

FULTON INDUSTRIAL BOULEVARD



FULTON
INDUSTRIAL



BOULEVARD
IMPROVEMENT
DISTRICT

LETTER FROM THE EXECUTIVE DIRECTOR

FULTON INDUSTRIAL AT A GLANCE

BOULEVARD CID - 10 YEARS OF SERVICE TO THE FULTON INDUSTRIAL BOULEVARD DISTRICT

The Fulton Industrial Boulevard District has unrivaled assets with its metro location and proximity to a world-class airport, interstates, freight distribution network and diverse employment base. As our CID remains focused on project planning and fulfillment, our ever-increasing business community remains a strong partner and beneficiary of the district's continued revitalization and growth. -- **David Seem, CID Board Chairman**

While it may be hard to believe now, when our CID started 10 years ago the Fulton Industrial Boulevard District had areas with a 50-percent vacancy rate.

Now as our property owners experience record-low vacancies and greater property values, we can proudly say this community thrives as a hotbed for commercial investment, redevelopment and expansion. Projects worth millions with billions in economic impact are taking shape all around us, and much of the vacant land is now in development or planned for future growth.

The CID has planned and executed improvements and developed partnerships over the last decade to prepare for growth challenges. This preparation was put to the test as the world changed seemingly overnight with the arrival of a global pandemic. Changing consumer habits, logistics fulfillment and production capabilities heightened our importance as the largest industrial corridor in the eastern United States.

While many Georgians worked remotely, the CID addressed unprecedented freight truck traffic and parking issues. Some businesses reported a 250 percent increase in truck traffic during that same period. Freight movement is one of the CID's priorities, and we are working on a Freight Cluster Plan in partnership with the Atlanta Regional Commission (ARC) to identify transportation

issues and solutions such as technology upgrades, safety, access improvements and parking.

At the same time, the CID is coordinating with the Georgia Department of Transportation as it prepares for a once-in-a-lifetime project. GDOT will completely transform the I-285/I-20 west interchange with new collector-distributor lanes, upgrades to several bridges and other signification roadway upgrades to increase travel efficiency in our area.

In addition to transportation changes, the CID is committed to strengthening every attribute that makes this one of the region's most highly desirable commercial locations. Just as 10 years ago we knew that this community was worth protecting, we are working to expand its economic vitality for years to come.

We count it a privilege to serve the interests of the Fulton Industrial District. We appreciate the support of everyone who makes these efforts possible as we continue to build on our momentum.

Best regards,

Gil Prado

GIL R. PRADO, AICP
Executive Director

David Seem

DAVID SEEM, Miller Zell
Chairman of the BID Board

BOARD OF DIRECTORS

CHAIRMAN
David Seem, CFO
Miller Zell

VICE CHAIRMAN/TREASURER
Steven McGee
Southeast Development
Rockefeller Group

SECRETARY
Kent Walker, Vice President
Selig Enterprises

Benita Chin, Plant Director
Pepsi Co.

Tom Flanigan, SVP
Clarion Partners
Mike Howell
Director of Engineering
UPS

Bill Kahle
Coca-Cola

John Bateman
Crow Holdings

Kevin McVey
Geiger

CID STAFF

EXECUTIVE DIRECTOR
Gil R. Prado, AICP

PUBLIC SAFETY MANAGER
Frank Mazzilli



The FIB area represents one of the largest concentrations of industrial space and employment in the Atlanta region.

LOCATION & ACCESS

9

miles to the west
of the Hartsfield-
Jackson Atlanta
International
Airport.

10

miles from the
heart of down-
town Atlanta,
Georgia.

2

miles from the
intersection of
Interstate 20 and
Interstate 285.

The Fulton Industrial Boulevard district is located in southwest Fulton County. It is roughly bordered by the Chattahoochee River to the West, Donald Lee Hollowell to the North, and Campbellton Road to the South.

FIB benefits from its ready access for businesses seeking to serve the Atlanta region and the Southeast United States

SIZE

4,800 ACRES OF LAND

50 MILLION SQUARE FEET
OF INDUSTRIAL INVENTORY

518 INDUSTRIAL BUILDINGS

10 MILE
INDUSTRIAL CORRIDOR

NATIONAL IMPACT



FULTON INDUSTRIAL BOULEVARD

BCID KEY FACTS

AT A GLANCE

EMPLOYMENT

28,000 EMPLOYEES
WORKING IN THE AREA

1,000 BUSINESSES

PAYROLL

\$2.4
BILLION
IN ANNUAL
PAYROLL WITHIN
THE DISTRICT

EMPLOYERS

The major industrial employment sectors are **Manufacturing, Wholesale Trade, Transportation and Warehousing, and Food and Beverage industry cluster.**

MAJOR EMPLOYERS

Americold
Cleveland Electric
Diaz Wholesale & Manufacturing Co., Inc.
Geiger International, Inc.
Miller Zell, Inc.
National Distributing Company, Inc.

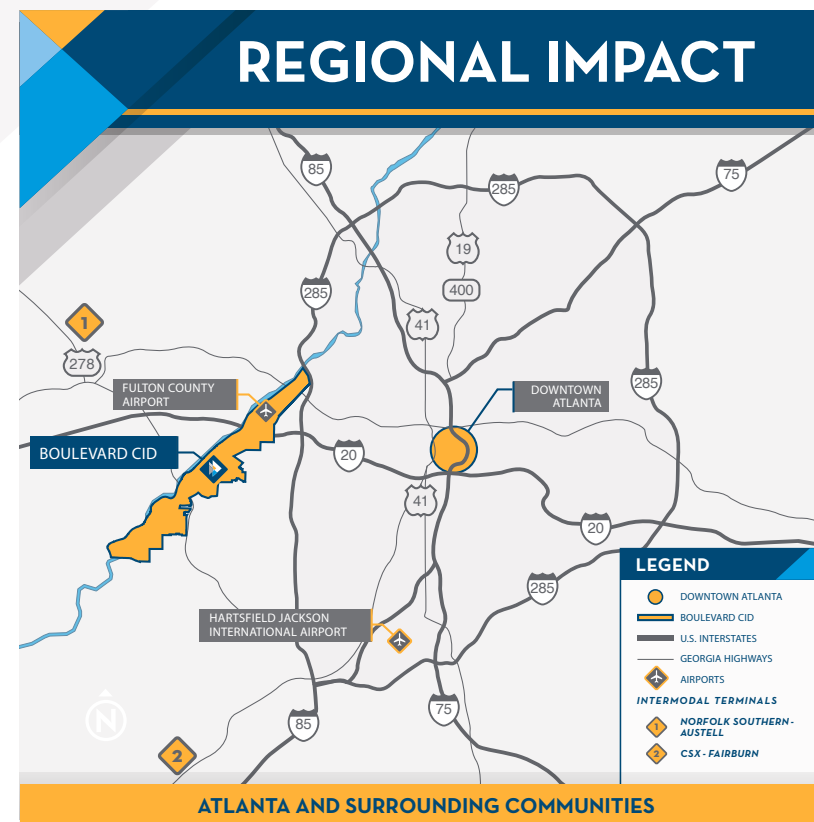
Pepsi Co.
The Quaker Oats Co.
Tie Down Engineering, Inc.
United Natural Foods, Inc.
United Parcel Service



The Fulton Industrial area is known as the largest industrial district in the Eastern United States.

HISTORY & DESCRIPTION

The Fulton Industrial Community Improvement District was established in 2010 when a group of public and private sector leaders decided to take an active role in the revitalization of the Fulton Industrial District. The district is located along and near major transportation nodes, I-20 and I-285, as well as proximity to the Hartsfield-Jackson Atlanta International Airport and to the City of Atlanta markets.



WHAT IS A CID?

A Community Improvement District (CID) is a self-taxing organization to fund public infrastructure, public safety, beautification projects and promote economic development in the district.

HOW IS IT CREATED?

Property owners self-assess additional property taxes to fund additional services beyond what is being provided by the local or state government.

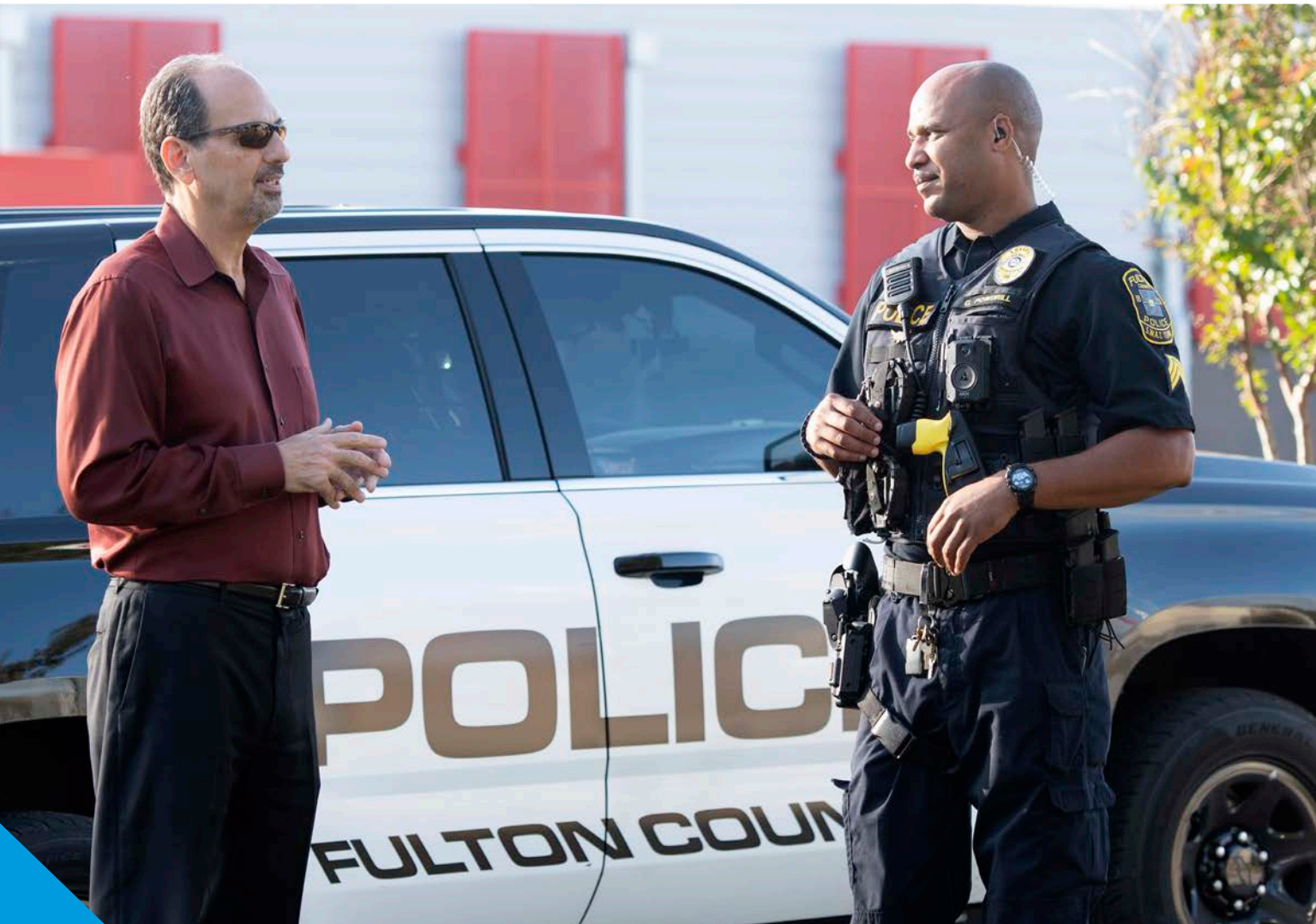
CID IMPACT

\$16 MILLION
CID FUNDS INVESTED
AND LEVERAGED

OBJECTIVES

- PUBLIC SAFETY
- LANDSCAPING & BEAUTIFICATION
- TRANSIT & TRANSPORTATION INFRASTRUCTURE IMPROVEMENTS
- ECONOMIC DEVELOPMENT
- BUSINESS/COMMUNITY DEVELOPMENT & ADVOCACY

PUBLIC SAFETY



Maintaining a safe business community is the CID's top priority. While relying on the more than 30 years of law enforcement experience of its Public Safety Manager Frank J. Mazzilli, the CID focuses on elevating security for property owners, the businesses they support and the people they employ.

Since its inception, the CID has invested more than \$2 million in public safety programs in addition to partnering with state, local and federal law enforcement agencies.

ONGOING CID PUBLIC SAFETY PROGRAMS

- EXTRA POLICE PATROLS
- PUBLIC SAFETY-PROPERTY OWNER COORDINATION MEETINGS
- DRUG-FREE COMMERCIAL ZONE
- PUBLIC SAFETY CAMERA COVERAGE
- AUTOMATIC LICENSE PLATE READERS
- FULTON INDUSTRIAL BOULEVARD COMMUNITY COURT
- FREE PROPERTY SECURITY SURVEYS
- PUBLIC SAFETY BULLETINS

LANDSCAPING & BEAUTIFICATION

A YEAR OF BEAUTIFICATION REALLY ADDS UP

OVERSEE 2.8 MILLION SQUARE FEET OF TURF  49 PROFESSIONAL FOOTBALL FIELDS

APPLY 340,000 SQUARE FEET OF STRAW  72 PROFESSIONAL BASKETBALL COURTS

REMOVE 3,120 BAGS OF LITTER PER YEAR  7 BASKETBALL COURTS FILLED 42-GALLON TRASH BAGS



The CID is responsible for a comprehensive, coordinated and continuous landscaping and beautification program. Annually, more than \$350,000 is dedicated for the professional installation and upkeep of attractive ground-covering plants along with the removal of trash and debris.

The CID is particularly pleased to lead the design, installation and maintenance of the gateway improvements at the I-20/Fulton Industrial Boulevard interchange.

TRANSIT & TRANSPORTATION INFRASTRUCTURE IMPROVEMENTS



MAJOR IMPROVEMENTS COMING SOON

- CASCADE ROAD / FULTON INDUSTRIAL BLVD / CAMP CREEK PKWY STREETSCAPES AND OPERATIONAL IMPROVEMENTS
- DONALD LEE HOLLOWELL / I-285 BRIDGE REPLACEMENT AND AESTHETIC ENHANCEMENTS
- THE CID WORKS IN PARTNERSHIP WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) AS THE AGENCY PLANS TO COMPLETELY REIMAGINE THE I-285/I-20 WEST INTERCHANGE WITH BRIDGE REDESIGNS AND A NEW COLLECTOR-DISTRIBUTOR LANE SYSTEM

The CID works closely with state and local agencies to improve transportation infrastructure accessibility, mobility and safety in the District. A Freight Cluster Plan effort is underway to identify issues and solutions to keep our area competitive for years to come.

The CID plans and delivers critical road and pedestrian safety and streetscape improvements while also supporting transit initiatives, including bus services provided by the Metropolitan Atlanta Rapid Transit Authority (MARTA).

ECONOMIC DEVELOPMENT

For over a decade, the CID's focus on public safety, landscaping and beautification, transit and transportation infrastructure improvements as well as placemaking efforts and marketing, rebranding initiatives has led to increased commercial competitiveness and economic vitality of the District. The CID assists in promoting the Fulton Industrial Boulevard District, expanding efforts that highlight the corridor's economic assets and vitality.

Fulton Industrial's highest concentration of jobs are those focused on logistics, manufacturing and warehousing. Collectively, over 1,000 businesses who employ 28,000 workers are located in the corridor. These businesses and workforce generate \$11 billion in annual economic activity.



INDUSTRIAL SPACE

FULTON INDUSTRIAL BOULEVARD ACCOUNTS FOR

33%

OF FULTON COUNTY'S INDUSTRIAL SPACE

20%

OF FULTON COUNTY'S MANUFACTURING JOBS ARE IN FULTON INDUSTRIAL BOULEVARD



CELEBRATING
10
YEAR
ANNIVERSARY

FAST MOVING. FORWARD THINKING.

We are celebrating a decade of service to the Fulton Industrial community, helping to strengthen the economic vitality of the largest industrial corridor in the Eastern United States.

3993 Aviation Circle

Atlanta, Georgia 30336

t: 404.368.4929 / www.boulevardcid.org

FIND US ON

 TheBoulevardCID

 @BoulevardCID

 fultonindustrialcid