



Growth and Development Issues

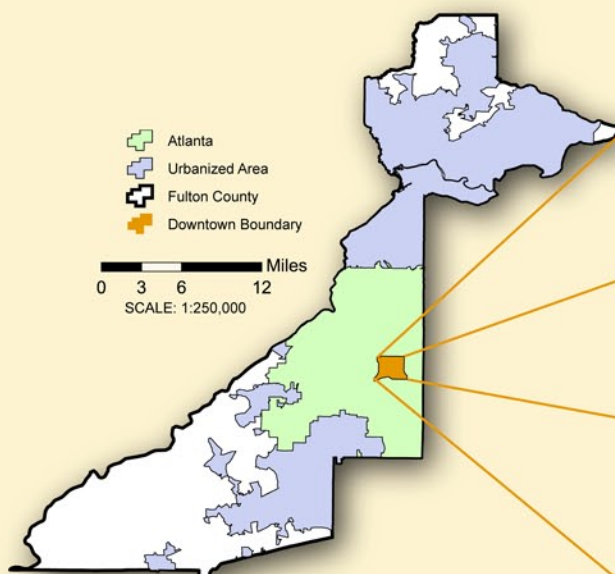
Problem	Proposed Resolution Strategy
Decline in economic activity	Increase capital available for business development, and invest in tourism and the convention industry
Low property values	Streamline development process to facilitate growth and redevelopment
Large areas of blight	Development of Center for Sustainable Urban Revitalization (CSUR) to educate, research and provide technical assistance
Lack of parks and open space	Demand greenspace be included in all public or private capital improvement projects



Demographic and Social Issues

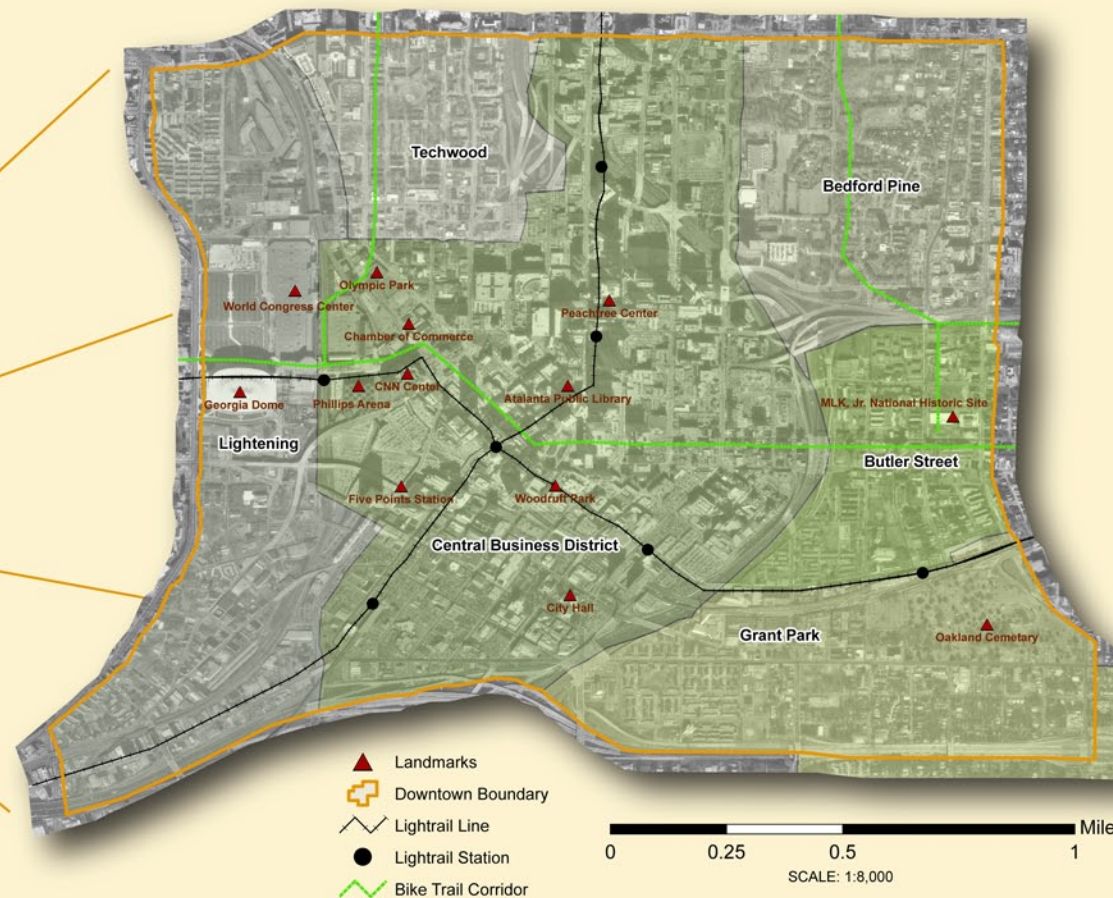
Problem	Proposed Resolution Strategy
High crime rate (112 crimes per 1000 residents)	Enhance visibility of public safety downtown through increase in police presence
Low High School completion rate of 57.6%	Implement a High School reform model and identify high risk APS students
Shortage of workforce housing	Implement an inclusionary zoning program and aggressively use Tax Allocation Districts (TAD's)

FULTON COUNTY



Downtown Population: 17,787
 CBD Population: 2,500
 Downtown Area: 2560 acres

DOWNTOWN



Transportation and Transit Issues

Problem	Proposed Resolution Strategy
Low downtown accessibility	Promote the BeltLine and link it with existing MARTA infrastructure
Pollution	Increase transit use through removing stigma associated with Marta by increasing visibility of safety personnel and maintaining cleanliness

Comparison to Denver

At 4 square miles, Atlanta's CBD is over 4.5 times the size of Denver's CBD.

While the average rent is nearly identical between Denver and Atlanta, the average cost of a home in Denver is \$409,850 compared to Atlanta's \$273,214.

In terms of mass transit, Denver is playing catch-up with Atlanta, which opened its first lightrail line in 1979.

Downtown Denver has over 4 times the amount of retail square footage (3.6 million) that Downtown Atlanta has (861k).



Learning from Atlanta

Unrestricted urban sprawl and automobile driven development results in long commutes, which in turn results in major traffic and pollution problems.

If a downtown is perceived as unclear and unsafe, people will not want to live there, businesses will not want to locate there, and property values and economic activity will suffer.

