



CEO REPORT

Atlanta
BeltLine, Inc.
Board of
Directors
Meeting

March 9, 2022

-  @atlantabeltline
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ATLANTA BELTLINE VISION

\$10 BILLION in economic development

22 MILES of pedestrian-friendly rail transit

1,300 ACRES of new greenspace



50,000 PERMANENT JOBS

33 MILES of multi-use, urban trails

EQUITY & INCLUSION

COMMUNITY ENGAGEMENT

5,600 UNITS of affordable workforce housing



ATLANTA BELTLINE VISION:
To be the catalyst for making Atlanta a global beacon for equitable, inclusive, and sustainable city life.

1,100 ACRES of environmental clean-up



PUBLIC ART

48,000 CONSTRUCTION JOBS





2021 ANNUAL REPORT

ANNUAL REPORT 2021



A MONUMENTAL TURNING POINT FOR ATLANTA'S FUTURE

BUILDING MOMENTUM

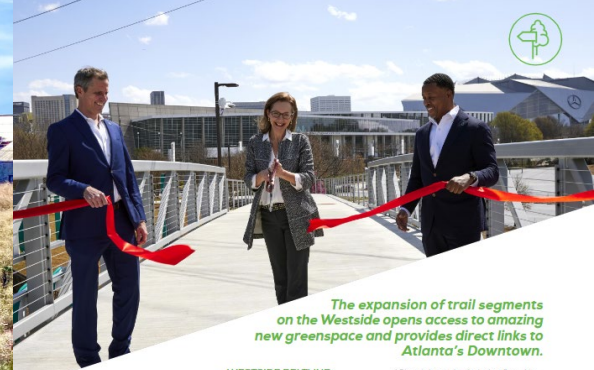


PITTSBURGH YARDS

TRAILS + PARKS: WESTSIDE TRAIL



BUILDING CONNECTIONS FROM WESTSIDE TO DOWNTOWN



The expansion of trail segments on the Westside opens access to amazing new greenspace and provides direct links to Atlanta's Downtown.

KEY TAKEAWAYS

- A collaborative effort by the BeltLine and the PATH Foundation produced a spur connector trail that offers direct access to the heart of the city for Westside residents.
- Planned extensions of the Westside Trail will ultimately result in connectivity via at least two additional miles of paved trail segments, including access to the newly opened Westside Park.
- Efforts continue to secure funding for a proposed expansion of the current 1/3-acre Erota Place Playlot into an activated eight-acre park and greenspace for Westside residents.

WESTSIDE BELTLINE CONNECTOR AND WESTSIDE TRAIL—SEGMENT 3

The Atlanta BeltLine Westside BeltLine Connector opened to the public in March 2021 following almost seventeen months of construction. This 1.67-mile spur trail extends from Norwood Drive to Briarley and is part of a joint venture between ABI and the PATH Foundation to connect downtown Atlanta to Westside Park, the Atlanta BeltLine Westside Trail, and ultimately, the city's larger bike network.

As part of the ABI collaboration with PATH, construction continued on Segment 3 of the Westside Trail, utilizing public right-of-way, and runs 1.22 miles along Marietta Blvd. to Huff Road. The Westside Trail is funded, in part, by a Georgia Outdoor Stewardship Program "Conservative Georgia" grant through the Georgia Department of Natural Resources. Concrete work began in the fall of 2021, and completion is expected in early 2022.

Design work on the Westside Trail—Segment 4 continued in 2021, reaching approximately 40% completion. This section of trail will extend the Westside Trail northward from Washington Park to Segment 2 at Marietta Boulevard.

ABI and the project's design firm, Atta, hosted several stakeholder meetings and presented a preferred concept for community input and feedback. Completion of design work is planned for summer 2022, with construction ready to year's end. The project is seeking SITES certification, a rating system that measures the ecological performance and health benefits of landscape design, construction, and operations within a land development project.

ENOTA PARK
Design work to transform the current 1/3-acre Erota Place Playlot into an 8-acre park on the Atlanta BeltLine's Westside Trail was completed in March 2019, and design plans were submitted for permits. ABI, in partnership with Atlanta BeltLine Partnership, continues to seek construction funding to move forward with this park expansion.

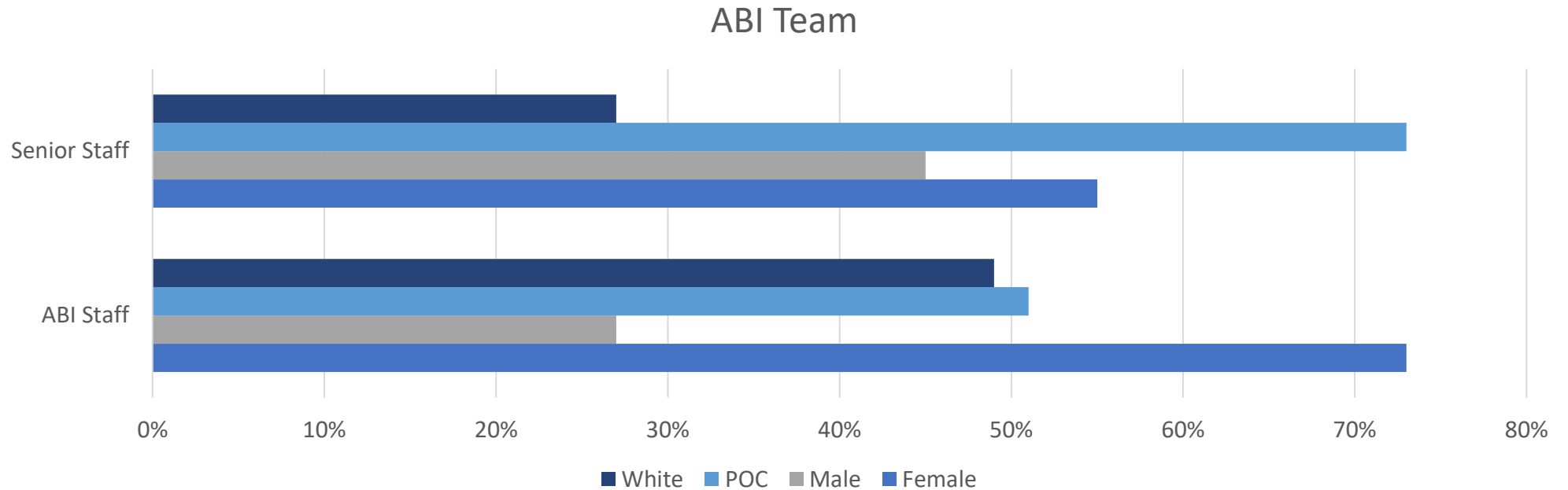
BOTTOM LINE
Atlanta's Westside is home to some of Atlanta's oldest and most historic communities. The Atlanta BeltLine project and its spur trails offer a unique opportunity to unite these neighborhood with the city's Downtown core.

Photo: The Spawell (left to right): The Spawell Trail, Erota Place Playlot. Graphics: administered by The Atlanta BeltLine Authority. Architecture: PATH Foundation. Art: Atlanta BeltLine Authority. Construction: PATH Foundation. Design: Atlanta BeltLine Authority. Site: Atlanta BeltLine Authority. The PATH Foundation. Photo: Mike Pearson © 2021 Atlanta BeltLine. Photo: The Spawell.



INTERNAL OPERATIONS: WORKFORCE EQUITY

- Included racial equity as a core competency in all job descriptions
- Implemented equitable recruitment and hiring practices
- Evaluated internal policies and benefits to ensure equity and inclusion





AFFORDABLE HOUSING

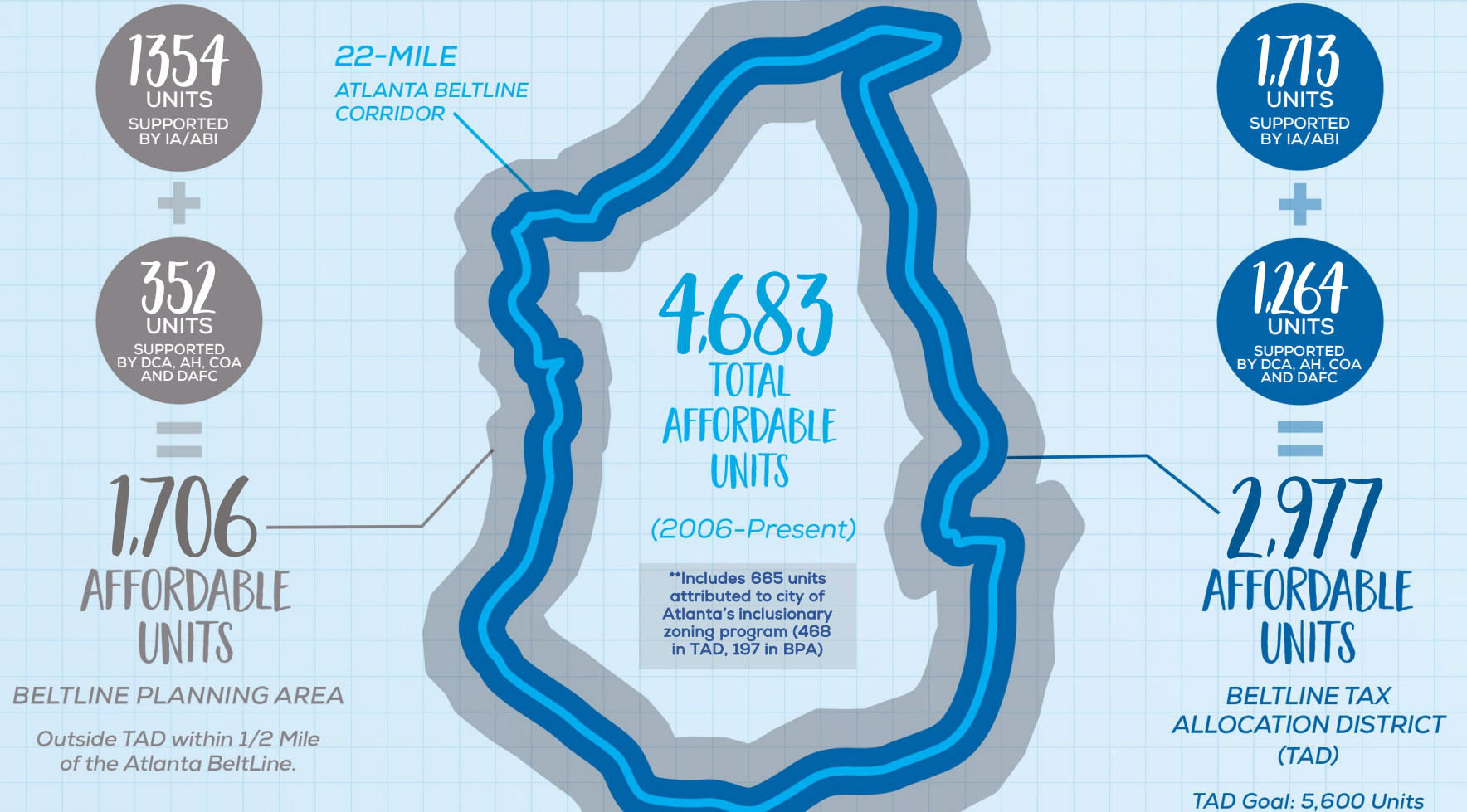
AFFORDABLE UNITS CREATED/PRESERVED

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

For precise boundary lines, please visit: beltline.org/map

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









AFFORDABLE HOUSING PIPELINE

Atlanta BeltLine Affordable Housing Locations

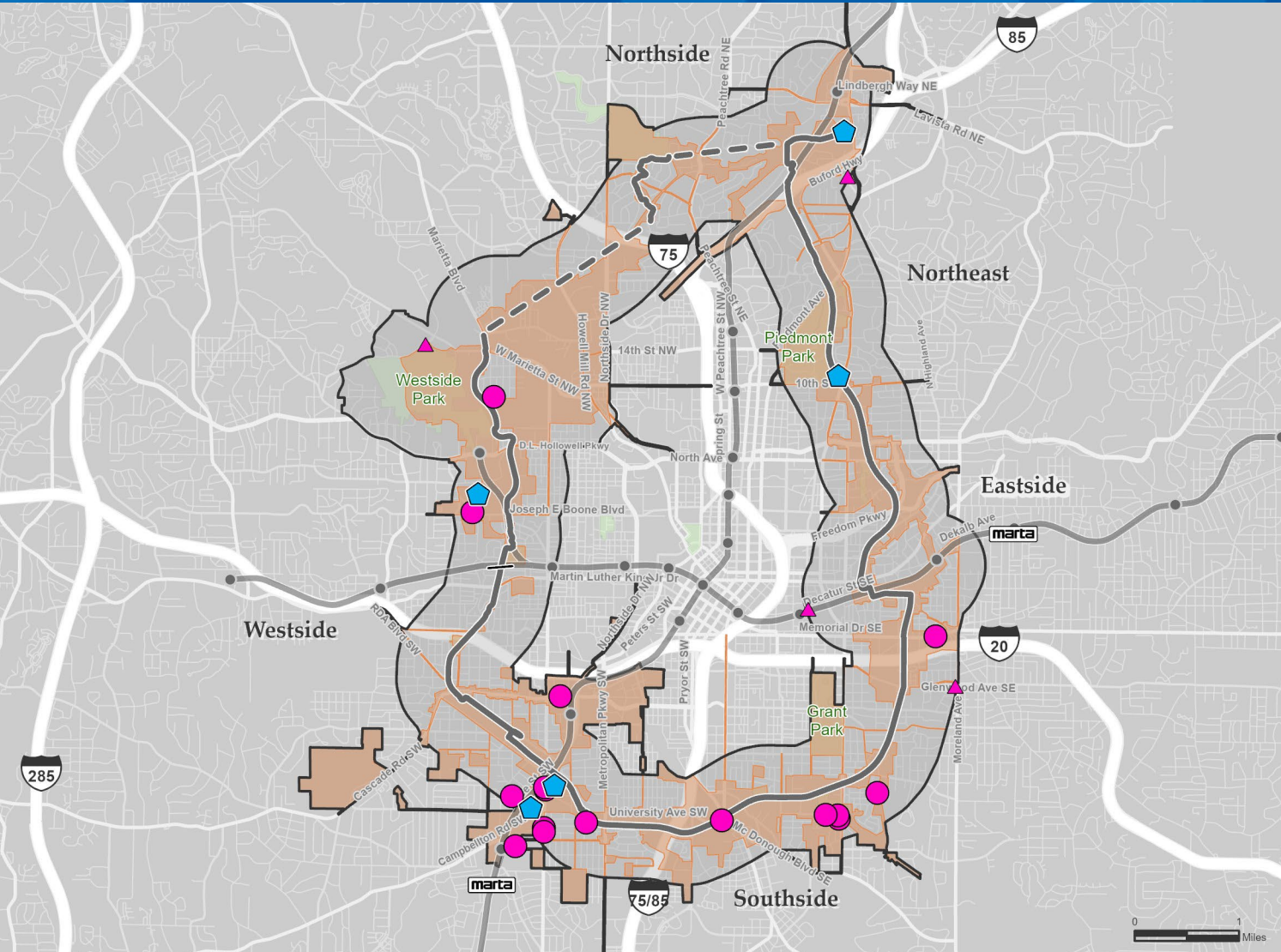
Pipeline In TAD ● In BPA ▲

 Atlanta BeltLine, Inc. (ABI) Controlled Property

 Atlanta BeltLine Trail Corridor
 Atlanta BeltLine Tax Allocation District (TAD)
 Atlanta BeltLine Planning Area (BPA)

- Affordable housing pipeline locations include developments supported by partners including IA, DCA, AH, COA and DAFC
- All ABI controlled properties are within the TAD

Atlanta BeltLine Affordable Housing Pipeline
Updated: February 2022





SKYLINE APARTMENTS

Closed in February
2022

Puts ABI over 50%
of 5,600 goal
through end of
2030

Address: 1090 Hank
Aaron Drive, Atlanta, GA
30315 (Peoplestown)
250-unit building

Developer: Exact Capital
Group, LLC.

100% affordable

- 250 units @ or below
60% AMI
 - 46 studios
 - 101 1-bedroom
 - 103 2-bedroom





AFFORDABLE HOUSING PRODUCTION

2006-2018:

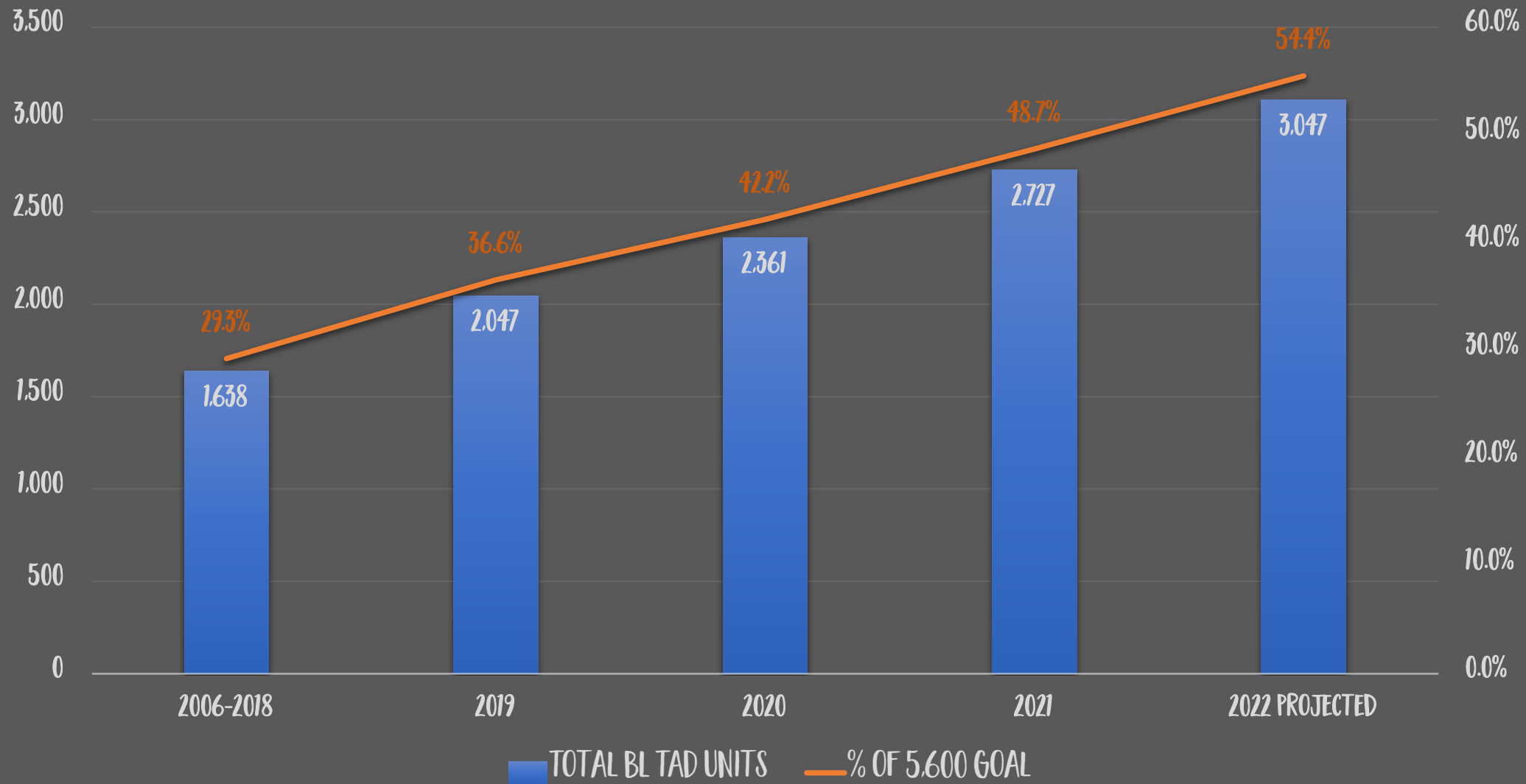
- 1,638 units created or preserved in TAD

2021:

- 366 units created or preserved, exceeding goal of 320 units

2022:

- 2,977 units have been created/preserved in the TAD since 2006
- We are 53.1% toward our goal of 5,600 units by 2030
- 2022 Goal of 320 units





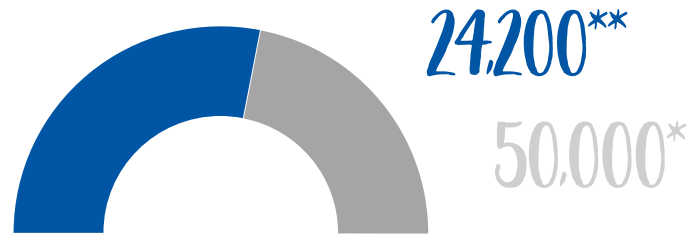
JOB CREATION

REDEVELOPMENT PLAN GOALS

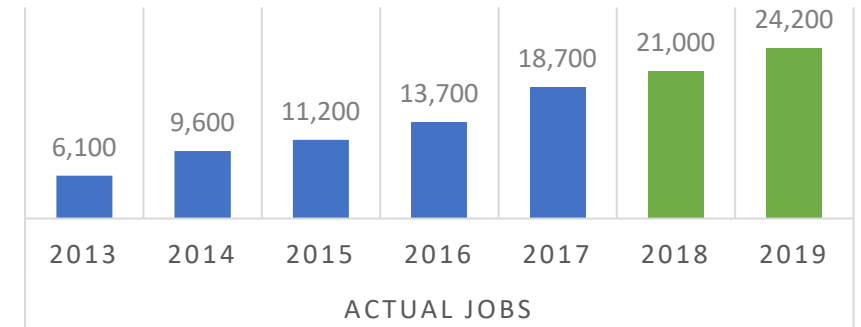
50,000 Permanent Jobs*
 • 24,200 (as of 2019)

48,000 Construction Jobs
 • 49,470 (as of 2020)

Permanent Private Job Creation (Beltline Planning Area)



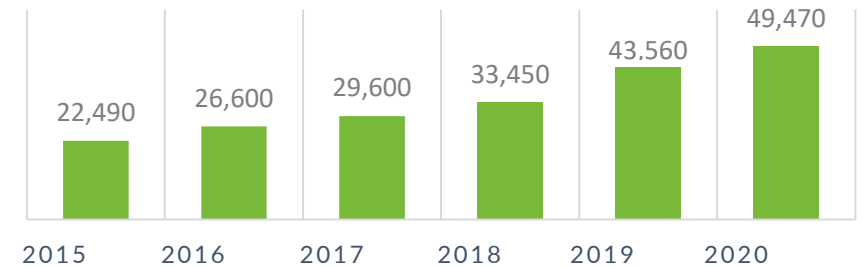
ESTIMATED JOB ATTRACTION



One-Year Construction Job Creation



CONSTRUCTION JOBS ESTIMATE



*With the passage of the SSD, ABI increased the target goal from 30,000 to 50,000

**Source U.S. Census Data and Private Investment Tracking



TRAIL UPDATES

Northeast Trail

Northwest Trail

Westside Trail

Southside Trail

Streetscapes

- Shovel Ready

Atlanta BeltLine Trails

- Completed
- Under Construction
- Shovel Ready
- In Design
- Study in Progress**

Atlanta BeltLine & Partner Parks

- Complete
- Shovel Ready
- In Design

Atlanta BeltLine Streetcar

- Study in Progress (MARTA)

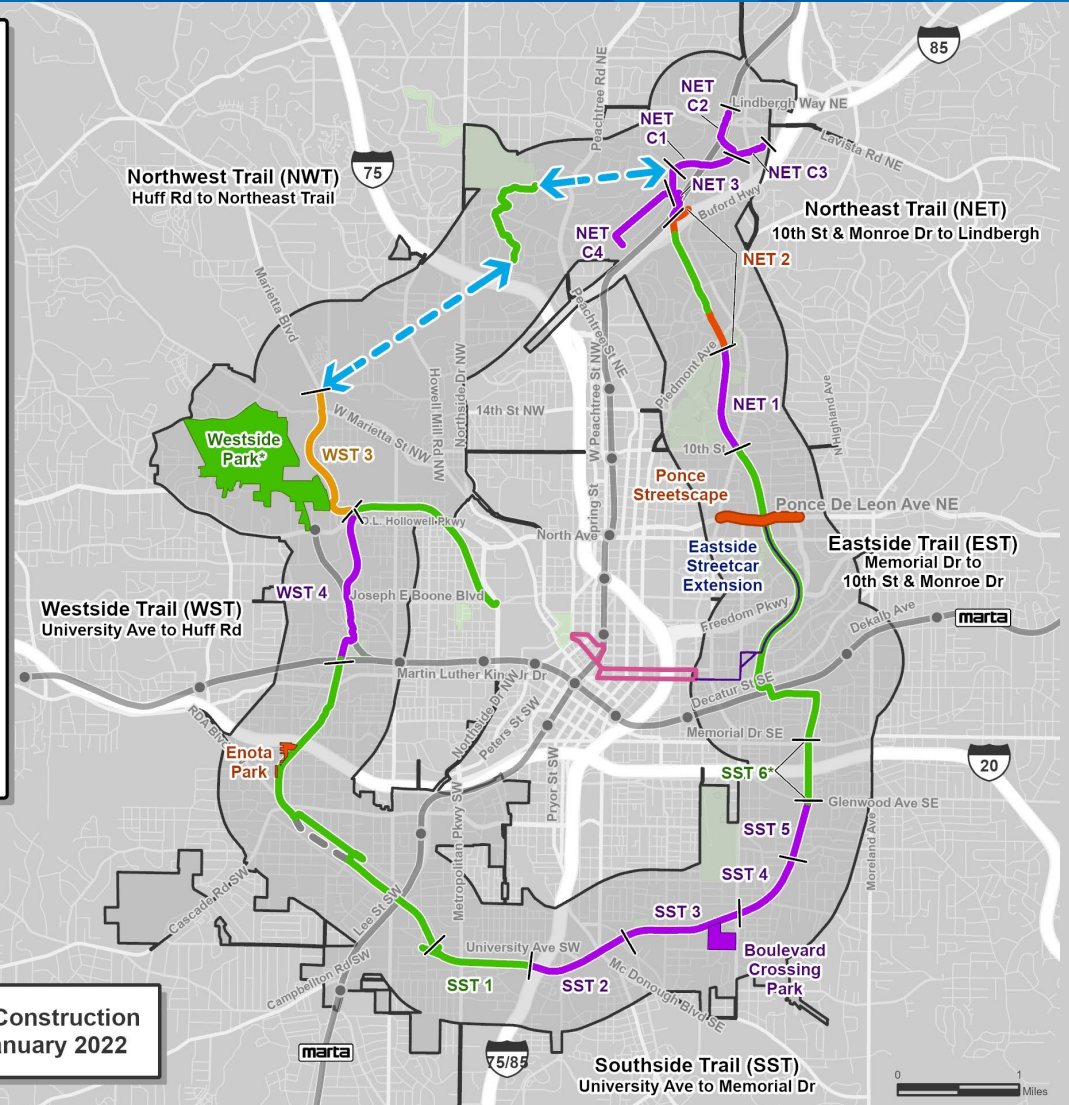
Downtown Atlanta Streetcar

- Atlanta Streetcar

Atlanta BeltLine Planning Area (BPA)

- Atlanta BeltLine Planning Area (BPA)

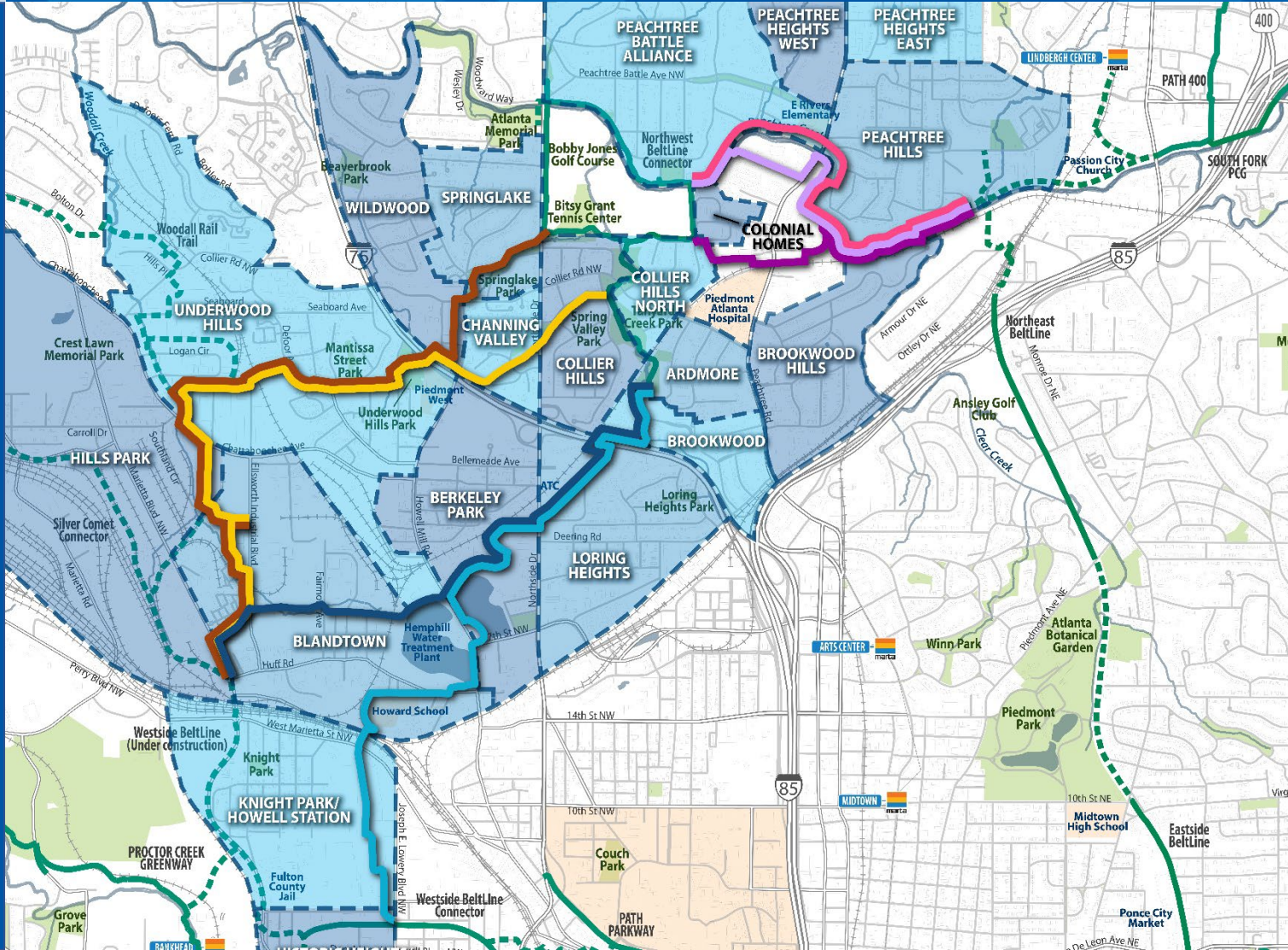
*Westside Park and Southside Trail Segment 6 are partially complete and open to the public. Additional phases are planned.
 **NWT - Multiple alignments are under consideration.



Atlanta BeltLine Design & Construction Project Status Update: January 2022



NORTHWEST CORRIDOR



Legend

- NW BeltLine Trail Study Corridors
- Corridor #1
- Corridor #2
- Corridor #3
- Corridor #4
- Corridor #5
- Corridor #6
- Corridor #7
- Neighborhood Boundary
- Existing Trail
- Planned Trail
- Park

These corridors are concepts and are subject to change as design, engineering, and community engagement progresses





ARTS & CULTURE

Reynoldstown
Community
Space

Atlanta BeltLine
Lantern Parade

- May 21
- Westside Trail





QUESTIONS?

