

The Atlanta BeltLine

Policy,
Placemaking, and
Policy

April 24, 2017

 @atlantabeltline

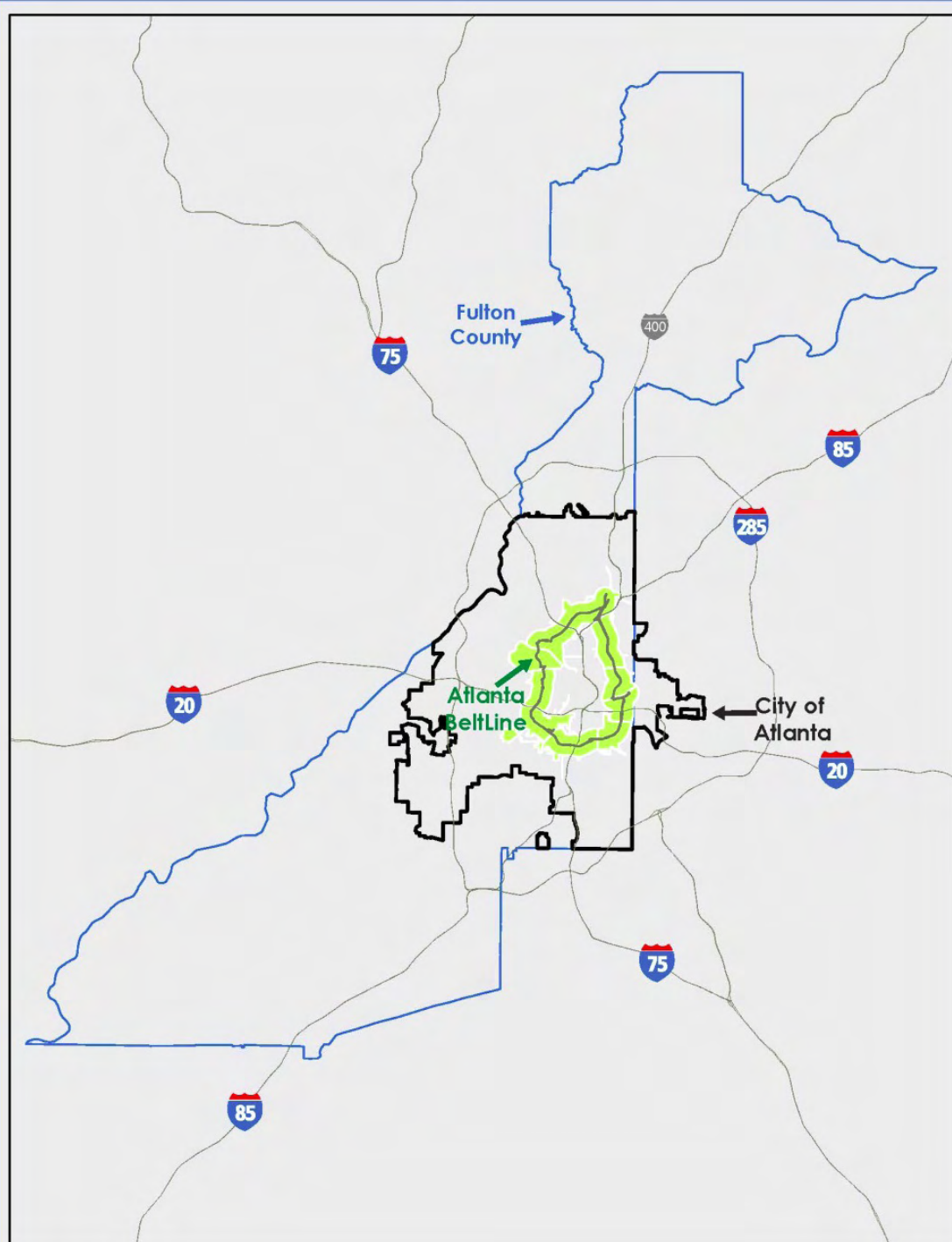
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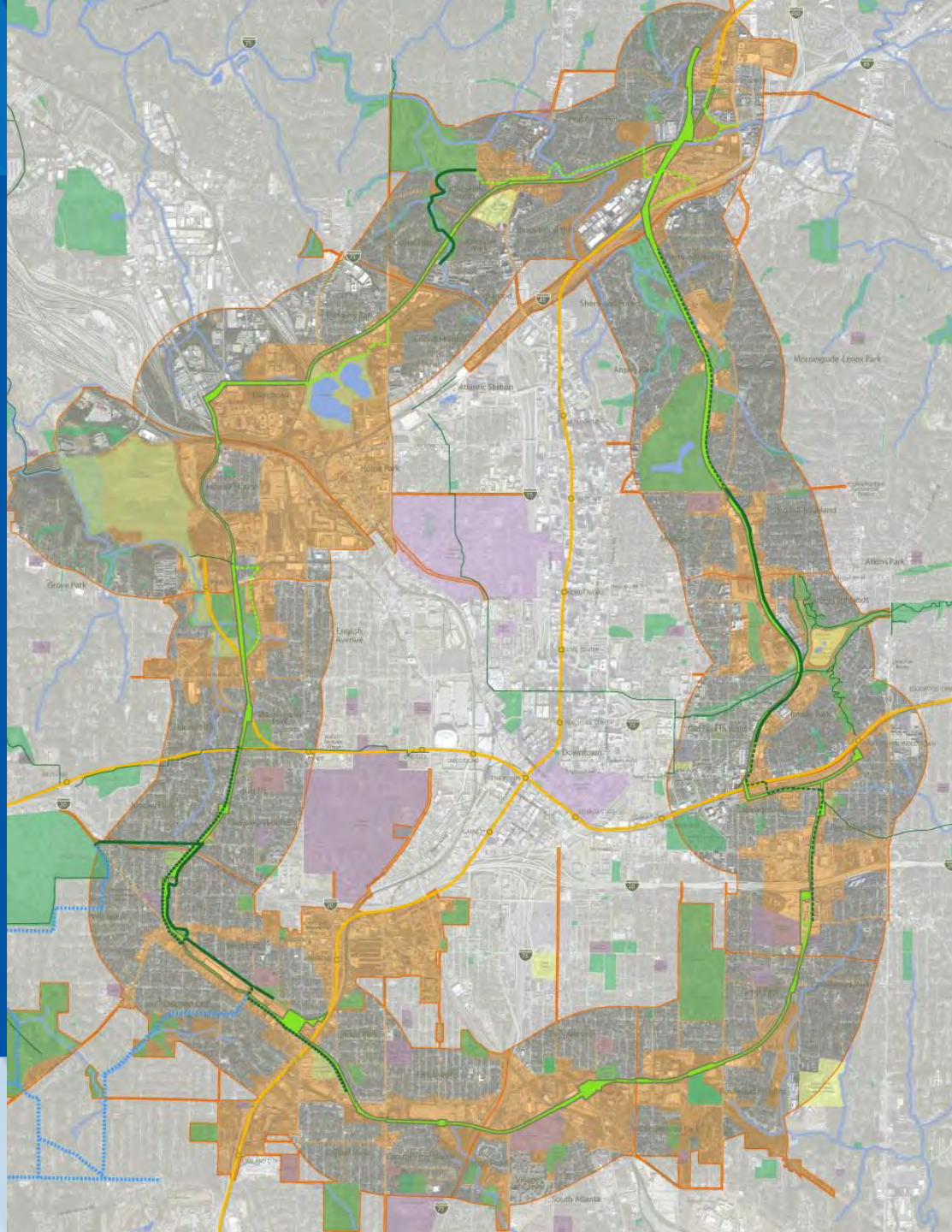
The Eastside Trail

- Framework for a multi-use and transit corridor in the heart of the region
- Links many of Atlanta's historical landmarks and cultural destinations
- Connects four historic rail corridors



The Atlanta BeltLine TAD

- Planning area: 15,000 acres
- TAD: 6,500 acres
- 22% of the City of Atlanta population is within the planning area
- 19% of the City's land is within the planning area



22 miles, connecting 45 neighborhoods



22
MILES
of transit



1,100
ACRES
of environmental
clean-up



46
MILES
of streetscapes and
complete streets



\$10-20B
in economic
development

30,000 permanent jobs	48,000 construction jobs
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33
MILES
of urban trails



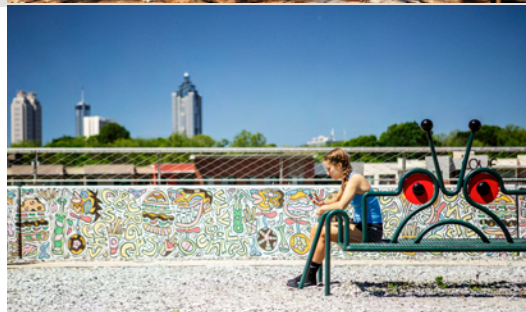
28,000
new housing units

5,600
affordable units



1,300
ACRES
of new greenspace

700
ACRES
of renovated greenspace



**CORRIDOR-
WIDE**
public art,
historic preservation,
and arboretum

Organizational Structure

Project Sponsors



Public Redevelopment Authority



Single-purpose Implementation Agent (Public Funding)



Atlanta BeltLine



Community Programming (Private Funding)

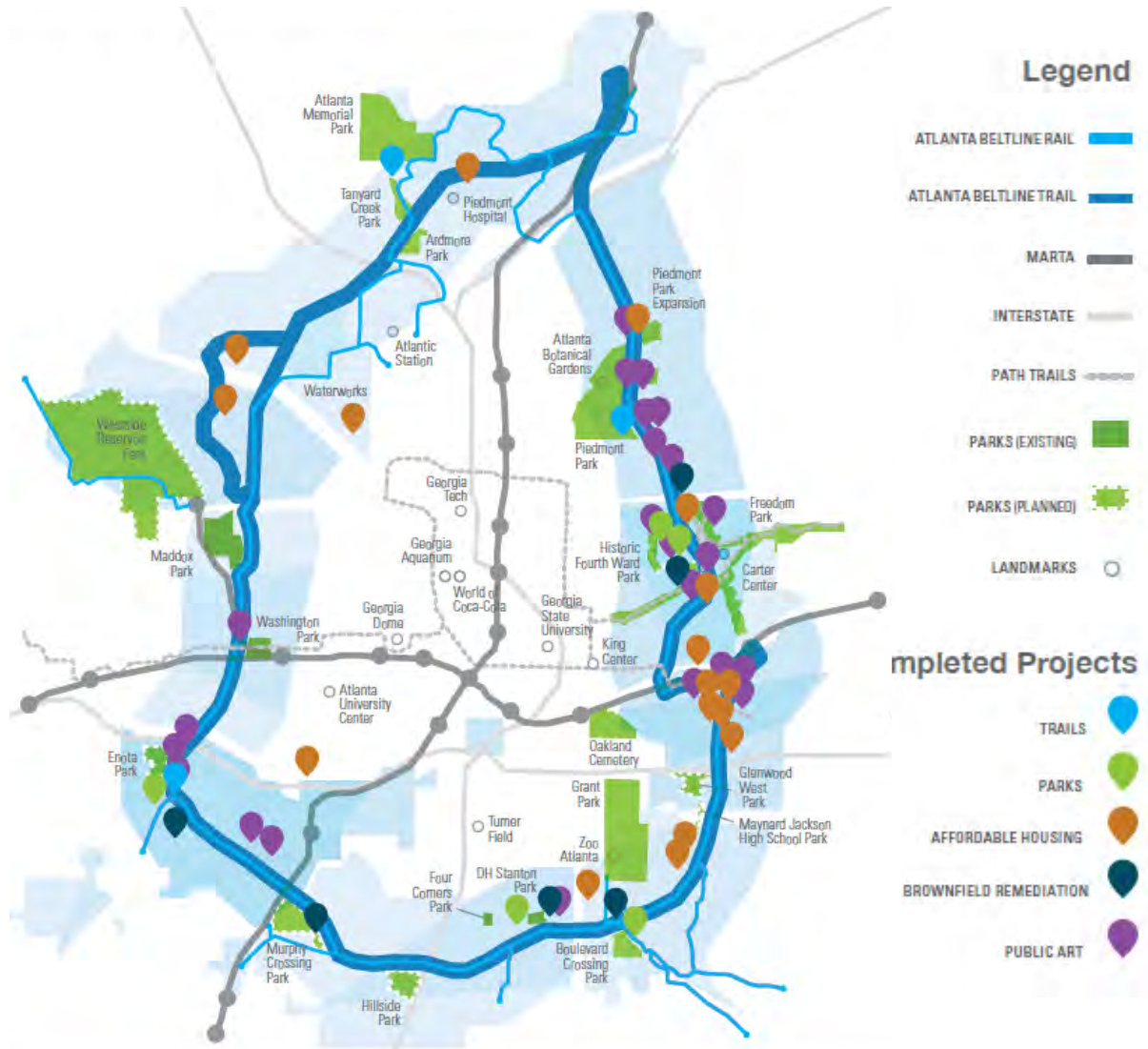
Strategic Partnerships



Investment to Date

Public &
Private
investment
to date:
\$447
million

*Including over
\$53m in private
donations*



Progress to Date

- Over 130 projects complete or underway within Planning Area
- Over 8 to 1 return on investment through 2016
- 8.7 miles of trail
- 202 acres new parks & greenspace/210 acres renovated greenspace
 - Includes Historic Fourth Ward, DH Stanton, Blvd Crossing Parks



Historic Fourth Ward Park Development

- \$50 million total park development cost (land, design, construction)
- \$745 million in new private development within a block of the park



Economic Development



MURPHY CROSSING CASE STUDY

- Mixed use redevelopment opportunity
 - Accommodate commercial, light-manufacturing, and housing
- Local economics are improving but remain challenging
 - Home values improving but lag other parts of the city
 - Incomes over \$40K annually increasing, but still economically challenged
- 3-phase implementation
 - Phase I: Stabilization (year 1)
 - Phase II: Activation (year 1-2)
 - Phase III: Redevelopment (year 2-5)
- Redefined site identity required
“ABI curating destination will determine success”

Equity and Affordability



PROGRESS TO DATE

- 560 affordable workforce units in TAD supported by ABI or IA
- 1,000 affordable workforce units in the Planning Area supported by ABI or IA
- 2,000 affordable workforce units including AHA & State DCA

NEW FUNDING STRATEGY

- \$15-20 million commitment of TAD revenue over the next 3 years:
 - \$2.1 million annually from tax increment
 - \$11 million from a 2016 bond issue
 - 75% of any mid-year unanticipated increment

EFFORTS MOVING FORWARD

- Collaborating with CoA and others to reach goal of 300+ units/yr
- Updating policies, guidelines, and implementation for new TAD funding
- Advancing Integrated Action Plan
 - Approach (acquisition, incentives, lease purchase bonds, etc.)
 - Increase new funding to complement TAD projects of 160

What's Next in 2017:



CLOSING THE LOOP

- Acquiring the balance of the transit & trail corridor

WESTSIDE TRAIL OPENING

- 3-mile multiuse corridor in southwest Atlanta
- Connects 4 parks, 4 schools
- \$43 million infrastructure investment boosted by \$18 million TIGER V grant

EASTSIDE TRAIL SOUTHERN EXTENSION

- Adds ~1 mi. to 2-mile Eastside Trail
- 1.7 million visitors to Eastside Trail in 2016

SOUTHSIDE TRAIL DESIGN

- 4-mile corridor on south side of Atlanta
- Connects Eastside Trail with Westside Trail
- 50% design complete in summer 2017

Thank you!



*Westside Trail next to
Urban Farm site*



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