

Project Profile: Atlanta BeltLine



Source: Atlanta BeltLine

Location Atlanta, Georgia

Project Sponsor / Borrower Atlanta BeltLine Inc.

Program Areas 

Value Capture Techniques Tax Increment Financing

Mode Pedestrian / Bicycle / Light Rail Transit

Description The Atlanta BeltLine is a comprehensive transportation and economic development effort and one of the nation's largest urban redevelopment programs. By transforming Atlanta's mostly abandoned freight rail corridors, the completed BeltLine will ultimately include at least a 33-mile trail network and about 22-miles of transit. The project is projected to generate \$10 billion in total economic growth within the City of Atlanta, much of which will support ongoing project costs through a Tax Allocation District (TAD) (Georgia's state term for tax increment financing [TIF]).

When the TAD was created in 2005, properties around the proposed BeltLine generated limited tax revenue. To spur economic development, the City of Atlanta, Fulton County, and Atlanta Public Schools agreed to create a TAD on parcels surrounding this BeltLine's rail corridor. As investment increases around the BeltLine, this TAD generates tax revenue to support ongoing project delivery.

From 2005 to 2017, the Atlanta BeltLine TAD has generated \$325 million. Alongside TAD revenue, the City of Atlanta, private investment and philanthropic contributions, county, regional, state and federal grants, and public-private partnerships are also funding the completion of the BeltLine. Ballot referenda in 2016 allocated nine-tenths of a penny for transit and transportation projects within the City of Atlanta, a portion of which will fund some BeltLine transit, access, and the remaining right-of-way for the entirety of the 22-mile loop.

The full trail network and transit system is currently planned to be completed by 2030 and will ultimately connect 45 neighborhoods in Atlanta.

Cost \$4.8 billion (approximately \$500 million spent through FY2017)

Funding Sources

- Bonds - \$143 million
- City of Atlanta - \$85 million
- Private Philanthropic Grants - \$42 million
- Other Governmental Grants - \$43 million
- City of Atlanta (TAD) - \$48 million
- Atlanta Public Schools (TAD, net) - \$80 million
- Fulton County (TAD, net) - \$51 million
- Other Income - \$8 million

Project Delivery / Contract Method Design-bid-build and Design-build

Private Partner Private Donors:

- The James M. Cox Foundation/Sarah and Jim Kennedy/PATH Foundation
- Robert W. Woodruff Foundation
- Arthur M. Blank Family Foundation
- Kaiser Permanente
- The Home Depot Foundation
- The Coca-Cola Company
- Wells Fargo
- Georgia Power Foundation, Inc.
- Turner Broadcasting System, Inc.
- SunTrust Foundation and SunTrust Trusteed Foundations
- The Kendeda Fund

Project Advisors / Consultants	<p>Astra Grading & Pipe</p> <p>Reeves Contracting Co</p> <p>Kimley Horn & Associates</p> <p>Perkins & Will, Inc.</p> <p>Marta</p> <p>HDR Engineering</p> <p>Path Foundation</p> <p>Trees Atlanta</p> <p>AECOM</p> <p>Jacobs Engineering</p> <p>Mott MacDonald</p> <p>ValleyCrest Land Development</p> <p>Amec E&I, Inc.</p> <p>Wood + Partners, Inc.</p> <p>WSP</p>
Lenders	<p>SunTrust Bank, N.A., Bank of America, N.A, Wells Fargo Bank, N.A</p>
Duration / Status	<p>As of 2017, 11 miles of the Atlanta BeltLine's paved trail network have been completed, 1 mile of interim trail is in place, 307 acres of parkland have been opened, and 396 acres of brownfields have been remediated.</p> <p>As of spring 2018</p> <ul style="list-style-type: none"> • Approximately 16 miles of proposed light rail transit is under environmental review by FTA • Construction of Phase 2 of the Eastside Trail Extension is scheduled to begin in July 2018 • Final design for the Southside Trail is underway
Financial Status/Financial Performance	<p>From 2005-2017, the TAD generated \$325 million and has generated a direct economic impact of \$4.1 billion in private development as of the end of 2017. This is eight times greater than the total public/private investment of \$500 million to date.</p> <p>Most recent projections forecast that the TAD will generate \$800 million - \$1.4 billion from 2012 to its conclusion in 2030.</p>
Innovations	<ul style="list-style-type: none"> • Historic Fourth Ward Park, adjacent to the Eastside Trail, is an example of innovative stormwater management and infrastructure associated with the BeltLine. A planned underground capacity relief tunnel system was reimaged and implemented as a

2-acre lake and 17-acre park system. This project minimized downstream flooding and saved the City of Atlanta over \$15 million versus a traditional stormwater tunnel system.

- The City of Atlanta incorporated a legislatively-directed goal of creating 5,600 affordable workforce housing units over the TAD's lifespan, funded with TAD and other revenue. Between 2005 and the end of 2017, 2,565 affordable workforce units were built within walking distance of the BeltLine.

**Related Links /
Articles**

[How the Atlanta BeltLine is Funded](#)

[Atlanta BeltLine Project Goals](#)

Contacts

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