

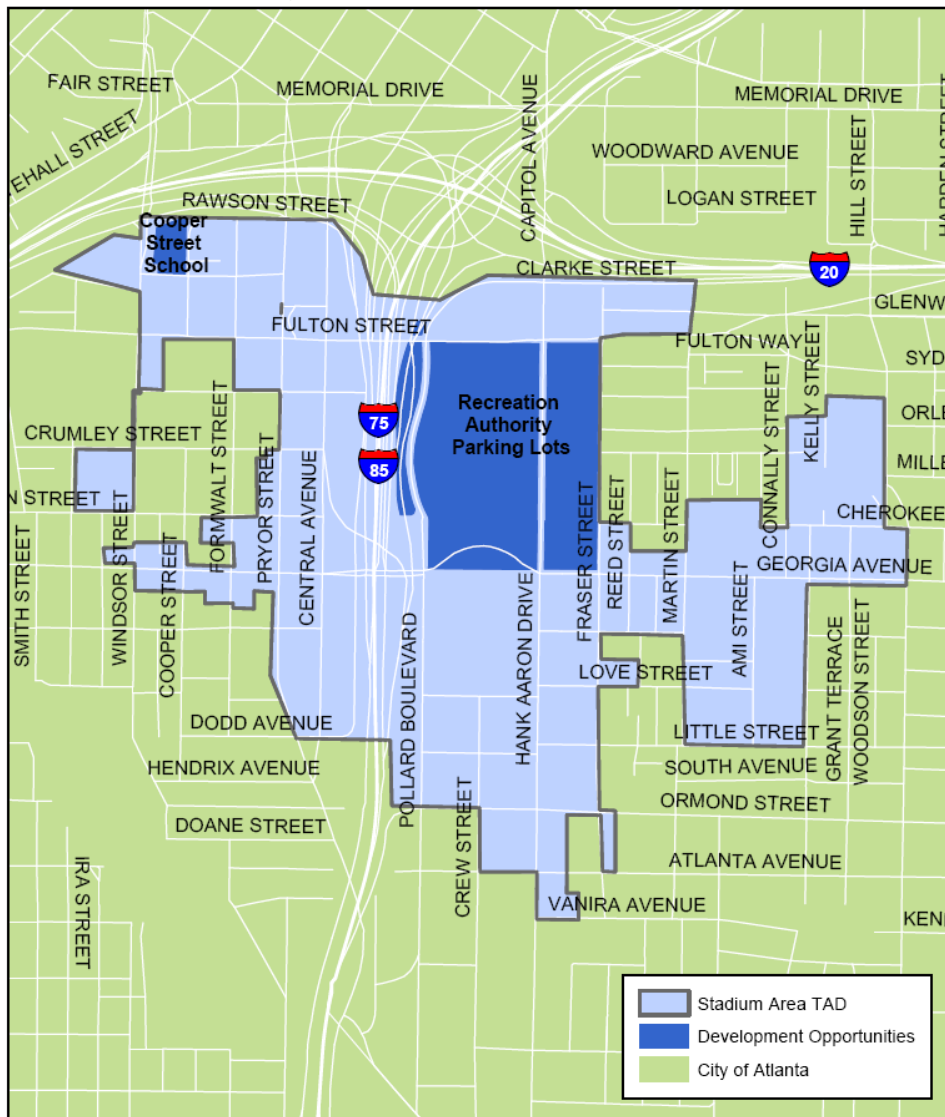
STADIUM AREA TAX ALLOCATION DISTRICT #10

The Stadium Area TAD's approximately 372 acres surround Turner Field and are within close proximity to I-75, I-85 and I-20.

Development Potential (Year)	2010	2015	2020
Housing (units)	990	1,400	1,240
Retail (Square Feet)	90,000	70,000	100,000
Office (Square Feet)	100,000	100,000	100,000
Hotel (Square Feet)	75,000	100,000	125,000

Key Redevelopment Opportunities:

- RFP to create mixed-use district on Recreation Authority surface parking lots (30+ acres)
- Cooper Street School is poised for redevelopment
- 100 acres of private parking lots and vacant land poised for redevelopment



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.

STADIUM AREA TAX ALLOCATION DISTRICT BENEFITS

Benefits of establishing the Stadium Area TAD:

Investment

- \$158 million in TAD subsidy is expected to leverage over \$1.2 billion private investment through 2020
- Return highly valuable property to the tax rolls

Quality of Life

- More vibrant neighborhood environment by expanding residential opportunities with approximately 3,630 new housing units over the next decade
- Improved pedestrian access to shopping, employment, regional transportation, particularly in Hank Aaron Drive and Georgia Avenue
- New neighborhood gathering places, attracting new customers and visitors to the area
- Improved traffic circulation
- Eradication of physical and aesthetic barriers created by passive surface parking lots

Economic Development

- Opportunity for ongoing public/private educational partnership
- New commercial opportunities including 260,000 s.f. of shopping, 300,000 s.f. of hotel, and 260,000 of office
- Over 1,900 new jobs in retail, office and the lodging industry
- Increasing annual sales tax revenues in excess of \$1.6 million by 2020



Outdoor Dining



Turner Field



Structured Parking