Infrastructure Consortium
October 4, 2012 // Growth 8
Atlanta Beltline
The Creation and Fundining of the
Tightening the Belt on Sprawl:
industrial areas • Revitalizees blighted
center of town • Rights of way around the
region • Utilizees historic freight rail
in the heart of the Atlanta

// Where is the Atlanta Beltline?
Communities

Connect Atlanta's people, places and

- Encourage development
- Create jobs
- 6,500 acre TAD - Primary funding mechanism

Drive Economic Growth

- Connects 45 diverse neighborhoods

Investment

Reinvigorate Neighborhoods that have not

- Walkable communities
- Enhanced Mobility
- Public Art
- Trails
- Parks

Improve Quality of Life by adding:

Redevelopment Project that will:

The Atlanta Beltline is a 25 year

Project Overview
Clean-up
Environmental

Historic Preservation

Public Art
StreetScapes

Affordable Workforce

Housing

Development
Jobs & Economic

Infrastructure
Transit & Transportation

Trails

Parks and Arboretum

//The Atlanta BeltLine: Key Elements

Atlanta BeltLine
How does the Atlanta Beltline TAD work?

I. From 2005 through 2030, the city, county, and public schools receive the same amount of tax revenue generated in 2005.

II. An additional tax revenue is generated because of the Atlanta Beltline, which is higher than it would have been without the Atlanta Beltline.

III. After 25 years, the city, county and for the Atlanta Beltline.

This additional tax revenue helps pay the city, county, and public schools receive the same amount of tax revenue generated in 2005.

// Funding: Tax Allocation District (TAD)
Funding:

- Collapse of the housing market
- "The Great Recession"
- T&D litigation
- Funding challenges:
  - Based on available funding
  - Necessary adjustments
  - Unexpected events

- $427M in funding

Five-year work plan: estimated 2006-2011
Progress to Date

Atlanta Beltline Construction
Public - Private Partnership

How Does the Atlanta Beltline Happen?
Case Study: Historic Fourth Ward Park & Skatepark

• Highlights
  – Opened June 2011
  – 17.6 acres
  – Storm water detention lake
  – City’s 1st public skatepark
  – Playgrounds, splash pad, multi-use field
  – Photovoltaic panels offset energy costs

• Multiple Partners, funding sources
  – City of Atlanta
  – Trust of Public Land
  – Atlanta BeltLine TAD & Capital Campaign
  – Community
Funding uses

- $1.3M Atlanta Beltline TAD
- Discounted land
- $3.5M Donated and bonds
- $8.6M Park Improvement
- $16.6M Capital Campaign
- Watershed Management
- $24M Department of

Funding sources

- $54M total cost

Skatepark - Funding

Case Study: Historic Fourth Ward Park &
Skatepark - Lessons Learned
Case Study: Historic Fourth Ward Park &

- Impacted soil removed
- 40,000 cubic tons of

the end cost to $1.9M
EPP we were able to reduce
Through our partnership with
priced at $2.85M
discoveries were initially
Cost impact of these
action plan
and executed a corrective
worked with EPP to develop
action
contamination required
unprecedented amount of
Atlanta Beltline, Trees Atlanta, Campaign Invest Atlanta, Atlanta Beltline TAD & Capital Sources

Multiple Partners, Funding

¾ mile

$775M of development within the Freedom Park Trail

Historic Fourth Ward Park and Corridor

First trail segment in the old rail GreenSpace

2.25 miles; 30 acres of Dedication 10/15

Highlights

//Case Study: Eastside Trail

Atlanta Beltline // © 2012
Funding sources

- Landscaping & Arboriculture
- Remediation
- Materials & Construction

$750k from Trees Atlanta

Loan Fund

$850k from EPA Revolving TAD

$5.5M from Atlanta Beltline Foundation

Kennyedy Through Path

$2.5M from Jim and Sarah Permanent Georgia

$2.5M from Kaiser

Case Study: Eastside Trail

Beltiline Atlanta
Life of the project will carry benefits throughout partnerships with EPA and EPD.

- Partnerships
  - on surveys challenges that will not appear
  - construction/engineering contamination, but also
  - Anticipate not only risks/surprises infrastructure has and 100+ year old working in old rail corridors
  - Unkowns
  - Anticipate unknown

Lesson Learned

//Case Study: Eastside Trail//
Questions & Answers