



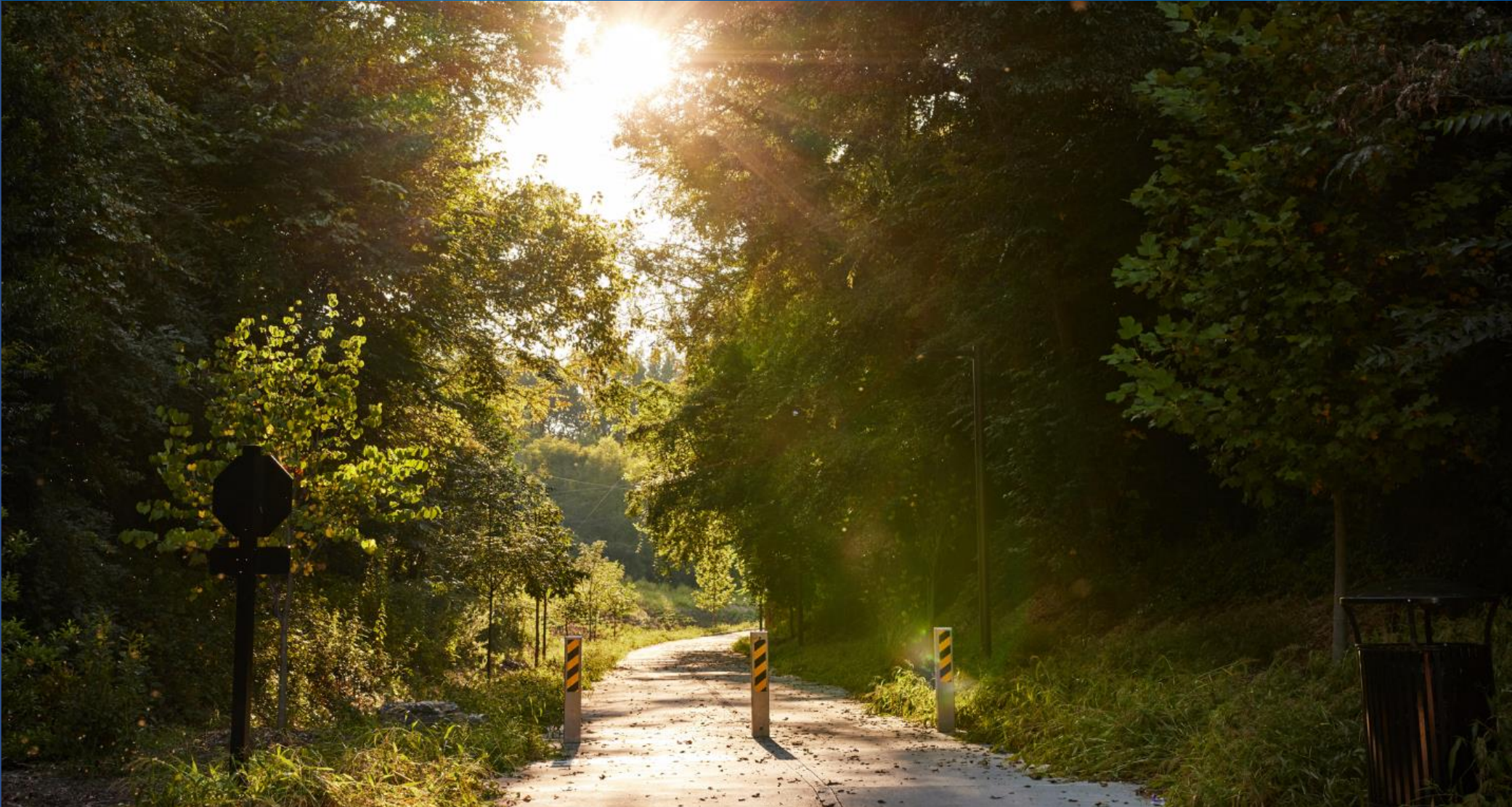
# CEO REPORT

Atlanta  
BeltLine, Inc.  
Board of  
Directors  
Meeting

October 12, 2022



@atlantabeltline







# ATLANTA BELTLINE VISION







# MURPHY CROSSING DEVELOPER

A finalist has been selected for the development of the 20+ acre Murphy Crossing site:

- Lead developer is Culdesac supported by Atlanta-based firms: Atlanta Urban Oasis Development, Kronberg Urbanists + Architects, LDG Consulting, and T. Dallas Smith & Co.

[beltline.org/murphy](https://beltline.org/murphy)

## The Atlanta Journal-Constitution

It's Worth Knowing What's Really Going On.

LOCAL IN-DEPTH DEVELOPMENT

### Developer chosen for Beltline project

Murphy Crossing to feature dining, retail, farmers market, affordable housing.



The proposed Murphy Crossing project site, seen Thursday along the Beltline's Westside Trail in Atlanta, aims to inject affordable and market-rate housing and retail space into the area. HYOSSE SHIN/HYOSSESHINBAICOM

By Zachary Hansen  
zachary.hansen@ajc.com

One of the largest projects along the southern half of the Atlanta Beltline could soon take form. Beltline officials announced Thursday that Culdesac Inc. is the selected finalist to develop the 20-acre Murphy Crossing site into a destination along the Westside Trail. The mixed-use project, which is in its early design phases, aims to create new affordable and market-rate housing and retail space in the area. The site, within the Oakland City neighborhood, is among several large tracts where development could reshape the area. Community groups say they hope developer interest won't erase the character of the historic — albeit often overlooked — portion of Atlanta. "The revitalization of Murphy Crossing has long been a part of



Murphy Crossing, seen in rendering along the Beltline's Westside Trail, would include residential, retail, dining and co-working space, plus a farmers' market and grocery store. COURTESY OF ATLANTA BELTLINE

MORE DETAILS

#### Murphy Crossing public meetings

The first public meeting will take place Monday at 6:30 p.m. with both virtual and in-person attendance options. More information is available on [beltline.org/meetings](https://beltline.org/meetings).

Murphy continued on A6

TOP LOCAL STORY EMPLOYMENT

### Metro Atlanta hiring in August less than usual

Fewer jobs added may presage downturn in face of Fed rate hikes.

By Michael E. Kanell  
michael.kanell@ajc.com

The metro Atlanta economy added 10,500 jobs last month, growth that was good but fell short of the typical back-to-school burst of hiring, raising questions about whether the rising interest rates are finally starting to bite. The region last month saw hiring across a range of sectors, especially in government, education and office support staff, according to the state Department of Labor. The area has added 150,400 jobs in the past year, with most sectors surpassing their pre-pandemic levels, officials said. And there are still about 100,000 open positions listed on the state's jobs site for the region, officials said. Continuing to drive hiring are sectors where jobs have not recovered to their pre-pandemic levels. Government, for example, has 10,100 fewer employees than in March 2020. Also, hospitals

#### BY THE NUMBERS

Labor market, metro Atlanta  
2,990,300  
Total number of jobs  
95,329  
Number of unemployed  
3,192,404  
People in the labor force

ALSO INSIDE  
» More Americans sought jobless aid last week, A2

have not recovered to their previous staffing levels. For those sectors, the drive to fill slots is likely to continue. The Woodruff School of Nursing at Emory has 1,283 students and expects to have 1,500 within three years, more than triple its size of a decade ago, according to Tricia Benson, chief engage-

Jobs continued on A6

CONTINUING COVERAGE WAR IN UKRAINE

### U.S. and Russian diplomats clash over war crimes

Moscow says claims are unfair, blames Ukraine at U.N. Security Council.

By Pia Sarkar and Jennifer Peitz  
Associated Press



Antony Blinken, the United States Secretary of State.







# MONEY MAGAZINE FEATURE

## Atlanta Is the Best Place to Live in the U.S.

By: [Kristen Bahler](#) | Editor: [Mike Ayers](#)

Published: Sep 29, 2022 | 14 min read

SHARE



A group of people biking at the Atlanta BeltLine Westside Trail. Lynsey Weatherspoon for Money





# STATE OF THE BELTLINE

Hosted by Council for Quality Growth with ABI and ABP on Aug. 30

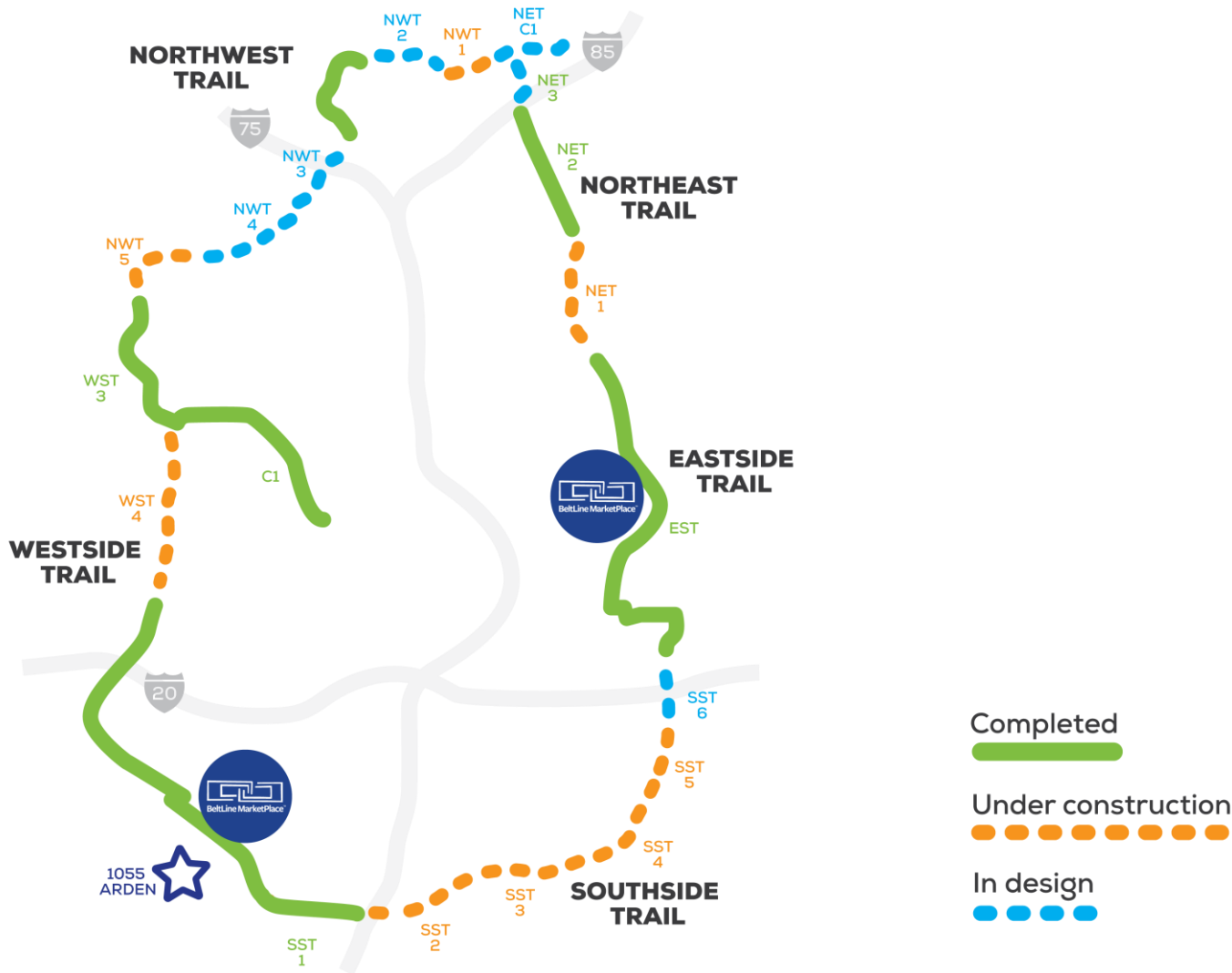
Panel discussions:

- Celebrating Momentum & Planning for the Future
- Creating Equity and Empowering Small Businesses





# ANTICIPATED 2024 Q4 PROJECT STATUS







# NORTHWEST TRAIL

Prioritized  
alignments  
announced

Segment 1 (0.8  
miles), Segment 3  
(1.2 miles), and  
Segment 5 (0.7  
miles) are in early  
trail design and  
survey work

Segment 2 (0.7  
miles) and Segment  
4 (0.9 miles) are  
moving into design  
and engineering







# NORTHEAST TRAIL

Construction  
between  
Westminster Drive  
and Mayson Street  
/ Plasters Avenue



Grading underway  
along with prep for  
retaining walls  
under Piedmont  
Avenue



Installation of  
lighting and  
cameras continues







# EASTSIDE TRAIL: PONCE STREETSCAPES

Contractor mobilizing for construction the streetscapes along Ponce de Leon Avenue

Includes ADA-accessible connection to the Eastside Trail







# SOUTHSIDE TRAIL

Invitation to Bid  
to hire a  
construction firm  
was published in  
August for  
Segment 4 and 5,  
between  
Boulevard and  
Glenwood  
Avenue

Utility relocation  
ongoing

Construction  
anticipated to  
take two years



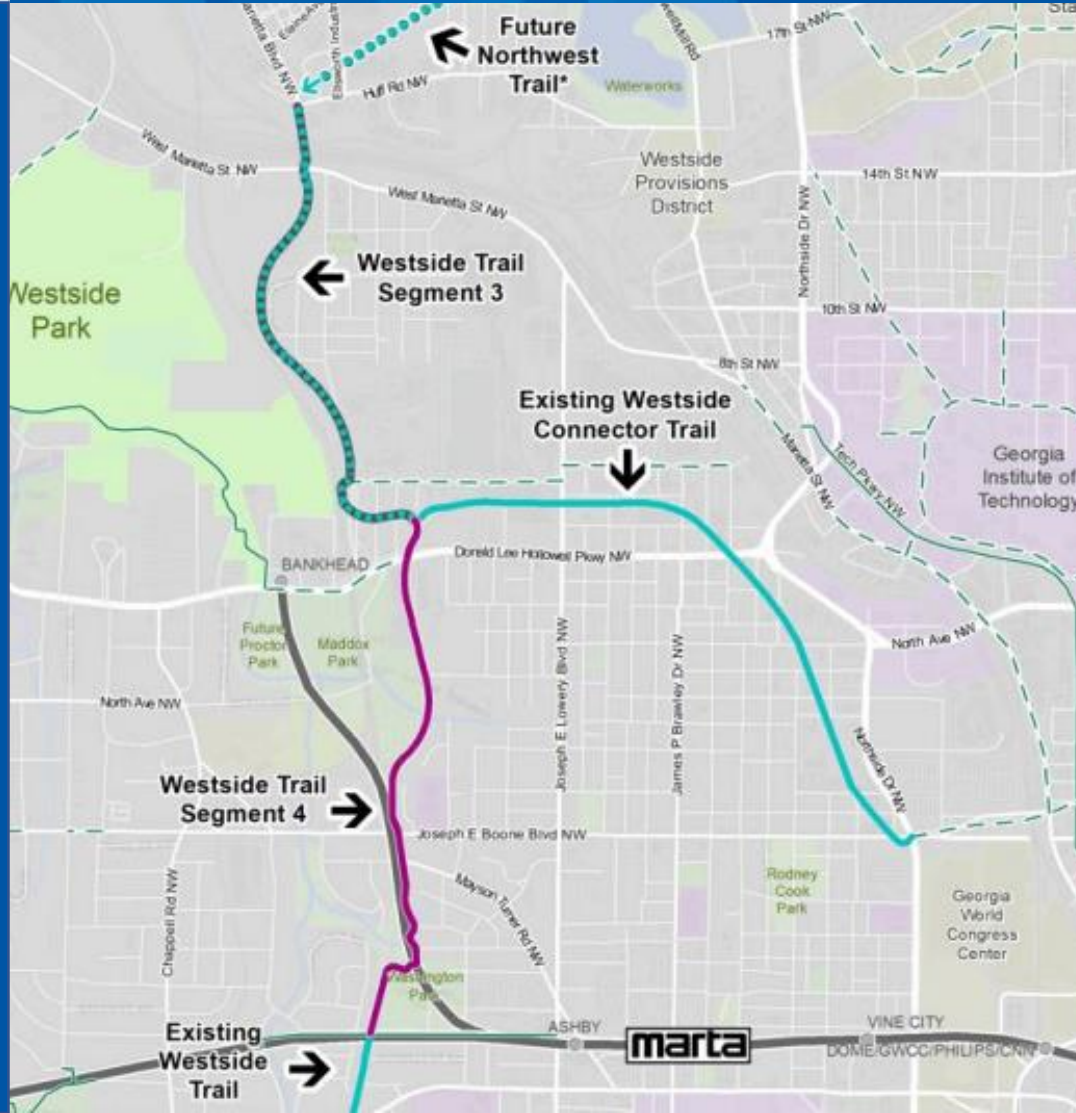




# WESTSIDE TRAIL – SEGMENT 3

Construction nearly complete between Marietta Boulevard between Law Street and Huff Road

Ribbon cutting to take place on October 18 at 10 a.m. where the Westside Trail and Westside BeltLine Connector meet







# WESTSIDE TRAIL – SEGMENT 4

Design is complete  
and ready to bid for  
construction

Washington Park to  
just north of  
Hollowell Pkwy

Completing real  
estate right-of-way  
work







# AFFORDABLE HOUSING

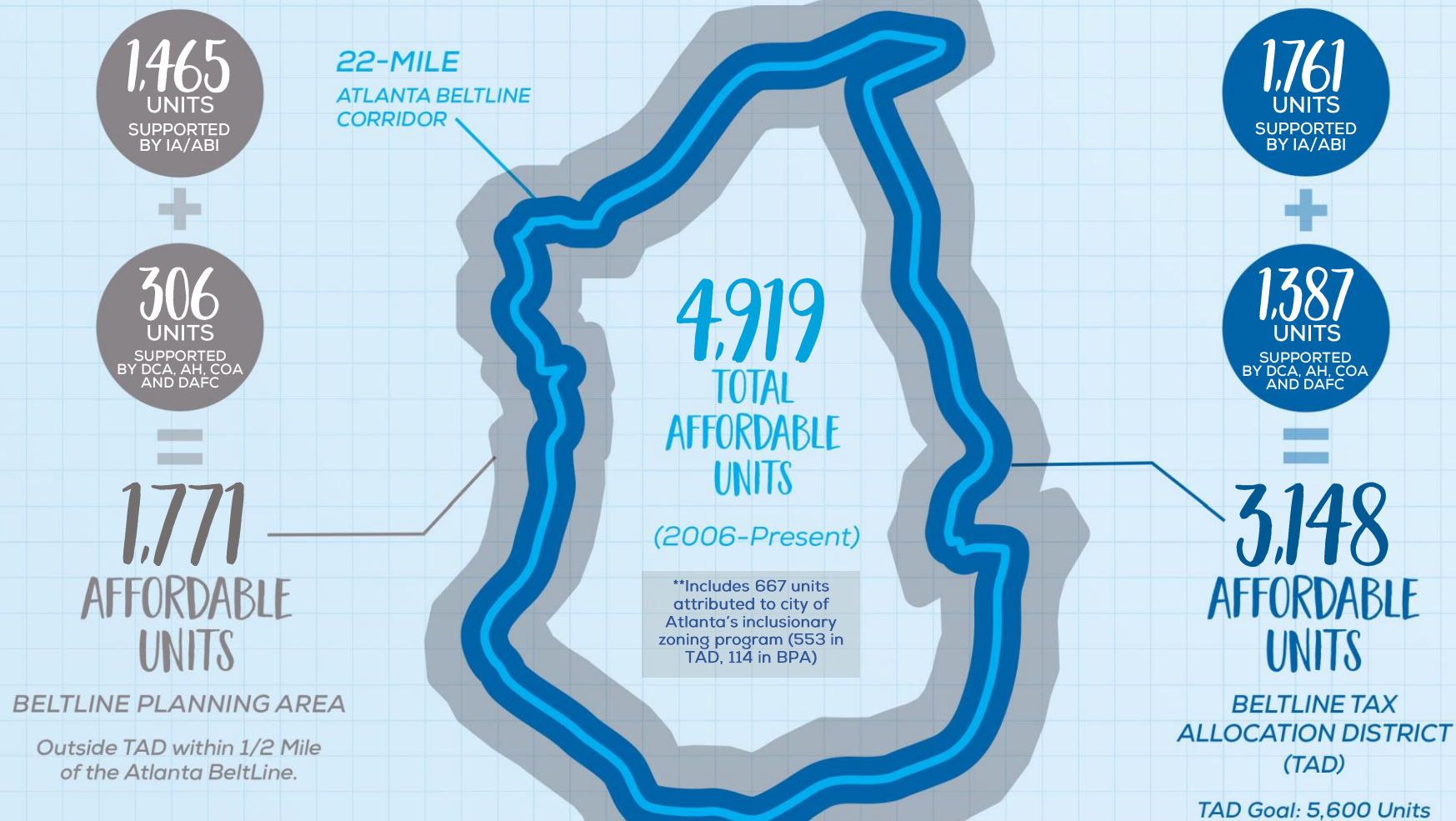
## AFFORDABLE UNITS CREATED/PRESERVED

TAD and Planning Area boundaries are represented here for illustrative purposes only.

For precise boundary lines, please visit:  
[beltline.org/map](http://beltline.org/map)

### CHART LEGEND >>

ABI	Atlanta BeltLine
AH	Atlanta Housing
COA	City of Atlanta
DAFC	Development Authority of Fulton County
DCA	Department of Community Affairs
IA	Invest Atlanta







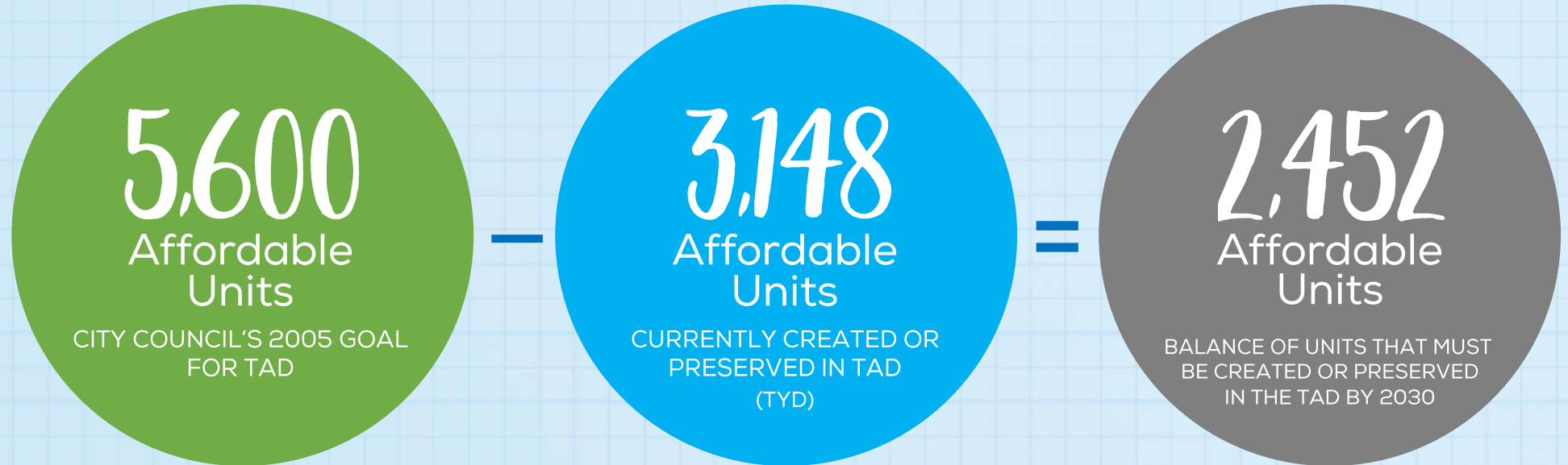
# HOUSING AFFORDABILITY: TAD SCORECARD

1055 Arden  
closed in August:

- 48 affordable units (28 at 50% AMI, 20 at 60% of AMI)
- 65-year affordability period

3 projects in  
pipeline to close  
by Q1 2023 with  
104 affordable  
units

56% towards  
overall goal of  
5,600 units







# ARTS & CULTURE

Southeast  
Woodlands Stickball  
Summit on October  
15 with ceremonial  
games and panel

Unveiling of  
Indigenous  
monument by artist  
Chase Earles on  
Eastside Trail by  
PCM on October 29

## SOUTHEAST WOODLANDS STICKBALL SUMMIT

Saturday  
October 15, 2022

[art.beltline.org/stickball](http://art.beltline.org/stickball)



PRESENTED BY



EMORY

MICHAEL C.  
CARLOS  
MUSEUM







# TRANSIT

ABI supported MARTA and the City of Atlanta at the September 12th & 13th public meetings that introduced the 30% design of streetcar extension to Ponce de Leon Avenue via BeltLine Eastside corridor

[www.streetcareast.com](http://www.streetcareast.com)







# QUESTIONS?



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