

ULI Atlanta Wins Community Action Grant



ULI Atlanta has won its first Community Action Grant from the Urban Land Institute Foundation for proposed work on the BeltLine project.

Community Action Grants are awarded semi-annually by the

ULI Foundation to encourage entrepreneurial projects which build community consensus for action and change at the local, state, and regional levels.

Through the Community Action Grant (CAG) program, up to \$200,000 in seed capital is available annually and distributed as grants to district councils for programs that aim to improve urban growth in their communities. At ULI's recent Spring Council Forum in Salt Lake City, ULI Atlanta was one of 23 grant applicants. Atlanta was awarded \$28,000, which was the highest amount awarded for this round of grants.

Grants are awarded for creative, innovative community outreach or educational programs. "The Community Action Grants represent the best efforts of ULI at the local level in providing civic engagement and leadership," said ULI Chairman Marilyn J. Taylor. "This program is a great example of how ULI members can foster the spirit of collaboration and cooperation among a variety of community stakeholders."

The vision of the BeltLine is to create a continuous network of high quality public spaces and transit that will organize people and economic activity around the city core. The BeltLine seeks to link (1) Development, (2) Transit/Trails, and (3) Green space in ways that transform existing intown areas

into vibrant mixed-use and pedestrian-friendly urban environments. By integrating these three key elements, the BeltLine becomes a sustainable new framework for growth that:

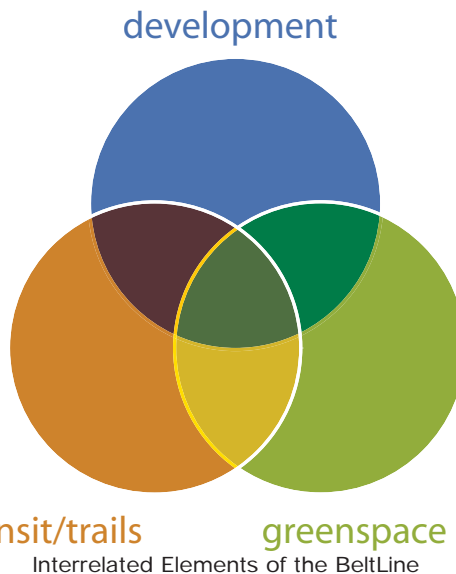
- Encourages a range of convenient and continuous mobility choices, including walking, biking, and transit;
- Emphasizes distinctive districts along the corridor marked by identifiable community gateways;
- Creates economically and socially vibrant hubs of mixed use activity;
- Expands housing options, including workforce housing;
- Protects green spaces and natural resources;
- Reflects the unique industrial, rail, and community history of the corridor and its adjacent neighborhoods either through the preservation of existing historic structures or the design of complementary new building forms;
- Integrates buildings and spaces that are geared toward pedestrians and reinforces street-level activity; and accommodates a significant portion of the population growth expected in the city.

This ULI grant award will enable ULI Atlanta to build support for the BeltLine project – which aims to create a ring of transit, trails, and parks along Atlanta's abandoned rail lines, connecting neighborhoods with Atlanta's rail and bus system. The time period for the grant work will be from July 2006 through June 2007. The grant work will consist of conducting a survey, disseminating expertise, and reporting on results. The desired outcome will be to build community consensus and facilitate the responsible development of a park where the Bellwood Quarry now operates.

Atlanta ranks at the bottom of the country's list of major cities with greenspace. By comparison, cities such as San Francisco, Washington, New York, San Diego and Boston all have over 17.5 percent of their land devoted to parks. The BeltLine's expansion of green space is appealing to the public and to ULI Atlanta.

By far, the crown jewel of the BeltLine work plan is the creation of Bellwood Lake and the expansion of Maddox Park on Atlanta's historic West Side. Once developed, this 700-acre mixed-use development will feature a lake created by what is now the Bellwood Quarry. The new lake and park promises to rival Atlanta's stately Piedmont Park as the city's "destination" green space area. This park will be easily accessible and will connect the BeltLine to the Bankhead MARTA subway station. With visions of children swimming, couples picnicking, and joggers jogging, ULI believes that this targeted area is key to the BeltLine's community acceptance and long-term success.

(continued on pg 2)



ULI Atlanta Wins Community Action Grant

(continued from pg 1)

In selecting the winners, the jury sought projects that reflected innovative, new ideas, measurable outcomes, a prominent role for ULI in the project, and models that could be applied to other places. ULI Atlanta's grant work is intended to be replicable in other cities with similar rail corridor adaptive-reuse problems in cities like Boston, Cambridge, New York, Baltimore, Portland, Fresno, Minneapolis, as well as places abroad such as Madrid, Paris, and London.

The BeltLine will be a \$3 billion community-driven "recycling" project. The Bellwood Park component alone will add 300+ acres of new

green space as well as create a drinking water reservoir that could hold up to 1.2 billion gallons. The transformation of the Bellwood quarry into green space will require a complex coordination among affected ownerships and business interests.

If you are interested in working with the CAG committee, please contact Jeff DuFresne, Executive Director of ULI Atlanta at 404-888-8765 or jdufresne@uli.org.

Bellwood Quarry Before



Bellwood Quarry After

ULI Sponsors

Benefactor (\$25,000):

Bank of America

Presenting Sponsors (\$10,000):

Atlanta Business Chronicle

IDI

Jackson Spalding

RCMS

The Winter Group of Companies

Supporting Sponsors (\$5,000):

Cooper Carry, Inc.

Cousins Properties

Epstein Becker & Green

Idea Associates, Inc

Metro Atlanta Chamber of Commerce

Regions Bank

Re-Source Real Estate Marketing, Inc.

Skanska USA Building Inc.

Smallwood, Reynolds, Stewart,

Stewart & Associates, Inc.

SunTrust Bank

Thompson Ventulett Stainback & Associates

Trammell Crow Residential

Troutman Sanders

Wachovia

Senior Contributors (\$2,500):

Atlanta Neighborhood Development Partnership

Atlantic Station, LLC

BECK

College of Architecture at The Georgia Institute of Technology

GreenbergFarrow

Hardin Construction

HOK - Hellmuth Obata Kassebaum

Holder Properties

Hughes, Good, O'Leary & Ryan

Hyatt & Stubblefield, P.C.

Jacobs Facilities

Jones Lang LaSalle

Jordan Jones & Goulding

Niles Bolton Associates

Novare Group, Inc.

Parker, Hudson, Rainer & Dobbs LLP

RBS Greenwich Capital

Regent Partners

Robert Charles Lesser & Co., LLC

Smith Gambrell & Russell

Surber Barber Choate & Hertlein

Architects, Inc.

Tunnell-Spangler-Walsh & Associates

Wood Partners

Contributors (\$1,000):

Ackerman & Co.

Alston & Bird

Barry Real Estate Companies

Batson-Cook Company

Brookdale

Carter

Chatham Holdings

Corbin Investment Holdings, LLC

Crescent Resources, LLC

Dewberry Capital Corporation

Emory University

First Fidelity Mortgage Corporation

Gateway Development Services

Georgia Power Company

Granite Properties, Inc.

Green Street Properties, LLC

John Wieland Homes and Neighborhoods

Kim King & Associates

King & Spalding

L.J. Melody & Company

Lane Company - Investment & Development Corp.

Lanier Parking Holdings

Legacy Property Group

Main Street Bank

McKenna Long & Aldridge, LLP

Merrill Lynch Capital

Newland Communities, LLC

PEC Development

Pope & Land

Powell Goldstein LLP

RBC Centura

Sizemore Group

The Integral Group, LLC

Urban Realty Partners

V.R. Halter & Associates

Worthing Companies

From the Chair



This edition of the ULI Atlanta Newsletter marks the occasion of my one-year anniversary as Chair of ULI Atlanta. I thought it would be fitting for me to share with you some of my thoughts on ULI Atlanta and on our real estate community. We have accomplished so much during the past year that it's difficult to relay everything to you, but some of the highlights include the following:

- ULI Atlanta not only hired Jeff DuFresne as our new Executive Director last fall, but we also were fortunate to find Misty Ivie, and hire her as our first full-time Executive Coordinator. This makes us one of the few district councils (among close to 50 in North America) that have a full time staff of two people and is indicative of the growth in membership and funding that we have experienced. Jeff has already established a reputation at ULI Headquarters as the best Executive Director in the entire district council system, and together with Misty they make up the best team going. I can't thank either of them enough for their dedication and enthusiasm for what we are trying to do.
- ULI Atlanta is not only one of the largest district councils, but we are also one of the fastest growing, having recently broke the 1,300 member mark. Our goal in the following year is to increase both the quality and quantity of our membership, as we expect to break the 1,600 member level.
- Our monthly programs are almost always sold out, a testimony to the great work of our programs chair Steve Tedder and his committee, but also a testimony to the interest level that you as members and friends have in learning more about our community.
- In 2006, we will have had four ULI Fellows (out of seven total) visit Atlanta to participate in programs. ULI Fellows are some of the premier leaders in the U.S. real estate community and are a wonderful resource for us and for our membership.
- This spring we expanded our highly successful UrbanPlan program to The Georgia Institute of Technology graduate school of architecture. We now are active in three high schools and at Georgia Tech, and plan on expanding the program to more high schools and one more university in the fall. Under the leadership of Lakey Boyd, we have now increased our volunteer base to over 50 individuals. These volunteers are some of the leading real estate professionals in Atlanta, and I think their willingness to dedicate their time to this program speaks volumes about how wonderful an effort this is.

- This spring we introduced Monopoly Night to Atlanta - an innovative fund raising event to support UrbanPlan. This highly successful event drew almost 200 people to a fun evening at the Twelve Atlantic Station hotel, and raised almost \$15,000 net for the Urban Plan program.
- At ULI's spring meeting in Salt Lake City, ULI Atlanta was awarded our first ever Community Action Grant (CAG) from ULI Headquarters. Our \$28,000 award was the largest given this year. ULI Atlanta's CAG will focus on building support for the BeltLine project – which aims to create a ring of transit, trails, and parks along Atlanta's abandoned rail lines, connecting neighborhoods with Atlanta's rail and bus system. The grant will be used to conduct a survey, mediate between parties, disseminate expertise, report on results, and build consensus for an early goal of the BeltLine – creation of a park where a quarry now operates.
- Under the leadership of Faron Hill, ULI Atlanta's Young Leaders Group has established itself as one of the largest and most active in the country. The YLG members are the future of our industry in Atlanta and I am tremendously impressed with their enthusiasm and dedication to ULI.

As always, there are many other hardworking volunteers, too numerous to mention, but without whom we couldn't continue to do the good work that we've set out to accomplish. To those people I express my thanks, and to those of you who would like to join, or get more involved in ULI Atlanta, I wish to express an open invitation for you to join up with the premier real estate group in the industry.

Thanks for letting me be a part of this great group.

Lance Patterson
Chairman, ULI Atlanta

Got News??

Email or Contact
Jeff DuFresne with
suggested stories for
our next E-Newsletter.
jdufresne@uli.org or
404.888.8765.

Get Involved in ULI Atlanta

ULI is the only organization in Atlanta where you expand your local contacts, fuel your passion for your profession, and feed your soul through community service. Get more involved in ULI Atlanta by joining one of the following committees today.

Expand Your Local Contacts:

- **MEMBERSHIP COMMITTEE** grows a healthy and diverse membership base, hosts networking events, and encourages active participation by members on various ULI Atlanta initiatives.
- **YOUNG LEADERS GROUP** creates a unique setting for the leaders of tomorrow's real estate companies to interact, both professionally and socially, with the leaders of today. You must be a member of ULI and be under the age of 35 to be part of the Young Leaders Group.
- **AWARDS COMMITTEE** selects recipients for the "Development Projects of the Year" Award. In addition to these development awards, nominations are selected for individuals to receive the "Dan Sweat Award" for lifetime community service in the public sector role as well as the "Frank Carter Award" for lifetime achievement in the real estate community. These annual awards will be presented at this year's Awards Dinner on September 21.
- **COMMUNICATIONS COMMITTEE** creatively promotes the activities and opportunities of ULI Atlanta to its members, potential members and the media in a positive and effective manner through the monthly ULI Atlanta e-newsletter, the new Annual Report, and Membership Directory.
- **SPONSORSHIP COMMITTEE** focuses on identifying, developing and communicating with sponsors of ULI Atlanta, and in determining appropriate venues for sponsors to involve their employees in activities of the district council.

Fuel Your Passion For Your Profession:

- **ATLANTA PROGRAMS COMMITTEE** provides educational opportunities for ULI District Members through the monthly 2nd Tuesday Breakfast series, as well as through partnership with other ULI Atlanta committees to create workshop opportunities. The goal of the Committee is to provide an array of educational opportunities ranging from practical experience gained through Atlanta's cutting edge projects to personal and corporate development opportunities via leadership and career path discussions.
- **NATIONAL PROGRAMS COMMITTEE** assists with the planning and execution of national ULI programs which take place in Atlanta. Activities include developing content for the programs, securing speakers, and conducting tours. Upcoming programs include the Compact Development Forum, the Place Making Conference in September 2006 and the CEO Leadership Roundtable in December 2006. This is a new committee.
- **URBANPLAN COMMITTEE** provides a hands-on program for high school and university students focusing on urban redevelopment. The goals of UrbanPlan are to broaden the students' awareness of

community & land use issues; enhance the students' educational experience; broaden the students' thoughts for future career paths in real estate development and related fields; and to create a greater informed citizenry for the next generation about the growth of communities.

- **MONOPOLY COMMITTEE** will plan and execute ULI Atlanta's second annual Monopoly Night in the Spring of 2007. This fun-filled event is designed to both raise funds and awareness for UrbanPlan - an educational program that carries ULI's mission to Atlanta high schools and universities, where students - our city's future leaders - gain hands-on real estate experience. This is a new committee.

Feed Your Soul Through Community Service:

- **COMMUNITY ACTION GRANT (CAG) COMMITTEE.** This year, ULI Atlanta won its first Community Action Grant for proposed work on the BeltLine project. Grant work will consist of conducting a survey, disseminating expertise, and reporting on results over the next 12-months. The desired outcome will be to build community consensus and facilitate the responsible development of a park where the Bellwood Quarry now operates. This is a new committee.
- **COMMUNITY OUTREACH COMMITTEE** (formerly the Inner-City Committee) focuses on promoting best land use practices and development in the inner city, by working with local governments, authorities and non-profits. This Committee is currently involved with producing this year's Urban Marketplace.
- **URBAN MARKETPLACE COMMITTEE** presents infill development/redevelopment opportunities and incentives throughout the Atlanta region to the ULI and broader development community, as well as encourages investment in parts of the region that are traditionally ignored. This year's Urban Marketplace will be held on October 24 at the Georgia World Congress Center.
- **TECHNICAL ADVISORY PROGRAMS (TAP) COMMITTEE** engages our local membership directly with the community, drawing upon our members' knowledge and experience in order to facilitate resolution of specific land-use challenges facing communities and the region.
- **HOUSING COMMITTEE** is focused on local and regional housing issues, both short and long term. The committee's goal is to promote a robust housing market serving all economic sectors. This includes all types of rental and for sale housing. Its arena ranges from advising local governments and nonprofit organizations to developing and promoting policy alternatives at the local, regional and state level.
- **SMART GROWTH COMMITTEE** keeps ULI membership informed about smart growth issues and policy; serves as a feedback mechanism from ULI to government and business policy makers, and helps ULI educate the larger community in the Atlanta region on smart growth principles.

If you are interested in growing your contacts, fueling your passion, or feeding your soul - please call Jeff DuFresne, Executive Director, ULI Atlanta at 404.888.8765.

ULI Atlanta Executive Committee

Lance Patterson
Jeff DuFresne
Stephen Arms
Lakey Broderius Boyd
Kevin Byrne

Constance Callahan
Kevin Cantley
Steve Cover
Felix deGolian
Peter Drey
Ellen Dunham-Jones
David Dwyer
Leon Eplan
Sibet Freides
Gil Garrison

John Goff
Marvin Greer

Eric Hade
Jim Hamilton

Barry Real Estate Companies
Urban Land Institute
Marthasville Development, LLC
Market + Main
The University Financing
Foundation, Inc.
SunTrust Bank
Cooper Carry, Inc.
City of Atlanta
Haverty Furniture Companies, Inc.
GreenbergFarrow
Georgia Institute of Technology
Capitol Development Group
Eplan Consulting
Idea Associates, Inc
Smallwood, Reynolds, Stewart,
Stewart & Associates, Inc
Cousins Properties, Incorporated
Atlanta Neighborhood
Development Partnership
Lane Company
Trammell Crow Company

Helen Hatch

Faron Hill
Patrick Hill

Young Hughley

Ellen Keys
Brian Leary
Catherine Ross

Terry Russell

Bob Silverman
Steven Tedder
Jeff Warwick
Ortrude White
Vance White
Shelli Willis
Monte Wilson

Mason Zimmerman

Thompson, Ventulett, Stainback
& Associates
NetFunding.com
Jackson Spalding
Communications
Reynoldstown Revitalization
Corporation
Jordan, Jones & Goulding, Inc.
Atlantic Station, LLC
Center for Quality Growth and
Regional Development
John Wieland Homes and
Neighborhoods
The Winter Group of Companies
Barry Real Estate Companies
Bank of America
Ortrude White & Associates
BECK
Troutman Saunders, LLP
HOK - Hellmuth Obata
Kassebaum
Pope & Land Enterprises

Upcoming Events

July 18
July Monthly Program
Hilton Atlanta Airport

July 19
Executive Committee Meeting
Winter Building, 5th Floor

July 26
YLG Program/Social
Location TBD

September 11-12
ULI National Placemaking Conference
Omni Hotel at CNN Center Atlanta, GA

September 21
ULI Atlanta Awards Dinner
6:30 PM @ Hyatt Regency Atlanta

October 24
Urban Marketplace
7:30 AM @ Georgia World Congress Center

December 12-13
CEO Leadership Roundtable
Location TBD

For additional information on events, call
ULI Atlanta at 404.888.8765

ULI Atlanta

404.888.8765
www.atlanta.uli.org