



Life Happens Here.

## **ATLANTIC STATION, L.L.C Timeline and History**

<b>1901</b>	Atlantic Steel Co. founded as Atlanta Steel Hoop Co.
<b>1915</b>	Company became known as Atlantic Steel
<b>1920s-1980s</b>	Active steel mill
<b>1974</b>	With 2,000 employees producing three-quarters of a million tons of steel annually, the company was Georgia Power's largest customer—consuming enough power to supply a city of 60,000 people
<b>1979</b>	Atlantic Steel Company acquired by Ivaco Inc.
<b>Spring 1997</b>	Property contracted to Jacoby Development Inc. (JDI)
<b>April 1998</b>	Atlanta Mayor Bill Campbell approves redevelopment zoning
<b>October 1998</b>	EPA accepts Project XL TCM proposal
<b>December 1998</b>	Atlantic Steel Mill closes
<b>June 1999</b>	17 <sup>th</sup> Street/Atlantic Station, L.L.C. TCM in approved ARC ITIP—for improvement to regional air quality
<b>July 1999</b>	Atlantic Steel begins deconstruction of steel mill
<b>September 1999</b>	The Atlantic Steel redevelopment becomes the nation's first EPA Project XL for transportation and land use
<b>Fall 1999</b>	Remediation begins
<b>December 1999</b>	JDI closes on the Atlantic Steel property and forms partnership with AIG Global Real Estate Investment Corp.
<b>September 2000</b>	The Atlantic Steel redevelopment project is named "Atlantic Station"

<b>March 2001</b>	Beazer Homes joins the Atlantic Station redevelopment to build homes on the property  Lane Co. chosen to develop multifamily housing in Atlantic Station redevelopment
<b>October 2001</b>	Atlanta City Council issues \$75 million Tax Allocation Bonds to pay for the first phase of infrastructure development  Georgia Department Of Transportation (GDOT) approves 17 <sup>th</sup> Street bridge design and construction
<b>November 2001</b>	GDOT issues request for bids for construction of 17 <sup>th</sup> Street bridge
<b>December 11, 2001</b>	EPD grants NFA (no further action) to Atlantic Station development
<b>December 14, 2001</b>	17 <sup>th</sup> Street bridge contract let
<b>2002-2003</b>	Atlantic Station community begins announcing lease agreements; California Pizza Kitchen and United Artists first to sign-on. Other tenants currently with signed lease agreements include Dillard's, IKEA, Publix and Rosa Mexicano.
<b>October 2003</b>	First residents move to the Atlantic Station neighborhood
<b>January 2004</b>	17 <sup>th</sup> Street bridge construction is completed
<b>April 2004</b>	17 <sup>th</sup> Street opens into the Atlantic Station redevelopment First office tower (171 17 <sup>th</sup> Street Building) opens Construction begins on the Southeast's first IKEA store
<b>June 2004</b>	Retail construction begins in the District
<b>August 2004</b>	Groundbreaking for boutique hotel/residential building: Twelve, developed by Novare Group/Wood Partners
<b>September 2004</b>	Atlantic Station redevelopment receives national Phoenix Award for "Best Brownfield Redevelopment"
<b>October 2004</b>	Atlantic Station community announces Millennium Gate Project
<b>March 2005</b>	Atlantic Station announces the grand opening date of The District: October 2005.
<b>June 2005</b>	IKEA, the Swedish home furnishing retailer, opens its first store in the Southeast in Atlantic Station

**July 2005**

171 17<sup>th</sup> Street Building receives Silver certification in the Leadership in Energy and Environmental Design (LEED<sup>®</sup>) Core and Shell Development program. The office tower 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

**October 2005**

The Atlantic Station redevelopment officially opens

Initially founded as the Atlantic Steel Co. in 1901, the company went through several changes during the century, but Atlantic Steel remained a fixture in the Midtown area until deconstruction began in 1999.

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](http://www.atlanticstation.com).

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