



Questions and Answers

Westside Study Group

Westside Trail Segment 3 Design and Construction Updates

6.22.2020

1. Q: Can you please address the connector trail from Westside Trail to Centennial Park?

A: Path Foundation is leading the construction efforts for the connector trail from Georgia World Congress Center at Northside Drive to the connection point just southeast of the Marietta Boulevard segment. The final build out will include lighting every 90 feet, cameras, tree plantings, stormwater improvements, new bridges, improvements to existing bridges, improved or additional crosswalks, soil remediation, signage, and a continuous multi-use trail that will connect downtown to the Westside BeltLine corridor. Construction is expected to be complete by the end of 2020.

2. Q: Are there any new updates on the plan to connect the BeltLine to Knight Park?

A: We are developing a crossing of Marietta Blvd near the Fulton County Animal Services building, which would connect BeltLine and Howell Station at the corner of Hall Place/Foster Place. Neighborhood streets would then connect to Knight Park. More directly, the West Marietta Street/Marietta Blvd signalized intersection will provide a pedestrian signal and crosswalk to get across Marietta Blvd.

3. Q: Could you post this presentation on the Atlanta BeltLine website?

A: Yes. A copy of the presentation, a recording of this meeting, and responses to the questions are posted at [BeltLine.org/meetings](https://beltline.org/meetings).

4. Q: I really appreciated the surveys. As a Community Engagement Specialist, what other methods do you plan on using to reach neighbors impacted by the BeltLine after discovering that most of the people attending this meeting (and potentially previous ones) do not live in the neighborhoods impacted by the new development?

A: We typically communicate with neighborhood leadership such as NPU chairs, Neighborhood Association leadership, and key places that people normally congregate. We will be calling these groups due to the pandemic. We also put out right of way signs to inform residents on how to connect with us via phone. We have done postcards mailers that the community can return to us. We are open to your feedback.



- 5. Q: Is it possible to complete the trail before starting on the transit? since Transit will cost into the billions.**

A: This portion of trail between Donald Lee Hollowell and Huff Road is scheduled to happen in the next 18 months, so it will be complete before transit.

- 6. Q: How will the rail line be safely crossed (Westside BeltLine, Marietta Blvd Segment to Proctor Creek Greenway)?**

A: We are looking into several options for safe access to Proctor Creek Greenway and the Marta Station along D.L. Hollowell Parkway. There are several options that we are exploring and plan to discuss with our partners at the City of Atlanta. This is not currently a part of the Marietta Boulevard Trail scope.

- 7. Q: Will trees, shrubs and ornamental grasses be native varieties?**

A: Yes. We try to use native species that are adapted to our climate. We are working with Trees Atlanta on planting plans, schedules, and maintenance.

- 8. Q: That bridge has shown to be in bad condition and the left turn off Marietta is closed. Will that be repaired as part of this?**

A: This has been noted by our team and discussed with our partners at City of Atlanta (COA) Department of Public Works. These repairs are not a part of our scope for this project. As we move forward in permitting through COA we are going to ensure that we coordinate any repairs lead by the City are not in conflict with our timeline for the bridge improvements on the western side of the bridge.

- 9. Q: Does the BeltLine own this land or is it still under the City?**

A: The Marietta Boulevard segment from the entrance along the street to the current terminus is all within the City's right of way. The BeltLine own the Westside BeltLine Connector that is under construction as well as the Westside Trail North Extension corridor, from Lena Street north past Donald L. Hollowell.

- 10. Q: What's the schedule for constructing the connection between Washington Park and the 'celebration area' where the three trails meet?**

A: There is no start date for construction. When design is complete (approximate 15-month design schedule), we will be in a better position to forecast a construction start date. Many factors determine the construction schedule including funding sources and grant opportunities. Once design is complete and funding is identified, we can move forward with construction.



11. Q: Why is the Marietta Blvd portion of the BeltLine scheduled to start construction before the north extension of the Westside BeltLine is scheduled to be completed (or even construction started)?

A: We are always evaluating funding sources to start design and begin construction. We have funding to advance this trail provided by the Georgia Outdoor Stewardship Program Grant.

12. Q: Has anyone heard about an opening date for the Bellwood Quarry Park?

A: This portion of the design and construction has been led by City of Atlanta Department of Parks and Recreation. For more information please visit <https://www.atlantaga.gov/government/departments/parks-recreation>.

13. Q: I can't find anywhere to park along the trail.

A: Typically, ABI does not provide parking near the trails. Street parking is available at most entrances to the BeltLine or within adjacent parks. The Path Foundation has incorporated a few parking spots near Joseph E. Boone and Jones Street.

14. Q: Will the trail be along Marietta Blvd because we cannot take over the railroad in this stretch?

A: There is still active rail in this area. We were limited to using public right away for this segment.

15. Q: Who do I talk to in order to understand the guidelines of the BeltLine overlay? I am located at 1015 Donald Lee Hollowell and the back of our property connects to the Westside BeltLine Connector. We want to make some changes along DLH but have been told we need to follow the BeltLine rules and guidelines.

A: The Design Review Committee (DRC) works to make a recommendation to the office of planning regarding special administrative permits. Depending on the property, you may not have to adhere to the standards if you are not adjacent to the corridor. Typically, it is a half mile on either side of the corridor. You can learn more about the overlay standards and the role of the DRC by contacting Lynnette Reid at lreid@atlbeltline.org.

16. Q: How will this segment connect to the new Westside Park?

A: There will not be a direct connection to the park made in this construction scope. ABI and Path are looking into ways to make connection into the Park as well as to Proctor Creek Greenway and the Bankhead Transit Station using existing public right-of-way.



17. Q: You said 4.1 billion is the cost, then 4.1 million. I had always heard it was around \$400 million. Which is it?

A: The project is projected to cost \$4.8 billion over a 25-year life span.

18. Q: With construction starting in 2021, when will it be complete?

A. We are assuming a 10-12-month construction schedule at this time.

19. Q: Many streets on the west side have partial or no sidewalks at all. Will all the streets connecting to the BeltLine get sidewalks as a part of the belt line project?

A: This phase of the project is not going to build out those trails. It is difficult to spend on neighborhood sidewalks because our Tax Allocation District very specifically outlines what we can spend our funding on. The City's Public Works department started a city-wide sidewalk inventory to determine prioritization.

20. Q: How many senior housing units are planned out of the 5600 units?

A: There is currently no set number of senior units designated out of the 5,600 units.

21. Q: Are there multiple design firms for the BeltLine? I was under the impression that one design firm was designing the entire BeltLine, just wondering why design phases are taking so long?

A: All ABI's design and construction projects are procured through open procurement. Anyone in the public can bid. The process of procuring the design team can take up to 18 months.

22. Q: Will BeltLine be strengthening its commitments to affordable housing? Ex. require significantly more affordable housing from developers, continue funding TADS that are expiring, have developments that are by connector trails and west of Westside Park also be required to do affordable housing (not just 0.5 miles by the main trail) i.e. expanding TAD, and ESPECIALLY assist communities in convening meetings with developers to speak/negotiate with them about how they can better address community needs and concerns

A: Atlanta BeltLine, Inc. ("ABI") is unwavering in its commitment to facilitate the creation and preservation of housing affordable to families and seniors in the BeltLine Tax Allocation District ("TAD") and the BeltLine Planning Area ("BPA"). At present, ABI encourages developers to determine if they can exceed the minimum requirements of the City of Atlanta's Inclusionary Zoning Ordinance, of 15% of the units affordable for families at 80% of the Area Medium Income ("AMI") or 10% of the units are affordable for families at 60% of AMI. Paying for additional affordable units by the developers has proved to be very costly and difficult. Even so, ABI continues to explore innovative ways to promote increased affordability.



Unfortunately, ABI's funding from the TAD remains restricted to affordable units either existing or to be developed within the TAD. ABI is unable to use TAD funds to subsidize developments that are on connector trails or in the BPA unless the area of the development is within the TAD. Expansion of the TAD has been set by the Atlanta City Council and is not within the power of ABI to change. Lastly, ABI is available to provide technical expertise and discussion between developers and communities, on request.

23. Q: Why was it decided to place the BeltLine on the west side of Marietta Blvd rather than the east side, alongside Howell Station/ Knight Park?

A: The westside had fewer utility conflicts and avoided a mid-block crossing from where the corridor/ABI property access enters Marietta Boulevard on the east side of the street.

24. Q: What is the timing for design/construction of the BeltLine past Huff Road?

A: Design and Construction Timelines are unknown. ABI hopes to have a consultant team onboard before the end of this calendar year to begin feasibility studies for trail and transit for the northwest BeltLine quadrant. As ABI does not control a continuous corridor in NW Atlanta, we will need to identify multiple alternatives and quantify the pros/cons/risks/costs of each. Until we can control a sizable portion of the land needed for a particular alignment, we cannot preclude nor ignore viable alternatives.

25. Q: Hollowell is elevated above the Westside BeltLine Mainline, will the connection to MARTA/Westside Park require stairs? What about accessing Westside Park through Maddox Park?

A: Vertical connections (stairs and/or ramps) to adjoining streets will be explored during the design phase of the project and will be presented to the public during community engagement meetings.

26. Q: What is the status of the Greenbriar Mall Streetcar situation? ETA?

A. The Campbellton Road Light Rail project is part of the More MARTA-Atlanta program of projects. Please visit <https://www.itsmarta.com/moremarta.aspx> for more information.