
INTERNATIONAL ECONOMIC DEVELOPMENT COUNCIL
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Assembly Yards is a progressive, adaptive reuse community; a one-of-a-kind hub for art, technology, creativity, living, recreation and commerce.

assembly yards

You can lose yourself here.
You can find yourself here.
You can conjure, connect
and shine here. In this
place, everything is
possible and nothing is
forgotten.



The MARTA-connected grand vision.





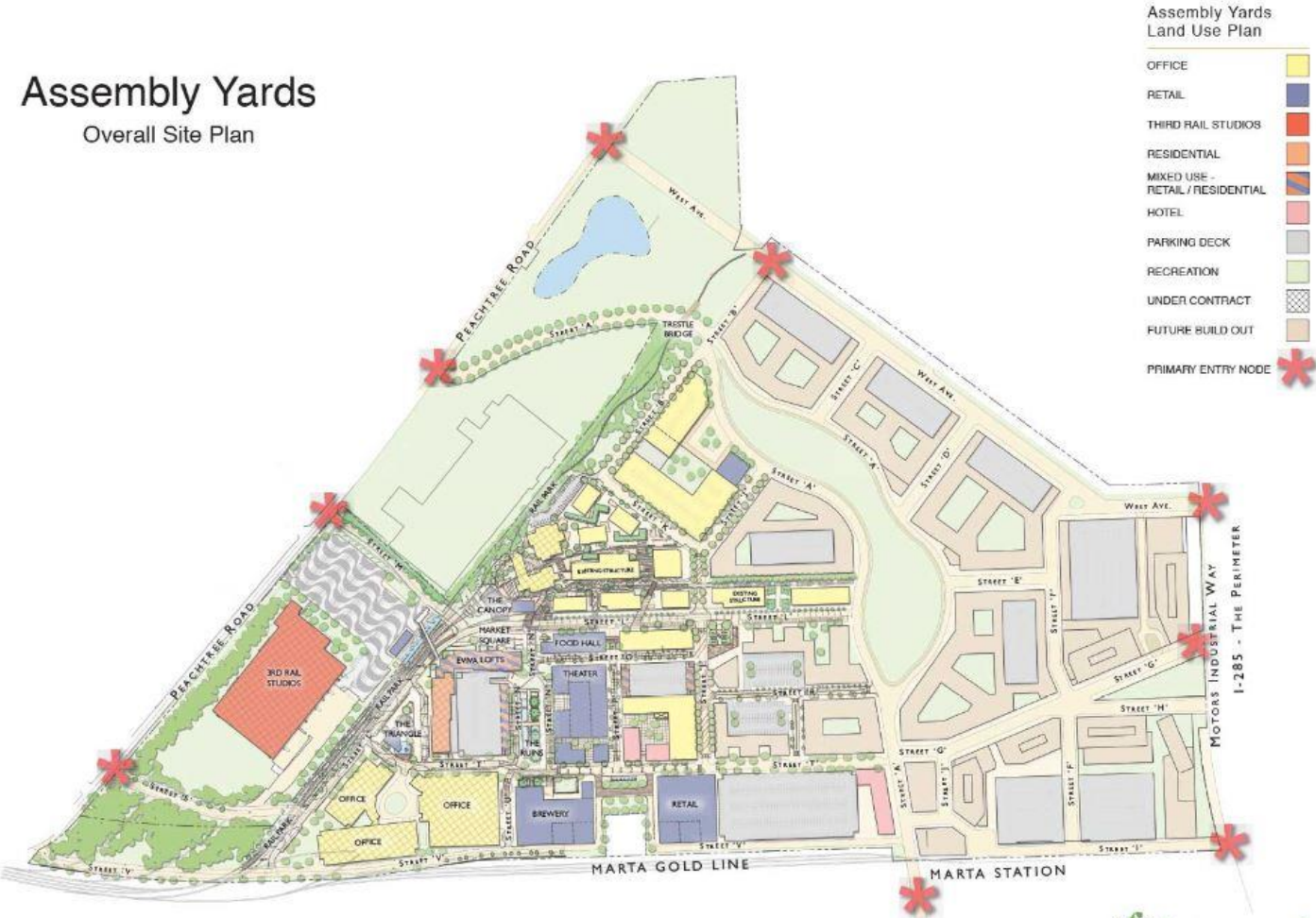






Assembly Yards

Overall Site Plan



Assembly Yards
Land Use Plan

- OFFICE
- RETAIL
- THIRD RAIL STUDIOS
- RESIDENTIAL
- MIXED USE - RETAIL / RESIDENTIAL
- HOTEL
- PARKING DECK
- RECREATION
- UNDER CONTRACT
- FUTURE BUILD OUT
- PRIMARY ENTRY NODE

Remediate, Reuse & Recycle at Assembly



Doraville Assembly Yards

- Adaptive Mixed Re-Use Transit-Oriented Community
 - 10 Miles NE of Downtown Atlanta
 - 165 Acre Assemblage
 - Proximate to Norfolk Southern Rail Corridor and MARTA Station linkage
- Former Home of GM Automobile Plant & Shipping Yard
 - Built 1947 after WWII
 - Closed 2008 after Great Recession
- Project - 10MM Sq. Ft Office, Apartments Retail and Restaurant
 - 2016 - Third Rail Film Production Studio
 - 2017 - Serra Simmons Corporate Relocation

Atlanta's "Largest Most Sustainable Transit Oriented Development"

- Reclaimed Rail Network converted to Bikeable Greenspace/Existing Trail Connections
- Installation of Driverless, Free, Clean-Energy Shuttle
 - Designated pathway from Project Site to Adjacent Passenger Rail (MARTA)
 - Cutting edge Guidance and Detection Systems
- High-Tech Infrastructure with 50 GB Internet Connectivity

Innovative Financing Structure

- Community Improvement District
 - Commercial Property Owners
 - District Board of Directors
 - 25 Mill Levy Authorization

- Tax Increment TIF/TAD District
 - Pledge of City Increment

- Targeted Abatement for HQ Portion
 - Limited PILOT

- Special Service District
 - Authorized (but not levied) Unlimited SSD Tax
 - Annual Projections
 - Coverage

The following is a diagram detailing the flow of funds as described under the subheading "– Deposits to CID Assessment Fund and SSD Fund, Transfers to Revenue Fund" herein.

