The Atlanta BeltLine
Policy, Placemaking, and Policy
April 24, 2017
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• 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
<table>
<thead>
<tr>
<th>Feature</th>
<th>Quantity</th>
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<tbody>
<tr>
<td>22 miles, connecting 45 neighborhoods</td>
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<tr>
<td>22 MILES of transit</td>
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<td>46 MILES of streetscapes and complete streets</td>
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<tr>
<td>33 MILES of urban trails</td>
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<tr>
<td>1,300 ACRES of new greenspace</td>
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<tr>
<td>700 ACRES of renovated greenspace</td>
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<tr>
<td>1,100 ACRES of environmental clean-up</td>
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<td>$10-20B in economic development</td>
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<tr>
<td>30,000 permanent jobs</td>
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<td>48,000 construction jobs</td>
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<td>28,000 new housing units</td>
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<tr>
<td>5,600 affordable units</td>
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<td>CORRIDOR-WIDE public art, historic preservation, and arboretum</td>
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Organizational Structure

Project Sponsors

Public Redevelopment Authority

Single-purpose Implementation Agent (Public Funding)

Community Programming (Private Funding)
Strategic Partnerships
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

More than $3.7 Billion in development To date
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
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”
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