



The Bridge to an Affordable & Vibrant Downtown Atlanta

MARCH 2023

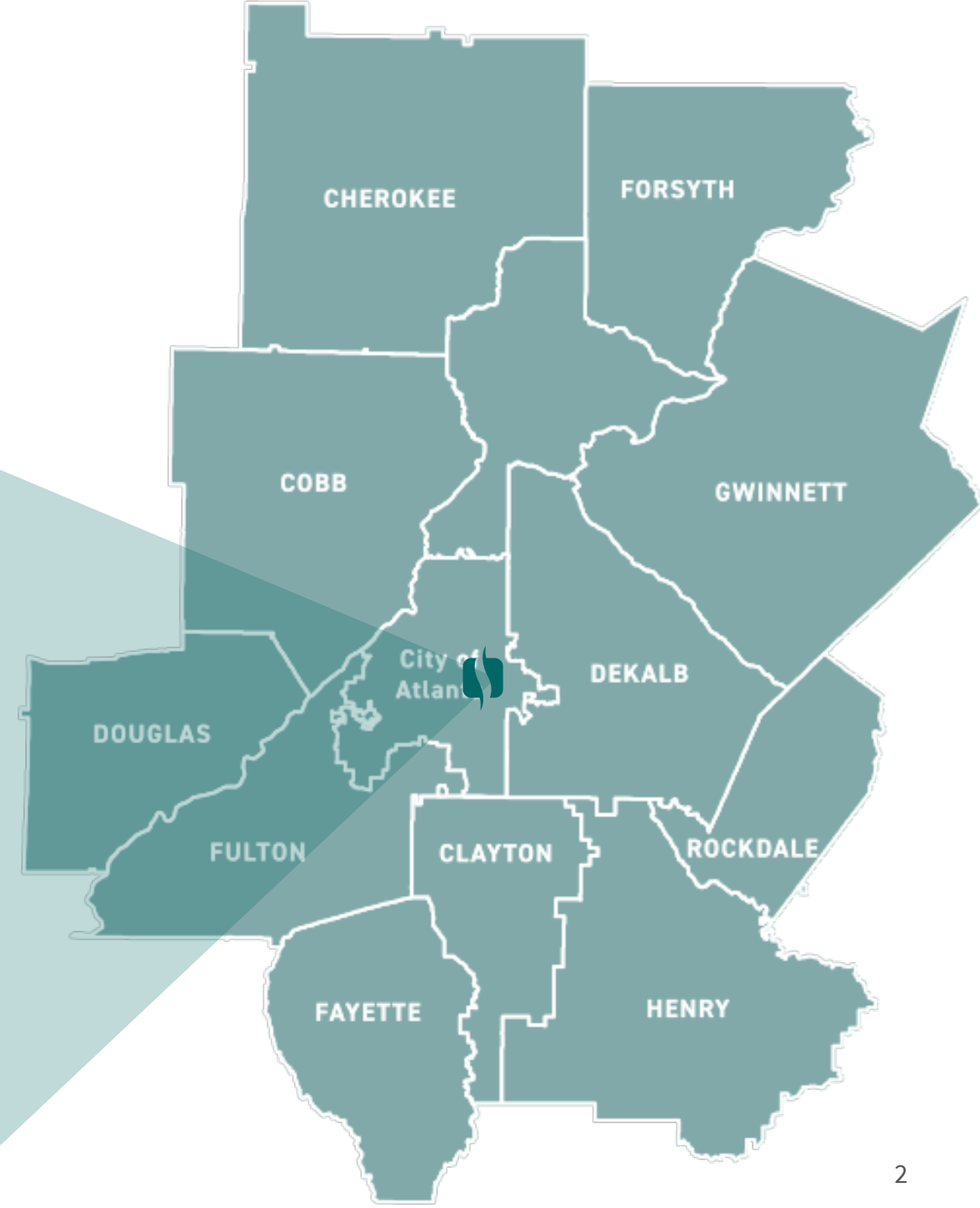
thestitchatl.com

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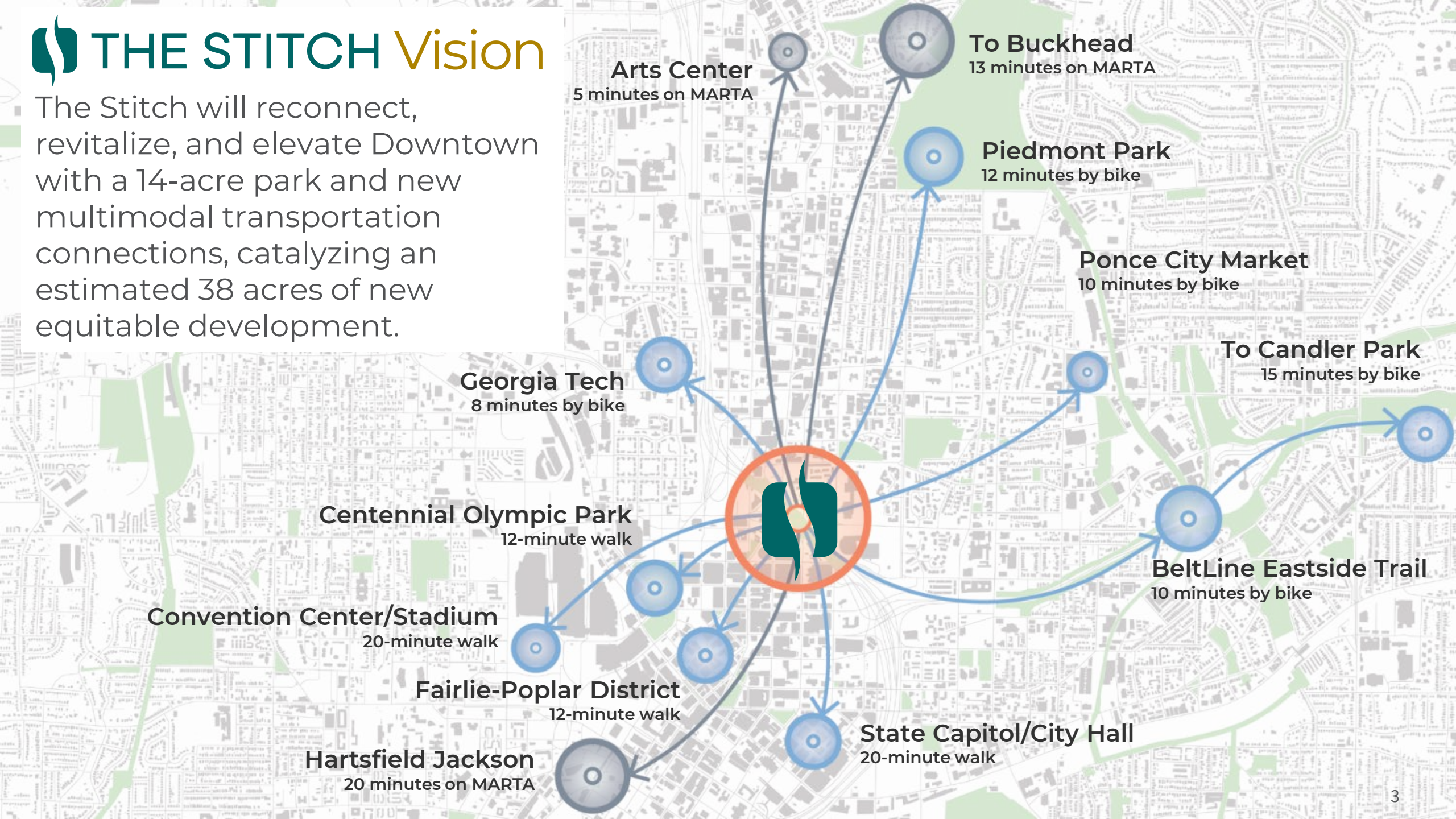
THE STITCH

A transformational civic infrastructure investment needed to reconnect Downtown Atlanta, **the front door of the Atlanta Region**



THE STITCH Vision

The Stitch will reconnect, revitalize, and elevate Downtown with a 14-acre park and new multimodal transportation connections, catalyzing an estimated 38 acres of new equitable development.



The construction of the Downtown Connector and other “urban renewal” projects displaced an estimated 24,000 people and businesses and separated Black neighborhoods from jobs in Downtown Atlanta. By 1967, the Buttermilk Bottom and Butler Street communities no longer existed.

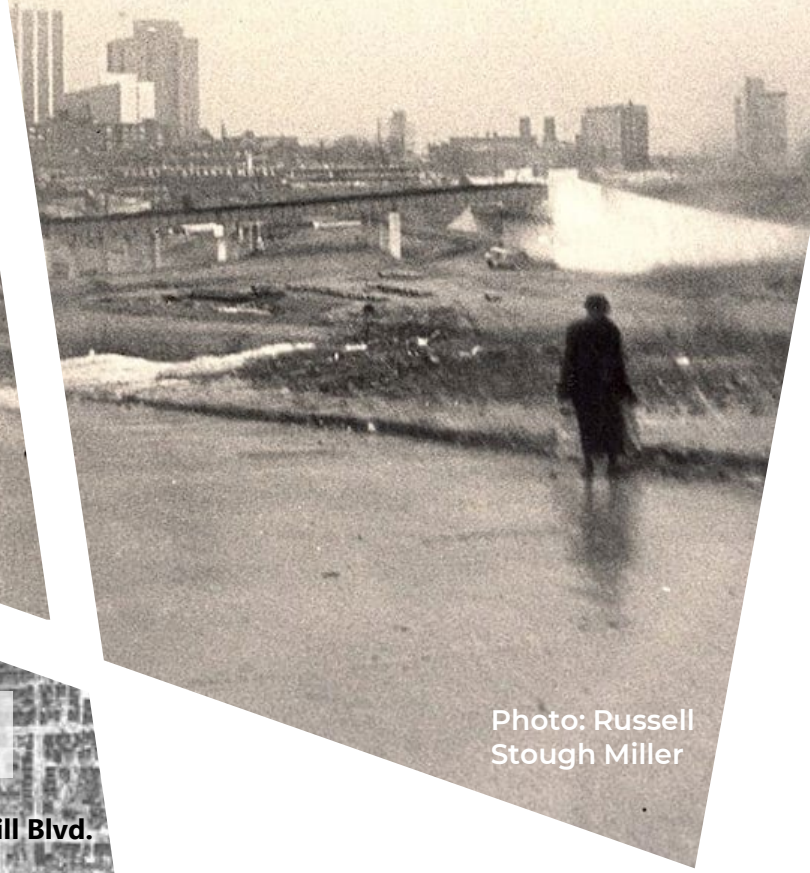
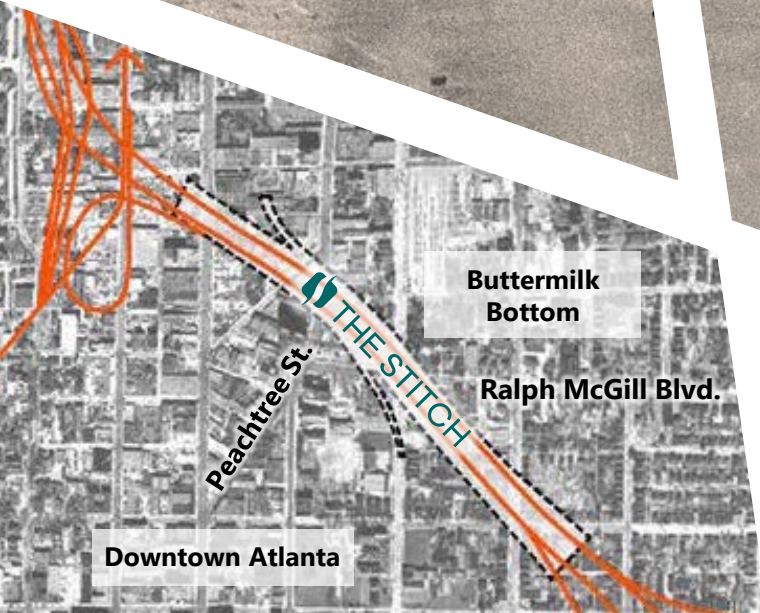


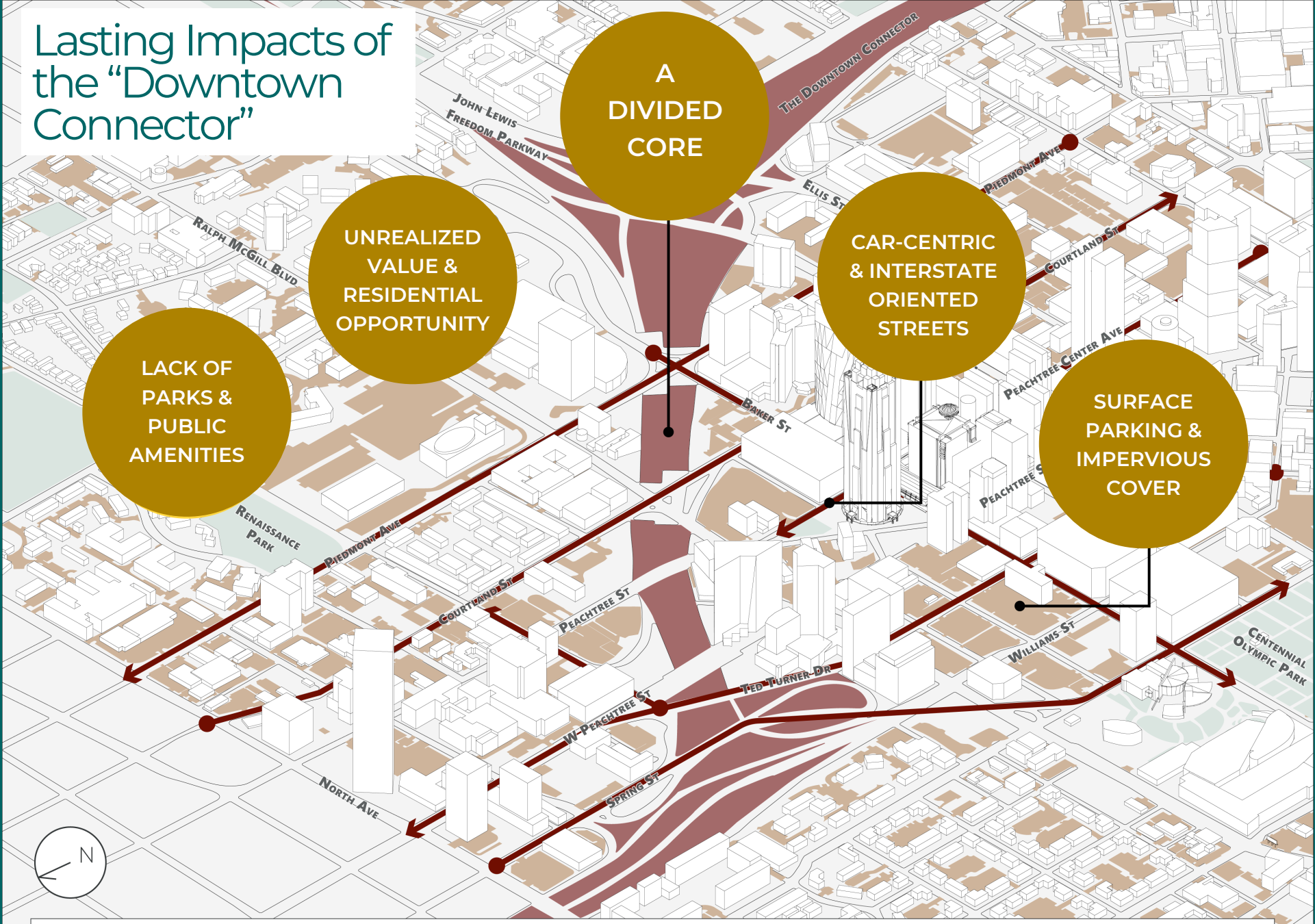
Photo: Russell Stough Miller



The “Connector” That Disconnected Atlanta

Since the 1960’s the construction and widening of the Downtown “Connector,” has removed buildings, displaced people, and **disrupted the physical and social urban fabric** of Downtown Atlanta.

Lasting Impacts of the “Downtown Connector”



The Downtown Connector (I75/I85)



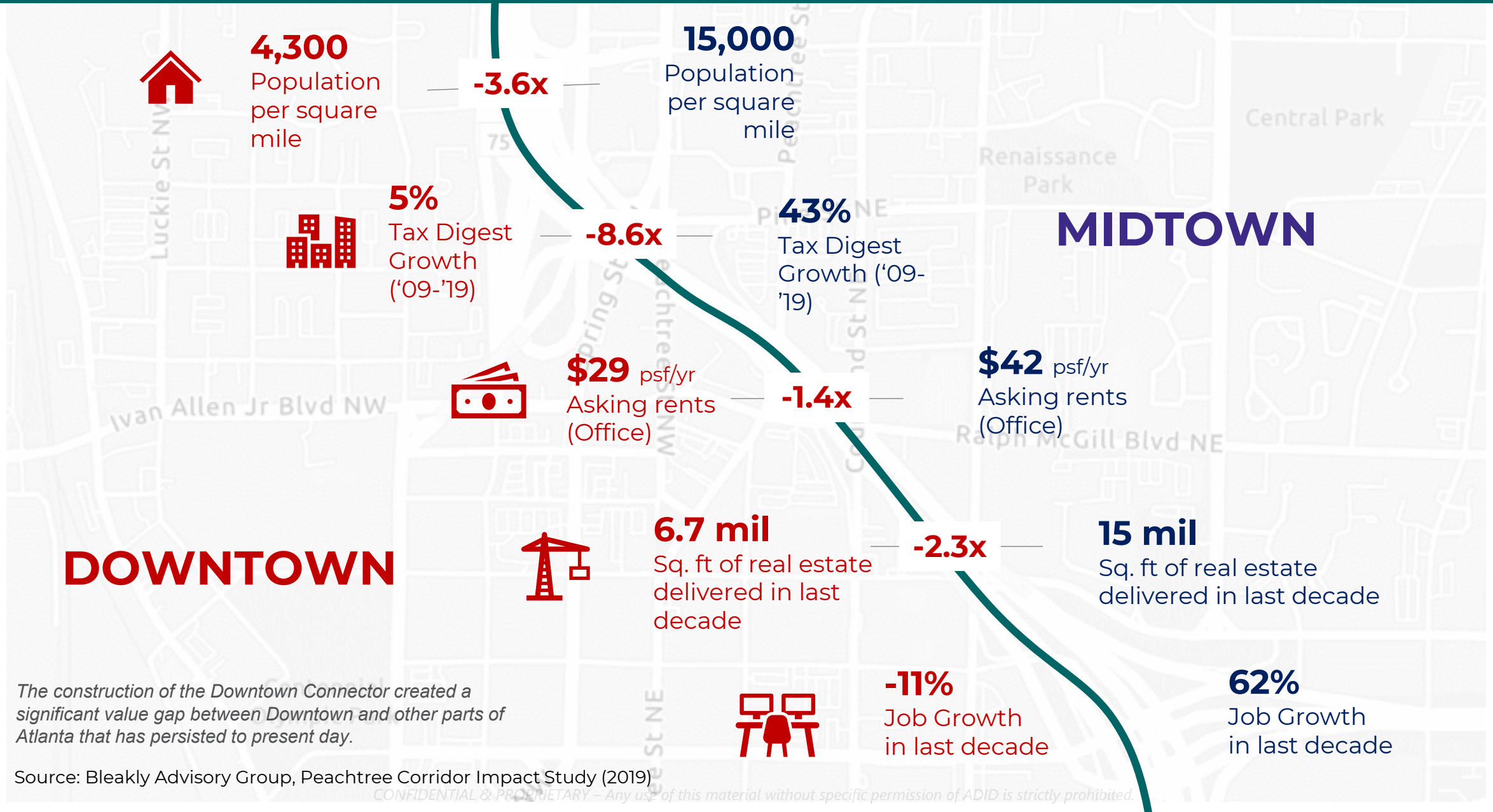
Impervious Surface Parking & Underutilized Spaces



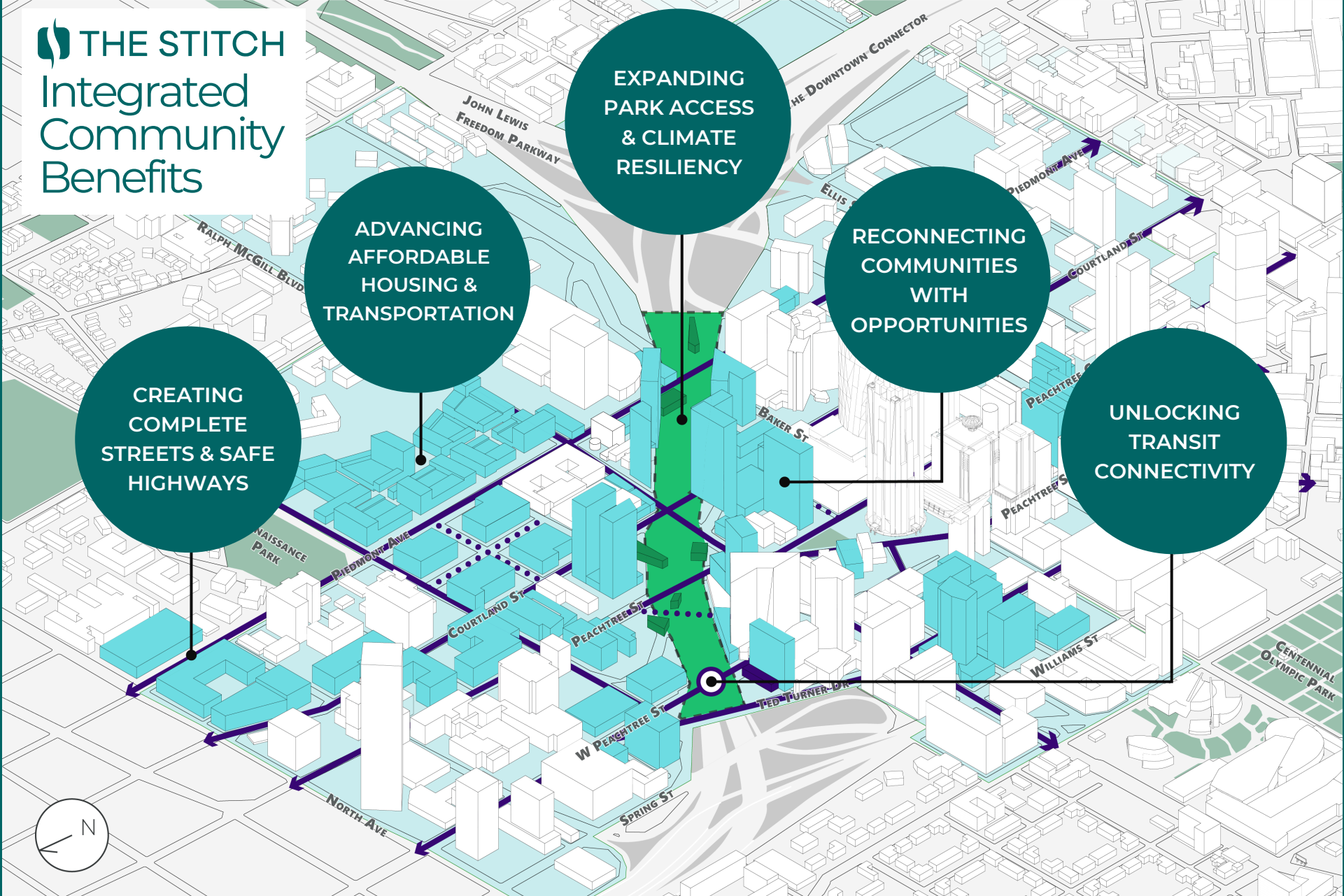
One-Way Streets



The Persistent Value Gap From The Downtown Connector



THE STITCH Integrated Community Benefits



- THE STITCH
- STITCH PARK/OPERATIONS BUILDINGS
- COMPLETE STREETS IMPROVEMENTS
- NEW STREET CONNECTIONS
- MARTA STATION ENHANCEMENTS
- ANTICIPATED CONSTRUCTION/RENOVATION RESULTING OR BENEFITING FROM THE STITCH
- AREA OF DIRECT ECONOMIC IMPACT (PARCELS WITHIN 1/2 MI)
- OTHER PROPOSED DEVELOPMENT NEAR THE STITCH



The Stitch
creates
enormous
value for
Downtown,
and thereby
the Atlanta
region.

ESTIMATED TRANSPORTATION SYSTEM BENEFITS

\$351 Million

ESTIMATED NEW DEVELOPMENT

14 Million square feet

ESTIMATED NEW **AFFORDABLE HOUSING UNITS**

3,000 – 3,400

ESTIMATED NEW **CONSTRUCTION & PERMANENT JOBS**

13,000+

PROJECTED NEW **ANNUAL PROPERTY TAX REVENUE**

\$21-\$58 Million

PROJECTED RESULTING **TOTAL PRIVATE INVESTMENT**
IN THE REGION

\$2-\$3 Billion

Preliminary EY estimates based upon work to date. Within Impact Area, one time 15% increase and 3% per year (2022-2051)

Significant Value Creation: Ambitious But Proven



KLYDE WARREN PARK DALLAS, TX

- **Open year:** 2012 (CST started 2009)
- **Size:** 5.2 acres
- **Benefit:** \$312.7M RE value increases
- **Construction Cost:** \$110M
- **Funding Sources:**
 - Federal - \$16.7M
 - TxDOT - \$20M
 - City of Dallas - \$20M
 - Donations - \$53.3M



PENN'S LANDING (EXPANSION) PHILADELPHIA, PA

- **Open year:** 2026 (CST starting 2023)
- **Size:** 4 acres
- **Benefit:** \$1.6B RE value increases
- **Construction Cost:** \$225M
- **Funding Sources:**
 - City of Philadelphia - \$90M
 - PennDOT - \$110M
 - Donations - \$25M



CENTRAL 70 PROJECT DENVER, CO

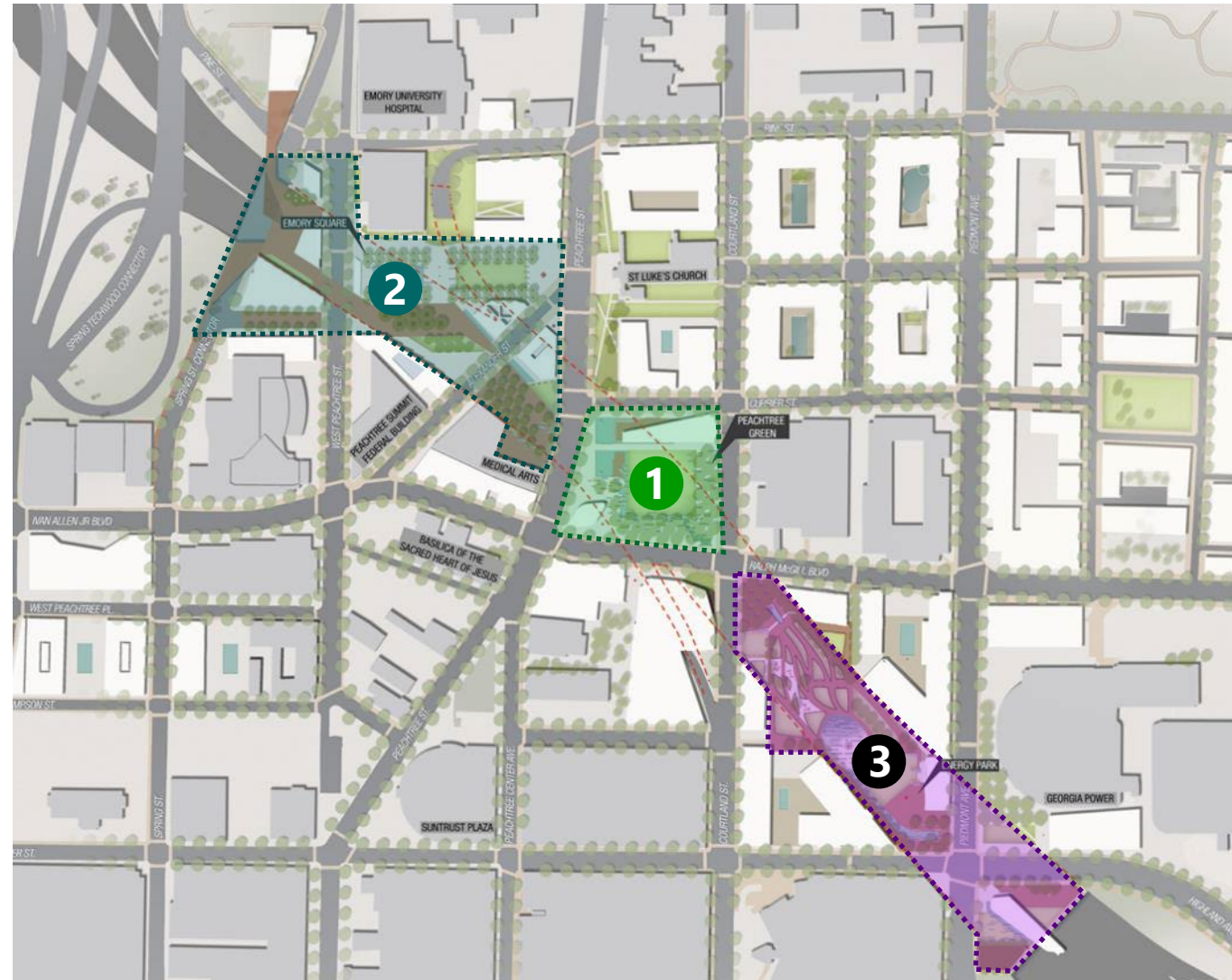
- **Open year:** 2022 (CST started 2018)
- **Size:** 4 acres
- **Benefit:** Full Benefits TBD
- **Construction Cost:** \$1.2B (incl. 10-mi interstate reconstruction & toll lanes)
- **Funding Sources:**
 - State: \$1.03 billion
 - DRCOG: \$50 million
 - City of Denver: \$37 million

Project Delivery

- Estimated Full Project Cost: \$713M
 - Will rely on a variety of Federal and local sources, including local value capture
- Governance Model:
 - Owned by City of Atlanta
 - Operated & Maintained by a 501(c)(3)
- Construction won't close the Downtown Connector
- Can be delivered in discrete phases:

Phase	Extents	Phase Size	Estimated Timeline
1	Peachtree St to Courtland St	3 acres	2030-2032
2	Ted Turner Dr to Peachtree St	5 acres	2026-2030
3	Courtland St to Piedmont Ave	6 acres	2032-2036

Stitch Vision Plan with Phasing Overlay





Estimated Schedule for the Stitch

Project Phases	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Year	1	2	3	4	5	6	7	8	9	10	11
ADVANCED PLANNING											
Affordable Housing Strategy, Misc. Analyses, Outreach, Park Planning											
SHOVEL-READY ENGINEERING											
Concept Design & NEPA Reporting (10% Engineering)											
Shovel-Ready Design (30%-70% Engineering)											
FINAL DESIGN & CONSTRUCTION											
Final Design (100% Engineering)											
Full Project Construction: Blocks 1-5, Turner to Piedmont											
Estimated Project Timeframe	10 Years										

← We are here

Possibility of phased delivery and partial project opening by 2030



USDOT Secretary Pete Buttigieg specifically referencing the Stitch in his press conference for the launch of the Reconnecting Communities grant program in June 2022.

Why THE STITCH and Why Now?

- 1) Aligns with Local and Regional Priorities
- 2) Supported by the City of Atlanta, ARC, GDOT, and other Partners
- 3) Closely Aligned with Current Federal Funding Priorities
- 4) Greatest ROI of Reconnecting Community Proposals in Region
- 5) A Once-in-a-Generation opportunity to Transform Atlanta with a Major Civic Investment

The Stitch is the **future of the Atlanta region**.
It is a celebration of everything that makes our city unique
and a catalyst for progress that will bring continued **growth**
and success.

VISIT: [THESTITCHATL.COM](https://thestitchatl.com)

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