

**Talking Points – Yvonne Williams for House Transportation
Study Committee Meeting**



Transportation and infrastructure investments are typically re-paid by gains in property values as well as short and long term increases in tax revenue.

Perimeter Center has steadily increased investment on its infrastructure, resulting in more than \$4-billion worth of real estate assets across the 4.2 square mile CID straddling DeKalb and Fulton Counties, as well as parts of three municipalities.

New Projects in Perimeter Pipeline –

- State Farm Insurance campus, first 24-story tower coming online in early 2017. Campus to eventually employ 8,000, direct connectivity to Dunwoody MARTA station. 2-million square feet of new Class-A office.
- High Street – Zoned and entitled for millions of square feet of high rise residential, office and retail, immediately behind Perimeter Mall
- TransWestern Insurance – Finalizing negotiations with Dunwoody for 16-story office tower, also adjacent to Dunwoody MARTA station.

In partnership with the three area municipalities, Brookhaven, Dunwoody and Sandy Springs, the PCIDs are funding and conducting a study on 'last-mile connectivity' options to connect MARTA and the expanded GRTA Express Bus service to the areas major employment centers

Whether with a circulator bus system, people movers or an above ground circulator, the last mile connectors would allow thousands of Perimeter area employees to more easily leave their single-occupancy vehicles at home.

MARTA is expanding development of its own property, adjacent to stations on the rail system. At our three MARTA stations within the PCIDs, we are improving way-finding signage, encouraging use of alternate transportation and seeking ways to enhance each station for more use by our leading employers.

The majority of our projects and funding within the PCIDs has been expended maximizing transportation infrastructure, expanding capacity and improving traffic flow.

Though that type of improvement will continue, in the future we will also be funding, designing and constructing pedestrian trails, bike paths and green spaces to further enhance the quality of life as well as the walk-ability of the Central Perimeter sub-market.

GRTA is expanding the number of express bus routes to and from the Perimeter, and a growing number of employer shuttles, funded by area employers, also move hundred each day from their homes to their place of business.

The population of the Central Perimeter sub-market surges by more than 100,000 during the typical business week work day.

Our affiliate organization, Perimeter Connects, is developing commuting and alternate transportation plans, at no expense to the employers...including discounted MARTA Breeze cards, customized telecommuting and flex-work schedules and options regarding GRTA Express Shuttles as well as private vans and car pools.

There has also been a significant increase in density of high rise residential within the sub-market, making the Perimeter Center an increasing walkable community.

Work will be underway soon to re-construct and improve the 285@400 Interchange, as well as related miles of collector/distributor lanes. Securing funding for this massive project was a team effort.

Economic Impact of GA 400 Hammond Drive Half Diamond Interchange - 19,000,000 output first ten years

Ashford Dunwoody Diverging Diamond Interchange - 51,000,000 output first ten years

I 285 400 Interexchange Reconstruction - 146,000,000 output first ten years(output is defined as the value during the first ten years of additional good and services produced in the study area due to the indicated project

Our prior investments, leveraged and enhanced by partner dollars at the local, state and federal level have increasingly made the Perimeter Center into Georgia's Fortune 1000 address of choice.

We want to acknowledge and thank the leaders of this committee, as well as the State House and Senate, Georgia Department of Transportation and Governor Nathan Deal for their vision and leadership, both in creating a dedicated financing vehicle for much of this work in Georgia's motor fuel excise tax, as well as investing \$75-million in transit options around the state.

We look forward to your questions as well as serving as a "best practices market" for transportation innovation.

Thank you.