



Life Happens Here.

Atlantic Station, L.L.C. Environmental Fact Sheet

As the largest urban brownfield redevelopment in the United States, the Atlantic Station® community, co-developed by AIG Global Real Estate Investment and Jacoby Development, Inc., serves as a national model for new urbanism and smart growth. In order to transform this former steel mill site into a livable, 138-acre mixed-use development, significant environmental reclamation was necessary.

As a developer, AIG Global Real Estate, applies sophisticated innovations in design with an emphasis on environmental sustainability and user-friendliness as often as possible. AIG Global Real Estate is a stakeholder in environmental strategy, dedicated to practices such as remediation, use of environmentally-sustainable construction materials and energy-efficient design and technology.

For Atlantic Station, environmental reclamation of the site took approximately two years upon the issuance of the No Further Action (NFA) letter by the Environmental Protection Division (EPD) in December 2001. Below are the steps taken to ensure proper environmental reclamation and to create an environmentally-friendly neighborhood:

- **Contaminated Soil:** 9,000 dump truck loads (approximately 165,000 tons) of contaminated materials were removed from the site.
- **Trees:** 2,800 new trees have been planted on the property and in surrounding neighborhoods.
- **Groundwater:** An interception system to collect groundwater was installed onsite. This will monitor and treat (if necessary) intercepted groundwater prior to discharge to the city sewer system.
- **Stormwater:** Detention facilities will reduce the peak runoff from the post-development condition to less than, or equal to, the pre-development conditions. The design of these detention facilities includes an aesthetically pleasing one-acre pond in the center of the residential development.
- **Air Quality:** Redevelopment of the site includes a monitoring program (in conjunction with the EPA) consisting of site design criteria and transportation performance targets. These measures are in place to ensure that the Atlantic Station community is designed and built with elements that encourage alternatives to single occupancy vehicle trips.

- **Energy:** An environmentally-friendly central cooling system will save building owners more than \$35 million in construction costs, while operating more than 25 percent more efficiently than traditional building HVAC systems resulting in lower energy bills for tenants. A two-mile-long network of 36-inch pipes will deliver chilled water from a 50,000-square-foot central cooling plant to office, residential and retail buildings.
- **Recycled Materials:** During the property's reclamation, concrete building foundations were uncovered, which were broken into smaller pieces and reused as backfill. This recycled concrete accounted for 132,000 cubic yards of material. Additionally, the 164,000 cubic yards of granite that was removed in order to create a level building site was crushed and reused as backfill. By using these large amounts of existing material, Atlantic Station, L.L.C. reduced the amount of material that had to be taken to construction and debris landfills and lessened the material that had to be brought in from outside sources.
- **LEED Certification:** To demonstrate a commitment to sustainability, the 171 17th Street building decided to pursue LEED certification (Leadership in Energy and Environmental Design), a green building rating system developed by the U.S. Green Building Council. In order to achieve LEED certification, a building must meet requirements for sustainable design, construction, and operation. The 171 17th Street building is the first LEED Silver-Core & Shell certified high-rise office building in the world and the first high-rise office building in Georgia to receive any LEED certification.

Transportation:

In addition to these remediation efforts, the following transportation initiatives will be implemented to ease potential traffic problems in Midtown Atlanta:

- **Multimodal bridge:** A new 17th Street bridge was built to assist with transportation flow. The 130-foot wide bridge contains two general-purpose travel lanes and one dedicated transit/bike lane in each direction with sidewalks on both sides. Sidewalks are 22 feet wide on the south side of the bridge and 30 feet wide on the north side.
- **Sidewalks:** Pedestrian-friendly sidewalks are on all surface streets in the development.
- **Electric Car Charging Stations:** Priority parking and charging stations are available for electric vehicles.

- **Shuttle Service:** The project includes operation of a clean-fueled, rubber-tired transit shuttle system that circulates between the nearby MARTA (mass transit) station and the Atlantic Station neighborhood. The shuttle operates on a frequency matching the existing mass transit station schedule.
- **Proximity of Businesses:** The close intermingling of the businesses (on average less than 1,500 feet apart) and retail locations with the redevelopment's residential properties (and with existing neighborhoods) will promote pedestrian traffic.
- **Parking:** The property features shared parking for retail and office, including metered, street-side parking throughout the shopping district.
- **Transportation Facilities Design:** Non-standard lane widths, turning radii and block size will be utilized to reduce roadway cross sections and promote pedestrian activity.
- **Alternative Transportation Incentives/Programs:** The Atlantic Station community will incorporate a car share program using electric vehicles, electric charging stations, VIP parking for car pools, guaranteed ride home, etc.

Co-developed by AIG Global Real Estate Investment Corp., a member company of American International Group Inc. (AIG) and Jacoby Development Inc, the Atlantic Station redevelopment is a 138-acre environmental redevelopment of the former Atlantic Steel Mill at the nexus of interstates 75 and 85 in Midtown Atlanta. The redevelopment is ultimately projected to include 15 million square feet of retail, office, residential and hotel space as well as 11 acres of public parks. For more information visit www.atlanticstation.com.

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Media Contacts:

Sue Rodman, Brendan Streich
 GCI Group, 404-260-3537
srodman@gcigroup.com/bstreich@gcigroup.com

Lauren Day
 AIG Global Real Estate
 212-770-8431
lauren.day@aig.com