestrians
- Makes the intersection more friendly for all modes
- Scramble crosswalk creates a visible opportunity for public art

**RECONFIGURE**
- Extension of bike lanes through intersection and high-visibility crosswalks at all corners
- Incorporate dedicated turn lanes for bicyclists turning left onto BeltLine
- Potential for a dedicated bike crossing signal to allow bicyclists to cross Boone Blvd while all cars are stopped.
FOCUS AREA
KUDZU LINE
FOCUS AREA

BOONE TO NORTH ALIGNMENT

POSSIBLE ACCESS OPPORTUNITIES
- Archer Way/Azalea Gardens/
- Neal Pl/Temple St
- Valley of the Hawks
- North Ave
- Finley Ave/Poland St

POTENTIAL ROADWAY IMPROVEMENTS
- North Ave Underpass
KUDZU LINE
SUPERBLOOM

- Low impact and low cost experience
- Attracts wildlife and pollinators
- Improved native landscape with seasonal changes in color
- Accentuates views towards Valley of the Hawks and Downtown
FOCUS AREA
HOLLOWELL PKWY BRIDGE
FOCUS AREA

NORTH TO HOLLOWELL ALIGNMENT

ACCESS OPTIONS
- Hollowell Pkwy South
- Hollowell Pkwy North
- BeltLine Westside Connector
- Path Trail

POSSIBLE ACCESS OPPORTUNITIES
- Finley Ave/Poland St

WHAT WE HEARD
ON WHICH SIDE OF HOLLOWELL PKWY SHOULD THE TRAIL PROVIDE ACCESS?
51% PREFER NORTH SIDE
49% PREFER SOUTH SIDE
A: SWITCHBACK
Cut-Fill ramps only

+ NW corner can accomplish with the fewest amount of walls
- Ramps will likely require some retaining walls

B: HORSESHOE
Cut-fill ramps on both sides of path, connected by a structure over the trail

+ Enables ramps to land at a range of locations on Hollowell

WHAT WE HEARD

ON WHICH SIDE OF HOLLOWELL PKWY SHOULD THE TRAIL PROVIDE ACCESS?

51% PREFER NORTH SIDE
49% PREFER SOUTH SIDE
Viable Alignment
VIA WASHINGTON PARK

- Improves access to Washington Park
- Requires the least amount of tree removal
- Fewer impacts to private properties/privacy
- Provides access options at east-side neighborhood cul-du-sacs.
- Does not need to cross over MARTA using a bridge
- Considers the option for future transit
POLLING QUESTIONS

QUESTION #3:
WHAT IS YOUR REACTION TO THE ALTERNATIVES PRESENTED TODAY? (SELECT ONE)

• I'M EXCITED ABOUT THE IDEAS PRESENTED

• I'M NOT SURE ABOUT THE IDEAS PRESENTED

• I NEED MORE INFORMATION
Project Schedule

• Concept Phase
  o November 2020 Completion

• Construction Documents
  o November 2021 Completion

• Construction
  o TBD (pending funding)
Are you at risk of eviction or having your utilities disconnected due to COVID-related financial hardship?

AVLF might be able to help! To learn more about eligibility requirements, visit:

AVLF.ORG/UNITED-WAY

Need help with your application? Leave us a message at 470-588-7438.
ABP Home Empower Workshops

• Fix That! Home Repair Series - September - December

• For a complete schedule: beltline.org/empower

Atlanta BeltLine Partnership works with partners to deliver informational workshops to provide residents with the tools and resources to stay in their homes.

Past Topics Include:
• Your Rights as a Renter
• Homestead Exemptions
• Understanding and Appealing Property Tax Assessment
• How to Buy a Home
• Should I Stay or Sell

Partners
Atlanta Land Trust
Atlanta Legal Aid
Atlanta Volunteer Lawyers Foundation
City of Atlanta
Grove Park Foundation
Habitat for Humanity
House Proud
SUMMECH

Visit beltline.org/empower or call 404-446-4404
STRIVE Atlanta:
• STRIVE’s proven five-pillar model (job readiness training, occupational skills training, career coaching/case management, job placement, and lifetime support) creates a clear pathway to long-term career success. The partnership will provide residents with skills they need to secure family-sustaining jobs so they can live, work, and thrive along the BeltLine transportation corridor.

Juvo Jobs:
• Juvo360 helps residents find hyper-local work inside their communities. Download the Juvo Jobs app and apply for jobs on your mobile device. Whether walking, driving, or taking public transportation, the app alerts you about job openings nearby. The Juvo Jobs app also assists businesses by sharing their openings to talented people who are near them.

Visit beltline.org/workforce-partnerships or call 404-446-4404
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CONTACT

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Kristen Mansfield
Kmansfield@atlbeltline.org
(404) 477-3639
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 Category</th>
<th>Maximum Affordable Monthly Housing Costs</th>
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<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>
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<tr>
<td>$40,000 - $50,000</td>
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<td>$50,000 - $60,000</td>
<td>$1,500</td>
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<tr>
<td>$60,000 - $75,000</td>
<td>$1,750</td>
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<tr>
<td>$75,000 - $100,000</td>
<td>$2,000</td>
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FY 2020 Income Limit Area | FY 2020 Income Limit Category | Median Family Income | Persons in Family |
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<tbody>
<tr>
<td>Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area</td>
<td>Very Low (50%) Income Limits ($)</td>
<td>$82,700</td>
<td>41,350</td>
</tr>
<tr>
<td></td>
<td>Extremely Low Income Limits ($)</td>
<td>28,950 33,100 37,250</td>
<td>44,700 48,000 51,300 54,600</td>
</tr>
<tr>
<td></td>
<td>Low (80%) Income Limits ($)</td>
<td>17,400 19,850 22,350</td>
<td>26,200 30,680 35,160 39,640 44,120</td>
</tr>
<tr>
<td></td>
<td>46,350 52,950 59,550</td>
<td>66,150 71,450 76,750 82,050 87,350</td>
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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

- **1,042** 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

**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

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

1. Madison Reynolds Town
   - 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