

We want to hear from you.....

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Atlanta BeltLine Inc. (ABI), an affiliate of the Atlanta Development Authority, is the entity tasked with planning and executing the implementation of the BeltLine in partnership with the BeltLine team including City of Atlanta Departments. Its functions include specifically defining the BeltLine plan; leading efforts to secure federal, state and local funding; continuing the BeltLine community engagement process; and serving as the overall project management office to execute the BeltLine plan, including the coordination of planning and execution activities with other City of Atlanta departments and managing all vendors and suppliers. Atlanta BeltLine Inc. is also responsible for tracking and reporting progress on the BeltLine to the Atlanta City Council, Atlanta Public Schools and Fulton County, the three taxing authorities that authorized the BeltLine TAD legislation in 2005.

Visit us
online

www.BeltLine.org

About the BeltLine

The BeltLine has the extraordinary potential to positively transform the City of Atlanta. The BeltLine will combine parks and greenspace, transit and trails, transportation and pedestrian access, affordable workforce housing and public art along 22 miles of historic rail segments that encircle the urban core.

The BeltLine will ultimately connect 45 neighborhoods.

As one of the most comprehensive economic development efforts ever undertaken in the City of Atlanta and the largest, most wide-ranging urban redevelopment currently underway in the U.S., the BeltLine will serve as a model of environmental sustainability, effective land use and historic preservation.

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ATLANTA
BELTLINE
INC.



BeltLine
Atlanta Connected

October 2008 Volume One - Issue Two



From the desk of the President and CEO:
The BeltLine is happening! With the groundbreaking for Historic Fourth Ward Park on October 15, the ribbon cutting on the West End Trail a few days later and the acquisition of the Northeast transit corridor in progress, tangible pieces of the core elements of the BeltLine, transit, trails and parks, are underway. We are also engaged in long term planning, involving the community in our numerous public meetings all over the BeltLine redevelopment area.

Significant progress is underway on the administrative side as well. The first round of Tax Allocation District (TAD) bonds is on the verge of going to market, generating up to \$120 million in revenue to continue projects and planning in progress. The BeltLine Affordable Housing Trust Fund has been approved by the Atlanta City Council and funds for down payment assistance and development should be available by the beginning of next year. And, the first round of the Environmental Impact Study conducted in conjunction with MARTA is progressing well.

Equally as important, we are working with our TAD Advisory Committee and implementation partners to specify an Equitable Development plan within the Five Year Work Plan. The plan represents the fulfillment of a commitment to the community to ensure that investment and development within the BeltLine Redevelopment Area occurs in a geographically balanced and equitable way. The plan is scheduled to be ratified in December.

And to help us spread all the news and manage our communications effectively, we welcome Ethan Davidson as our new Director of Communications.

Every day we see the progress and we gain and galvanize new partners. Yes indeed, the BeltLine is happening!

Terri Y. Montague



BeltLine 5K Run & West End
Celebration

Join the Inaugural Race!!



The first section of the BeltLine trail system is opening NOW in Historic West End. Connecting Rose Circle Park to Brown Middle School and a completely renovated Gordon White Park, the trail is already improving mobility for local residents. Phase II - to be completed early next year - will wind through the Westview neighborhood out to Westview Cemetery.

Join the residents of Southwest Atlanta as we run, jog and walk through the Historic West End and on the new BeltLine trail. Our inclusive Community Celebration will follow the BeltLine 5K and give our guests a taste of our rich culture and connect them to our communities.

When: Saturday, October 18, 2008 - 9:30 AM
Cost: FREE, or receive a T-shirt with a \$20 donation.
Register online at www.beltline.org

Vote Yes on Amendment #2 on the November Ballot

"Restore the Option for Atlanta Public Schools to Participate in the BeltLine TAD"

Atlantans have a huge opportunity to voice support of the BeltLine during the upcoming election. A referendum appearing on the November 4 ballot offers Georgia voters the opportunity to approve the amendment of the Constitution of the State of Georgia to authorize school boards of education to use tax funds for redevelopment purposes and programs such as the BeltLine.

The existing 6500-acre BeltLine Tax Allocation District (TAD) was created in 2005 after receiving overwhelming support from the community and votes of approval by the Atlanta City Council, the Fulton County Commission and

the Atlanta Public School Board with all three entities contributing tax funds. TAD financing is the primary local funding source for the BeltLine and is expected to generate approximately \$1.7 billion of the total project cost of \$2.8 billion over 25 years. TAD financing does not require a tax increase, rather it is a means of using future tax funds to pay for investment in the BeltLine now.

In February 2008, the Georgia Supreme Court ruled to eliminate the use of school tax funds in TADs. If Amendment #2 is approved, it will restore the opportunity for Atlanta Public Schools to participate in the BeltLine TAD.

According to a 2007 analysis of TADs in Georgia commissioned by the Livable Communities Coalition, the tax base inside a TAD grows an average of 300 percent faster than the tax base in nearby communities outside of the TAD, with school districts benefiting greatly. The purpose of the upcoming referendum is to restore the ability of local boards of education to opt into a TAD.

It's all about restoring local control to schools. Additionally, given the dire state of today's economy and capital markets, TADs will be even more of an asset in attracting investment and jobs to Georgia.

City Council Approves BeltLine Affordable Housing Trust Fund Plan in Unanimous Vote

By a vote of 13-0, the Atlanta City Council approved the BeltLine Affordable Housing Trust Fund policies and budget to ensure affordable housing along the BeltLine. The BeltLine Affordable

Housing Advisory Board (BAHAB) worked diligently with the community and partners for over a year to develop the BeltLine Affordable Housing recommendations for Atlanta

BeltLine, Inc. (ABI) and the Atlanta Development Authority (ADA). BAHAB, as well as the ABI and ADA boards approved the plan before it was sent to City Council.

The Trust Fund policies provide guidelines for long-term planning of affordable housing along the BeltLine that:

- Provide balance between targeting lower-income households and relatively higher income households
- Facilitate housing near jobs for working families who are otherwise priced out of this close-in housing market
- Serve as a catalyzing agent for the revitalization of communities along the BeltLine redevelopment area that have experienced disinvestment and decay
- Support the mitigation of involuntary economic displacement of existing residents

In approving the plan, the Council also approved the use of designated tax allocation bond proceeds to address affordable housing needs. The funds will be held in the BeltLine Affordable Housing Trust Fund and will be administered by ADA. Funds should be available to potential homeowners and developers in early 2009.

In the first five years it is anticipated that 18 million dollars will be made available for affordable housing. Over the 25 year life of the project, the amount dedicated to this purpose is estimated to total 120 million dollars resulting in a projected 5,600 affordable housing units, depending on the TAD referendum on the November ballot.

Atlanta BeltLine Inc. President and CEO Terri Montague thanked the City Council for their action and commended the BAHAB members for their commitment to the project by creating a plan that adds a crucial component to the BeltLine and the City of Atlanta.

Understanding the need and concern of stakeholders to address and limit anticipated economic displacement around the BeltLine, the BeltLine Partnership is working with a variety of non-profit organizations, universities and the City of Atlanta to identify tools to assist residents impacted along the BeltLine.

The Affordable Housing Policy is available for review at: www.beltline.org

The BeltLine is Happening: Historic Fourth Ward Park Breaks Ground

Thirty-five acres of blighted industrial lowland across North Avenue from City Hall East will be a step closer to transformation into Historic Fourth Ward Park after a groundbreaking ceremony on October 15. Construction of a detention pond as part of the Clear Creek Combined Sewer Overflow (CSO) Capacity Relief Project will pave the way for the development of the first park in the emerald necklace that will ultimately be Atlanta's BeltLine. Land for the park was first secured by the Trust for Public Land in 2004.

"The City of Atlanta is thrilled to be part of this exciting development," Mayor Shirley Franklin said. "This park will provide vital greenspace and improve the quality of life for our neighbors in the Historic Fourth Ward."



Welcome our New BeltLine Communications Director

"Ethan Davidson brings a wealth of experience in communications to the BeltLine"

Ethan Davidson joins Atlanta BeltLine, Inc. (ABI) as Director of Communications, where he will oversee all aspects of ABI communications and media relations. Prior to the BeltLine, Ethan was Vice President for Communications and Director of the David Rockefeller Fellows Program for the Partnership for New York City, an international business organization. In this capacity, he was responsible for all external communications and media relations for New York City's leading business membership organization, comprised of over 200 CEOs of the city's largest companies, and managed a leadership development program for senior business executives to better integrate them into the civic fabric of New York City by meeting with key leaders in the public and private sectors.

Previously, Ethan served for five years in the administration of New York City Mayor Michael R. Bloomberg where he was Director of the Mayor's Office of Research and Media Analysis, then Press Secretary, and subsequently Chief of Staff for the New York City Department of Small Business Services (SBS). There, he was a key member of the agency's senior staff and helped craft and execute the small business aspect of the Bloomberg administration's economic development agenda and communications strategy. While at SBS, he took a special assignment to co-manage media relations and operations for New York City's Host Committee during the Republican National Convention in 2004. Before joining the administration, Ethan was a research specialist on the Bloomberg for Mayor campaign, and prior to that he was a production assistant at the American Museum of Natural History.

Ethan is a graduate of Columbia University in New York with a B.A. in History and resides in Atlanta with his wife and son.

ABI and MARTA recently hosted the first round of public meetings for the BeltLine Corridor Environmental Study. The study will evaluate how the transit and trails within the BeltLine railroad corridor may be constructed with the least possible environmental impact and address key planning decisions such as whether the transit will be a light rail or trolley and how the trail and transit facilities will share the, at times narrow, BeltLine corridor. The first round of meetings focused on getting public input on the goals and objectives for transit and trails, the need for these types of improvements and the transit and trail routes to be reviewed in the study. These

meetings are known in federal terms as Scoping meetings, since they allow the public and agencies to provide input on the scope of the study prior to the beginning of any detailed technical analyses. Two meetings were held in each of the four quadrants of the City between August 19 and August 21. Following the meetings, the study team attended additional community gatherings, such as neighborhood association and NPU meetings to continue soliciting input from the public.

To date, nearly 400 comments have been received. All responses will be incorporated into the final Environmental Impact Study document that will be

presented to the federal government. Documents are available for review and comments are accepted on the MARTA website at <http://www.itsmarta.com/newsroom/beltline.html>, or by calling (404) 524-2070.

ABI and MARTA are partnering to conduct the two year study in compliance with the statutes of the National Environmental Policy Act (NEPA). If approved, the study preserves the options to secure both State and federal funding for the transit and trails planned along the corridor.

BeltLine Projects Underway October 2008

