

Atlanta BeltLine

BELTLINE TAD REDEVELOPMENT PLAN HANDOUT 3: FREQUENTLY ASKED QUESTIONS

If tax collections are frozen during the life of the TAD, how can the city meet increased service demands?

Transit-oriented, urban development produces proportionally less service demand than standard development.

The City will collect increases in sales tax and personal property tax within the TAD areas as a result of the new development. In addition, there will be additional economic development activity that will generate property tax, sales, tax, etc. in the areas surrounding the TAD, often called the TAD “halo” effect.

Will any of the neighborhoods be asked to bear the brunt of early development in order to generate the TAD increment?

No, the Redevelopment Plan will promote balanced growth along the entire corridor.

The TAD can be used as a tool to shape development within “hot” markets such as Northeast Atlanta, just as it can be used to entice desirable development within slower markets.

Will the redevelopment involve a blanket rezoning?

The Redevelopment Plan will develop a land use plan and a strategy for moving forward with recommended land use changes.

The City will carry out rezoning for potentially another year following TAD adoption to allow for public and property owner comment.

How far out from the Beltline would you recommend densities to support transit?

About 1/4 mile to 1/2 mile of the transit corridor.

The land use plan will focus mainly on those underused areas that are within walking distance of the Beltline and are likely to be redeveloped.

Is the TAD feasible without the large-scale development proposed in the Mason rezoning application?

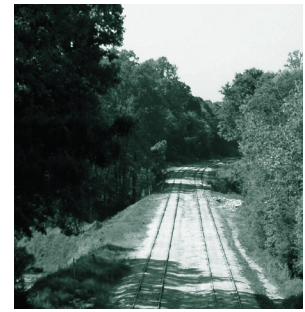
Yes, the TAD’s feasibility is not dependant on a any single development. The Mason proposal will be evaluated through the planning and re-zoning process described earlier.

Will the Redevelopment Plan accurately reflect the wishes of the community - how will we balance and incorporate neighborhood feedback?

Yes, public involvement is a critical part of the redevelopment planning process.

The plan will synthesize public feedback and technical analysis.

The purpose of the Recap Sessions is to help us validate and refine concepts. This process will continue with other public involvement, including NPU briefings and a draft presentation.



For more information
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<http://www.atlantada.com/>

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