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—trails, parks and transit—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 $126 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 Economic Impact Study conducted in cooperation 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 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 Cicle 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
“We must move forward together to ensure that our neighborhoods remain economically viable for all Atlantans.”

The Atlanta BeltLine has an opportunity to vote support of the Beltline during the upcoming election. A referendum appearing on the November 4 ballot will ask the voters in the City of Atlanta to support funding for the Beltline. If the referendum is approved, the voters of Atlanta will have the opportunity to vote on the following propositions:

1. Create a dedicated source of revenue to fund the Beltline through a new 0.5% sales and use tax.
2. Authorize the Atlanta Beltline Authority, subject to City Council approval, to enter into an agreement with the Fulton County School District for the school district to pay $28.82 million over 25 years into a TAD Trust Fund.
3. Provide for the City of Atlanta to enter into a tax allocation district (TAD) agreement with the Atlanta Beltline Authority to fund $126.4 million of total costs.”

The Beltline will have a profound impact on the City of Atlanta and the surrounding area. We are excited to be a part of this important initiative and we encourage you to vote YES on Amendment #2.

According to a 2007 analysis of TADs in Georgia commissioned by the Liveable Communities Coalition, the tax base inside a TAD grows at 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-out in 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.

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 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.

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

The Beltline will ultimately connect 45 neighborhoods.

As one of the most comprehensive and ambitious 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.

About the Beltline
www.beltline.org

For more information call 404-689-1700
www.beltline.org

October 2008 Volume One · Issue Two

BeltLine Atlanta Connected

Visit us online
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 Trust Fund recommendations for Atlanta. BAHAB, as well as the ABI and ADO 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:

- 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 catalyst agent for the revitalization of communities along the Beltline redevelopment area that have experienced disinvestment and decay.
- Support the mitigation of inventory economic displacement of existing residents.

In approving the plan, the Council also approved the use of designated allocation bond procedures to address affordable housing needs. The funds will be held in the Beltline Affordable Housing Trust Fund and will be administered by ADO. 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 Tami 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 along 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 to review at: www.beltline.org

BeltLine Projects Underway

October 2008

UPCOMING EVENTS

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 members. Before joining the Rockefeller Fellows program, Ethan was CEO of one of the country’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.

The Beltline Environmental Impact Study Team Hosts First Sessions for Public Input

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The Beltline Environmental Impact Study Team Hosts First Sessions for Public Input

AllB and MTA/IA 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 corridor, 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 15 and August 21. Following the meetings, the study team attended additional community gatherings, such as neighborhood association and APNU 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 submitted to the federal government. Documents are available for review and comments are accepted on the MTA webpage at http://www.ctrma.org/newspage/beltline.htm by calling (404) 264-3070.

AllB and MTA/IA are partnering to conduct the two year study in compliance with the regulations 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.