

THE PULLMAN PRESERVE

The Pullman Preserve protects the only remaining large open space left in east Atlanta, representing the last opportunity to preserve an iconic, in-town, historic complex and significant greenspace. The property will be let out to bid shortly by the state, and we have a short window to work with the city to preserve this valuable community asset.

The value of Pullman Preserve rests in its close proximity to a large urban population that otherwise must travel long distances to enjoy farm- and nature-based activities, as well as for Atlanta Public School (APS) students who otherwise would never be exposed to green job training connected to the emerging field of urban agriculture. At the confluence of four in-town neighborhoods, Pullman fills in the middle, stitching together now disconnected community assets, such as Toomer Elementary and the Arizona soccer fields. A planned PATH multiuse trail will connect Pullman directly to the Atlanta Beltline.

Located on the east-west MARTA line between two stations and in between downtown Atlanta and Decatur, Pullman Preserve is optimally located for neighborhood access, education and workforce training as it is in close proximity to three grade schools, two middle schools, and two high schools. Situated on the sub-continental divide, it is the origination point for the headwaters of Hardee Creek and the South River, which will also provide protection of the watershed.

The 26.8 acres Preserve has the potential to become a world class destination, restoring the historic buildings and housing the city's growing wellness, artisan and urban agricultural communities with a neighborhood center, an urban ag innovation center, a farm and woodland park, and a residential village that will contain some affordable housing in a rapidly gentrifying area.

The sustainable development plan envisions build-out of four distinct but integrated sub-areas: the adaptive re-use of the iconic railroad sheds as commercial space; a 10-acre greenspace converted to nature preserve; a variety of housing types in the southeast quadrant; and a collection of complementary nonprofit uses arrayed in the middle of the site. The integrated whole of these mixed-uses will stamp Pullman as one of the most distinctive developments in the southeast. Immediately after acquisition, plans are to stabilize the deteriorating buildings and to remediate significant environmental contamination left over from its manufacturing past so as to provide a "clean slate" for subsequent development.

Committed to the principles of equitable development, the master developer will provide overall guidance, site design and architectural controls, and financing to the project while bringing in other developers to build the constituent elements.



TRANSIT ACCESS AND CONVERGENCE OF THREE MULTI-USE TRAILS

CONNECTIVITY

Neighborhood Walkability

Pullman Preserve is located at the edges of the Kirkwood and Edgewood neighborhoods and is within easy walking distance from the Kirkwood, Edgewood, Lake Claire and Candler Park neighborhoods.

Marta

Pullman Preserve is within walking distance of the Edgewood/Candler Park Marta station. Access can be facilitated with an event shuttle and with an Atlanta bike share kiosk.

Multi-use Trails

Pullman Preserve is located at the intersection of the Decatur, Candler Park and Trolley Line/Atlanta BeltLine multi-use trails. It represents a unique opportunity to develop an active living sector that encourages access via walking, cycling and transit, thus reducing intownparking and traffic congestion.

Schools

Three grade schools, two middle and two high schools within approximately one mile.



Pullman Preserve will limit traffic impacts on Rogers Street that is currently congested at rush hour. Designed to reduce high traffic impact land uses with its urban farm, nature preserve, and senior village, it will emphasize active transportation promoting pedestrian, bike and transit access.



PULLMAN PRESEVE - A COMMUNITY ORIENTED FOR-PROFIT AND NON-PROFIT DEVELOPMENT

OBJECTIVES

- PRESERVE THE HISTORIC BUILDINGS
- PRESERVE THE WOODLAND & PROTECT THE WATERSHED
- PRESERVE OPEN SPACE FOR URBAN AGRICULTURE
- CREATE A LOW TRAFFIC IMPACT DEVELOPMENT
- PRIORITIZE PEDESTRIAN, BIKE & MARTA TRANSPORT
- PROVIDE A RICH CULTURAL & RECREATIONAL DESTINATION
- INSPIRE WELLNESS & FITNESS
- PROVIDE EDUCATION & GREEN JOBS TRAINING
- CREATE A CENTER OF INNOVATION FOR ATLANTA

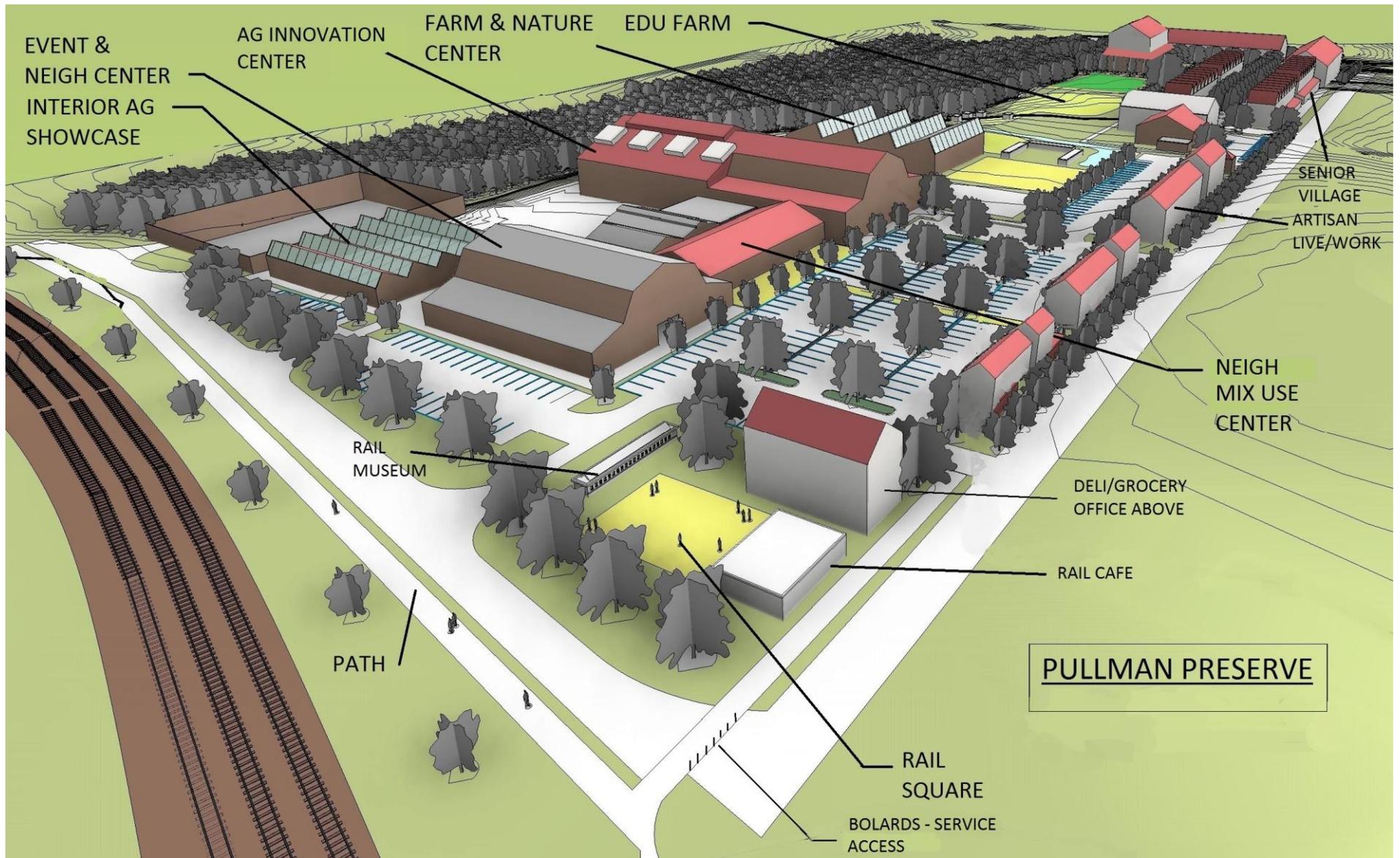
NON-PROFIT PARTNERS

ATLANTA HISTORY CENTER
 WYLDE CENTER
 BOYS & GIRLS CLUB
 ATLANTA CONTACTPOINT
 FOOD WELL ALLIANCE
 SOUTHFACE ENERGY INSTITUTE
 TREES ATLANTA
 CAPTAIN PLANET
 GEORGIA - ALABAMA LAND TRUST
 HATPONICS
 HOMESTEAD ATLANTA

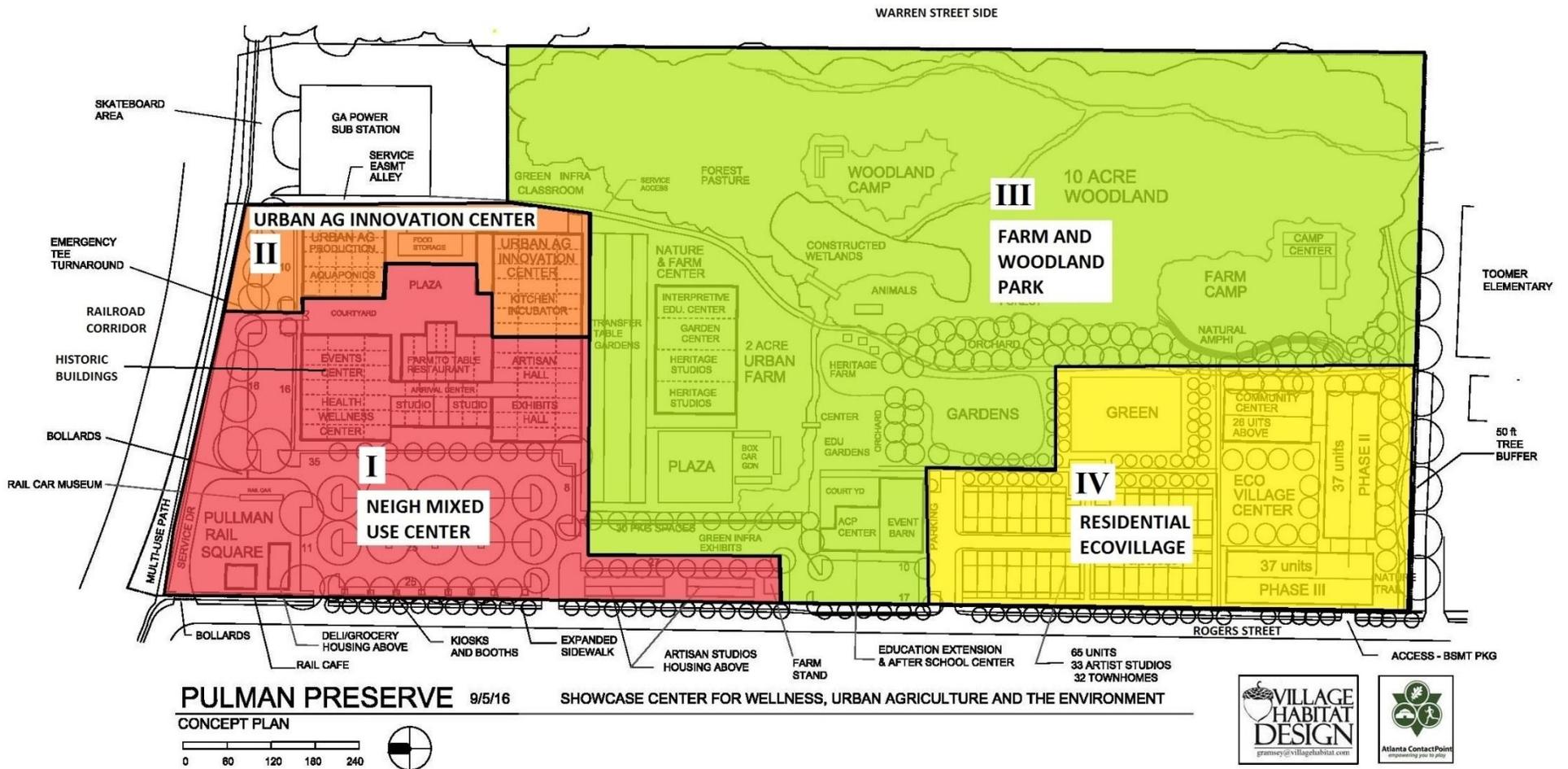
FOR-PROFIT PARTNERS

Master Developer
 BESTWORX
 FABRIC DEVELOPMENT
 CIVITAS HOUSING GROUP

 PACES PROPERTIES
 DAVID WEEKLEY HOMES



PULLMAN PRESERVE - AERIAL VIEW



PULLMAN PRESERVE - LAND USES

Pullman Preserve is a 26.8 acre proposed community-focused development that has the potential to become a world-class destination, restoring the historic buildings and housing the city's growing wellness, artisan and urban agricultural communities with a neighborhood center, an urban ag innovation center, a farm and woodland park and a housing component.

- I. **Neighborhood Mixed Use Center:** 60,000 SF of office space, wellness and artisan studios and event space with a farm-to-table restaurant, a deli/grocery and a Pullman railroad car museum and exhibit area.
- II. **Urban Ag Innovation Center:** 30,000 SF including aquaponics, ag maker space, kitchen incubator and culinary studios.
- III. **Farm and Woodland Park:** 10 acres of restored woodland, two acres demonstration farm, 20,000 SF farm and nature center and 10,000 SF event, education extension and Boys & Girls Club after-school center.
- IV. **Residential Village:** 100 -165 units of townhomes, artist studios and senior village housing with an affordable component.