

# The BeltLine

# Overview

- What is the BeltLine?
- How will the BeltLine be funded?
- What role does brownfield assessment and redevelopment play in the BeltLine project?

# Highlights of Plan



*Parks*



*Trails*



*Transit*



*Jobs*



*Workforce  
Housing*



*Historic  
Preservation*



*Streetscapes*



*Environmental  
Clean-up*

## Long-Term Growth

Atlanta is expected to add **150,000** new city residents.

Population growth from 434,000 residents today to **584,000** by 2030.

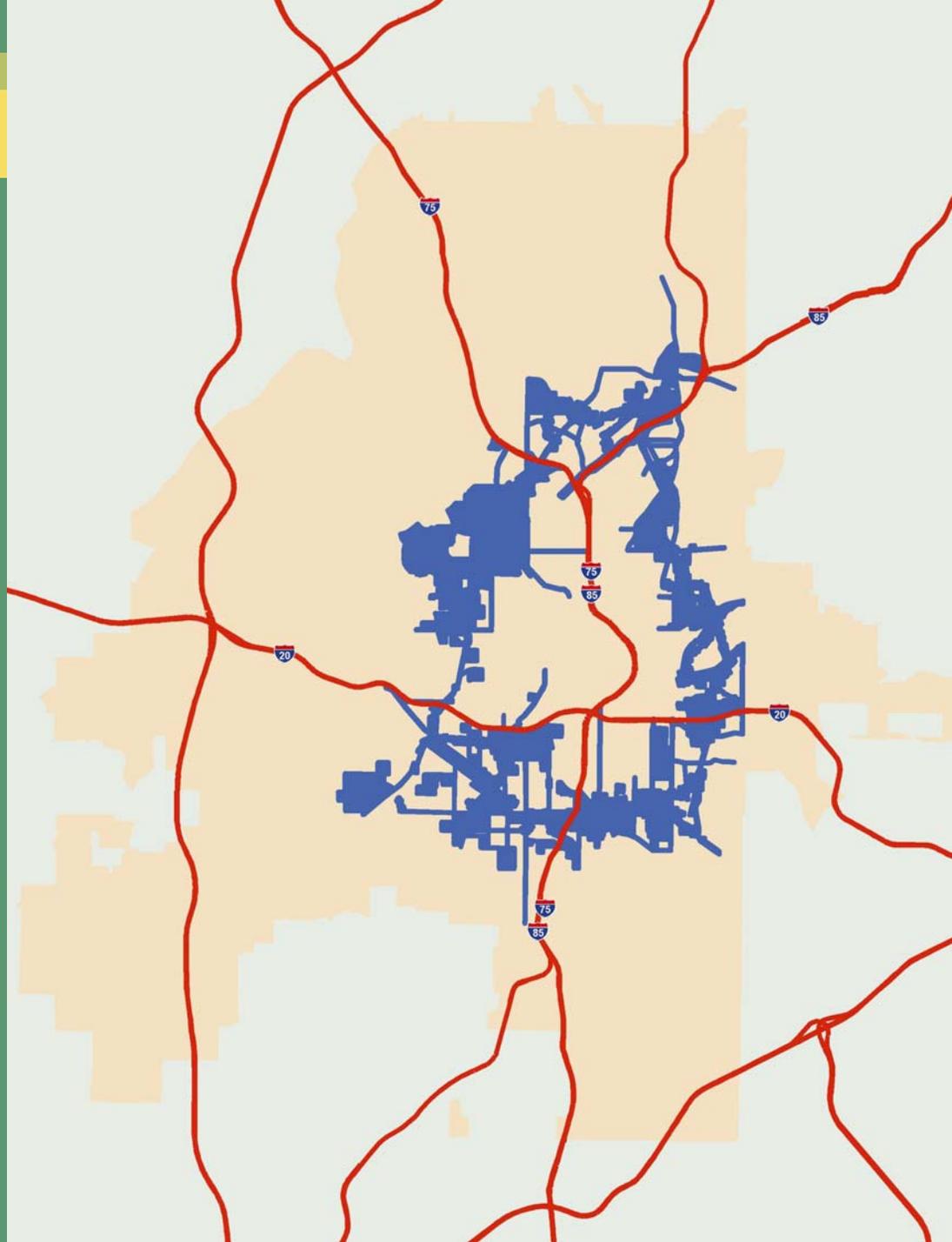
Source: Atlanta Regional Commission

# Economic Development

- More than **\$20 billion** increase in property tax base over 25 years
- **37,500** permanent new jobs and **48,000** one-year construction jobs
- **28,000** new residential units, including **5,600** workforce housing units
- **9 million** square feet of new retail, office, and light industrial space

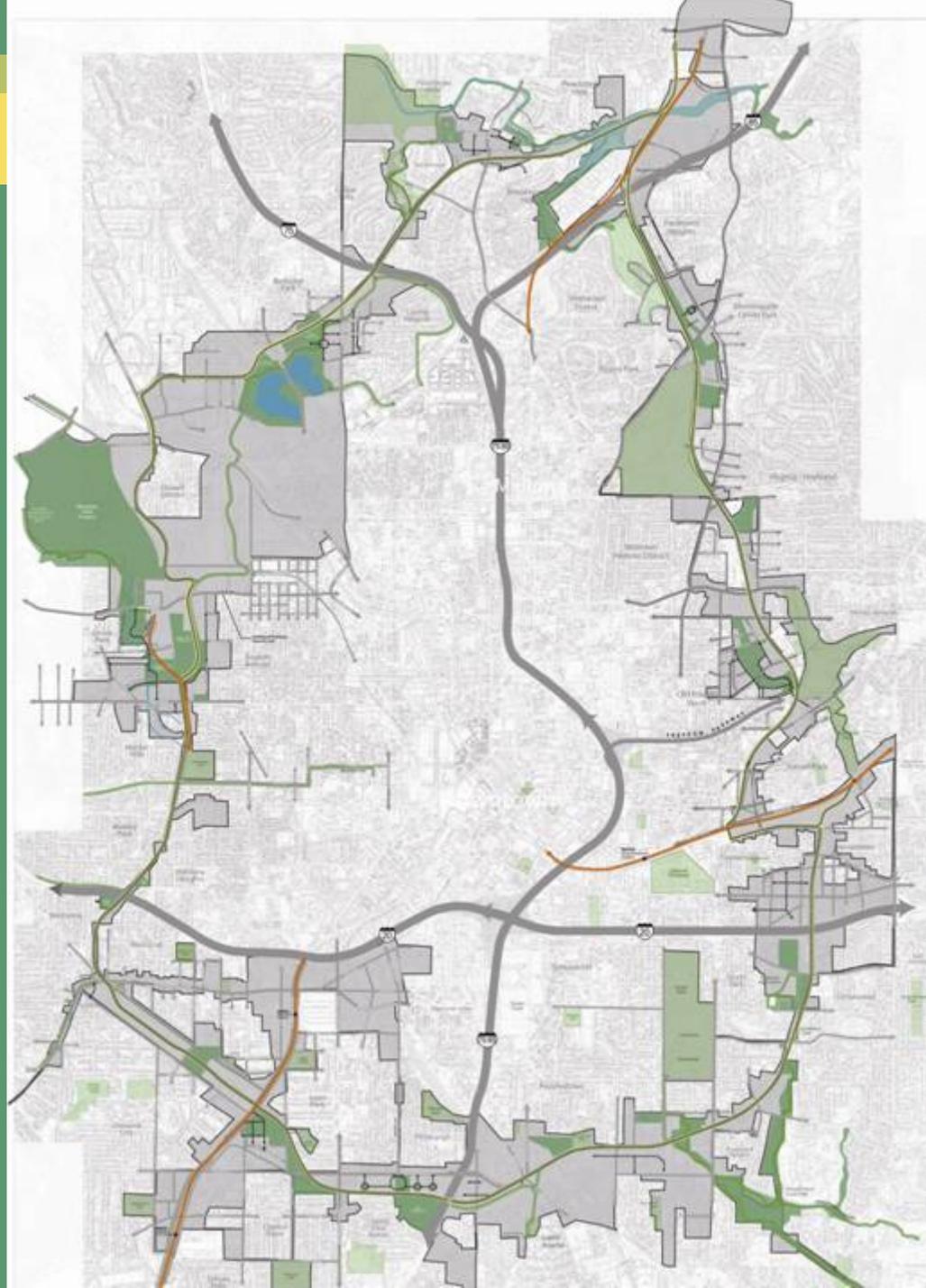
## *TAD boundary within City*

- ▶ 6,500 acres
- ▶ About 8% of total City land area
- ▶ Boundary drawn to:
  - ▶ Include redevelopment opportunities
  - ▶ Avoid single family neighborhoods
  - ▶ Connect trails to nearby parks
  - ▶ Include major roadway corridors to be studied/improved



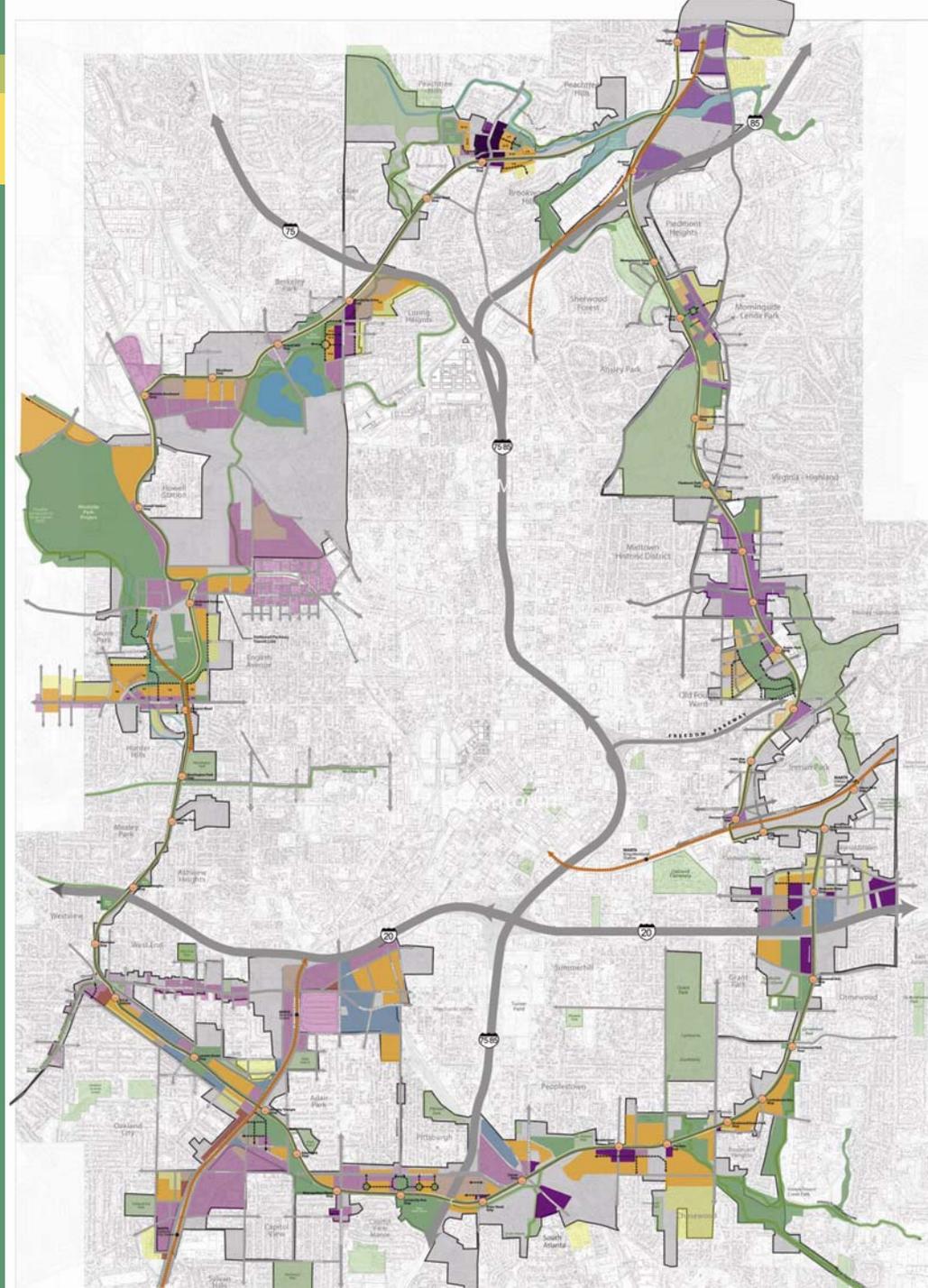
## *Greenspace framework*

- Integrated network of greenspaces
- Connections to new and existing parks
- Major greenspaces in all areas of the BeltLine

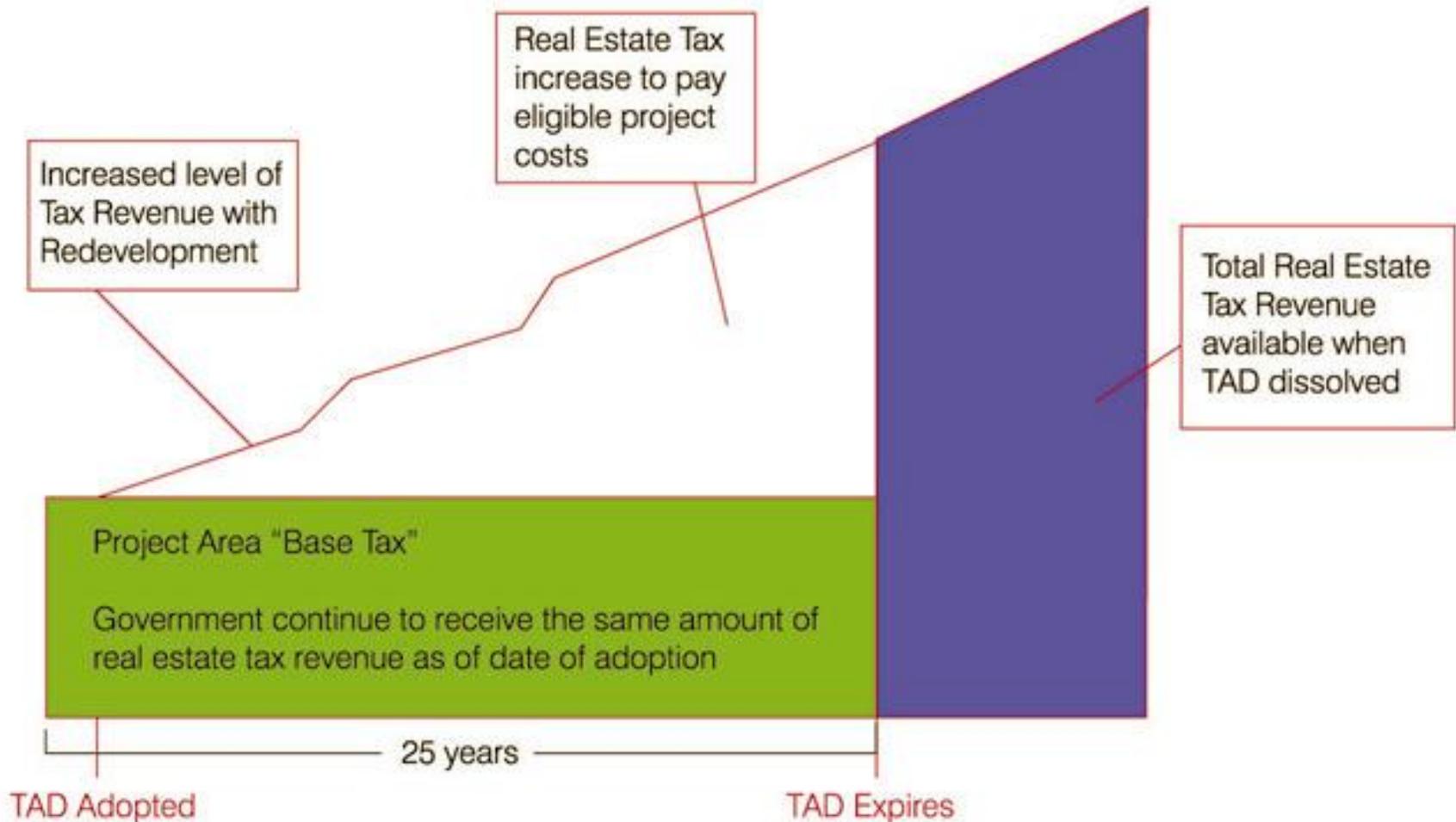


## Overall framework

- Active mixed uses along the corridor
- More intense development in strategic spots
- Suitable transitions to single-family neighborhoods
- Pedestrian access

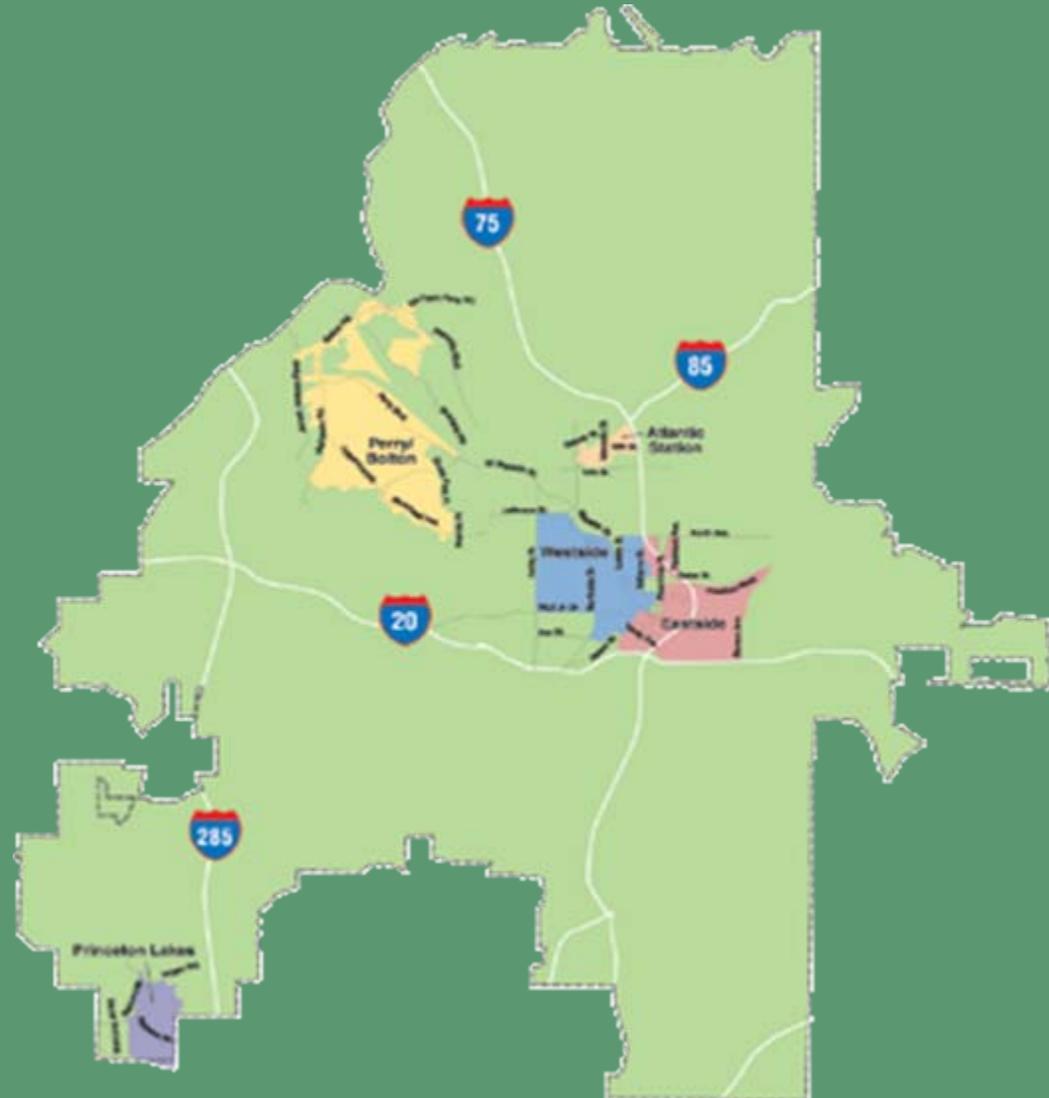


# How TADs Work



# TAD Expenditures

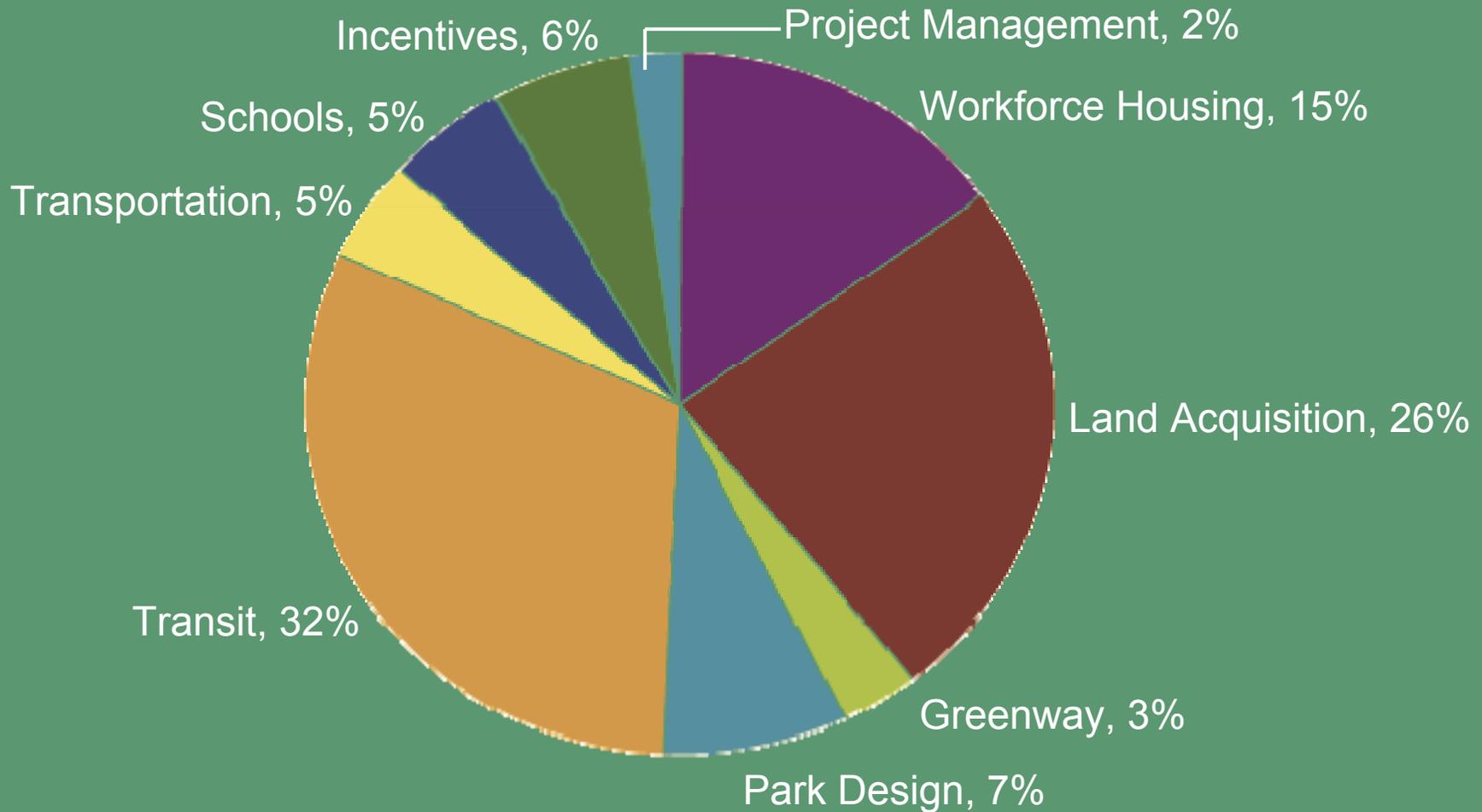
- The BeltLine TAD is the opposite of the City's other TADs
- The BeltLine TAD bonds will fund public infrastructure and improvements to be used by everyone
- Other TADs use bond proceeds primarily as economic incentives



# TAD Bond Proceeds

<b>YEAR OF ISSUE</b>	<b>AMOUNT OF ISSUE</b>	<b>CUMULATIVE BONDS</b>
2006	\$111,906,093	\$111,906,093
2010	243,757,462	355,663,555
2014	357,475,614	713,139,169
2018	398,967,417	1,112,106,586
2022	373,024,995	1,485,131,581
2026	207,504,631	1,692,636,212
2030	16,496,344	1,709,132,556
<b>TOTAL</b>	<b>\$1,709,132,556</b>	

# Project Costs as a Percentage of TAD



# Environmental Clean Up



Over 25% or 1,548 acres of the BeltLine's land area is an industrial use.

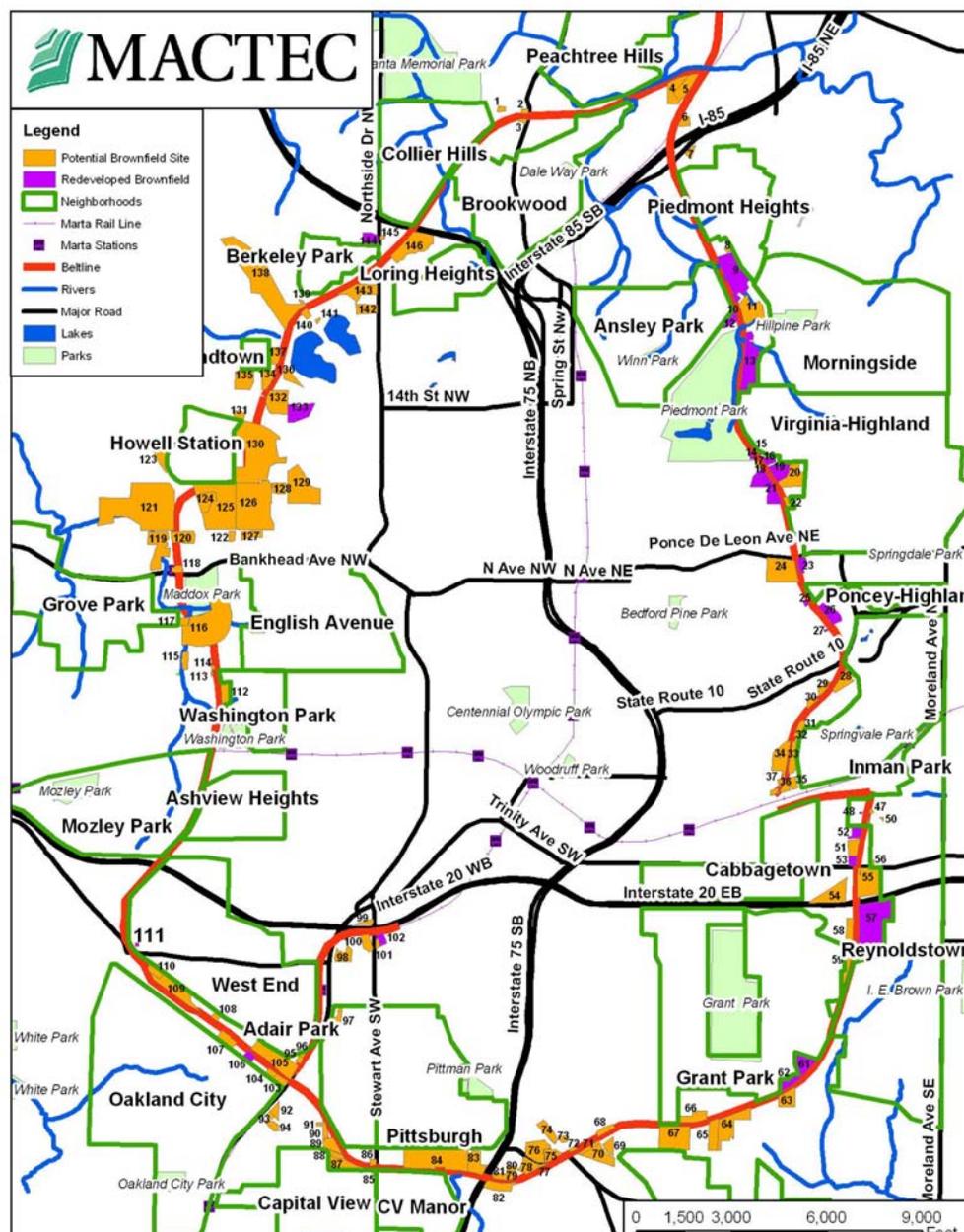
More than 540 parcels in the BeltLine Redevelopment area are either vacant or underutilized

# Initial Brownfield Study

In January 2005 MACTEC completed a preliminary environmental evaluation of the BeltLine corridor.

The purpose was to evaluate potential environmental issues and sites.

The study identified 146 properties having potential environmental impact.



# Current Brownfield Initiative

- Identify additional potential brownfield sites
- Perform Phase I and Phase II assessments on particular sites
- Recommend remediation strategies
- Lay groundwork for BeltLine Brownfield Program to leverage additional funding from EPA and other sources for future work

# Redevelopment Opportunity



Parks & New Housing



Commercial Space & Greenways

