

neighborhood stabilization

Public Private Partnership

INNOVATION

REVITALIZATION

ANTI-DISPLACEMENT STRATEGY

Lasting Affordability

Land Stewardship at TOD

SUSTAINABILITY

COMMUNITY ENGAGEMENT

Community Benefits

Return on Investment

efficiency

Collaboration

Equitable Development at Scale

Funding Leverage

Atlanta BeltLine Context



- **22 mile loop** redevelopment area (6,500 acres) targeted
- Impacts 45 existing residential neighborhoods
- **25 Year Completion Timeline** (2005 – 2030)
- Mixed-use development includes new public parks, trails, transit, high density **15% of TAD/TIF net bond proceeds used for Affordable Housing Trust Fund – goal 5,600 new units**

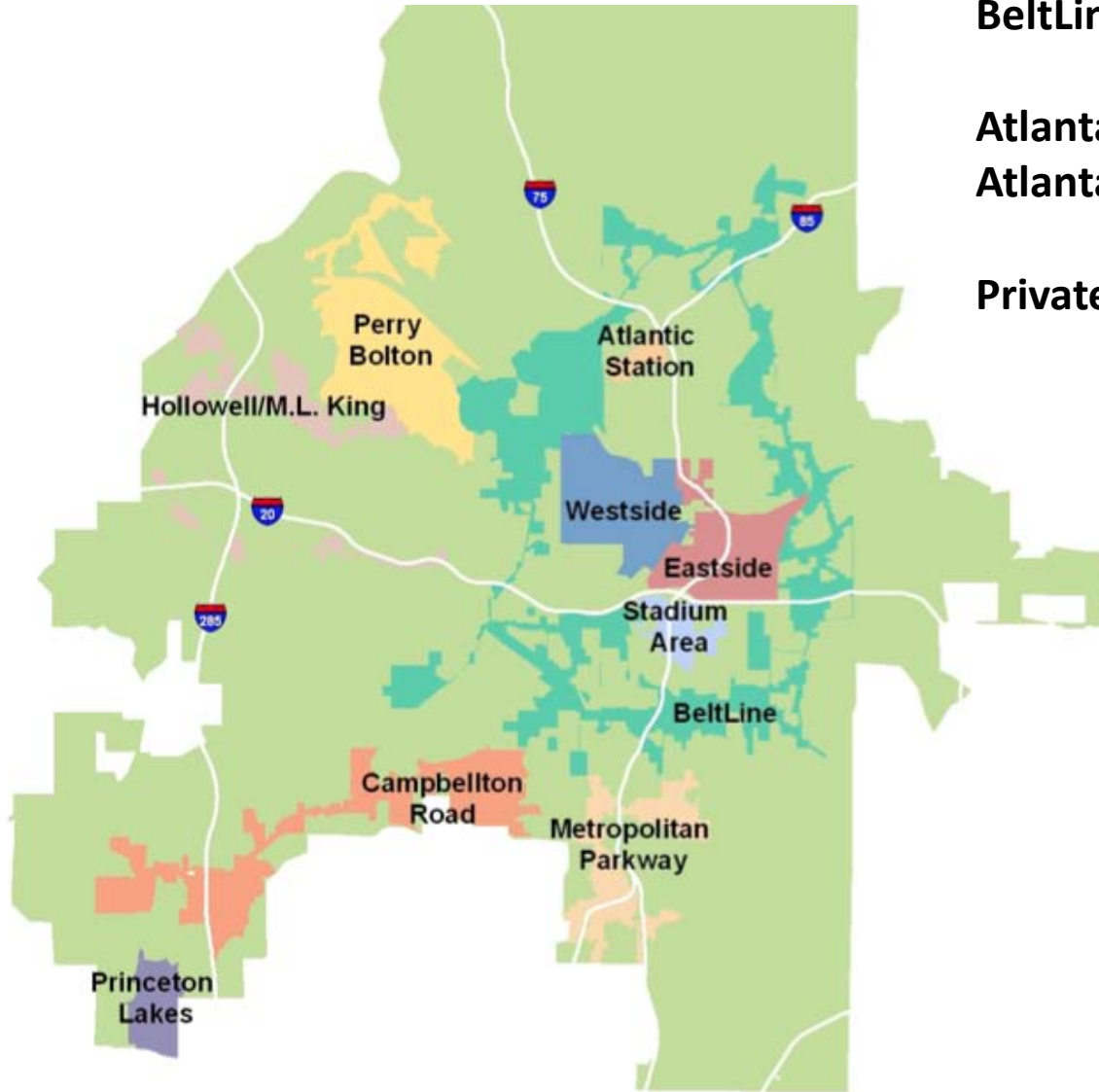


Denver FasTracks Context



- In 2004, voters approved the \$4.7 billion expansion of rail and bus service for the region to be completed by 2017
- 2007 Study: 155,000 units of new housing built by 2030 at transit stations, **at least 62,000 of the units need to be affordable**
- 122 miles of new light rail and commuter rail
- \$484M Redevelopment of Denver Union Station
- 50+ new rail and/or BRT stations for potential Transit Oriented Communities

Atlanta TIF/TAD Context

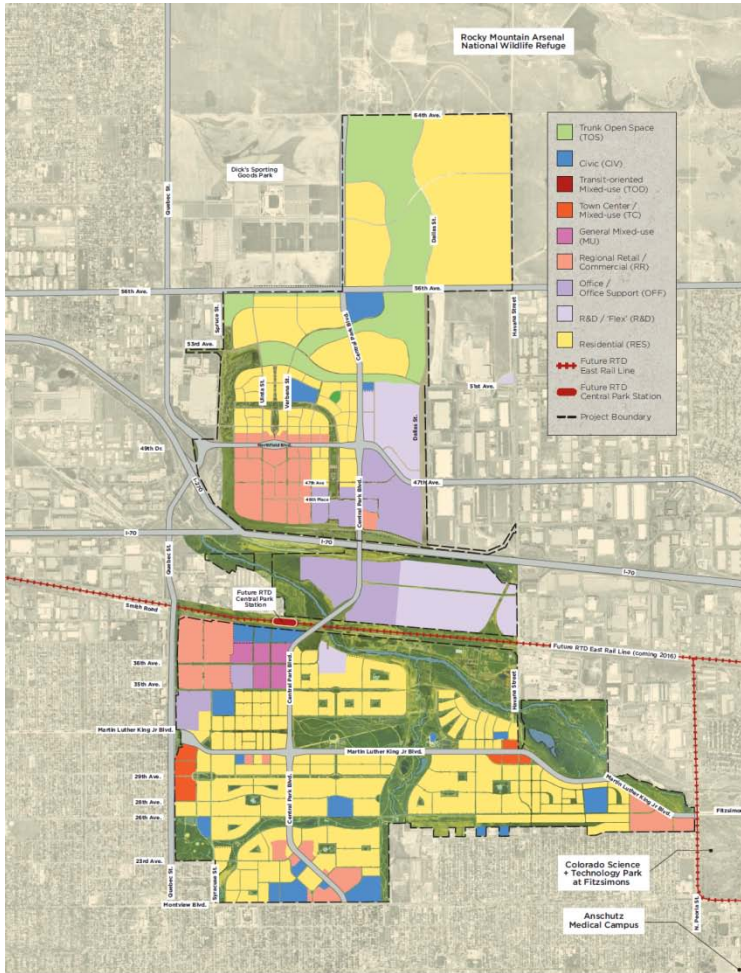


BeltLine – 6,500 acres

**Atlanta Beltline, Inc. &
Atlanta Beltline Partnership**

Private Developers/Investors

Denver TIF Context



Stapleton - 4,051 acres

Stapleton Development Corp.

Forest City Enterprises, Inc. - master developer

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STAPLETON
LAND USE MAP

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♻️
10.29.13

* This rendering and the development depicted are for illustrative purposes only and should not be relied upon for any purpose. Forest City Enterprises, Inc. reserves the right to change the development depicted in this rendering map for the benefit of the developer of Forest City Enterprises, Inc. without notice.