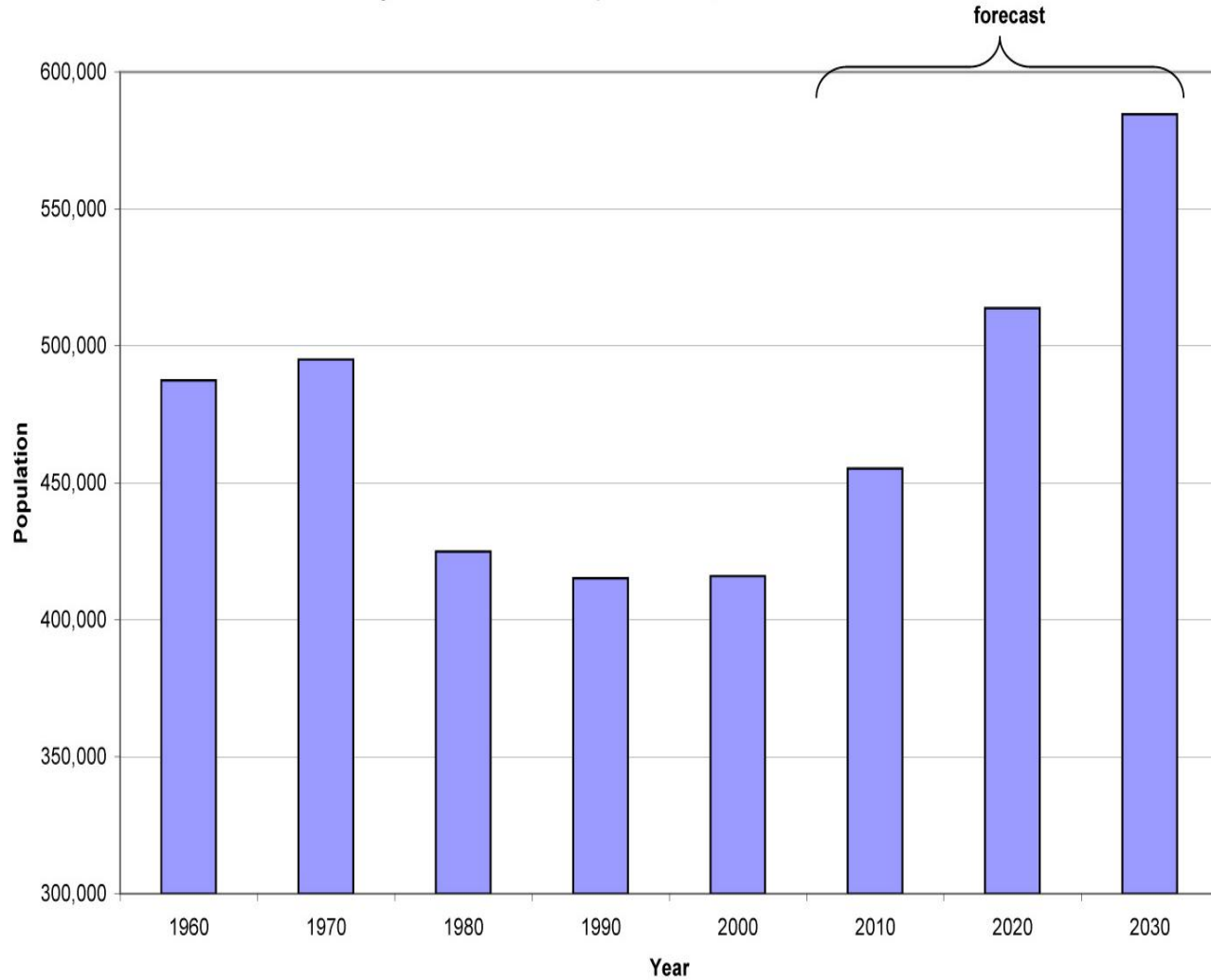


# Redevelopment Models for Metro Atlanta



## City of Atlanta Population, 1960-2030



**150,000 new residents expected by 2030**

***Source: Census Bureau 2005***

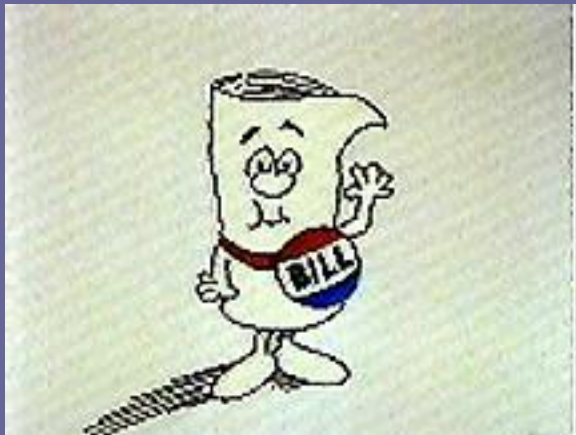
# Relevant Law

Georgia Redevelopment Act

Georgia Redevelopment Powers Act

Downtown Development Authorities Law

Enterprise Zone Employment Law



# Urban Redevelopment Act

O.C.G.A. 36-61-1

- Adopted in 1955
- Governs the use of eminent domain and bond financing to support public/private partnerships
- Allows cities and counties to redevelop specific areas

# Urban Redevelopment Act

## Prerequisites to Redevelopment under the Act

- Area must be designated as a “slum area”
- Redevelopment must be “necessary in the interest of the public health, safety, morals or welfare” of the citizens as declared by the city or county government
- Adoption of a Redevelopment Plan by the local government

# Urban Redevelopment Act

“Slum Area” is defined in the statute as:

“...a substantial number of deteriorated or deteriorating structures; predominance of defective or inadequate street layout...unsanitary or unsafe conditions...tax or special assessment delinquency exceeding the fair value of the land...development impaired by noise or other environmental hazards; or any combination of such factors...[that] retards the provisions of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.”

# Urban Redevelopment Act

## Judicial Review



- Local governments can define “slum” and “blight” themselves
- No evidence or proof needed
- Only require that a resolution was adopted

# Urban Redevelopment Act

## Common indications of blight:

- Low real estate value
- Low numbers of building permits
- Low growth in tax assessed value
- High crime stats
- High unemployment
- High commercial and rental vacancy rates
- High percentage of population below the poverty line
- Visual blight: litter, poor quality commercial buildings, broken/absent sidewalks and curbs, excessive utility poles and overhead wires and poor drainage
- Confusing or inefficient street layout
- Unclear property ownership
- Delinquent property taxes



# Urban Redevelopment Act

## Urban Redevelopment Plan Requirements

O.C.G.A. 36-61-1(21)8:

- (A) Conform to the general plan for the municipality or county as a whole; and
- (B) Be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban redevelopment area; zoning and planning changes, if any; land uses; maximum densities; building requirements; uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements.

# Urban Redevelopment Act

Choice of Legal Entities to Oversee  
Development

O.C.G.A. 36-61-17



- Local governing body
- New urban redevelopment agency
- Housing authority
- Downtown Development Authority

Each option has its own pros and cons; municipalities choose what is best for their individual circumstances

# Urban Redevelopment Act

## Benefits of the Act

Expands normal powers of local government:

- Can attach design and use requirements/limitations as covenants running with the land
- Broader powers of eminent domain
- Can issue tax exempt bonds for redevelopment that do not count in the government's debt cap
- Communities can carve out exceptions in their development ordinances
- Communities can create intergovernmental contracts allowing for delegation of redevelopment powers to a redevelopment agency

# Urban Redevelopment Act

## Eminent Domain

O.C.G.A. 36-61-8

- Gives property owners the right to keep their property if they have the willingness and means to develop it consistent with the URP

## Covenants Running with the Land

- Land purchasers in an area where a Redevelopment Plan is enacted have constructive notice of the Plan
- Deed restrictions should be filed if property owners seek to redevelop their land rather than have it taken by eminent domain

# Urban Redevelopment Powers Law

O.C.G.A. 36-44-1

- Passed in 1985
- Authorizes TADs
- Lays out procedure and requirements for setting up TADs
- Lays out procedures for determining applicable property taxes

# Differences between URPA and URA

- Creating Urban Redevelopment Areas under URA doesn't require approval from property owners
- Approval from property owners in affected area necessary for creating a TAD under URPA
- URPA is more procedurally complex than URA

# Downtown Development Authorities Law

O.C.G.A. 36-42-1

- Created in 1981
- Authorizes downtown development authority in every GA city
- Each city must activate the DDA by:
  - Designating the boundaries of the downtown area
  - Appointing initial directors of the Authority
  - Creating a resolution stating there is a need for and Authority
  - Passing the resolution
  - Filing copies of the resolution with the Secretary of State and Dept. of Community Affairs

# Downtown Development Authority

## Contract Powers

Authorities have the power to:

“...make and exercise contracts, agreements and other instruments necessary or convenient to exercise the powers of the authority...including, but not limited to, contracts for construction of projects, contracts with respect to the use of projects and agreements to join or cooperate with an urban residential finance authority...to contract for any period not exceeding 50 years with the state of Georgia...to use any real property, personal property or fixtures therein...in any manner it deems to the best advantage of the authority and the public purpose”



# Enterprise Zone Employment Act

- Created in 1997
- Goal is to aid revitalization in areas that are underdeveloped and suffering from economic decline and disinvestment
- Encourages private businesses to reinvest and rehabilitate the areas through:
  - Property tax exemptions O.C.G.A. 36-88-8(a)(1)
  - Abatement or reduction in occupation taxes, regulatory and building inspection fees O.C.G.A. 36-88-9(a)
  - Reduction or waiver of local ordinances O.C.G.A. 36-88-7

# Enterprise Zone Employment Act

Requirements for area to qualify as an Enterprise Zone  
(must meet 4 of the 5)

1. Pervasive Poverty: at least 20% poverty according to 1990 Census
2. Unemployment Rate: at least 10% higher than Georgia
3. Underdevelopment: issuance of building permits and licenses lower than average within the local area
4. General distress: such as population decline, health and safety problems
5. General Blight: whether any portion of this area is included in an Urban Redevelopment Area

# Livable Centers Initiative

- Westside: Upper Westside, Bankhead, Historic West End
- Eastside: Grady Homes, Capitol Homes
- Northwest: West Highlands at Perry Blvd.
- Beltline:

# LCI

- Livable Communities Initiative
- Advances in technology have promoted urban sprawl, adverse environmental effects, and isolation from communities
- Urban sprawl which forces increasingly longer trips and traffic congestion are decreasing quality of life and reducing the effectiveness of the automobile as a transportation mode

# LCI

- Objectives of LCI
  - Strengthen the link between transit and community planning, including land use policies and transit
  - Stimulate increased participation by the community in the planning and design process
  - Increase access to employment, education, and community destinations
  - Leverage resources available through FSL

# LCI

- LCI Characteristics
  - Full community participation in the decision-making process
  - Well-planned and designed neighborhoods where housing, schools, and parks are within easy walking distance of user-friendly transit and link residents to job opportunities and social services
  - Transit, pedestrian, and bicycle access that is compatible with land use, zoning, and urban design to reduce dependence on the automobile
  - Mixed use neighborhoods
  - Transit services and facilities that provide safe, secure, and accessible services
  - Environmentally Sound practices that reduce auto trips, conserve space, encourage green areas, and avoid gridlock and improve air quality

# Tax Allocation Districts

- Objective – TADs are designed to provide incentives for redevelopment of economically disadvantaged areas that would not otherwise occur.
- Financing Technique – TADs are a public financing tool used to help pay for the costs of redevelopment within a targeted area by allocating the incremental increase in property tax revenues resulting from redevelopment in the area back into the same area.
- No Tax Breaks – A TAD is neither a tax break for developers, nor a tax increase for residents.

# TADs Uses



Historic Preservation

Neighborhood Preservation



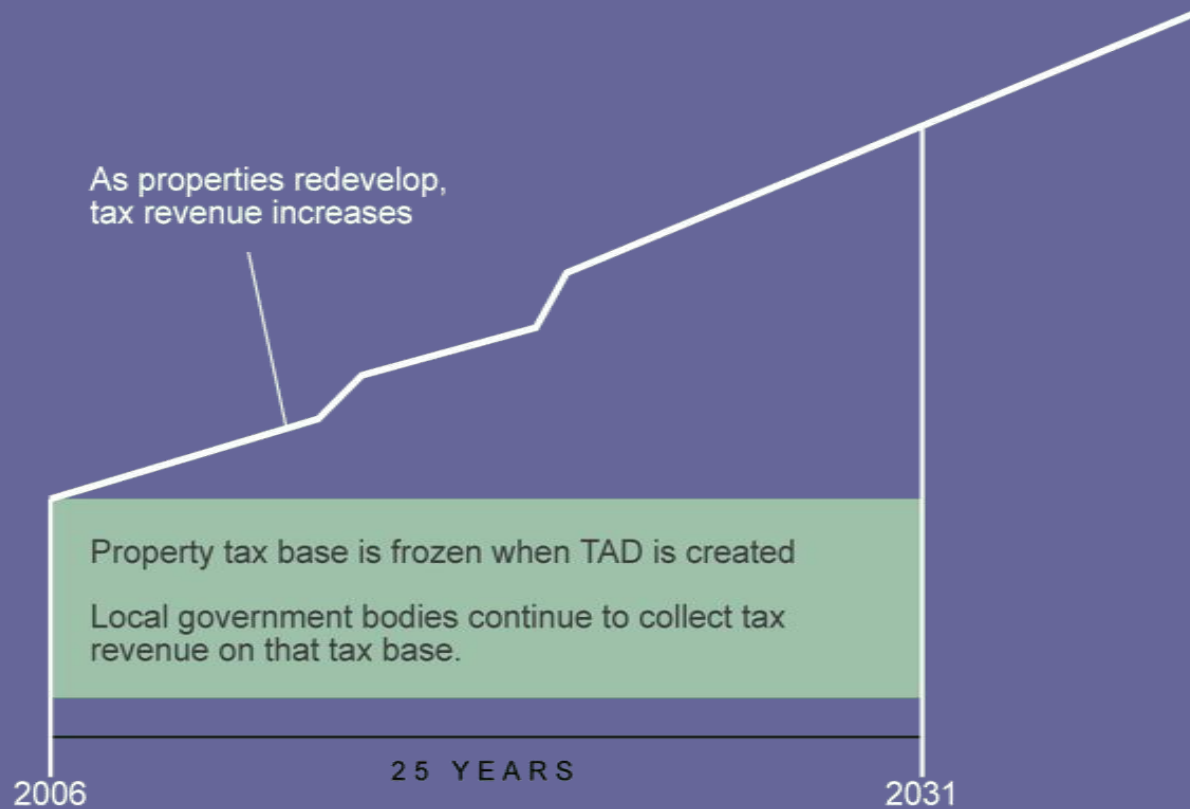
Clean Up sites with Environmental Issues

Redevelop underutilized/vacant areas

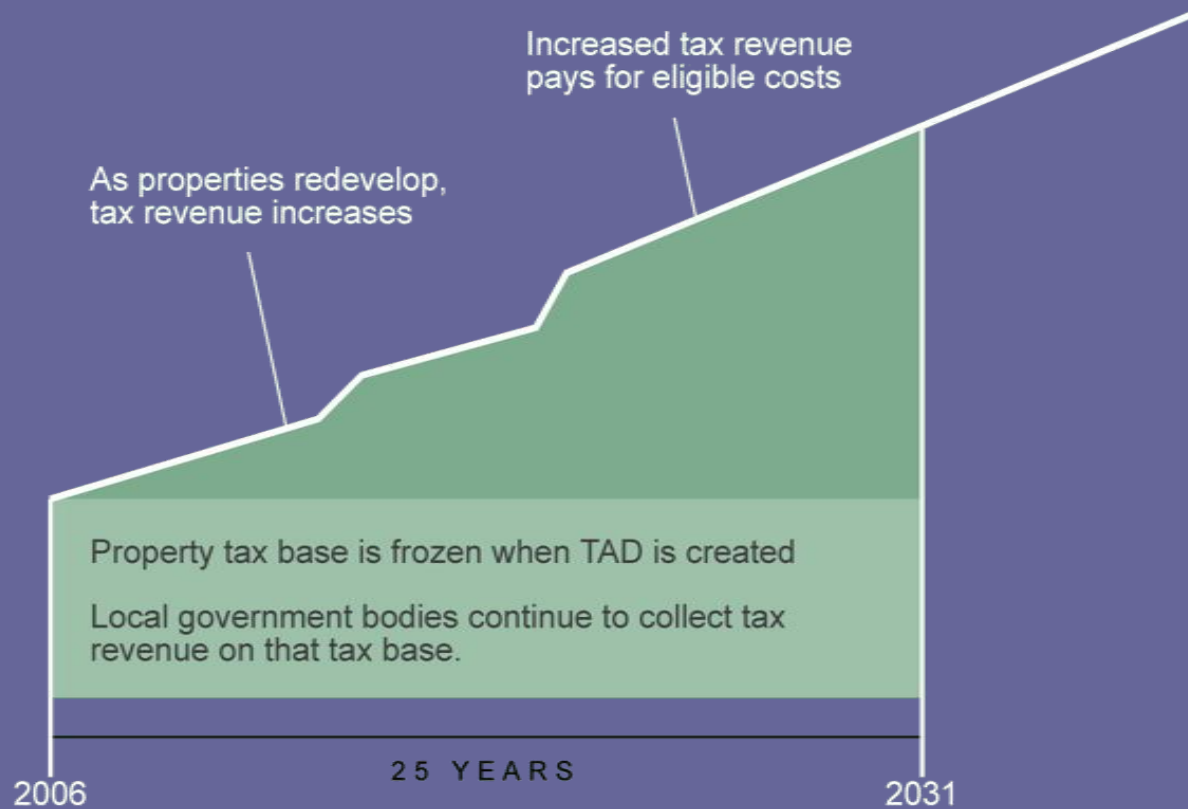




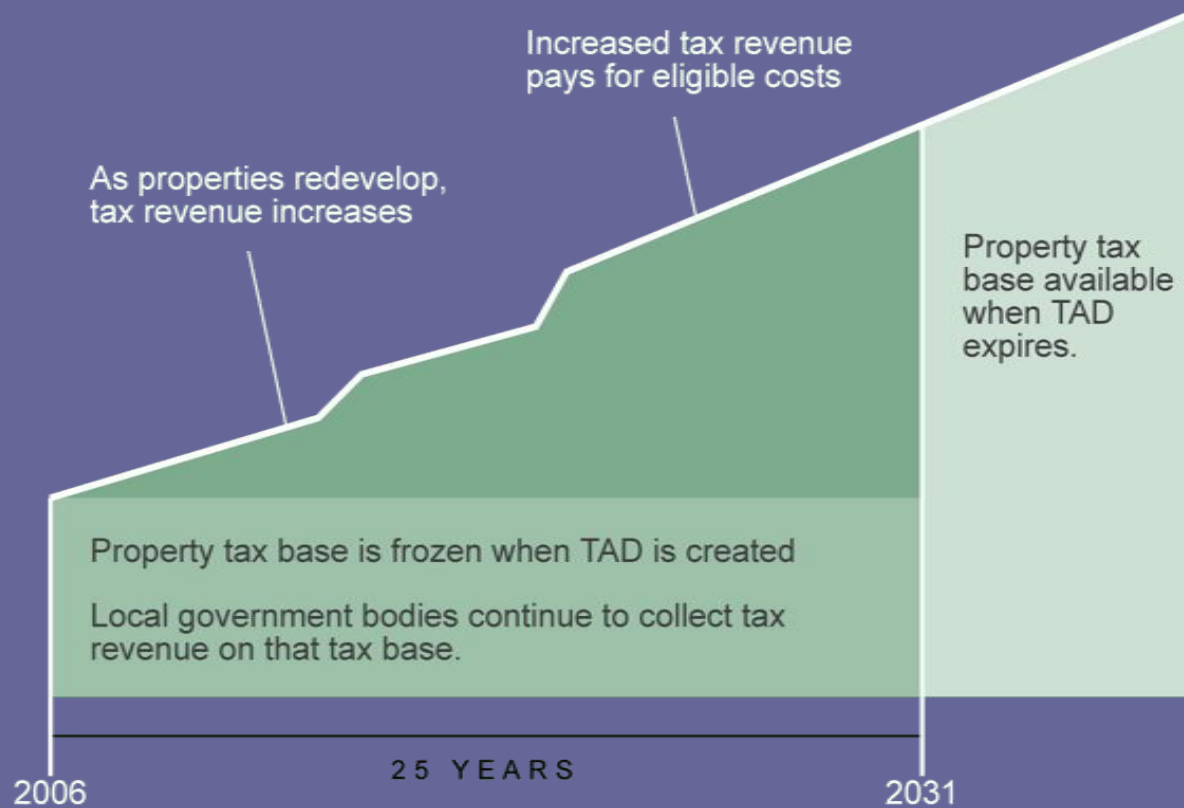
# How TADs Work



# How TADs Work



# How TADs Work



# Benefits of a TAD

- TADs provide a mechanism for a local government to make “challenging” sites attractive to developers.
- TADs act as a catalyst to create jobs, expand tax base and spur development around the TAD area.
- There is an increase in sales tax revenues to the County and School Board as a result of new commercial development.
- Local governments do not lose current revenue because TADs use only the “increment” resulting from improvements in the area.
- TADs use revenue bonds, not general obligation bonds, so the taxpayers are not at risk.

# TAD Policy and Guidelines

- Create Decision-Making Process & Outline Requirements for Approval & Implementation.
- Consider judicious use of TAD financing to increase property values and tax revenues, reduce poverty, create economic stability, upgrade older neighborhoods and commercial corridors.
- Each application must demonstrate that “but for” the use of TAD financing, the project would not be feasible.

# Eligible Uses for TAD Funds

- Infrastructure improvements, water, sewer, streets, parking facilities, etc.;
- Construction of new buildings or rehab of existing ones;
- Professional services costs such as architectural, financial, legal, marketing and engineering;
- Debt service;
- Real property assembly costs.

# Downtown Atlanta's Redevelopment Plans

Westside and Eastside TADs

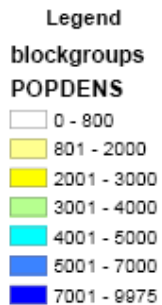
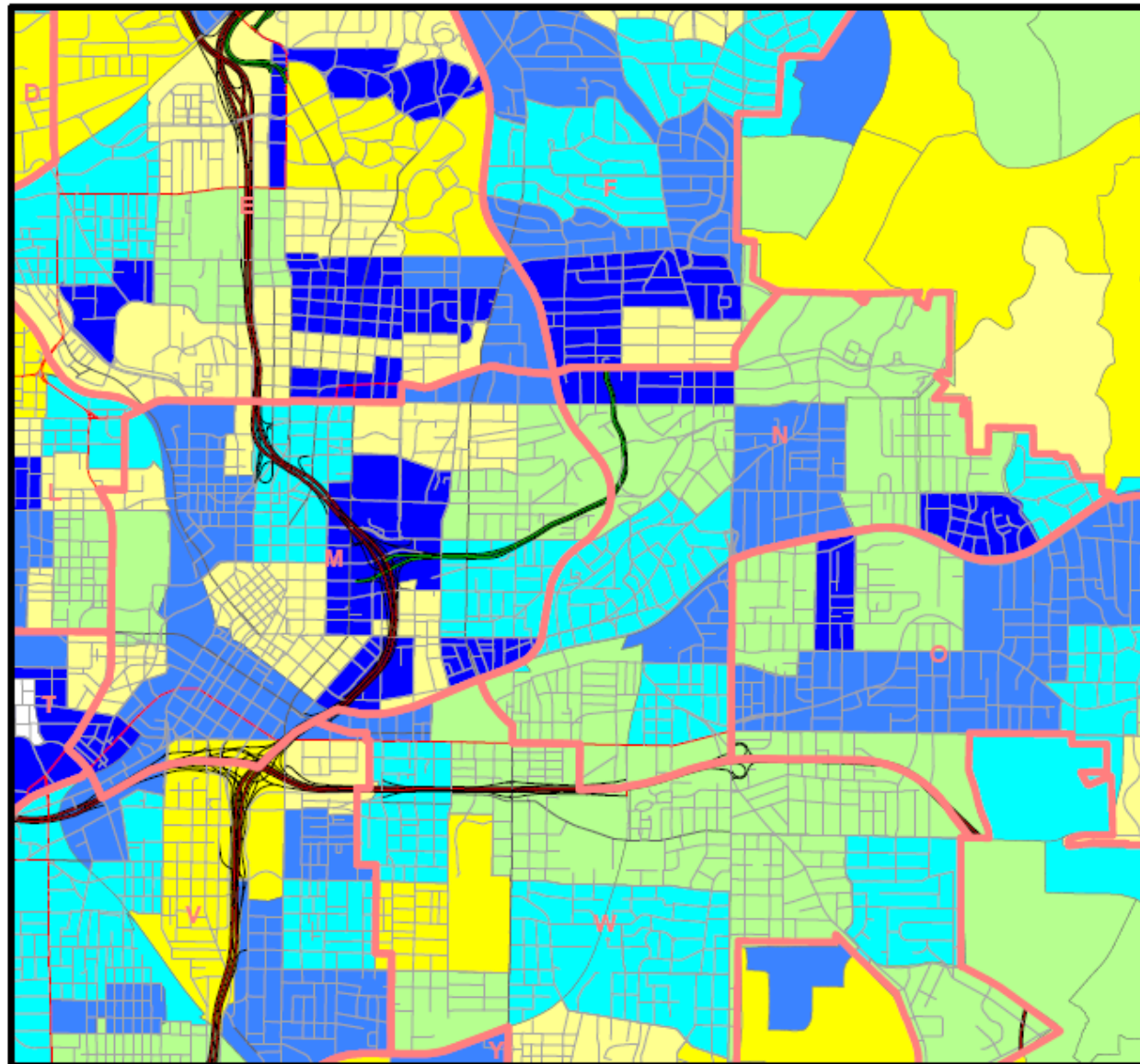
# Benchmarks for Redevelopment

The desired outcomes of a successful Downtown redevelopment effort will be based on the following benchmarks:

1. Enhanced physical appearance through streetscape improvements;
2. Increased capacity for new and expanded development through infrastructure improvements
3. Increased tax base as a result of private investment;
4. Increased sales taxes;
5. Increased employment opportunities;
6. Increased residents living Downtown;
7. Improved housing within the Empowerment Zone Communities;
8. Added destination retail opportunities for residents, workers, and visitors; and
9. Added neighborhood support services such as grocery stores, dry cleaners, pharmacies, banking services etc. for residences.



# Westside Population Density (NPU M and N)



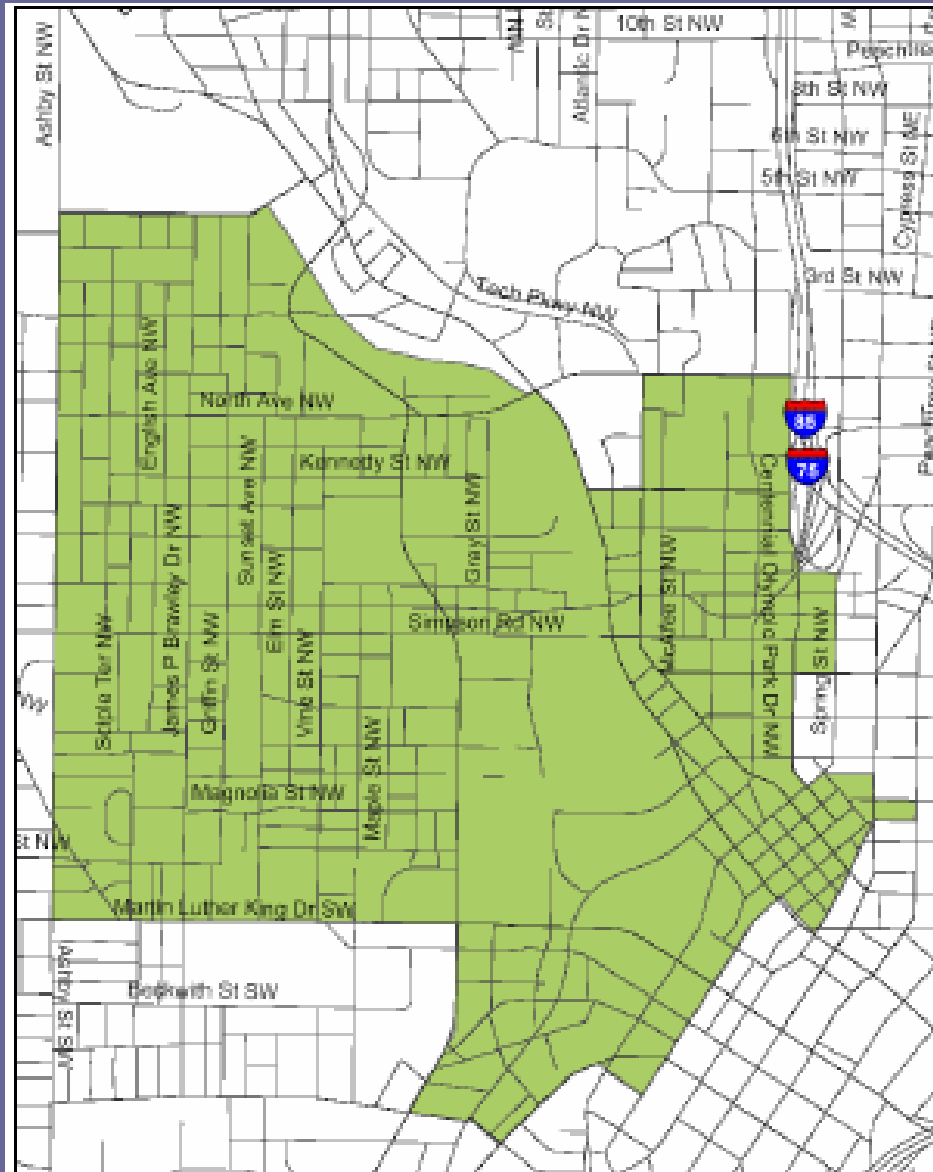
# Westside: Locations

- This TAD encompasses a large chunk of downtown Atlanta west of Peachtree Street
- Areas: NPU M and L (council districts 2 and 3)
- North Avenue and Southern Railway on the north, Ashby Street on the west, Fair Street on the south, Spring, Williams, Peachtree, and Forsyth Streets on east

# Westside Redevelopment Plan History

- Established in 1992 then expanded in 1998 to incorporate a TAD
- Used the Olympics to facilitate the areas around downtown, more specifically Vine City, English Avenue, MLK Drive, and Fairlie-Poplar district.

# Westside TAD Boundaries



# Westside TAD

- Created in 1998
- First bond issue in 2001 for \$15 million, second projected for 2005 \$50-60 million
- Funding for Centennial Place Elementary School
- 20% of net proceeds to neighborhoods

# Westside TAD History

This TAD support efforts currently underway

- to remove blighted conditions and expand redevelopment efforts to adjacent residential area of Vine City and English Avenue and commercial/warehouse districts in the area.
- to bring connectivity to the area by improving transportation corridors between the CBD, university areas (Clark Atlanta and GA Tech) with the neighborhoods.
- allows for infill development projects, by improving sewer and infrastructure, to eliminate the development gaps that divide and encourage new businesses and housing opportunities .

# Westside Affordable Housing

Total residential units funded by TAD: 568

- Affordable units: 248
- Percent Affordable: 44%
- Centennial House: 101 condominiums
  - 26 affordable condos @ 80% AMI
- Northside Village Apartments: 261 apartments
  - 222 affordable apartments @ 60% AMI

# Neighborhood Fund

## **Westside TAD:** *Neighborhood Fund*

- 20% of net bond proceeds to be set aside for the neighborhood fund

## 2001: Neighborhood Development Fund

\$1,375,019

- Allocated to Northside Village Apartments
- Partnered with Bethel Northside Village LLC and Bethursday Development Corp

\$28 million in total project costs

TAD Funds 4.6% of Project Costs (\$2 million)



# Current and Prospective New Developments in the Westside



## **The New World of Coca Cola**

*83,000 sf family entertainment attraction  
\$96.4 million investment*



55 Allen Plaza

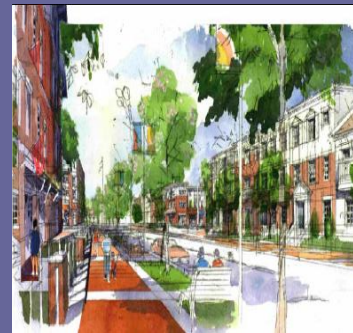
## **55 Allen Plaza**

*323,000 sf office space  
\$78 million investment*



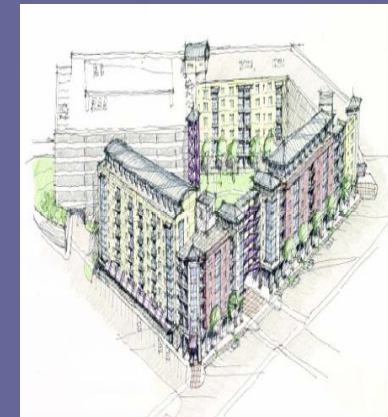
## **Winecoff Hotel**

*59,710 sf hotel  
\$20.5 million investment*



## **Historic Westside Village**

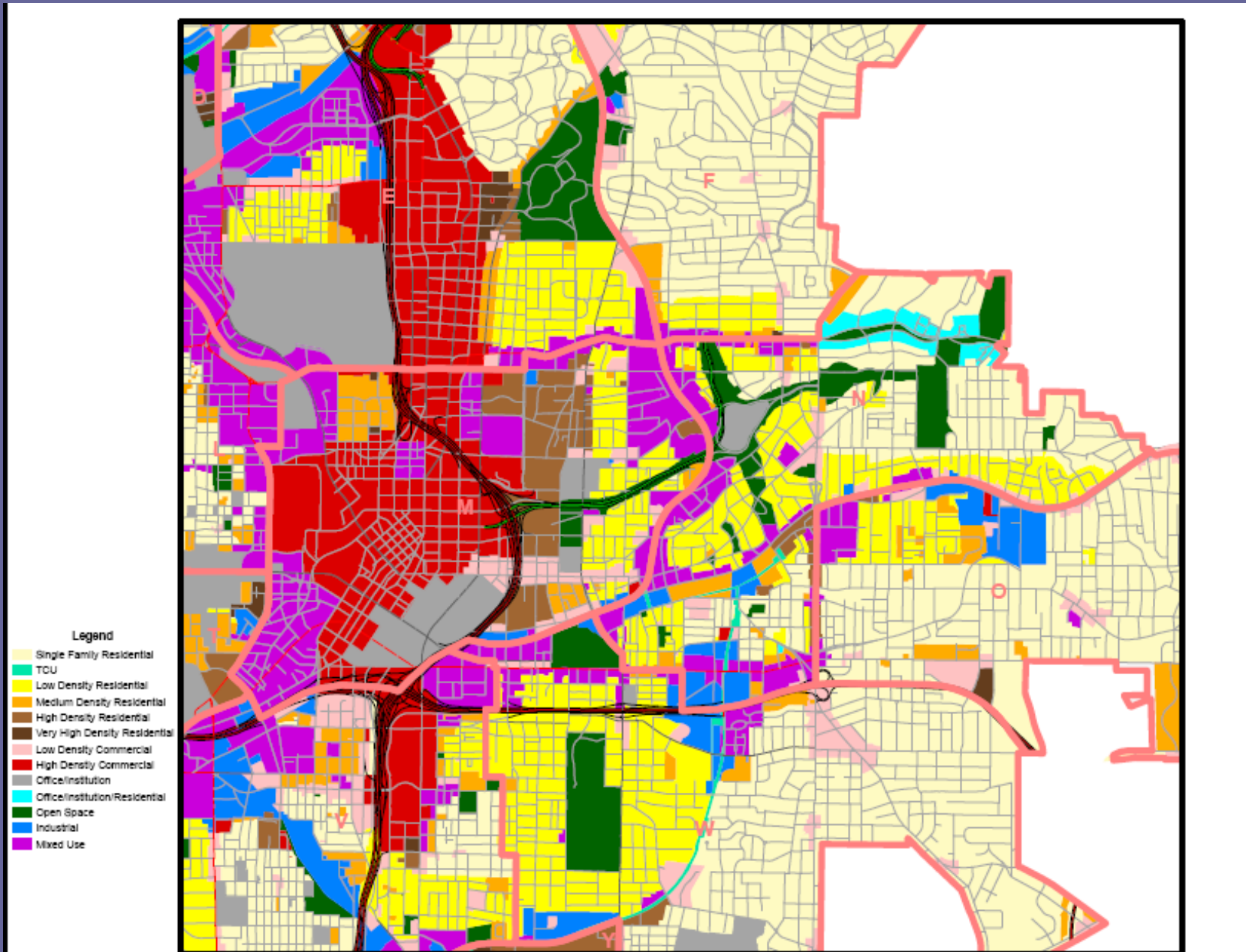
*106 condos & 100 Townhomes  
\$35 million investment*



## **Centennial East**

*200 condos plus  
25,500 sf in retail  
\$40.5 million investment*

# Future Zoning and Land Uses



# New Development

- Centennial Olympic Park
  - Adjacent to the Georgia World Congress Center, Georgia Dome, and CNN Center
  - \$78 million park with 21 acre green space
  - Largest center city park developed in the U.S. in 20 years
  - Seen as a catalyst for redevelopment including:
    - Georgia Aquarium
    - New World of Coca-Cola
    - Various Retail, Housing (including luxury housing) and Hotels

# New Development, cont'd

- Centennial Place
  - Successfully redeveloped mixed-income and mixed-use community
  - New developments include a newly built school, a new YMCA center, a police mini-precinct and a renovated community center
  - Catalyst for Development
    - New grocery store and other retail
    - More new residential

- Centennial Hill
  - multi-block neighborhood with mixed-use developments
  - adjacent to Centennial Olympic Park in one of the most visible sites in Downtown Atlanta
  - Catalyst for development
    - New Apartments and condominiums,
    - Increased commercial office space,
    - New retail, restaurants,
    - Children's museum, and
    - Overall streetscape improvement of Ivan Allen Boulevard

- Terminus

- Proposed development in a railroad “gutch” but in burgeoning area of growth
- New Housing at Castleberry Hill and improved Marietta Street corridor with infill development to support the strong base for tourism
- Catalyst for development:
  - Proposed new commuter rail-line from Lovejoy to Downtown
  - Multimodal Passenger Terminal
  - New Residential Development

# Eastside Atlanta







# Eastside – General Demographics

- Location – Street Boundaries
  - North: North St, Piedmont Ave and Freedom Pkwy
  - East: Southern CSX Railroad and Berean Ave
  - South : I-20
  - West: Cooper St, Forsyth St, Peachtree Center Ave, Courtland St & Spring St.
- Neighborhood Planning Units M, N, V & W



# Eastside – General Demographics

- Population – 20,828 (2000)
  - (45% growth from 1990)
- Unemployment – 7.4% (2003)
  - 9.8% in 1990
  - Atlanta MSA – 4.8%
- Income - \$25,249 (2000)
  - Atlanta MSA - \$50,309
  - 75% low to low-to-middle income households
  - 500 out of 8,763 made more than \$100,000



# Eastside – General Demographics

- Family Bid'ness
  - 12.6% married families (51.4% in Atlanta MSA)
  - 4.5% married with children (25.7% in Atlanta MSA)
  - 19.3 are female headed families (13.6% in Atlanta MSA)



# Eastside – General Demographics

- Education
  - 67% have high school education
  - 85% in the Atlanta MSA
- Poverty
  - 41.9% overall (10% in the Atlanta MSA)
  - 29.4% of children (3.5% in the MSA)
  - 5.7% of the elderly (1.1% of the MSA)





# Eastside - General Demographics

- Property Ownership
  - Vacant Units – 11.5% (5.3% of the MSA)
  - Owner-Occupied – 22.5% (66.4% of the MSA)
  - Rented – 77.5% (33.6% of the MSA)
- Property Age
  - Almost 70% was built before 1970
  - Only 14% was built in the 1990s

# Eastside Neighborhoods



# Eastside 'Hoods

- Areas where development is lagging behind the rest of the city.
  - Butler Street / Auburn Avenue Redevelopment Plan
    - Historical significance of the area.
  - Old Fourth Ward Redevelopment Plan
  - Memorial Drive – Martin Luther King, Jr. Drive Area Revitalization Study
    - Most densely traveled corridor in the city.

# Eastside Tad



# Eastside TAD

- Net proceeds of ~ \$121MM
  - Figure based on the areas aggregate tax base
- Goals:
  - Improve infrastructure, streetscapes and linkages of Downtown's business, residential, government, retail and hospitality nodes
  - In connection with the Westside TAD, it will help Downtown compete with suburban markets for new office space and businesses.

# Eastside TAD

- In 2005, the City issued \$47 million in TAD Bonds for this redevelopment area which incorporate most of downtown Atlanta east of Peachtree Street and the surrounding depressed neighborhoods.
- This TAD includes diverse developers and projects such as the Capitol Gateway Development, Sweet Auburn Village and TWELVE Centennial Park, who will develop over two thousand apartments and condominiums, office buildings, retail space, hotels, and cultural venues.
- TAD Bonds were used to pay for environmental remediation, wastewater and storm-water management, streetscapes and sidewalks, utility upgrades, parking structures and other infrastructure costs.

# Eastside TAD

- Why the Eastside Qualifies for a TAD



# Eastside TAD Bond Conditions

- 20% of net TAD bond proceeds must be used to fund projects and/or improvements in the neighborhoods – other than direct project subsidy
- 20% of new housing units funded by TAD bonds must be affordable (max 50% can be AHA units)
- Amount of net bond proceeds equal to 5½% goes to APS
- 1st bonds must be issued within 5 years of TAD creation
  - Issued in 2005 for \$47MM



# Eastside TAD

- What will the TAD do for the area?



# Eastside Tad

- Already Proposed Projects – 18 projects
  - 6,200 housing units
  - 460,000 square feet of new retail space
  - 2.45 million square feet of new office space

# Other Proposed Projects



## Twelve Centennial Towers

1,034 condos  
102 hotel rooms  
5,000 sq. feet restaurant/bar  
20,000 retail



## Sweet Auburn Village – mixed-use

200 multi-family units  
- focus on market-rate and student housing  
30,000 square feet of retail  
500-600 space parking garage



## Memorial Drive Redevelopment

3-mixed use sites  
200 residential units  
40,000 ft<sup>2</sup> of commercial space

# Other Proposed Projects, cont'd

- **RCG Mixed-use Project**
  - 750,000 ft2 of office, residential, retail and restaurant space
  - Estimated 2,700 jobs in office & retail
- **Taylor Simpson Office Tower**
  - 500,000 ft2 office tower over Peachtree Center parking deck
  - 1,800 new jobs
- **Historic Oakland Redevelopment**
  - \$15 million renovation and restoration of the cemetery.
- **GSU Student Housing**
  - Nation's largest privately-funded student housing project
  - 2,000 bed facility near completion on Piedmont Ave.
- **Downtown Health and Bioscience District**
  - Edgewood Ave near Grady
- **And so much more!**

# Livable Communities

## GRADY HOMES REDEVELOPMENT PLAN



## GRADY HOMES REDEVELOPMENT PLAN

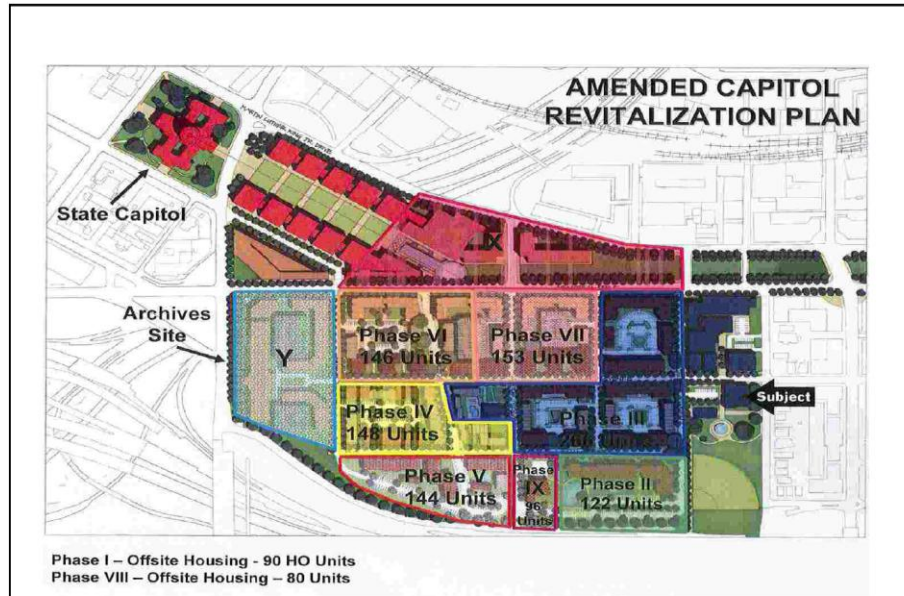
The Grady Homes redevelopment site will have a mix of low-rise, mixed-income apartments with some retail incorporated into buildings on Decatur Street, a mid-rise senior rental building and for-sale townhouses. An early childhood learning center will also be constructed on site. Demolition is underway, and the first phase, the senior building, will probably begin construction by mid-2007. Grady will have a strong senior component that may also include redevelopment of the two existing senior high-rises adjacent to the site.

# Livable Communities

- Grady Homes Redevelopment
  - Affordable Housing
    - Replacing 495 distressed apartments
  - Focus on Mixed-Use and Education
    - “Learning Village” – education improvement resources for people of all ages
    - Linked via the MARTA King Memorial Station to the Capitol Homes Project.

# Livable Communities

## CAPITOL GATEWAY REVITALIZATION PLAN



## CAPITOL GATEWAY REVITALIZATION PLAN

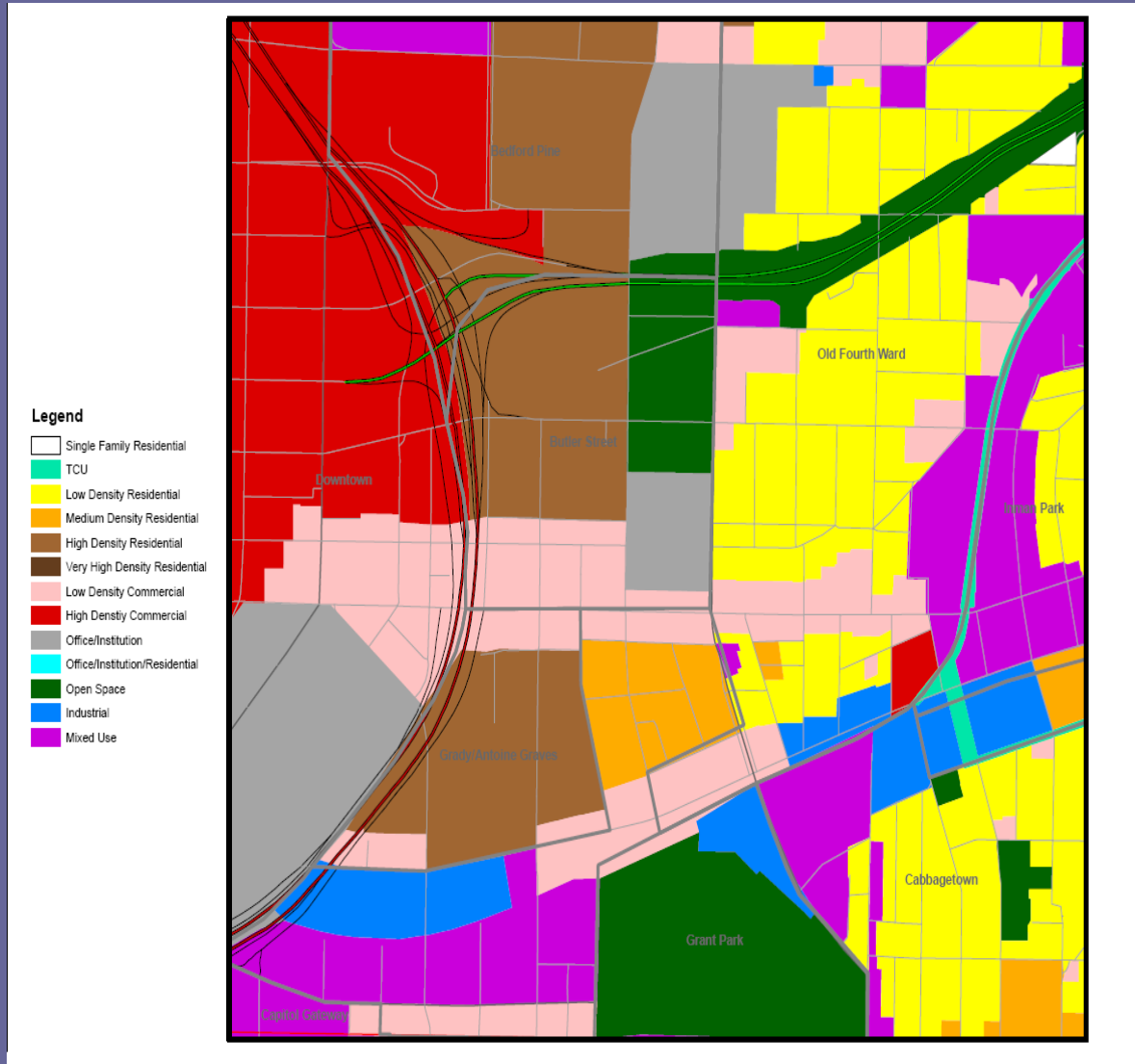
Capitol Gateway redevelopment plans include five (5) on-site phases of mixed-income rental units (flats, lofts and townhouses) and some retail along Memorial Drive. A part of the revitalization plan is the rehabilitation of MLK Tower that will provide special needs housing and the development of an adjacent low-rise senior village. The first on-site phase is under construction, with the first units expected to deliver in late 2006.

# Livable Communities

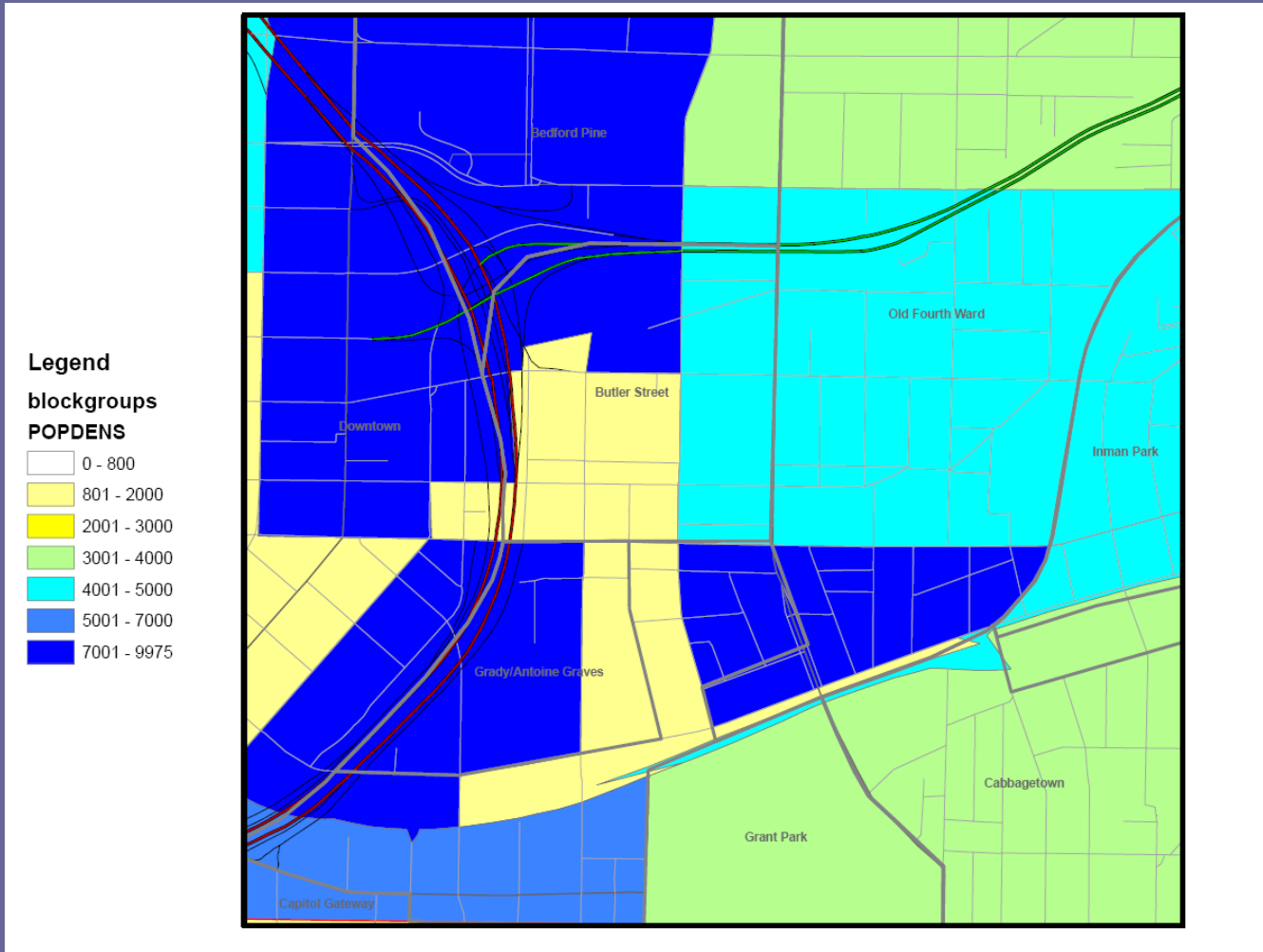
- Capitol Homes Redevelopment
  - Affordable Housing – 854 apartments
    - 278 public housing apartments
    - 227 low income housing tax credit apartments
    - 349 market-rate apartments
  - Focus on Mixed-Use and Education
    - 45,000 ft<sup>2</sup> of retail space
    - 15,000 ft<sup>2</sup> early child development center



# Eastside Future Zoning



# Eastside Future Population Densities



# Northwest



# Location

## Rough Geographic Boundaries

- Howell Mill East
- West of 285
- Bolton Road South
- Bankhead Highway North

# Location



# History

Developed areas with heavy industrial use

- Railroad lines running from NW to SE
- Norfolk Southern Shipping Yard
- CSX Terminals
- Warehouses near the rail lines

# History

Decline in the area in the 1970s

- Businesses on Bankhead Hwy moved to the suburbs
- Low rent businesses moved in
- Population decline with many people moving to suburbs

# Time for Revitalization

Population is increasingly interested in moving back to urban areas





# Demographics

- Decline in population while Metro Atlanta's population surges
  - Perry Homes
- Unemployment
  - 13.7% in Northwest Area (4.7% in Metro Atlanta, 2002)
  - Former Perry Homes tract at 29.2%

# Demographics

- Income
  - Median income for highest tract in NW is \$26,083 (less than half that of median for Metro Atlanta)
- Poverty
  - 38% live below the poverty line (compared with 9.9% for Georgia)

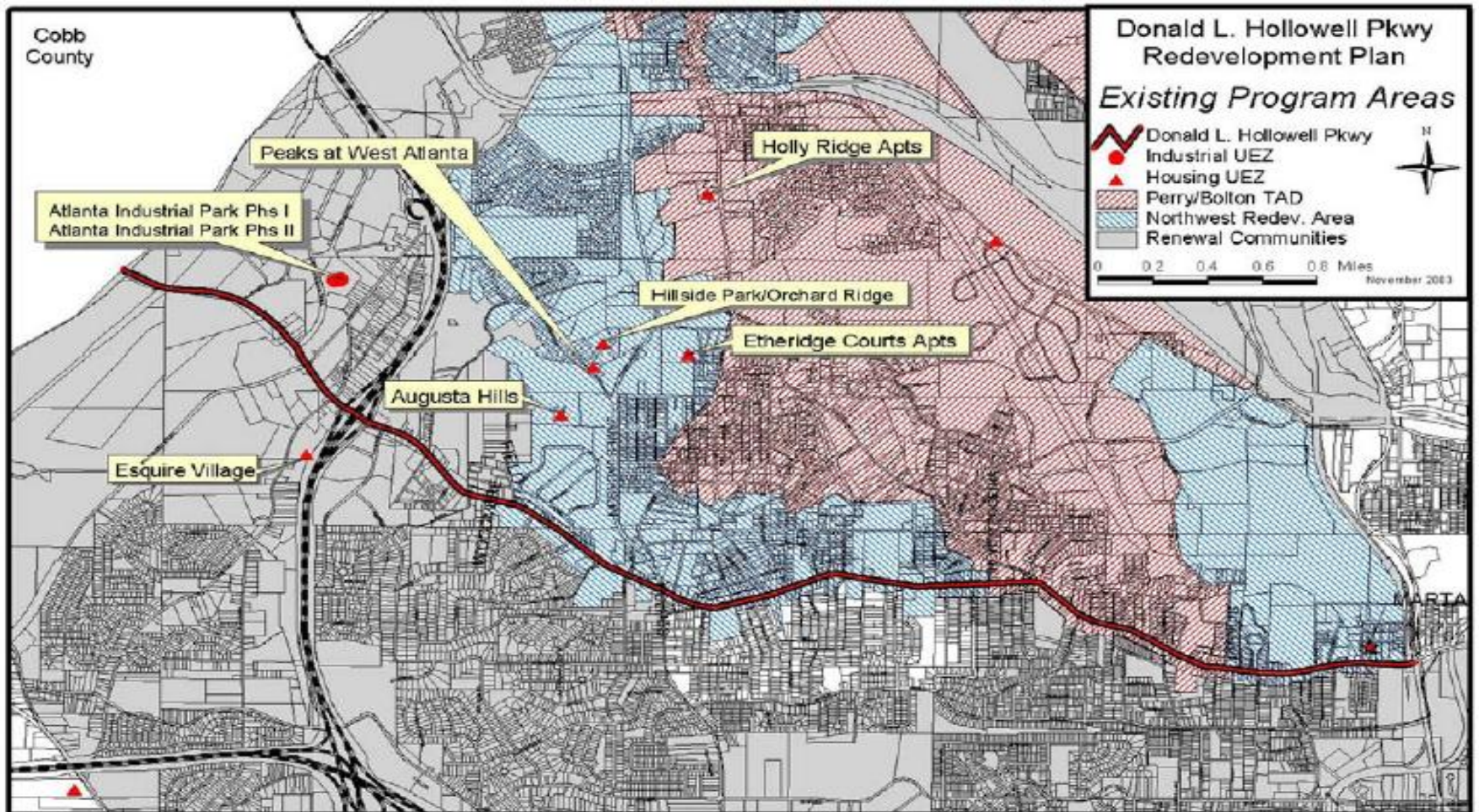
# Northwest Redevelopment Areas

## Two Main Areas (Livable Centers)

- Perry Bolton TAD
- Donald L. Holloway Parkway (formerly Bankhead Highway)

Additional areas in the Northwest tagged for less specific redevelopment

# Redevelopment Areas



# Room for Redevelopment



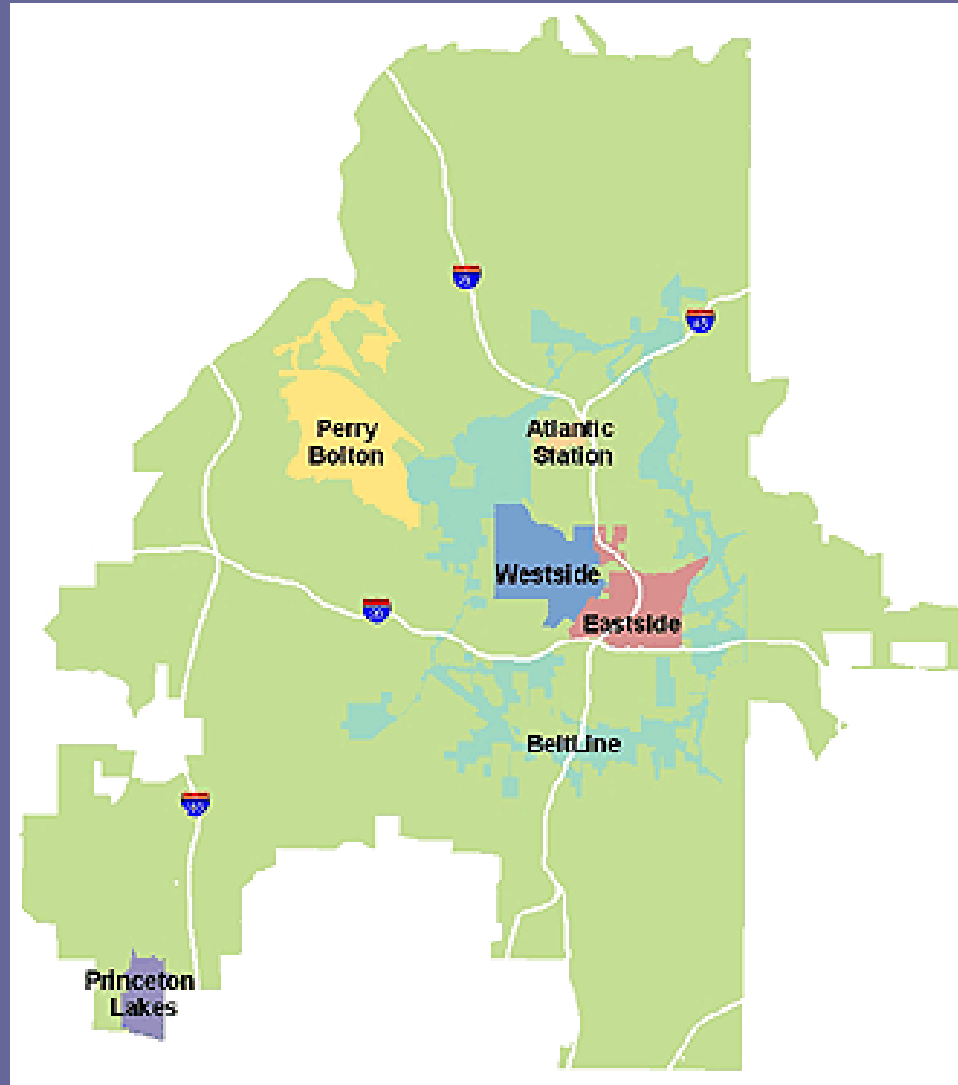
# Room for Redevelopment



# Room for Redevelopment

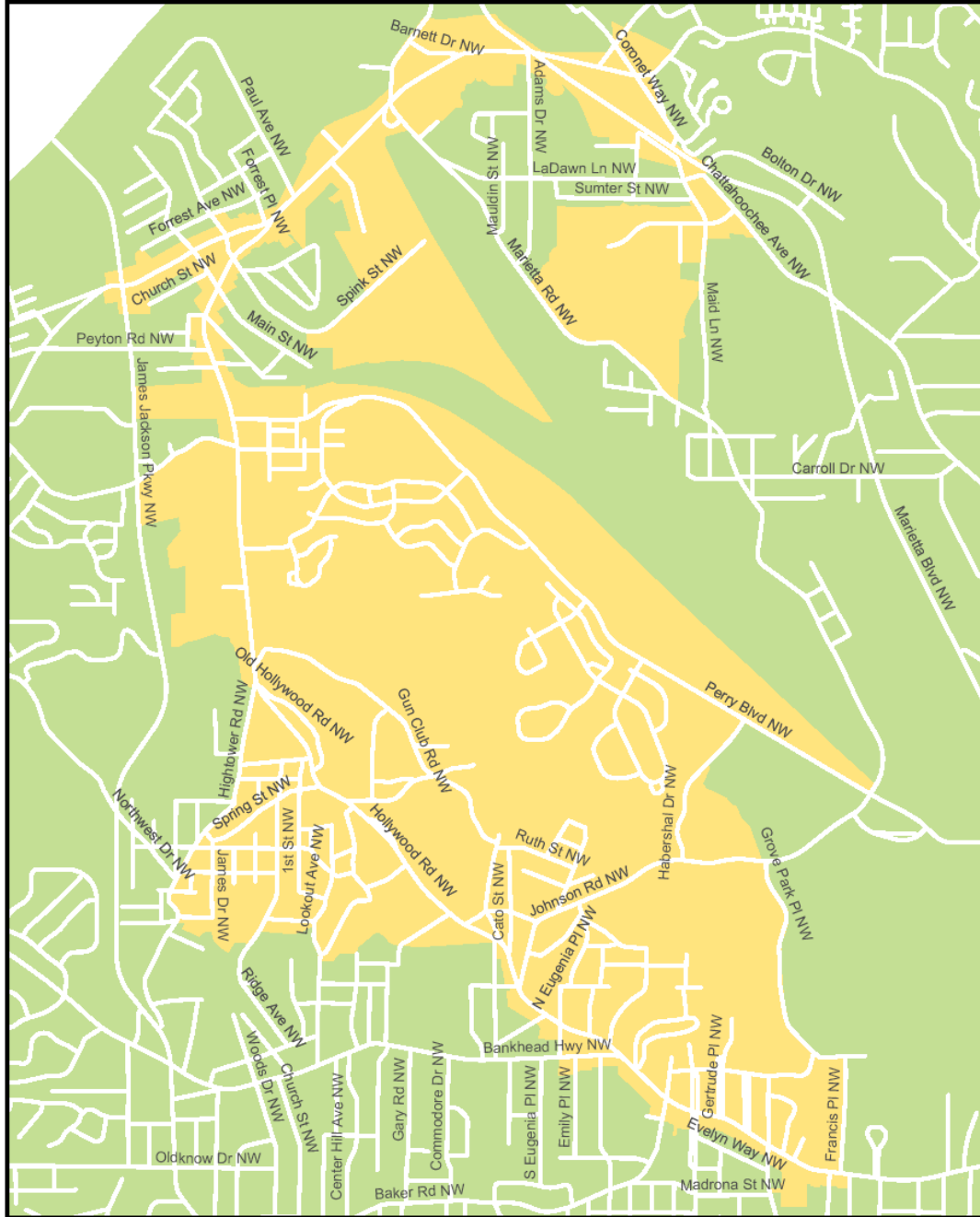


# Perry Bolton TAD





# Perry Bolton TAD



# Perry Bolton TAD

- Created Dec. 31, 2002
- 56% of the units will be affordable housing
- Partnership with AHA to create more than 1900 units
- West Highlands at Perry Boulevard
  - Largest development node

# Perry Bolton TAD

## Goals of TAD

- Increase residential density in major corridors
- Support preservation of single-family neighborhoods
- Promote infill, affordable and mixed-density housing
- Adapt vacant industrial properties for residential and other uses
- Create pedestrian-friendly, mixed use communities

# West Highlands at Perry Boulevard

- 500 acres
- Located at site of former Perry Homes public housing project
- Mixed-income, mixed-use
- Public-private partnership with Atlanta Housing Authority and two residential developers

# West Highlands at Perry Boulevard



Artist renderings of finished site

# West Highlands at Perry Boulevard

- Built around a Town Center
- YMCA
- School

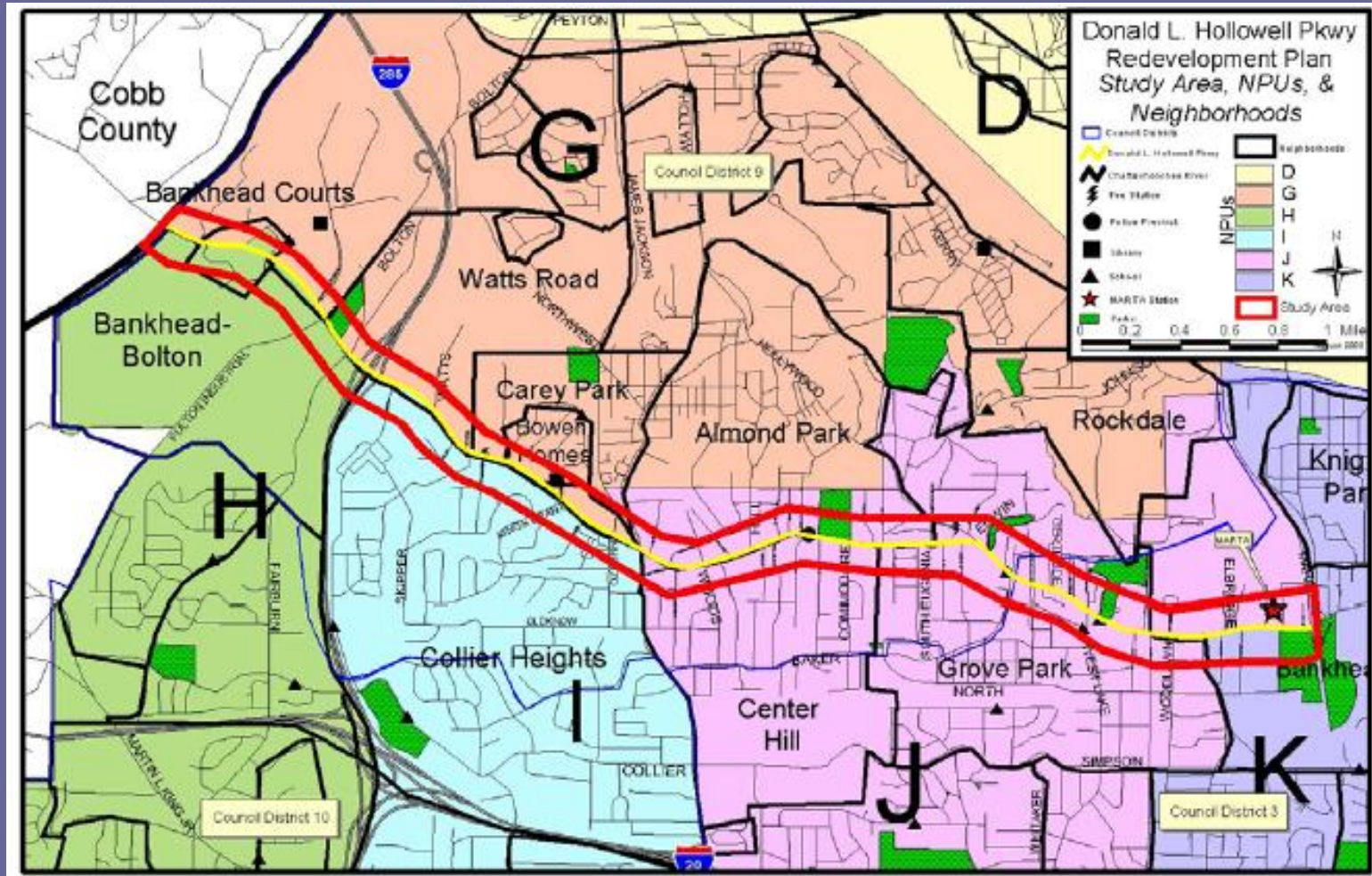


# West Highlands at Perry Boulevard

- 30 acres of parklands, 18 acres green infill, 34 acres of nature trails, 9 acres of rec fields
- Former Gun Club Landfill becomes 18 hole PGA-caliber golf course



# Donald L. Hollowell Pkwy





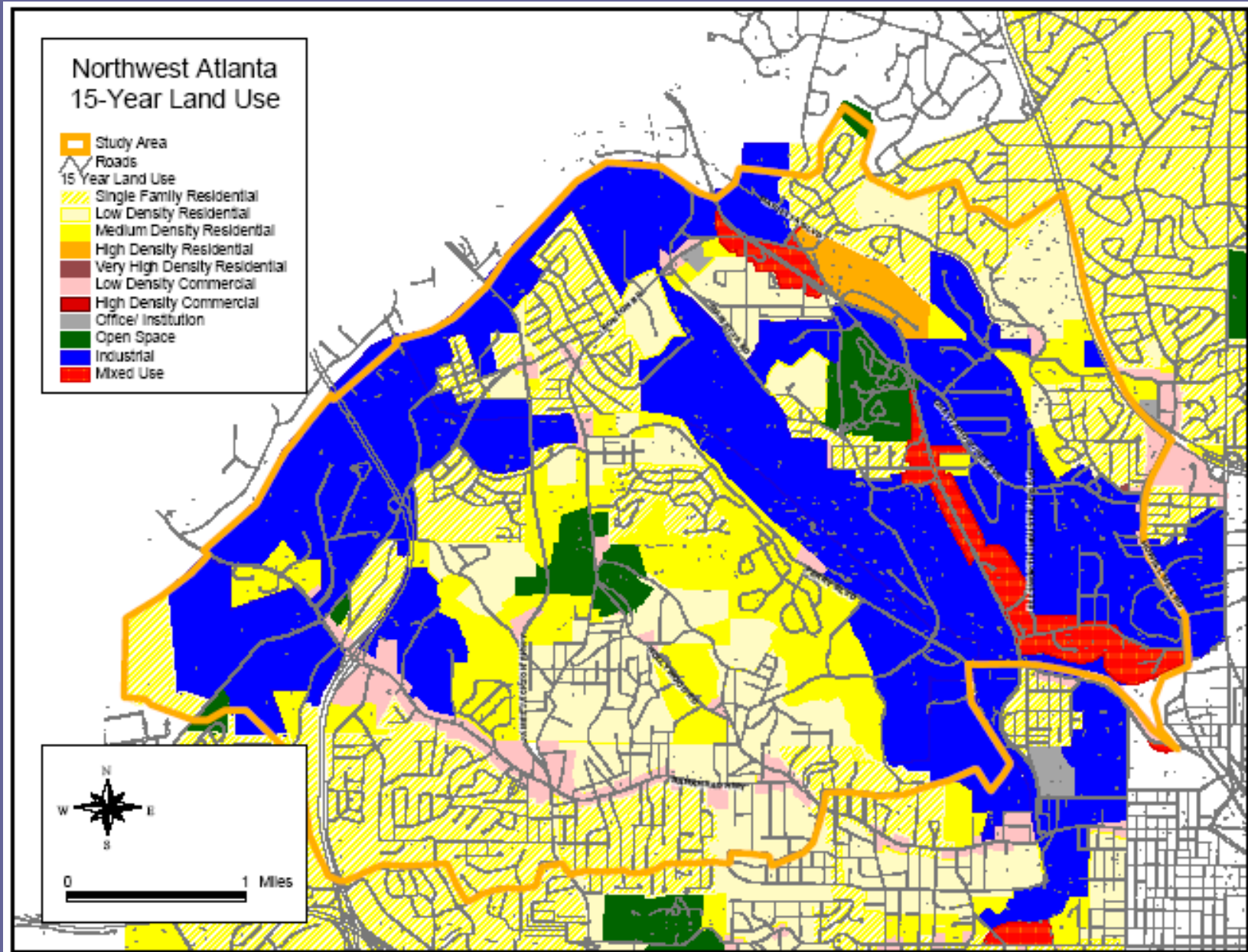
# Donald L. Holloway

- Improve sidewalk conditions
- Improve bus stops
- Incorporate higher density and mixed use
- Lessen perception of crime in area



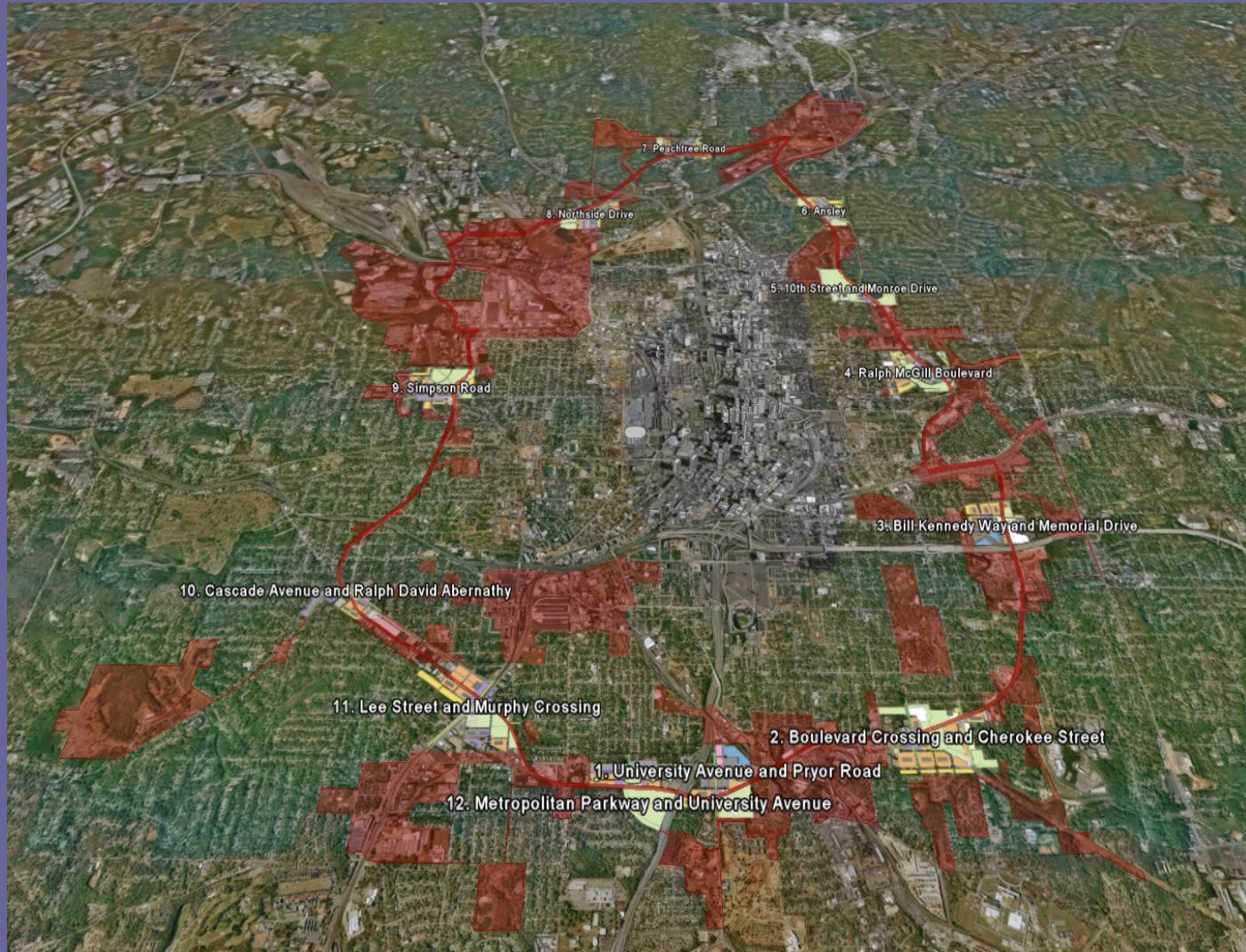


# Northwest Atlanta 15 Year Land Use Map





# The Beltline



# Beltline History

- Atlanta was originally named Terminus, as the southeastern end of the Western and Atlantic Railroad.
- The Beltline originally referred to a loop of track that surrounded Atlanta before the Civil War, which later was expanded to accommodate growth in industry and commerce.
- The decline of commerce by rail transport caused a similar decline in the areas served by the Beltline, and many areas suffered economically and demographically as they were gradually abandoned.

# Beltline Why

- In 1999, Ryan Gravel, a Georgia Tech graduate student, proposed relinking the neighborhoods on the periphery of Atlanta through a series of parks, developments, and a new transit system along the old Beltline.
- Early support came from the Atlanta City Council, President Cathy Woolard.
- The Trust for Public Land commissioned the Emerald Necklace Study in 2004
- Studies to evaluate the feasibility of funding through TADS and new transit systems for the Beltline project were also commissioned by the Mayor and MARTA
- In April 2005, Mayor Shirley Franklin formed the Beltline Partnership, to implement the Beltline proposals into reality

# Beltline TAD





# Beltline TAD

- The BeltLine will leave available capacity for other TADs under the 10% cap.

2005 City Assessed Taxable Value with Growth @ 8.0%

\$ 19,505,333,140



10% TAD Limit @ 2005 =	\$	1,950,533,314	
Total Existing TADs @ 2005 with Growth @ 10.0%	\$	1,094,887,871	5.6%
Remaining Capacity @ Dec. 31, 2005 =	\$	855,645,443	4.4%
Anticipated Taxable Value of BeltLine TAD	\$	530,374,290	2.7%
<b>Remaining TAD Capacity After the BeltLine</b>			<b>1.7%</b>

*Note: Information from the March 2005 TAD Feasibility Study.*

*Updated estimates are currently being refined.*

# Westside Park

- Currently the Bellwood Quarry in Northwest Atlanta
- The City of Atlanta is planning to purchase the leasehold from Vulcan Materials company, which runs through 2034, pending approval from the Atlanta City Council and the Fulton County Commission
- Beltline TAD funds will be used to convert the quarry into a 351 acre park surrounding a 50 acre drinking water reservoir

# Westside Park



# Westside Park



# Bill Kennedy Way & Memorial

- Centered on Memorial Drive, east to Gibson Street, west to Pearl Street, north to Fulton terrace, South to I-20
- Currently industrial character, with warehouses and light industry
- Under aggressive redevelopment, with condos, lofts, and renovations

# Bill Kennedy Way & Memorial

- Proposed land use, green space, and circulation:
  - 5-8 story mixed-use/residential along Memorial drive
  - 2-4 story residential near Reynoldstown and Cabbagetown
  - 1-2 story light industrial near I-20
  - 5-8 story residential along Bill Kennedy Way
  - Transit stop and plaza, and new roadways

# Bill Kennedy Way & Memorial



# Bill Kennedy Way & Memorial





# Northeast Beltline

- 70-Acre section of unused rail corridor between I-20 and I-85 previously owned by Norfolk Southern railroad
- Runs through Piedmont Heights, Morningside, Virginia Highlands and Inman Park
- Runs adjacent to Piedmont Park

# Northeast Beltline

- Proposed 9 housing developments comprising 3079 units
- 38.4 acres of open and green space
- Part of the Beltline TAD
- Owned by NorthEast Atlanta Beltline Group, chaired by Wayne Mason

# The Dispute

- Concerns over plans for 38 and 39 story residential development at 10<sup>th</sup> and Monroe
- The City of Atlanta and local neighborhood groups oppose the NorthEast Atlanta Beltline Group's plan
- In defiance, the NorthEast Atlanta Beltline Group is threatening to walk out on the development all together



Kanuga St NE



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Pointer 33°46'54.46" N 84°22'06.59" W elev 877 ft Streaming ||||| 100% Eye alt 2285 ft

# Pro-Development

- Increased density leading to better use of the transit system in place
- Increased density in-town rather than green field development out on the fringe
- Opens up the possibility of having Piedmont Park like Central Park with high-density residential surrounding the park
- Giving the city 43 acres of open space

# Anti-Development

- Goes against the Beltline's mixed-use building approach
- Towers are very different in scale from the neighborhoods they are being placed
- Would encourage more developers to put large buildings around the park.
- Concerns about traffic and congestion in low-density residential neighborhoods

# Legal Issues

- Has not been brought to court
- The issue, if brought to court, would be that of a taking
- Goes against some parts of the GA Redevelopment Act
- Rather than fight the issue in court the NorthEast Group has left part of the development process

# Summary

- Georgia Redevelopment Act
  - Provides guidelines for the redevelopment of blighted areas
  - Gives local communities a voice in their own redevelopment
  - Forces developments to adhere to some pre-established comprehensive plan



# Summary

- Livable Centers Initiative
  - Required community participation
  - Promotes well-designed, sustainable community approved developments
- Tax Allocation Districts
  - Used by cities to take advantage of future land values to make changes to the urban landscape today

# Comments & Questions