

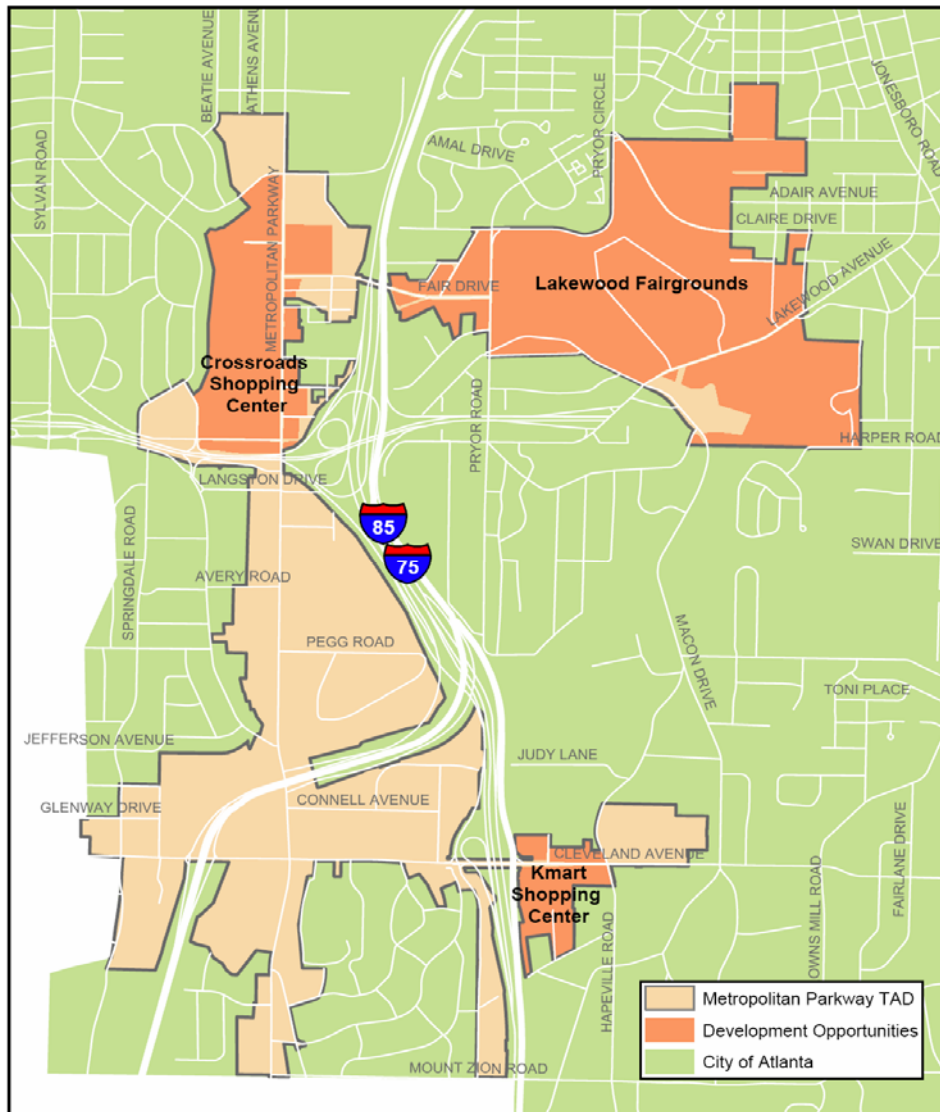
## METROPOLITAN PARKWAY TAX ALLOCATION DISTRICT #9

The Metropolitan Parkway TAD contains 895 acres in south Atlanta. It has easy access to I-75, I-85 and GA Route 166.

Development Potential (Year)	2010	2015
Housing (units)	790	1,410
Retail (Square Feet)	313,000	361,250
Office (Square Feet)	43,750	100,000

### Key Redevelopment Opportunities:

- Lakewood Fairgrounds (138 acres)
- Crossroads Shopping Center (23+ acres)
- Kmart Shopping Center (10+ acres)



For more information, contact Wyman Winston, Deputy Director of Tax Allocation Districts, at 404.614.8307 or visit the Atlanta Development Authority's website at [www.atlantada.com](http://www.atlantada.com).

# METROPOLITAN PARKWAY TAX ALLOCATION DISTRICT BENEFITS

## Benefits of Establishing the Metropolitan TAD:

### Investment

- \$85 million in TAD subsidy could generate \$380 million in new development over the life of the district
- Creation of a funding source and economic incentive for private redevelopment projects within the Metropolitan Parkway Redevelopment Area

### Quality of Life

- Promote the development of infrastructure and amenities such as parks and plazas to encourage and support all elements critical to building a sustainable community
- Provide funding for additional roadway and transportation-oriented improvements that will address current and projected traffic congestion as well as protect existing and planned residential communities
- Allow for the development of infill and mixed-use projects to eliminate the development gaps that divide the communities in this area

### Economic Development

- Projected 2,650 permanent jobs in the business and service industries generated by commercial development and over 2,380 construction jobs
- Increasing annual sales tax revenues in excess of \$2.6 million by 2020 and a projected \$54 million in net new sales tax revenue over the life the district



Neighborhood Retail



Outdoor Dining