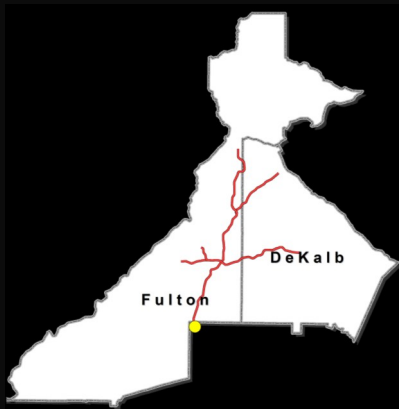


# AIRPORT STATION

Transit Oriented Development

## STATION LOCATION



## STATION ESSENTIALS

Daily Entries:	10,756
Parking Capacity:	N/A
Parking Utilization:	N/A
Station Type:	Elevated

MARTA Research & Analysis 2010

## SPENDING POTENTIAL INDEX WITHIN 1/2 MILE

Category	SPI
Dining Out	68
Entertainment	64
Food	68
Retail	61
Shelter	65

**Note:** The Spending Potential Index shows the amount spent on a variety goods and services by households in the market area. It also represents the amount spent in the area relative to a national average of 100.

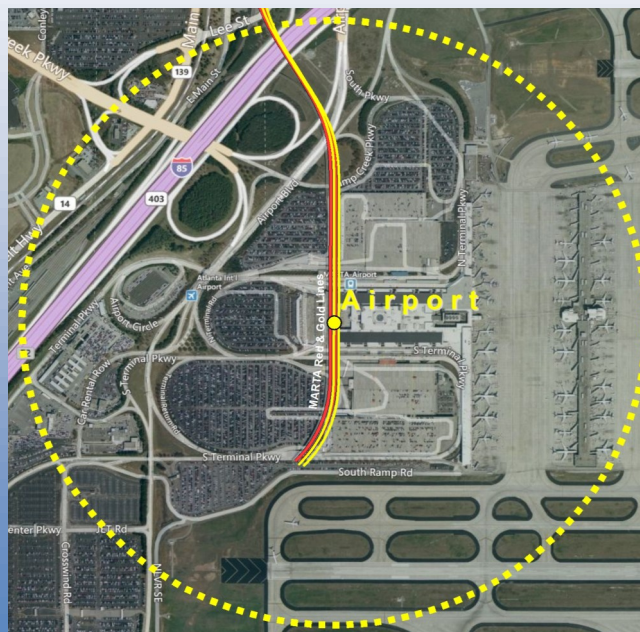
Source: STDB on-line December, 2011



Hartsfield-Jackson International Airport  
Atlanta, GA 30314

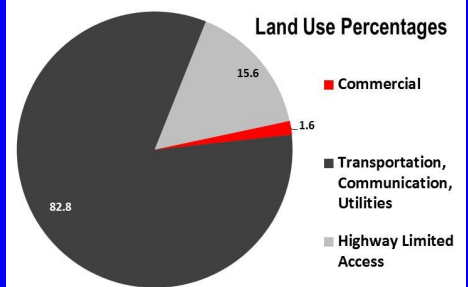
## Airport Station : A Special Regional Destination

MARTA's Transit Oriented Development Guidelines classify Airport transit station as a "Special Regional Destination" station. The "Guidelines" present a typology of stations ranging from Urban Core stations, like Peachtree Center in downtown Atlanta, to Collector stations - i.e., end of the line auto commuter oriented stations such as Indian Creek or North Springs. This classification system reflects both a station's location and its primary function. The "Guidelines" define Special Regional Destination stations as "...a single use or cluster of uses that may include sports and entertainment venues, medical campuses, airports and stand-alone industrial or commercial complexes. Land uses may be controlled by a single or a few major owners and tend not to be mixed. In short, special regional destinations are in many ways atypical of TOD, but because they are such important destinations and trip generators, transit alignments are often specifically designed to include them.



## Station Area Profile

### Land Use Within 1/2 Mile



Sources:  
MARTA GIS Analysis 2011 & Atlanta Regional Commission LandPro 2009.

### Residential Demographics 1/2 Mile

Population	4
Median Age	0
Households	1
Avg. Household Size	4
Median Household Income	\$0
Per Capita Income	\$19,808

### Business Demographics 1 Mile

Businesses	187
Employees	5,091
%White Collar	53.4
%Blue Collar	22.5
%Service	23.9
%Unemployed	13.1

Source: Site To Do Business on-line, 2011

## Neighborhood Context

Airport station is a heavy rail transit facility located near the city of College Park, within Hartsfield-Jackson International Airport, in the northern part of Clayton County. Airport Station is the southern terminus of MARTA's Red and Gold lines and it is one of the busiest stations in the MARTA system. The station entrance can be found inside the western end of the airport's main terminal. This facility provides rapid rail service to major destinations such including Buckhead (32 minutes), Midtown (20 minutes), and Downtown Atlanta (16 minutes).



### Land Use and Zoning

#### Land Use

Airport station is located within Hartsfield-Jackson International Airport, which is the busiest commercial airport in the world. The land use pattern within a half-mile radius and beyond directly supports the operation of the airport and related transportation uses. On the grounds of the airport the land uses range from an airport terminal, runways and parking. To the northwest of Airport station, there is Interstate 85 and a network of on and off ramps. Please refer to the Land Use Map on page 3 for more detail.

#### Zoning

The Airport station is classified under the Clayton County Heavy Industrial (HI) zoning district. The district intent is to provide a land use category for uses whose external physical effects will be felt to some degree by surrounding districts. This district covers a large swath of northwestern Clayton County. This is the case due to needed buffer requirements and the potential of future expansion of the airport.

### Special Regional Destination Typology Design Elements

There are several keys to making transit and associated development attractive at Special Regional Destination stations. First, it is critical to conveniently distribute passengers to, from, and within the focal destination. In addition to high-quality way-finding, the pedestrian environment may include tunnels, foot bridges, or moving sidewalks. If the key destination is some distance from the station, or is spread out rather than compact, local circulators or shuttles may be essential.

#### Land Use Mix and Scale

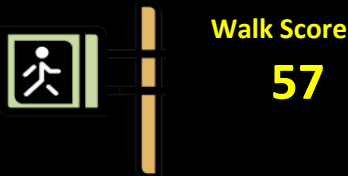
- A regionally-significant public venue (sports or entertainment), campus (educational or medical), commercial or industrial complex, or airport. Usually not a mixed-use setting.
- Scale varies with type of use; generally less dense and compact than typical TOD settings.

#### Public Realm

- Large surface parking lots are typical.
- Safe, well-defined connections are key, but area-wide TOD streetscapes may not be applicable.

### TOD at Airport Station

The very nature of stations that are classified as a Special Regional Destination are atypical to transit oriented development due to the dominance of a single use. Over time, single-use destinations may evolve into mixed-use activity centers more typical of high-density TOD. However, it is most likely that Hartsfield-Jackson International Airport will remain virtually the single user on this site. Furthermore, there are land use restrictions in and around airports that govern building heights and types of development making TOD highly unlikely.



**Note:** Walk Score measures how easy it is to live a car-lite lifestyle, not how pretty the area is for walking. Walk Score uses a patent-pending system to measure the walkability of an address. The Walk Score algorithm awards points based on the distance to amenities in each category. Amenities within .25 miles receive maximum points being **100** and no points are awarded for amenities further than one mile.

**90–100 Walker's Paradise** — Daily errands do not require a car.

**70–89 Very Walkable** — Most errands can be accomplished on foot.

**50–69 Somewhat Walkable** — Some amenities within walking distance.

**25–49 Car-Dependent** — A few amenities within walking distance.

**0–24 Car-Dependent** — Almost all errands require a car

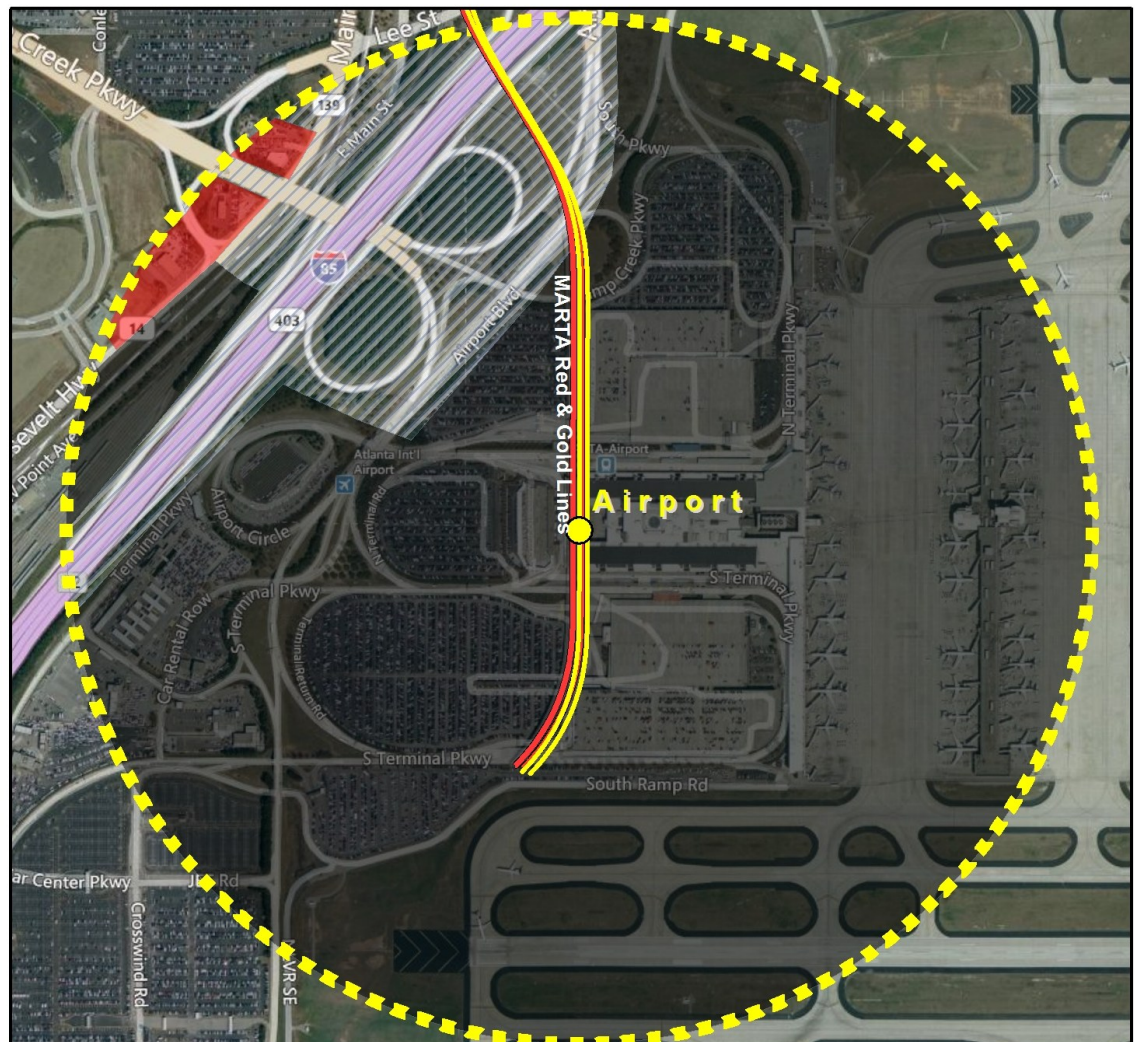
Source: Walkscore.com 2012



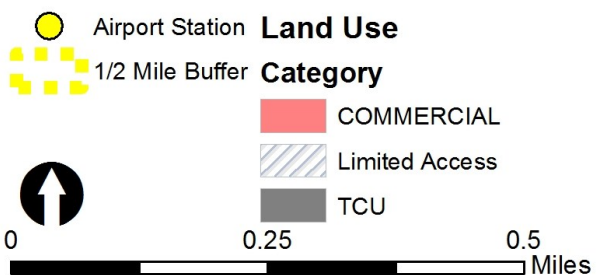
**Hartsfield-Jackson's  
Main Atrium**



## Land Use 1/2 Mile From Airport Transit Station

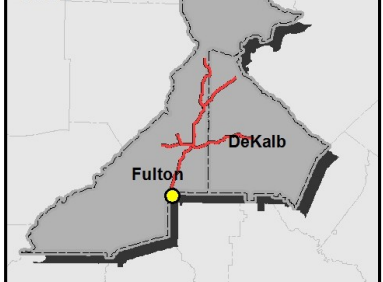


### Legend



Notes: Land Use Categories are based upon ARC 2009 LandPro  
TCU- Transportation, Communications, and Utilities

### MARTA Service Area



**marta**  
Office of TOD and Real Estate