

Section 1. Public Process

BeltLine Partnership Land Use Task Force Recommendations

September 3, 2005

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The BeltLine Partnership formed the Land Use Task Force in August 2005. Its more than twenty members brought substantial experience in mixed-use, residential, retail, office and industrial development, affordable housing, planning, design and architecture, market research, green space and community improvement. The Task Force met four times with representatives from Atlanta Development Authority, EDAW, Urban College and Huntley & Associates.

The Land Use Task Force supplemented the extensive community input that went into creating the Redevelopment Plan for the BeltLine. Specifically, the Task Force was asked to evaluate and comment upon the land use plan from a marketplace or “real world” perspective, bringing to bear the Task Force members’ experience with the types of mixed-use development that will be integral to the overall success of the BeltLine.

DEVELOPMENT CONTROL AND ZONING ENFORCEMENT

- Establish enforceable and administrable land use and urban design guidelines focusing on pedestrian- and transit-oriented mixed use development, potential reuse of historic structures and giving consideration to sustainable building practices.
- Stabilize adjacent neighborhoods through enhanced public safety and existing building code enforcement.

INFRASTRUCTURE

- Complete key street, intersection, and connectivity improvements simultaneously with the parks and trails development.
- Establish engineering guidelines and cross-sections for trail and transit that encourage a pedestrian-friendly environment.

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- Prioritize and acquire additional right-of-way where needed for plan implementation.

CONNECTIVITY

- Make completion of the entire trail and adjacent green space acquisition a top priority in early phases of development.
- Develop a comprehensive transit and pedestrian-bike plan which achieves connectivity with existing local and area community assets (e.g., Carter Center, Grant Park, MARTA Stations, etc,) even if that means using shared surface streets or additional right-of-way acquisition.

PARKS MAINTENANCE AND PUBLIC SAFETY

- Develop a plan to maintain the over 1,200 acres of new greenspace and the BeltLine trail.
- Develop a specific public safety plan for newly developed parks and trails.

TAD ANALYSIS

- The financial projections and development assumptions as reviewed and revised by the Task Force for the Redevelopment Plan appear, on balance, to be reasonable.