

ATLANTIC STATION NEIGHBORS NEWSLETTER

We have created this monthly newsletter to enhance communication with you, the neighbors of the Atlantic Station development. To keep you abreast on the issues you care about, the *Atlantic Station Neighbors Newsletter* will feature a variety of topics, consistently informing you about the site construction, aquarium, transportation and other progress.

In addition to the *Atlantic Station Neighbors Newsletter*, we will host a monthly meeting for neighbors at the Tenth Street United Methodist Church (425 Tenth Street, Atlanta). The first meeting will take place on Thursday, August 1, 2002 from 6:00-7:30pm. Future meetings will convene the last Thursday of each month through October. The Atlantic Station team will discuss items featured in the newsletter and answer questions from the community.

We hope that you will share our enthusiasm about this new publication as we develop a national model for smart-growth: Atlantic Station.

CONSTRUCTION AREA

With the final utility tie-ins complete on the west side of the development, 16th Street is now open at Northside Drive and will serve as the construction entrance for **all** traffic at Atlantic Station. Other improvements to the area's infrastructure include a new 8' x 8' storm water bypass culvert, new sanitary sewer lines (replacing some brick lines that were up to 100 years old), city water lines and underground power and telephone lines. With these underground utilities upgraded, the majority of the final grading and paving for the roadways have been completed from Northside Drive to State Street. Reconnection of the streets in Home Park will be completed by mid-fall. State Street was recently repaved from 16th Street to 14th Street and BellSouth will soon install its telecommunication lines in State Street from 16th Street to 14th Street.

The concrete structure rising near the interstate will be almost invisible once Atlantic Station is completed. It is the primary structure for the roadways and parking garage. The centralized parking facility will allow the majority of Atlantic Station's parking to be hidden from view under the shops, restaurants and offices. By using a precast construction method, a large environmental savings was achieved.

BRIDGES OVER ATLANTA

The 17th Street Bridge over I-75/85 construction began in December 2001 will re-connect Midtown (previously severed by Interstates 75 and 85) and will accommodate alternative forms of transportation (pedestrians, bikes, future rail connections) in addition to vehicles. In fact, the bridge will have more space for mass transit, pedestrian and bikes than vehicular lanes. The emphasis placed on this bridge has caused many to overlook the fact that there are **two** bridges linking Midtown neighborhoods to Atlantic Station and the communities west of Atlantic Station, thus creating a fluid community.

The second bridge, located on the west side of the property, will pass over the railroad tracks and will connect to Northside Drive via Bishop Street. The Georgia Department of Transportation (GDOT) will solicit construction bids in August 2002. Both bridges are expected to be completed by January 1, 2004. A model cross section of the 17th Street Bridge will be on display at the August 1st meeting.

AQUARIUM

The recently announced Georgia Aquarium to be constructed by the Marcus Foundation, is proposed for Atlantic Station. The proposed site is on approximately 15 acres located on the far west side of the property, fronting on 16th Street and Northside Drive. The proposed aquarium, if constructed at Atlantic Station, will be compatible with Atlantic Station traffic management patterns. Visitors are projected to visit:

- In multiple occupancy vehicles (i.e. families)
- Via the Atlantic Station shuttle system from the Arts Center MARTA station
- During the school year via school buses that will arrive/depart during off-peak business travel hours
- Primarily during weekends, again off-cycle for normal weekday business travel

The proposed aquarium will feature a state-of-the-art water conservation and recycling program, and will open in 2005.

TRANSPORTATION

Atlantic Station will feature a connection to the Arts Center MARTA Station, which is less than a mile away. This shuttle will run on a 4-8 minute interval, making public transportation a viable option for those who live, work and play at Atlantic Station and the surrounding communities.

Additionally, the development will implement a transportation program that provides incentives for using alternative modes of transportation. Incentives include access to electric vehicles for meetings outside of walking distance and discounted rates for mass transit use.

continued on other side

OUR ENVIRONMENT

Neighborhood residents will soon receive a letter from Atlantic Station regarding tree planting in the communities. We will plant 2,500 trees in the communities during the fall of 2002. Up to two trees will be planted in the front yards of residents. Trees may be selected from a list of approximately 17 species, including oaks, magnolias, dogwoods, red buds, maples, etc.

Atlantic Station recently signed an agreement with Southern Energy Services, Inc. to construct and operate a centralized air conditioning system that uses an extensive underground network of pipes to distribute chilled water, delivering energy-efficient cooling to buildings. The centralized system allows a significant savings in energy costs and will reduce building construction costs as well. A centralized cooling system greatly reduces atmospheric heat discharges due to its efficiency over individual cooling units for each building. This is the first large scale centralized cooling system for a development of this type in Georgia.

There will be 11 acres of parks for Atlantic Station tenants and neighborhood residents to enjoy including: recreational/ pet parks, gathering spaces, bike trails and other village greens that will promote a sense of community. Among the greenspace will be a beautiful lakeside area ideal for picnics and other events.

COMING SOON...

We are continually striving to ensure that Atlantic Station includes a wide variety of retail, entertainment, restaurant and office tenants. Atlantic Station residents and neighbors will enjoy amenities from a grocery store and a bank to clothing boutiques, neighborhood cafes and upscale dining. Recent tenant announcements include:

- **United Artists**—The two-story, 16-screen theatre will feature approximately 4,000 stadium seats, wrap-around screens, and a street-level box office. To be located at State Street and 19th Street, the theatre will be the only state-of-the-art, all-stadium seating theatre in Midtown Atlanta.
- **California Pizza Kitchen**—The premium pizza restaurant will incorporate an outdoor dining area. The Midtown location will be the company's fourth in metro Atlanta.
- **SouthTrust**—About 300 SouthTrust employees will occupy the first five floors (95,000 square feet) of the office building to be constructed on the northwest corner of the new 17th Street bridge and Interstates 75/85. The firm will occupy its new offices in April 2004. The building will include a full-service SouthTrust branch and an ATM on the first floor.
- **Arnall Golden Gregory**—The 130-lawyer firm will move its staff from One Atlantic Center to Atlantic Station in November 2004. Plans call for AGG initially to occupy 135,000 square feet of the office building that will also house SouthTrust.
- **Beazer Homes Inc.**—The firm has purchased property for approximately 90 townhouses and single-family construction on 16th Street in the first phase. A construction start date has not been announced, but the estimated completion date is summer 2003.
- **Realty Development Corporation**—The firm has purchased property around the lake on 17th Street for approximately 500-600 apartments and condo construction. The first phase of construction will begin in early fall 2002 and will be completed in summer 2003.

CONTACT ATLANTIC STATION

We look forward to seeing you on August 1, 2002 at the Tenth Street United Methodist Church. For more information on this and other issues regarding the community, please contact Dr. Hilburn Hillestad or Kris Carter at 404.870.2368 or e.mail at kcarter@atlanticstation.com. Thank you for your comments.

Atlantic Station L.L.C.