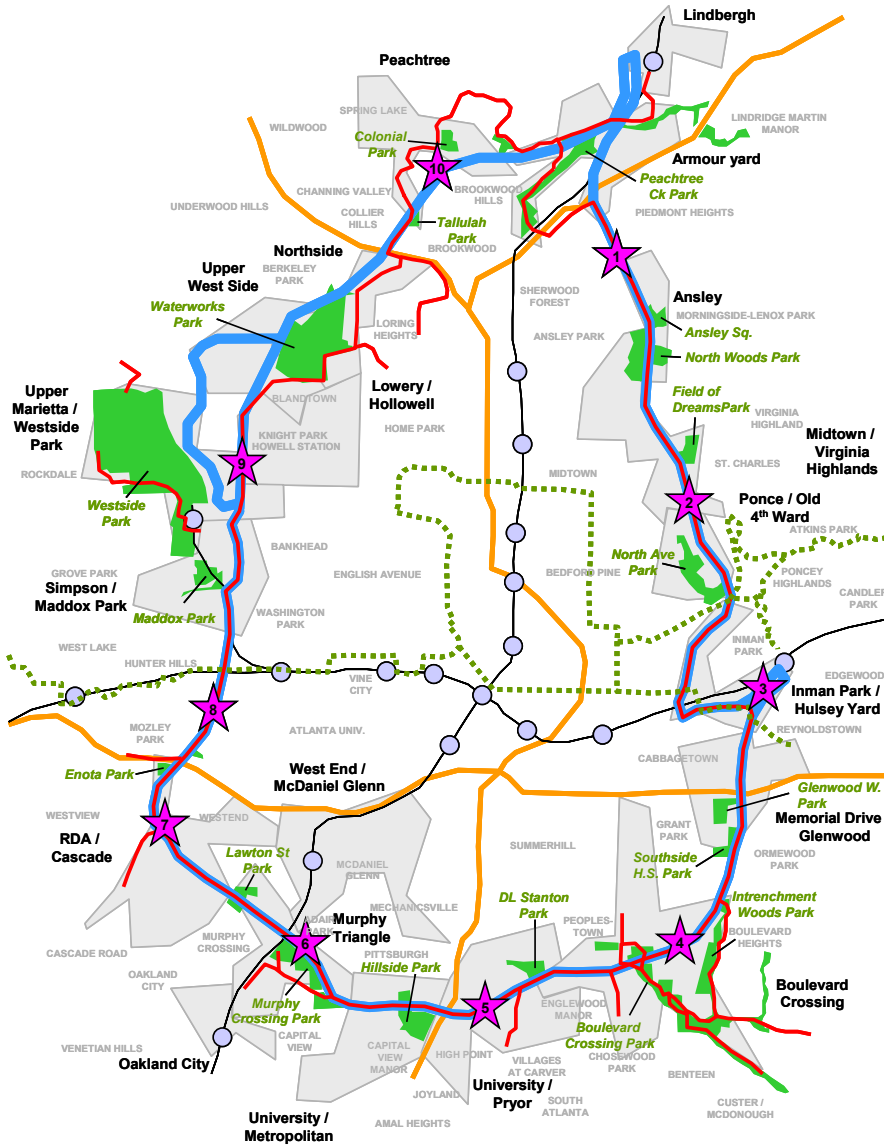


ATLANTA BELTLINE PROJECT

Brownfield Redevelopment



Key attributes of the BeltLine

Nearly 1,300 acres of new greenspace

33 miles of trails

A 22-mile loop of transit

~30,000 new jobs in 20 economic development areas

5,600+ affordable workforce housing units

Investments in transportation / pedestrian access and streetscapes, public art, historic preservation and environmental clean-up

Massive Urban Recycling Project

- **Underutilized Industrial Property**
- **Brownfield Remediation**
- **Unused and Underused Railroad Right of Way**
- **Historic Structures**
- **Quarry Reclamation**

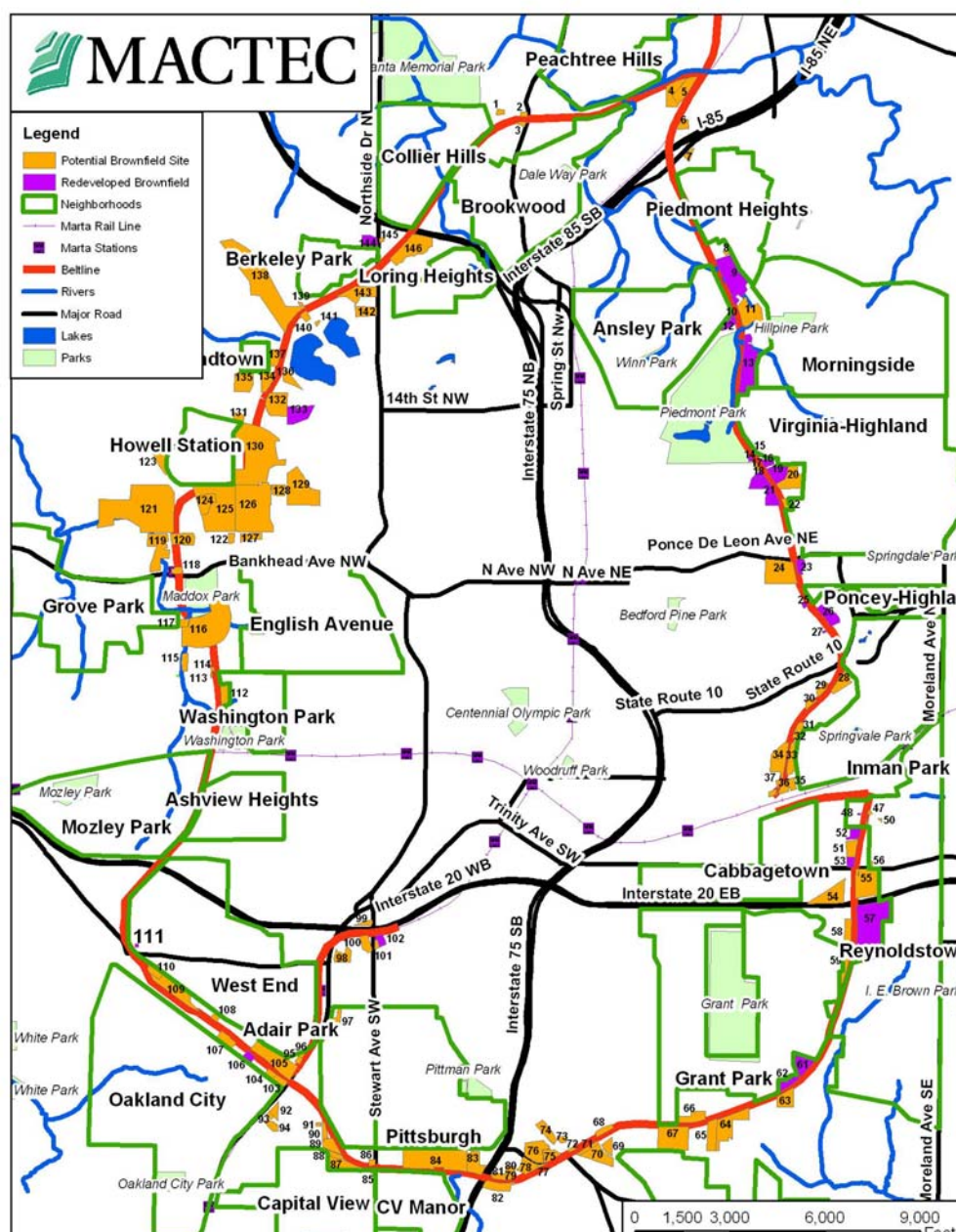
Transportation alternatives

Transit Oriented Development

Green building standards

Initial Brownfield Study

ATLANTA BELTLINE, INC.



In January 2005 MACTEC completed a preliminary environmental evaluation of the BeltLine corridor.

The purpose was to evaluate potential environmental issues and sites.

The study identified 146 properties having potential environmental impact.

Brownfield Initiative Focus Areas

ATLANTA BELTLINE, INC.

Identify additional potential brownfield sites

Perform Phase I and Phase II assessments on particular sites

Recommend remediation strategies

Lay groundwork for BeltLine Brownfield Program to leverage additional funding from EPA and other sources for future work

Land Reuse Planning and Strategy

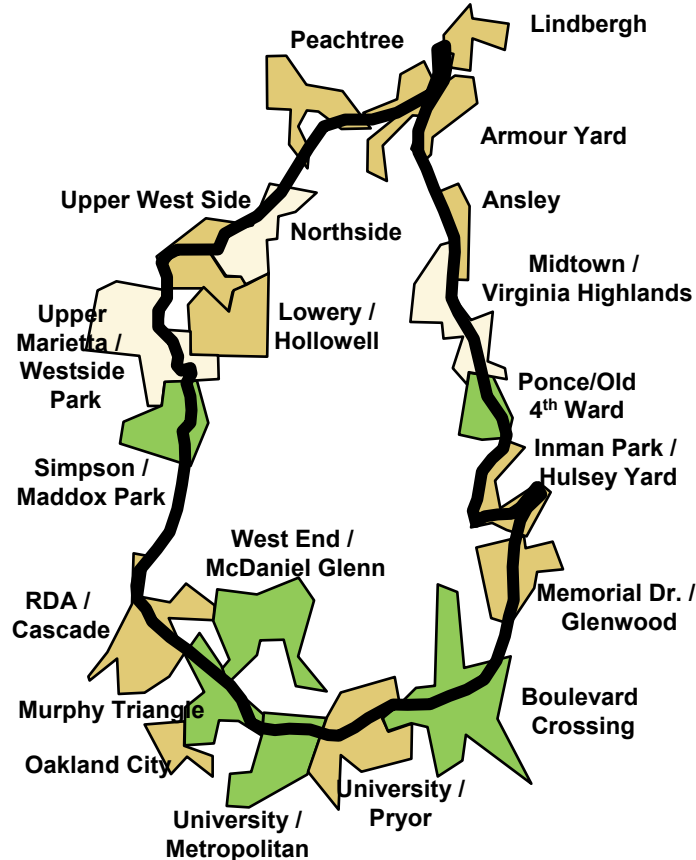
GIS Mapping and Data Management

ENSURING LIVABLE COMMUNITIES & ATTRACTIVE BUSINESS CLIMATE (I)

Planning, Development and Workforce Housing

ATLANTA BELTLINE, INC.

Economic Development Areas



- Focus: Seed with early public spending
- Manage: Respond opportunistically
- Leverage: Build on momentum of other projects

Overall

- \$69 million

Planning

- Funding for basic planning activities:

- Street grid
- Land use
- Master plans

- Historic preservation designation study

- Brownfield study

Economic Development

- \$19 million in incentives targeting five key focus areas

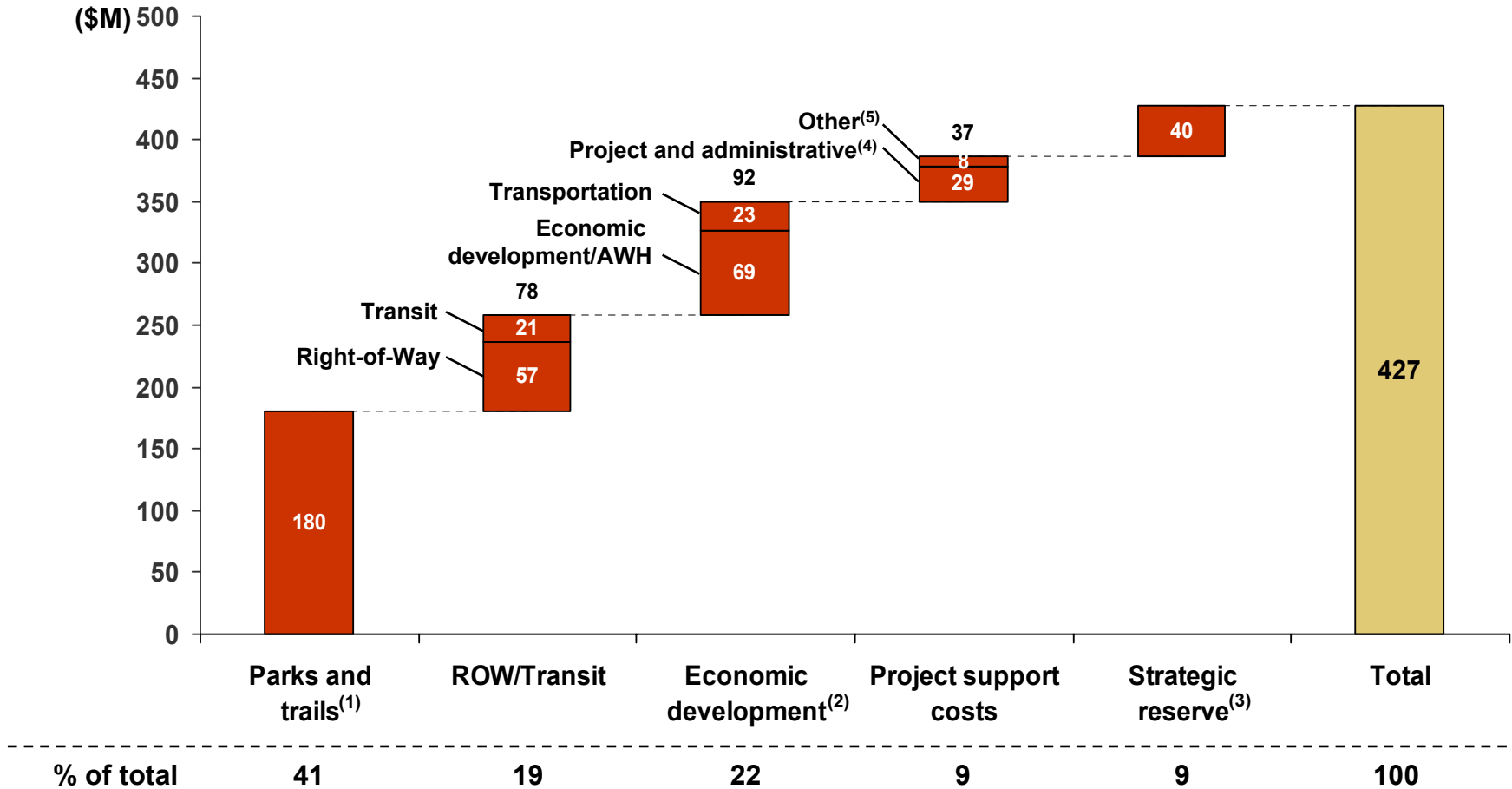
Affordable Workforce Housing

- \$42 million to be invested across the BeltLine

USES OF FUNDS: PROJECT COSTS TOTAL \$427 M

ATLANTA BELTLINE, INC.

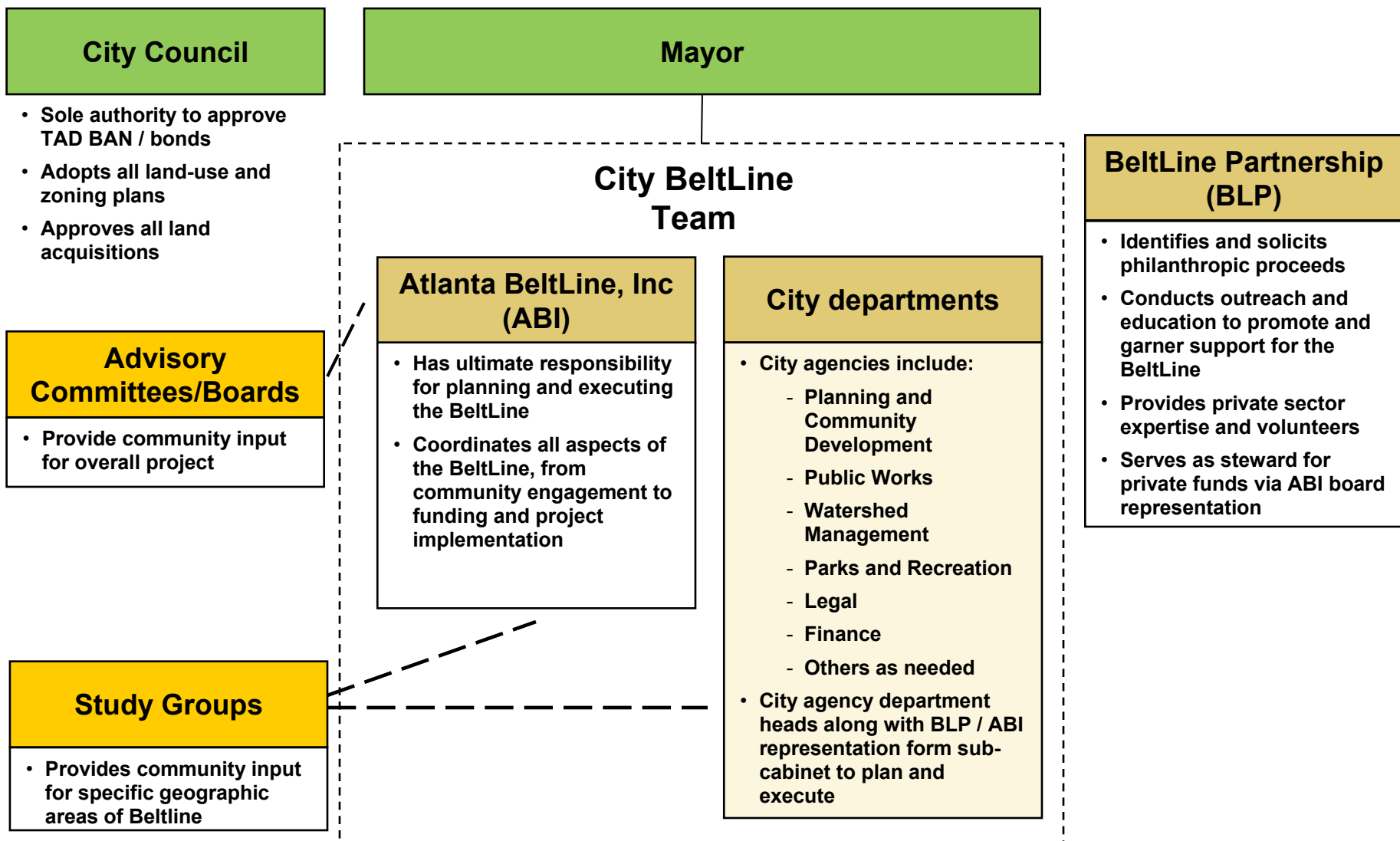
Estimated expenditure budget for BeltLine, 2006-2010



(1) Includes \$1.7M public art (2) Includes affordable workforce housing (AWH), transportation & pedestrian access and economic incentives plus other costs such as brownfield testing and connectivity studies

(3) \$40M strategic and tactical reserve (4) Administrative, project, and communications costs, 2006-2013 (5) Includes bond financing costs

Source: BeltLine Partnership / ADA



Comprehensive engagement efforts continue including:

BeltLine Study Groups

BeltLine TAD Advisory Committee

Community Representative on ABI Board of Directors

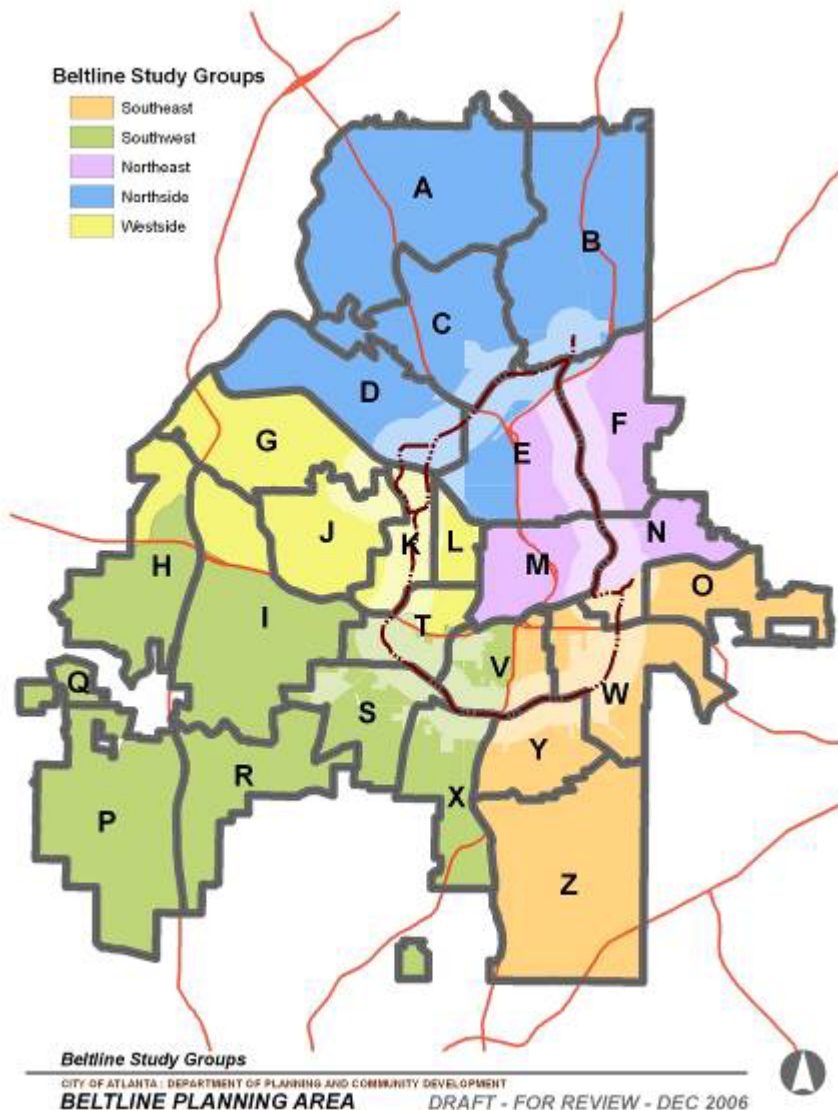
- Liz Coyle, City Council appointment

Citizen Participation Advocate

- Recruitment underway

Quarterly City-wide Briefings

- April 13
- August 9
- October 11



Study Groups Provide NPUs Chance for Comprehensive Input

Participation from broad range of stakeholder groups and community organizations for full representation

Create a vision statement for the BeltLine area that it represents

Provide input into a range of topics regarding the BeltLine, such as master planning, and affordable housing and transportation

Open to all members of the community



Vulcan Materials operations include asphalt and concrete aggregate, base material and recycled concrete.



The quarry in combination with adjacent parcels will transform into a new regional 350-acre park for the City with a 40-50 acre water reservoir.



Murphy Triangle, a historically significant railroad and industrial center, is in the southwest portion of the BeltLine. The area has metalworking and machine shops with supporting industries such as oil and scrap iron that have contributed to environmental problems.



Underutilized properties and vacant lots along Murphy Ave. and Sylvan St. present a tremendous opportunity for adaptive reuse. Redevelopment will include:

- new mixed use neighborhood.**
- with light industrial operations**
- small-scale office space.**
- retail services, restaurants and loft housing.**
- development of a community park bound by Sylvan Road and the BeltLine.**



Maddox Park, a 51.5 acre park located on Atlanta's west side.

Several environmental challenges:

- Bisected by an active, at-grade rail.**
- Southeast portion of the site is utilized by City operational facilities for a solid waste substation and truck maintenance facility.**
- Privately owned asphalt plant is located on property adjacent to the park.**



Maddox Park will be expanded by 10 acres and include both the City facilities, the asphalt plant, and adjoining floodplain and stream buffer. Maddox Park will connect to Grove Park and Westside Park through a greenway/trail.



The Boulevard Crossing area, located south of Grant Park, has a number of environmental challenges:

- Abandoned closed landfill reported to contain approximately 30 feet of construction debris, household garbage and yard waste.**
- Former auto repair facility/junkyard.**
- Former laundry/dry cleaning facility.**



Boulevard Crossing will be redeveloped into a new 20-acre park, in combination with medium density mixed-use development that includes housing, office and commercial uses.