



**BeltLine**  
Atlanta Connected

### From the desk of the President and CEO:

With great excitement, I started as President and CEO of Atlanta BeltLine, Inc. (ABI) on October 12. I am honored to serve with such a talented and dedicated team and partners on the BeltLine, which has already begun to transform the City of Atlanta. This is a pivotal moment in the life of the BeltLine, as it shifts from planning to design and construction. While environmental studies and master planning are still underway, we now have five projects under construction, two of which will be complete in the beginning of 2010. Construction for the BeltLine Hiking trails began this month and is moving quickly. In January, hiking trails will be open from Lena Street to Ralph David Abernathy Boulevard in the Southwest, and from Dekalb Avenue to Montgomery Ferry Road in the Northeast. The hiking trail phase is the first step in opening these sections of the BeltLine corridor to the public before the paving of concrete trails. Construction is also underway on two permanent trails, the 0.9-mile Atlanta Memorial Trail connecting Tanyard Creek Park and Ardmore Park near Buckhead and the 1.4 mile West End Trail Phase II, which will extend the BeltLine's first trail segment White Street in West End, which was completed in October of 2008.

The first phase of Historic Fourth Ward Park is also under construction in the Old Fourth Ward, south of City Hall East, and will be open to the public in late summer 2010. Construction for D.H. Stanton Park in the Southeast and the second phase of Historic Fourth Ward Park will begin in early 2010.

We are very excited to announce that ABI is in the process of selecting a team to design the entire 22-mile BeltLine corridor. The Corridor Design will be the blueprint for how we build the BeltLine. Over the next year and a half, this design process will show Atlantans for the first time what the BeltLine transit and trails will look like in a much greater level of detail than the concept sketches and renderings that have been produced thus far. We are also continuing the crucial environmental study with MARTA that will help us compete for federal funding for Transit and Trails. The Tier I Environmental Impact Statement will be complete in the summer of 2010.

The month of November also marked the dedication of the first piece of public art on the BeltLine. The mural, "West End Remembers," painted by artist Malaika Favorite with help from community members and students from nearby Brown Middle School, is located under the Lawton Street Bridge. It depicts the rich history and culture of the West End neighborhood.

Downpayment assistance is still available for those seeking to purchase homes on the BeltLine. Five purchasers have taken advantage of this affordable housing program to date, one of whom is an APS teacher. There will be even more opportunities for public involvement in master planning and volunteer activities in 2010. Visit us online at [www.BeltLine.org](http://www.BeltLine.org) for all of the latest news and upcoming events and opportunities.

Brian Leary



## Turning Point: Construction Bringing BeltLine to Life

With five projects under construction and one already complete, Atlantans are starting to see the BeltLine's progress up close. Residents in the Northeast are buzzing about the old rails being removed to make way for the BeltLine hiking trail. In the Southwest, residents are re-discovering what has been an overgrown hidden realm as contractors clear kudzu and debris to create another segment of the BeltLine hiking trail.

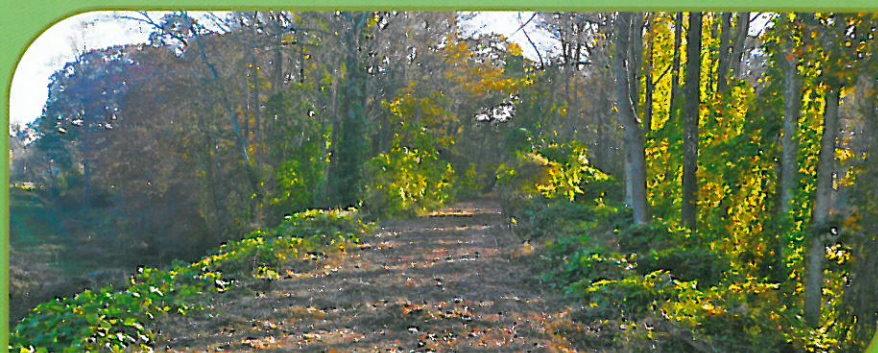
In Old Fourth Ward, the abandoned industrial sites south of City Hall East are bustling with heavy construction equipment feverishly digging the storm water pond that will be the centerpiece of Historic Fourth Ward Park Phase I, which will be complete in late summer 2010. Phase II begins construction in spring 2010. When both phases are complete at the end of 2010, Historic Fourth Ward Park will create 17 acres of parkland in a neighborhood that has been chronically underserved in terms of greenspace. It will run from North Avenue to the Clear Creek basin and

then continue on to Ralph McGill Blvd. There is also a separate five acre park near the WSB tower and Freedom Parkway. The park includes event space for festivals, a large play space with a splash pad, extensive plantings, well lit walkways, Atlanta's first skate park (17,000 square feet), two restroom facilities, access to the BeltLine hiking trail, and irrigation provided by the excess capacity of Clear Creek.

In the Southeast, D.H. Stanton Park will break ground in the spring of 2010 and be complete by the fall. It will include an active play space that will provide the community with a plethora of amenities including a pavilion for family gatherings, a little league/softball field funded by the Blank Foundation, a splash pad and restroom facility, a multi-use field, a climbing hill with a fabric shade structure, extensive plantings, expanded play spaces for under 5 and 5-10 year olds, and a new direct connection from the Grant Way neighborhood.



Workers removing the old rails in the BeltLine Northeast Corridor north of Dekalb Avenue. A hiking trail from Dekalb Ave to Montgomery Ferry Road will be open to the public in early 2010.  
(Credit: Christopher T. Martin)



A recently cleared portion of the Southwest Hiking Trail north of Lena Street and Washington Park. This segment will be open to the public in early 2010.



# Brian Leary, *President & CEO* Atlanta BeltLine, Inc.



**Brian Leary at the Historic Fourth Ward Park construction site.**

**(Credit: Allison Shirreffs)**

On September 16, the ABI Board of Directors named Brian Leary as President and Chief Executive Officer. Previously, Brian served as Vice President at Atlantic Station, where he worked for 12 years.

"Construction has begun for the BeltLine's first new major park and will soon start on two more; nearly half of the 22-mile corridor is now secure for BeltLine use, and seven miles of interim hiking trails will be open in the beginning of 2010. Under Brian's leadership, I am confident that the BeltLine's momentum will continue to forge ahead with the strong team we have assembled," said Mayor Shirley Franklin.

"Atlantic Station has given me a wonderful opportunity over the years," said Leary. "But there is no greater opportunity to impact the metro Atlanta area's quality of life than the Atlanta BeltLine Project. Atlantic Station has created thousands of jobs and homes and millions of dollars in new tax base, but the BeltLine has the extraordinary potential to

transform the entire city. I am looking forward to getting to work with the BeltLine team and its partners—and to doing a great deal of listening."

Prior to joining the Beltline team, Brian oversaw the design and development of Atlantic Station – the largest urban brownfield redevelopment in the nation and its 13.5M square foot master plan. After joining the team in 1997, he developed the master plan into a National model for Smart Growth and new urbanism. Brian successfully negotiated with the U.S. Environmental Protection Agency for Atlantic Station, and the new 17th Street bridge, to become the first ProjectXL and transportation control measure of its kind in the United States and led a coalition of like-minded developers in modifying the U.S. tax code to secure over \$680 million (out of \$2 billion) in tax-exempt financing from the U.S. Treasury and EPA.

Prior to Atlantic Station, Brian worked for Atlanta's downtown development organization, Central Atlanta Progress (CAP). With CAP and COPA, Inc. (the non-profit development arm for the Centennial Olympic Park area), Brian helped implement the first tax-increment-financing district in the State of Georgia, the Centennial Park area overlay zoning district and expansion of the Downtown Improvement District (DID). Brian is a graduate of Georgia Tech's College of Architecture with an undergraduate degree in architecture with minor concentrations in land development and real estate, and holds a master's degree in City Planning from Georgia Tech as well. While focusing on transportation

and land development in graduate school, he finished a redevelopment plan for the Atlantic Steel property that would provide the basis for Atlantic Station.

Over the past few years, Brian has spoken to groups across the United States on Smart Growth, mixed-use development and emerging retail trends. He has presented on Capitol Hill, to NAIOP, the National Partners for Smart Growth, the Real Estate Roundtable, the Urban Land Institute and served on AIG's Sustainability Committee. He has been published nationally and teaches at Georgia Tech.

Among many non-work commitments, Brian serves on the Department of Homeland Security's Advisory Council's Academe, Policy & Research Committee as well the International Council of Shopping Centers' (ICSC) Retail Green Program Committee. He was the moderator for two Mayoral debates leading up to the 2009 City of Atlanta election race and is active on the Board of the Northwest Community Alliance – representing over 20 neighborhoods in Atlanta. Brian is a member of the Urban Land Institute and the ICSC. Brian sits on Emory University's Board of Visitors, the Board of Directors of Georgians for Passenger Rail, the Board of Trustees of Leadership Atlanta and the Livable Communities Coalition and at the request of Mayor Shirley Franklin, serves as Chairman of the City's Public Art Advisory Committee.



**Construction of Historic Fourth Ward Park  
November 2009**





Musician Kebbi Williams plays in front of "West End Remembers," the newly created mural on White Street at the dedication of the first piece of public art on the BeltLine on November 12. The mural is located under the Lawton Street Bridge and is on the BeltLine West End Trail.

## UPCOMING EVENTS

December 2009

Date	Time	Meeting/Event	Location
12/03/09	6:00-7:00 PM	Northeast BeltLine 101	City Hall East, 675 Ponce de Leon Ave, Ponce Park Office, 1st Fl, Atlanta 30310
12/08/09	6:00-7:00 PM	Westside BeltLine 101	Atlanta Contemporary Arts Center, 535 Means Street, NW, Atlanta, 30318
12/09/09	6:00-7:00 PM	Northside BeltLine 101	Piedmont Hospital, 1968 Peachtree Rd, 77 Building, Classroom 4, Atlanta, 30309
12/12/09	12:00-1:00 PM	Southwest BeltLine 101	West Hunter Street Baptist Church 1040 Ralph D. Abernathy Blvd, Atlanta, 30309
12/15/09	6:00-7:00 PM	Southeast BeltLine 101	Zoo Atlanta, Ford Room, 800 Cherokee Ave, SE, Atlanta, 30315

For more information on volunteer opportunities, visit [www.BeltLine.org](http://www.BeltLine.org)

## Patrise Perkins-Hooker General Counsel



Patrise Perkins-Hooker joined Atlanta BeltLine, Inc. as General Counsel in November, 2009. She is responsible for all legal matters including general corporate transactions, corporate governance, compliance and risk management and a wide variety of real estate-related matters including transactional work and negotiations. Prior to joining the BeltLine, she was a partner with the law firm of

Hollowell, Foster & Gepp, PC where she was in charge of the Commercial Real Estate Group. Patrise assisted with several major BeltLine Project acquisitions in her private practice prior to joining the BeltLine team. Patrise is an honors graduate of the Georgia Institute of Technology with a BS in Industrial Management and she earned both a Juris Doctor and a Master of Business Administration degree from Emory Law and Business Schools respectively. She is admitted to the Georgia, Federal District and Tax Courts. Attorney Perkins-Hooker is an inactive CPA and formerly worked with Deloitte & Touche in their taxation department. She is a leader in her profession and very actively engaged in the Atlanta community. She is currently the president-elect of the Real Property Law Section,

a member of the Board of Governors of the State Bar of Georgia, the Parliamentarian for the Atlanta Planning and Advisory Board and the founding chair of Neighborhood Planning Unit-Q. She has also served as the Chair of the City of Atlanta's Board of Zoning Adjustment and as a past president of both the Emory Business School Alumni Association and the Gate City Bar Association. She is a former Trustee of the Georgia Institute of Technology's Alumni Association and the Outstanding Young Alumnus for 1988.

A resident of Southwest Atlanta, Patrise is happily married to Douglas R. Hooker and they have two grown children and six grandchildren.





# We want to hear from you.....

## STAFF CONTACTS

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## Atlanta BeltLine, Inc. Board of Directors

Elizabeth B. Chandler  
Chair of the Board, Atlanta BeltLine, Inc.

The Honorable Shirley Franklin  
Vice Chair of the Board, Atlanta BeltLine, Inc.  
Mayor, City of Atlanta

The Honorable Jim Maddox  
Atlanta City Council District 11

Joseph A. Brown  
Director of Equity/Structured Finance,  
Centerline Capital Group,  
Board of Directors, ADA

The Honorable LaChandra Butler Burks  
President, Atlanta Board of Education  
District 5

The Honorable Emma Darnell  
Fulton County Board of  
Commissioners District 5

John Somerhalder  
Chairman, BeltLine Partnership  
President & Chief Executive Officer,  
AGL Resources

Clara Axam  
Director Atlanta Office,  
Enterprise Community Partners  
Board of Directors, MARTA

**Atlanta BeltLine Inc. (ABI)**, formed by 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](http://www.BeltLine.org)

## About the BeltLine

The BeltLine has the extraordinary potential to 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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