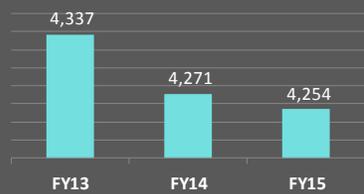


# STATION ESSENTIALS



Daily Entries:	4,254
Parking Capacity:	734
Parking Utilization:	52%
Station Type:	At Grade
Total Land Area	+/- 15 acres

Weekly Daily Entries



% Parking Utilization



MARTA Research & Analysis 2015

# AVONDALE STATION

Transit Oriented Development



915 East Ponce De Leon  
Decatur, GA 30030

Avondale Station is a heavy rail transit facility located in the City of Decatur and central DeKalb County on MARTA's Blue line. There are two entrances to the station; one on East College Avenue and the other on Sycamore Street. Avondale Station provides rapid rail service to major destinations including downtown Decatur (2 minutes), Downtown Atlanta (15 minutes), and Hartsfield-Jackson International Airport (36 minutes).

The MARTA *Transit Oriented Development Guidelines* classify Avondale Station as a **Neighborhood** station. This classification system reflects both a station's location and its primary function. The *Guidelines* define Neighborhood stations as "located in primarily residential districts, and their principal transportation function is to help people who live nearby get to work, school, shopping, entertainment, medical services, and other destinations accessible through the transit network."

## AREA PROFILE

### Area Demographics at 1/2 Mile

Population 2012	3,078
% Population Change 2000-2012	14%
% Generation Y (18-34)	20%
% Singles	51%
Housing Units	1,644
Housing Density/Acre	3.3
% Renters	36%
% Multifamily Housing	30%
Median Household Income	\$63,542
% Use Public Transit	9%

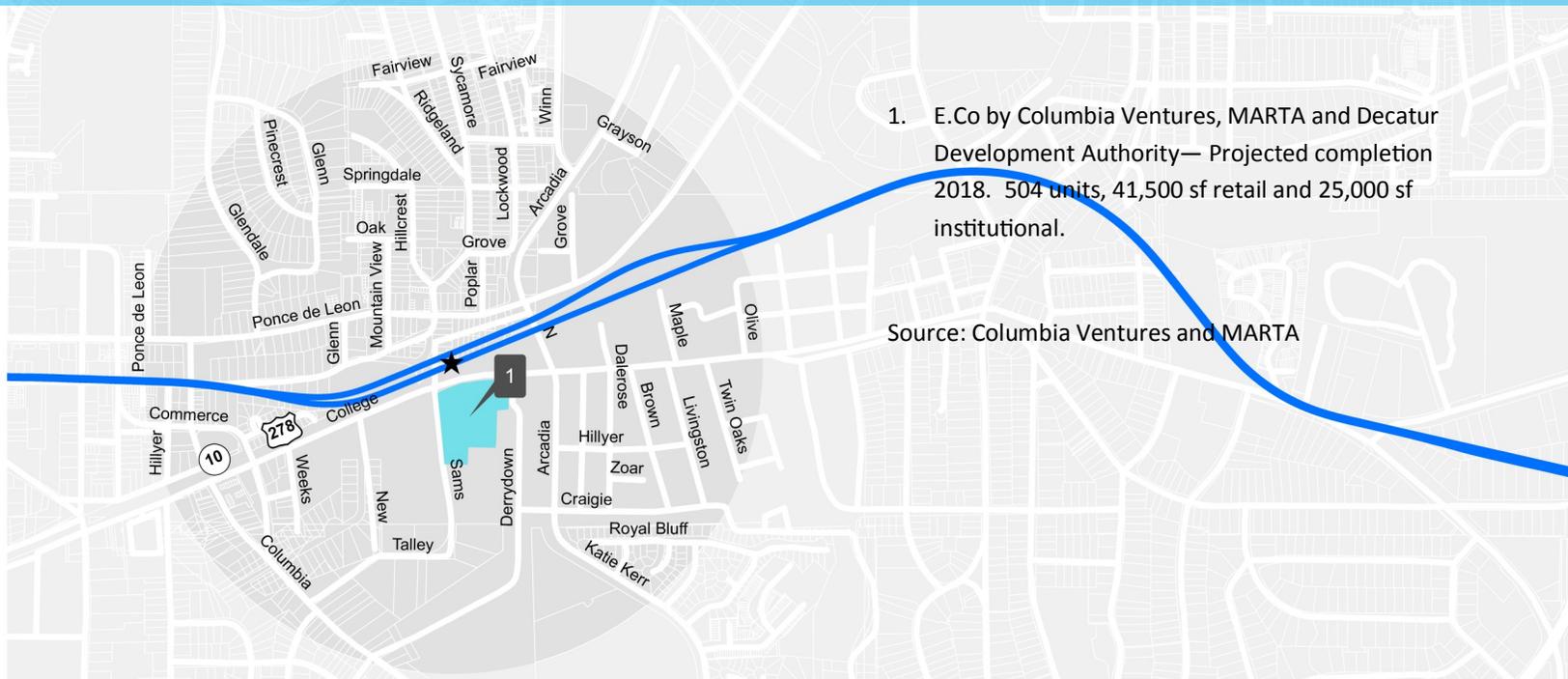
### Business Demographics

Employees	1,172
Avg. Office Rent Per SF	\$18.00
Avg. Retail Rent Per SF	\$13.56
Avg. Apartment Rent (1-mile)	\$911

Sources: Site To Do Business on-line and Bleakly Advisory Group, 2012.

## Market Dynamics

### Recent and Planned Development Activity within 1/2 Mile Radius



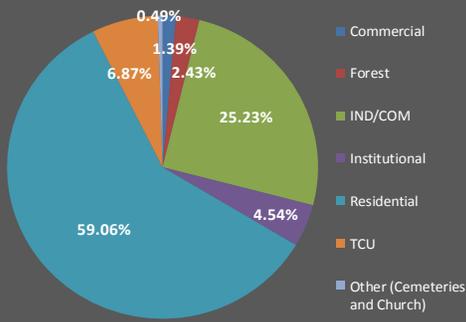
1. E.Co by Columbia Ventures, MARTA and Decatur Development Authority— Projected completion 2018. 504 units, 41,500 sf retail and 25,000 sf institutional.

Source: Columbia Ventures and MARTA



METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY

## LAND USAGE WITHIN 1/2 MILE



Source: MARTA GIS and Atlanta Regional Commission LandPro

## NEIGHBORHOOD TYPOLOGY DESIGN ELEMENTS

FAR	1.5 to 5.0
Units Per Acre	15 to 50
Height In Floors	2 to 10

## DEVELOPMENT DATA

Zoning	MU-Mixed Use District
South Lot	+/- 7 Acres
Available Air Rights	N/A

## South Parking Lot



## Bus Loop On The South Parking Lot



# AVONDALE STATION

Transit Oriented Development

## AVONDALE DEVELOPMENT OPPORTUNITY

The Avondale Station south parking lot has been identified as a potential location for joint development. In February of 2014, MARTA along with the City of Decatur accepted a proposal by Columbia Ventures to develop the south lot into a mixed-use transit oriented development.

### Land Use Entitlements

The station is zoned MU-Mixed Use District. The general intent of the MU district is to create vibrant and sustainable mixed-use communities by combining residential, retail and office uses to create walkable, pedestrian-scaled environments that accommodate and encourage multiple modes of transportation. Residential densities are permitted up to 70 units per acre.

### Surrounding Land Use

A variety of uses can be found to the southwest of the station. For example, East Decatur Station is an adaptive reuse project featuring commercial, office and retail in former manufacturing and warehouse facilities. Land use is more uniform north of the station.

