

THE ATLANTA BELTLINE

Project Overview

Presented to:



January 31, 2007



Introduction to the BeltLine

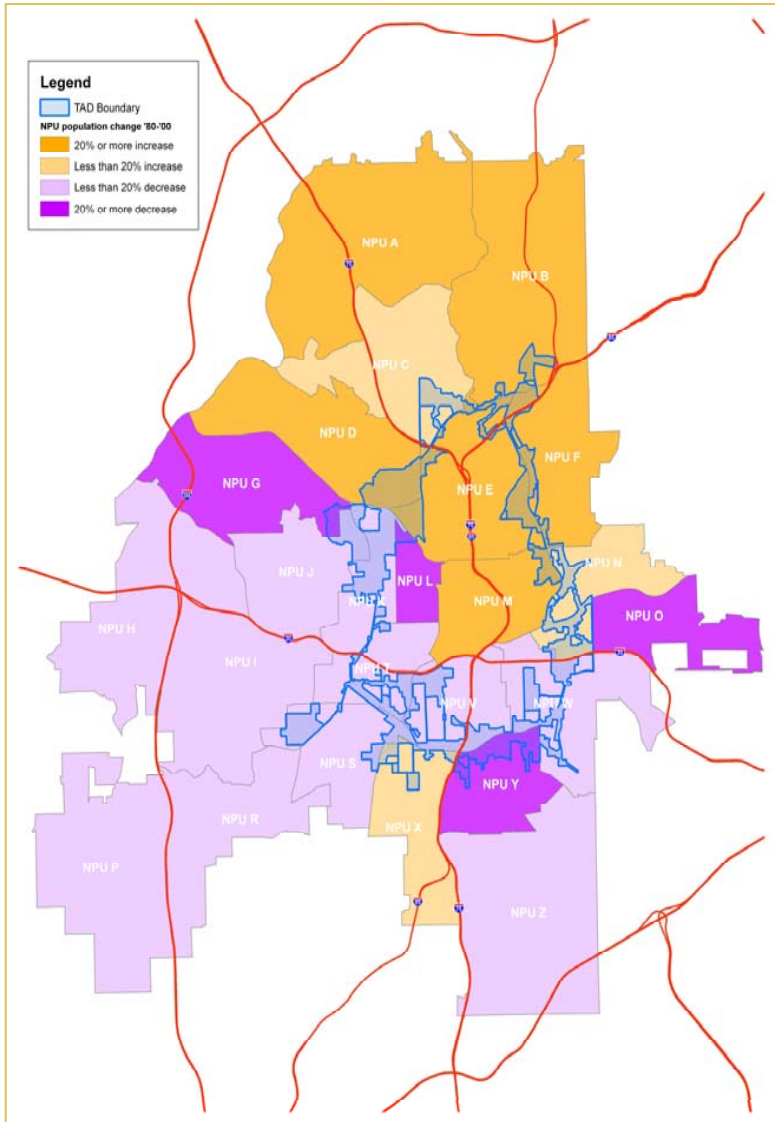
- 25-year overview
- Components of the vision
- BeltLine implementation status update

The BeltLine in Broader Context – A Transformative Investment Model

Innovation Opportunities

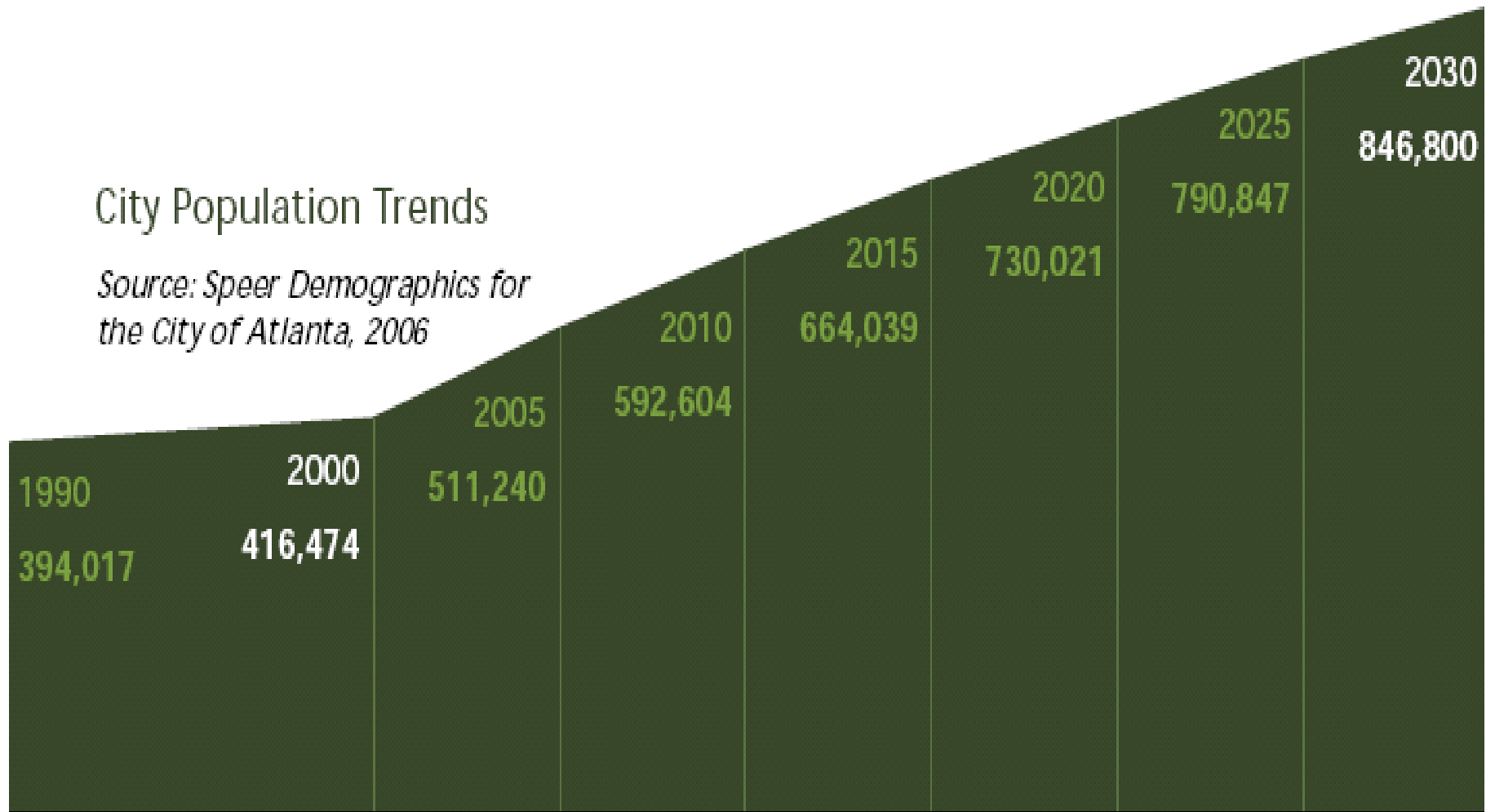
Discussion

SOUTH ATLANTA HAS LAGGED BEHIND



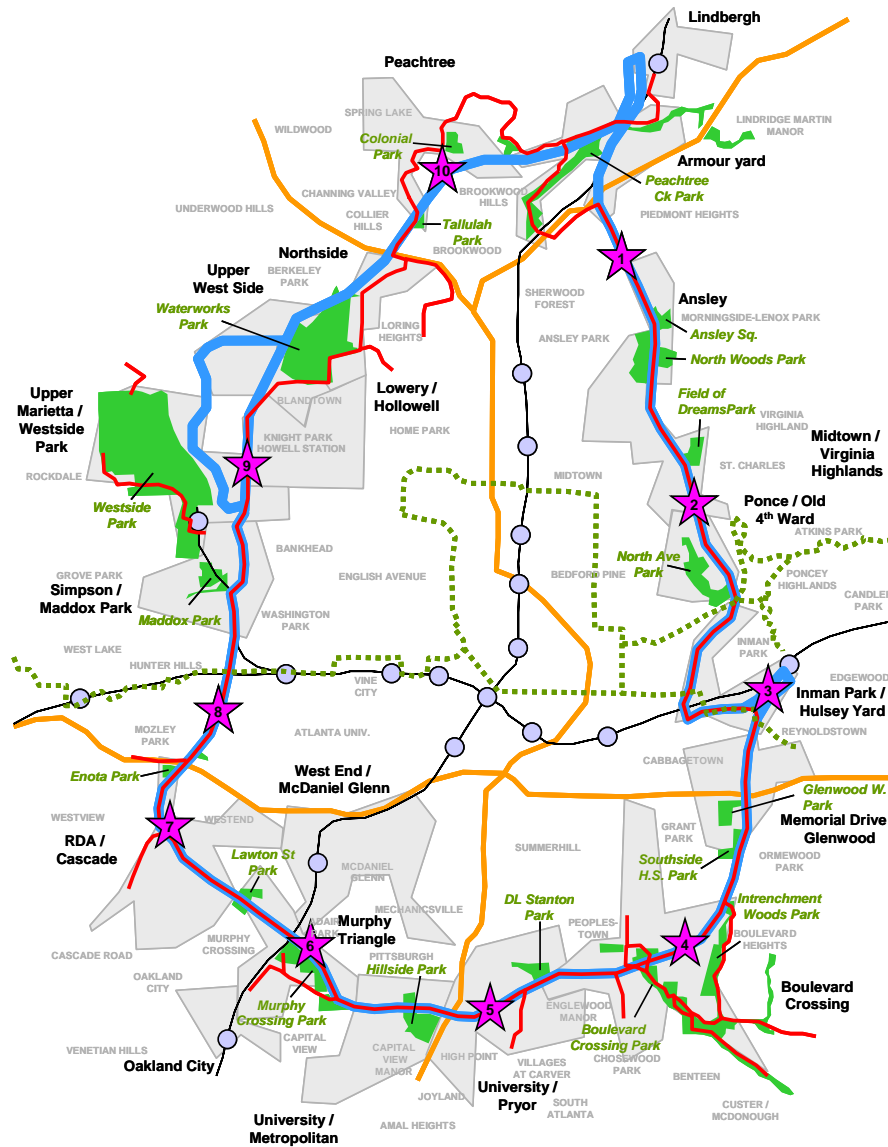
- Atlanta's recent growth has been skewed to the North, while population has declined in the Southern half of the City
- Changing this trend will require proactive policies

CITY OF ATLANTA POPULATION TRENDS PROJECTION



25-YEAR BELTLINE OVERVIEW

ATLANTA BELTLINE, INC.



Key attributes of the BeltLine

- Covers 6,500 acres or 8% of City's land area
- Nearly 1,300 acres of new greenspace
- 33 miles of trails
- A 22-mile loop of transit
- ~30,000 new jobs in 20 economic development areas
- 5,600+ affordable workforce housing units
- Touches and connects 45 neighborhoods
- Investments in transportation / pedestrian access and streetscapes, public art, historic preservation and environmental clean-up

KEY ELEMENTS OF THE BELTLINE

ATLANTA BELTLINE, INC.



Parks
~ 1300 new acres



Trails
33 miles



Transit
22 mile loop



Jobs and Econ. Development
20 areas, 30k jobs



Workforce Housing
\$240M ~5,600 units



Historic Preservation



Streetscapes and Transportation Infrastructure

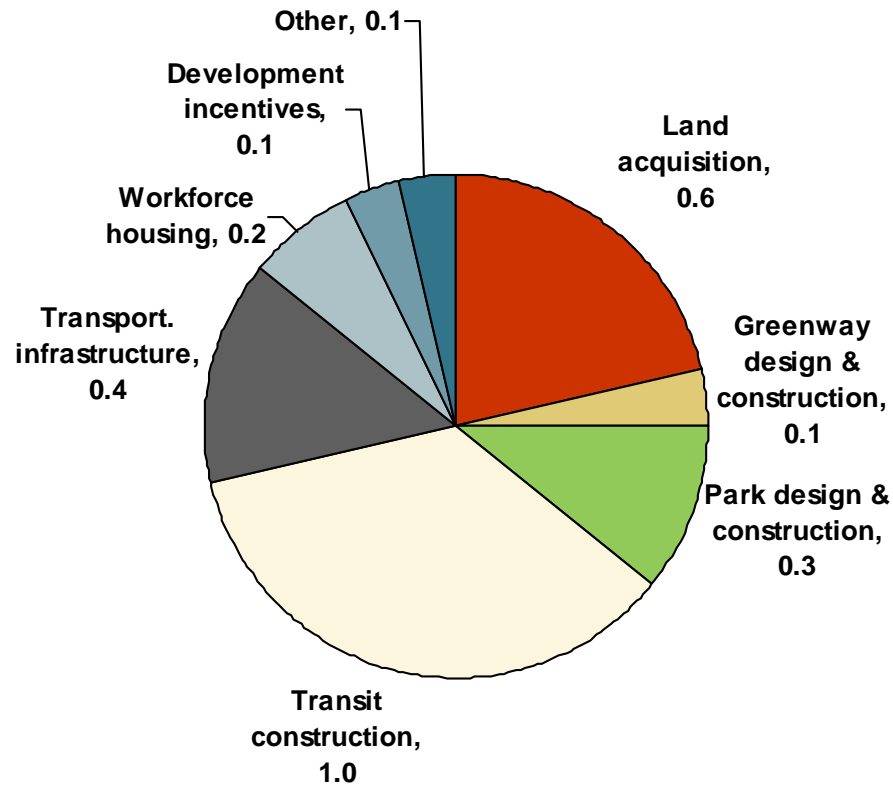


Environmental Clean-up

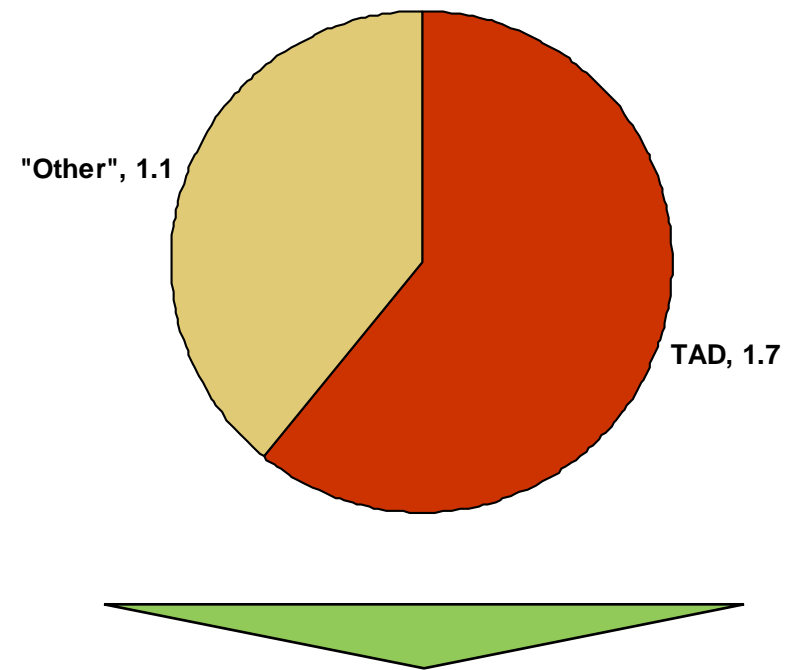
SOURCES & USES FOR 25-YEAR \$2.8 BILLION PROJECT

ATLANTA BELTLINE, INC.

Uses of funds (\$2.8 B)



Sources of funds (\$2.8 B)



Gap of \$1.1B needed to be met by "Other" funding:

- federal
- local / state
- private

Note: "Other" uses of funds include admin, contingency funds and other bond requirements

FUNDAMENTAL PRINCIPLES

Secure the Right-of-Way (ROW)

Preserve continuity of full 22-mile BeltLine ROW

Complete critical planning activities early

Establish framework for thoughtful build-out of projects

Achieve tangible successes within first five years

Ensure people can enjoy the use of completed projects early on

Strive for geographic balance

Balance projects and investments across quadrants

Ensure financial feasibility

Ensure future TAD bond proceeds are sufficient to fund project components

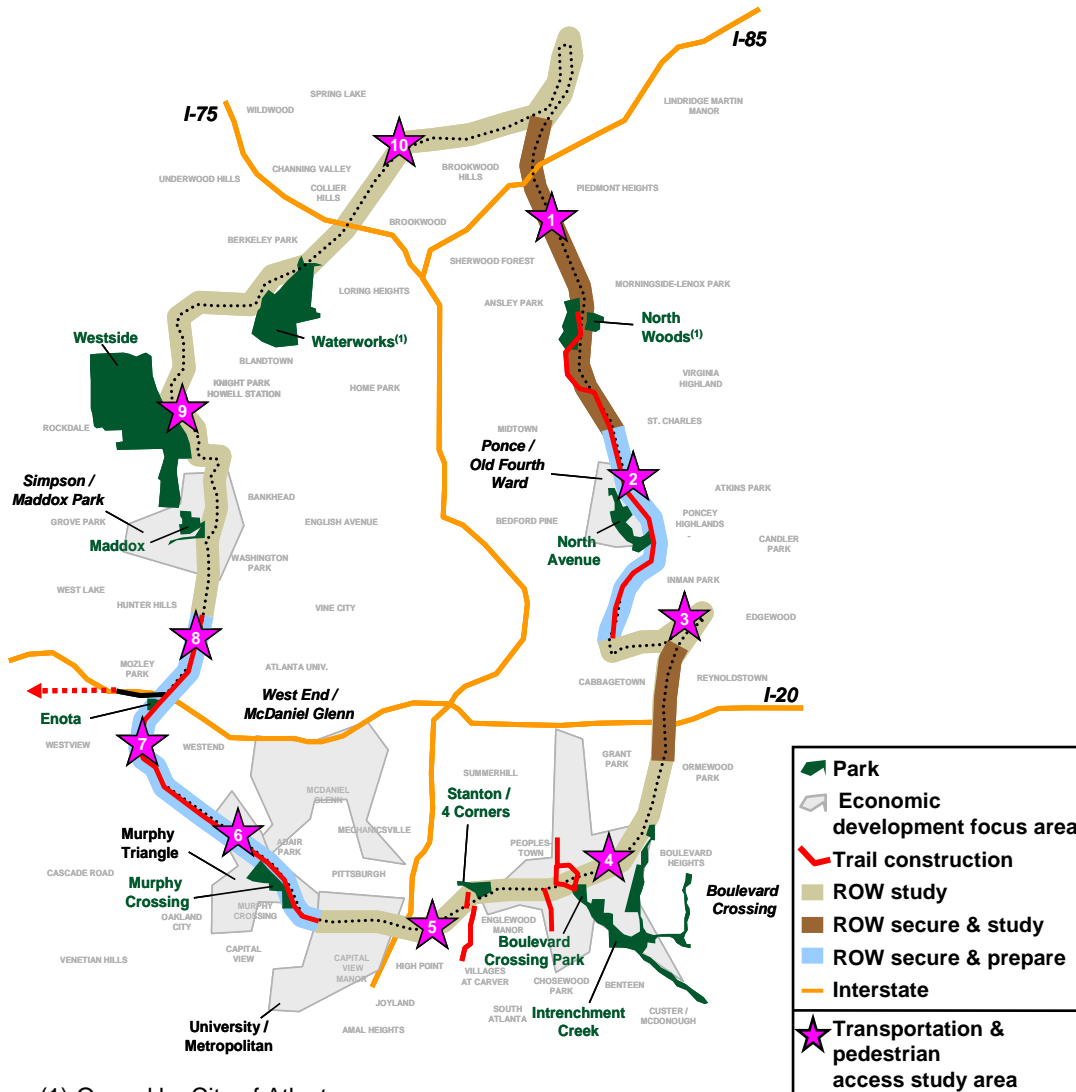
Maintain strategic reserve for unforeseen opportunities

Be ready to act quickly to make necessary investments



OVERVIEW OF PROJECTS IN THE 5-YEAR DETAILED VISION

ATLANTA BELTLINE, INC.



Projects in first five years

- 1 Growing greenspace with parks and trails
 - 585-625 acres of greenspace acquired with 260-300 acres developed
 - 480-490 acres of parks acquired with 155-165 acres developed
 - 5-7 miles / 90-100 acres of trails and 5-9 miles / 15-35 acres of spurs acquired and developed
- 2 Transforming transit
 - Complete all studies required to begin transit construction
 - Secure available Right-of-Way
 - Prepare 5-7 miles of Right-of-Way for transit
- 3 Ensuring livable communities and attractive business climate
 - ~\$42M invested in new affordable workforce housing units
 - Targeted economic development spending in 6 focus areas
 - Road and streetscape investment for transportation and pedestrian access study areas
 - Complete street grid, land-use plan, zoning, master planning and connectivity studies
 - Complete environmental and historic assessments
 - Incorporate public art

(1) Owned by City of Atlanta

Note: All park acres are shown, but only partial amounts may be acquired in first five years

ABI Mission Statement

“Implement the Atlanta BeltLine Redevelopment Plan framework for sustainable and balanced development, including parks, trails, transit and economic development.”

Value Proposition

Atlanta BeltLine, Inc.’s (ABI) value and role in BeltLine Implementation:

1. Enables focused BeltLine planning and execution.
2. Applies an entrepreneurial, integrated, holistic approach to BeltLine strategy, decision-making and execution.
3. Promotes Project momentum and/or continuity across mayoral administrations.
4. Fosters broad, durable public-public and public-private partnerships.

- **BeltLine Tax Allocation District created to provide \$1.7B over 25 years (11-12/2005)**
- **5-Year \$427M work plan approved by City Council (7/2006)**
- **Extensive community engagement undertaken (12,000+ residents) and participation processes underway (Ongoing)**
- **Implementation entity operational and core teams are in place (9/2006)**
- **MARTA Board approved BeltLine loop and rail-based transit solution as LPA (1/8/2007)**

- **\$1.6B in new development activity (50 projects) underway within the BeltLine TAD area**
- **Land Acquisition underway in all quadrants of the City with nearly 200 acres of new greenspace acquired including 137-acre Bellwood Quarry**
- **Greenspace Opportunity Bonds (~\$55M) deployed for acquisition and development of eight new parks**
- **Key foundational planning and transportation studies during 2007**
- **Proposed legislation to strengthen the regulatory framework under review**
- **Capital Campaign kick-off on January 11, 2007**

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Innovation Opportunities

Discussion

Re-inventing cities

“Transformative Investments” - multi-dimensional efforts that remake the urban physical landscape to stimulate economic growth, improve fiscal vitality, advance social equity and promote environmental sustainability

- Driven by profound demographic, economic and cultural forces
- Emphasis on “best in class”
- Shifting focus of capacity-building and innovation
- Reform of regulatory approvals and service delivery systems

Systemic issues require holistic solutions

Size and scale matter

Green building offers an important economic development tool

Focus on transparency, accountability, collaboration and impact

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- **Sustainable Development**
- **Neighborhood Preservation and Community Development**
- **Community Engagement**
- **Funding Strategy**
- **Partners & Partnerships**
- **New Institutional Forms**

Massive Urban Recycling Project

- **Underutilized Industrial Property**
- **Brownfield Remediation**
- **Unused and Underused Railroad Right of Way**
- **Historic Structures**
- **Quarry Reclamation**

Transportation alternatives

Transit Oriented Development

Green building standards

BeltLine Overlay District and Design Standards

Preservation of unique character of historic neighborhoods

New collaborative efforts to address displacement

Community Benefits Agreements

Emphasis on balanced growth

Prioritize job creation

Early Achievements

- Office Hours
- Interactive Web link – 114 organizations signed up
- Survey – 10,000 responses

Community Engagement Framework – Longer Term Program

- Citizen Participation Advocate staff position
- BeltLine Study Groups
- BeltLine TAD Advisory Committee
- Affordable Workforce Housing Advisory Board

Proactive Community-based Collaboration

- BeltLine Network – 45 organizational participants
- Area-specific groups

Nontraditional Use of Tax Allocation Funding

- Public Amenities provide *indirect* Development Incentives
- 25-Year Roll-out of Public Amenities synchronized with Private Development
- Leveraging Federal and Private Support

PARTNERS & PARTNERSHIPS

ATLANTA BELTLINE, INC.

- **Arthur M. Blank Family Foundation**
- **Atlanta City Council**
- **Atlanta Committee for Progress**
- **Atlanta Development Authority**
- **Atlanta Planning Advisory Board**
- **Atlanta Public School Board**
- **BeltLine Affordable Workforce Housing Board**
- **BeltLine Network**
- **BeltLine Partnership**
- **BeltLine TAD Advisory Committee**
- **City Parks Department**
- **City Planning Department**
- **City Dept. of Watershed Management**
- **City Dept. of Public Works**
- **Fulton County**
- **MARTA**
- **Neighborhood groups**
- **PATH Foundation**
- **Philanthropic and Corporate Communities**
- **Robert W. Woodruff Foundation**
- **State of Georgia Agencies**
- **Trust for Public Land**
- **U.S. Federal Government Agencies**

Advent of quasi-public authorities

Public – Public Partnerships

Public – Private Partnerships

Strategic Philanthropy

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