The Atlanta BeltLine
& Sustainable Development
GAFM Conferance
// March 25, 2014
// Organizational Structure

Project Owner and Sponsor

Redevelopment Authority

Implementation Agent
• In the heart of the Atlanta region
• Connects many of Atlanta’s cultural destinations
• Utilizes historic freight rail rights of way around the center of town
• Connects 45 neighborhoods
• 22% of City of Atlanta population lives in the planning area
• 19% of the City’s land mass is inside the planning area
• 22 miles of light rail transit
• 33 miles of multi-use trails
• 40% increase in Atlanta’s parkland
• 6,500 acre TAD
The Atlanta BeltLine: Key Elements

- Parks and Arboretum
- Trails
- Transit & Transportation Infrastructure
- Jobs & Economic Development
- Affordable Workforce Housing
- Streetscapes & Public Art
- Historic Preservation
- Environmental Clean-up
// Progress to Date

In Design:
9 Gateway/TCSP Plaza
10 Eastside Trail South
11 Southwest Trail

Completed:
1 Eastside Trail (Oct 2012)
2 Historic Fourth Ward Park (July 2011)
3 Skate Park (June 2011)
4 Boulevard Crossing Park (Sept 2011)
5 D.H. Stanton Park (May 2011)
6 West End Trail Phase I (Oct 2008)
7 Northside Trail Opened (April 2010)
8 West End Trail Phase II (June 2010)
Atlanta BeltLine Investments
$362 million: Total funds invested to date
• $157 million: Atlanta BeltLine Tax Allocation District (TAD)
• $121 million: City of Atlanta bond funds (Watershed, Parks, Public Works
• $22 million: Federal (transit and trail)
• $21 million: Federal (streets and streetscapes within the TAD)
• $41 million: Private philanthropic

Awards and Accomplishments
• Livable Centers Initiative Grant ($4 million) (2012)
• Atlanta Regional Commission (ARC) Grant ($1.47 million) (2012)
• Atlanta Regional Commission (ARC) “Development of Excellence Award” for Historic Fourth Ward Park (2012)
• Atlanta Business Chronicle’s “Land Deal of the Year” for the Eastside Trail (2012)
• Environmental Communications Award Grand Prize (2013)
• Atlanta Urban Design Commission “Adaptive Reuse Award” for the Eastside Trail (2013)
• Great Places in Georgia “Public Spaces” Award for D. H. Stanton Park (2011)
• Atlanta Urban Design Commission Award for Historic Fourth Ward Park (2011) and D. H. Stanton Park (2012)
• GAASLA Merit Award For D. H. Stanton Park (2011) and Historic Fourth Ward Park (2012)
• ULI Project of the Year (2013)
When do we consider the Atlanta BeltLine Sustainable?

- When the program is developed in an equitable manner
  - Implementation of projects is evenly distributed along the corridor
  - Project quality is consistent

- When our projects spur economic development
  - Economic development is a dedicated funding source

- When our projects are environmentally sensitive
  - Project Planning
  - Project Implementation
  - Project Maintenance
//SUSTAINABILITY

- Project Planning
  - Sustainable Site Initiative and LEED as Guidance
  - Leverage Natural Habitat
  - Adaptive Reuse
  - Specify Native Plant Species
  - Natural Wildlife Habitat
  - Strive for Cost Neutral Park Design (Parks Dept Pilot Program)
- Project Implementation
  - Soil Remediation
  - Recycling of Construction Waste
- Project Maintenance
  - Organic Land Care Practices
//SUSTAINABILITY
Historic Fourth Ward Park and Skatepark

- 17 acres
- Opened June 2011
- 2-acre lake that doubles as stormwater capacity relief
- Outdoor amphitheater
- Modern playground with splashpad
- Open, passive lawns
- Elegant walkways
Economic Impacts

Ponce City Market

- $180M Rehabilitation of the former Sears Building (1926)
- 2 million sq. ft. building – the largest brick building in the Southeast U.S.
- Class A office, residential, restaurants, commercial, bike station, gardens
- Being built by Jamestown Properties developer of Chelsea Market in New York City

Lake in Historic Fourth Ward Park with the old Sears Building, the future home of Ponce City Market, in the background
// Eastside Trail

- 2-mile segment opened October 2012
- First trail segment built in old railroad corridor
- Connects five in town neighborhoods, three major parks, and bike paths
- Corridor preserved for transit
- $10.5 million construction cost with $5 million from private donations
- $775 million in new private development within half a mile of this section of the Atlanta BeltLine
Full Corridor Build-Out

- Transit
- Trail
- Utility Duct Bank

- Green Infrastructure
- Connectivity to Existing Rights-of-Way
Environmental remediation:
• 73 acres of brownfields remediated
• Environmental Justice Policy adopted by Board of Directors (August 2012)

Master Planning
• All ten subarea master plans adopted by Atlanta City Council (April 2012)
Eastside Trail

- 2.25 miles
- Opened October 2012
- First trail segment built in old railroad corridor
- Connects five intown neighborhoods, three major parks, and bike paths
- Corridor preserved for transit
- Over 600 large trees planted
**Trail Users**

Sunday, May 12, 2013
- Bike: 6,956
- Ped: 10,699
- Total User: 17,655

Thursday, May 16, 2013
- Bike: 3,233
- Ped: 4,882
- Total User: 8,115

*Before*  
*After*
Pylant Street area, Before
// Pylant Street area, After
// Brickworks, Before
// Brickworks, After
// Ponce Bridge - Before
// Ponce Bridge, After
// Upcoming Construction Projects

• Atlanta BeltLine Southwest Trail: 2.51 Miles of Trail
• Eastside Trail Extension: 1.25 Miles of Trail
• Plaza at North Avenue
• Ponce Streetscape
• Gateway (H4WP to Eastside Trail)
• ATL SC Ext-Crosstown/Midtown EA
  o Green Line on Map
• Atlanta BeltLine West EA
  o Orange Line on Map
• Atlanta BeltLine East EA
  o Blue Line on Map
• Community Engagement Opportunities
  o Citywide Briefing in March on the Streetcar Expansion Strategy
  o Study Group Meetings in April/May on the EA process and schedule
  o Initiate input from EA corridor neighborhoods