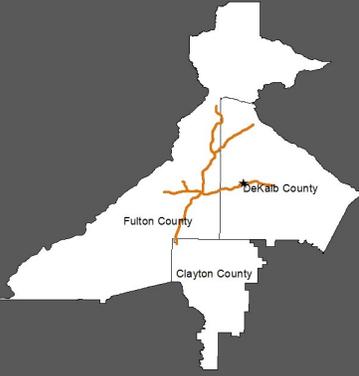


STATION ESSENTIALS



Daily Entries:	3,827
Parking Capacity:	N/A
Parking Utilization:*	N/A
Station Type:	Subway
Total Land Area	No Excess Land Available



400 Church Street
Decatur, GA 30030

Decatur Station is a heavy rail transit station located in the heart of downtown Decatur, in DeKalb County, on MARTA's Blue Line. It is located on the corner of Church and Sycamore Streets, with station entrances on Church Street and Swanton Way. Decatur station provides rapid rail service to major destinations including the Buckhead shopping and business district (29 minutes), Atlanta's Midtown district (17 minutes), Downtown Atlanta (13 minutes), and Hartsfield-Jackson International Airport (29 minutes).

MARTA's adopted *Transit Oriented Development Guidelines* classify Decatur Station as a **Town Center** 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.

DECATUR STATION

Transit Oriented Development

AREA PROFILE

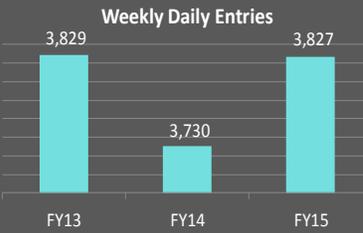
Area Demographics at 1/2 Mile

Population 2012	4,603
% Population Change 2000-2012	14%
% Generation Y (18-34)	24%
% Singles	67%
Housing Units	2,437
Housing Density/Acre	4.8
% Renters	49%
% Multifamily Housing	48%
Median Household Income	\$36,391
% Use Public Transit	8%

Business Demographics

Employees	13,153
Avg. Office Rent Per SF	\$24.71
Avg. Retail Rent Per SF	\$16.81
Avg. Apartment Rent (1-mile)	\$817.00

Sources: Bleakly Advisory Group, 2012.

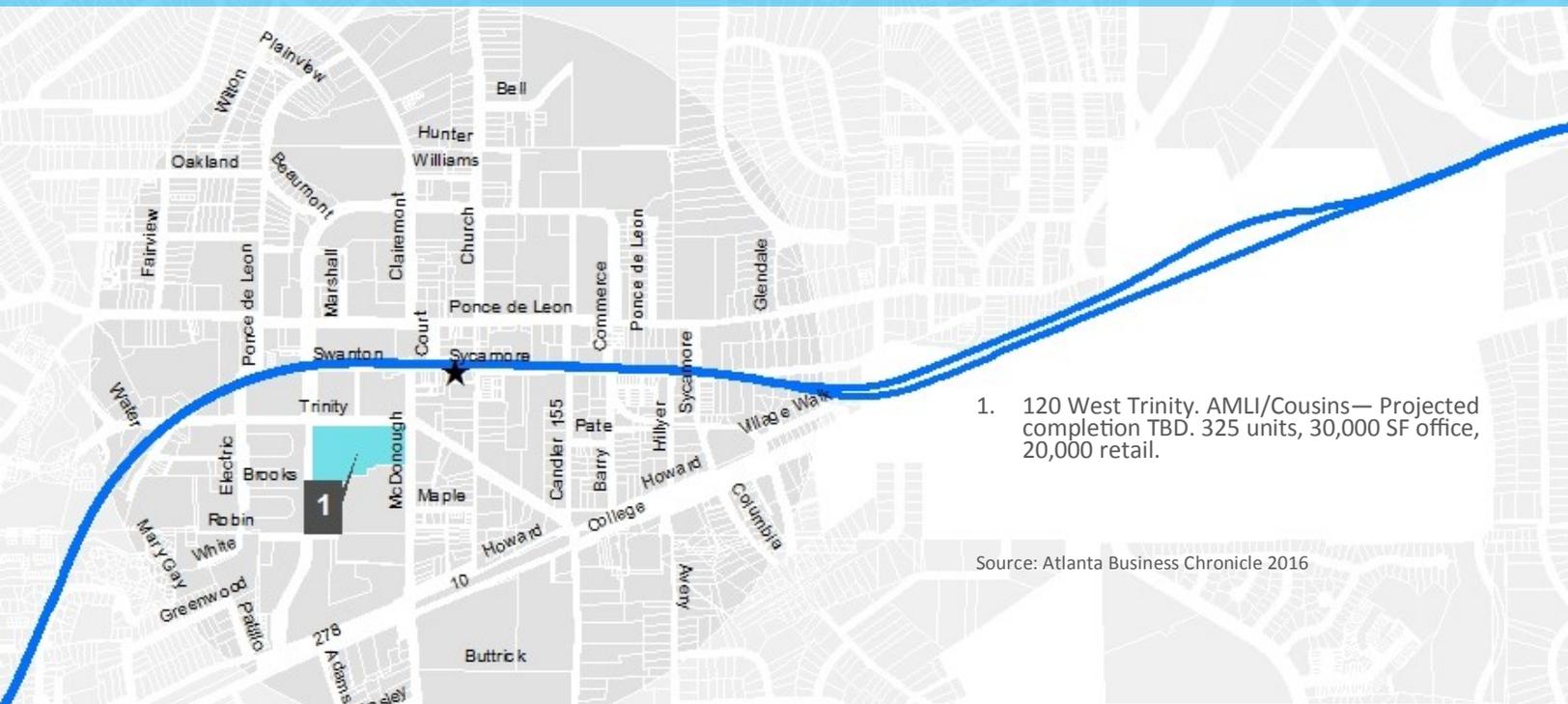


MARTA Research & Analysis 2016

*Data not gathered if below 100 spaces

Market Dynamics

Nearby Planned Development Activity within 1/2 Mile Radius



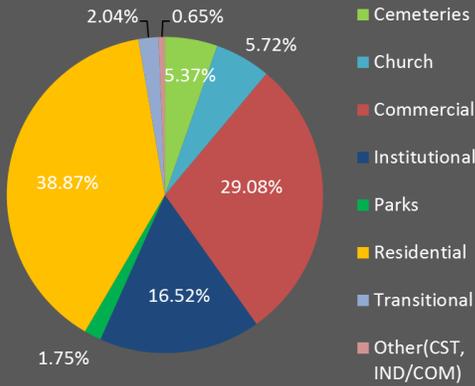
1. 120 West Trinity. AMLI/Cousins— Projected completion TBD. 325 units, 30,000 SF office, 20,000 retail.

Source: Atlanta Business Chronicle 2016



METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY

LAND USAGE WITHIN 1/2 MILE



Sources:
MARTA GIS Analysis & Atlanta Regional Commission LandPro

TOWN CENTER TYPOLOGY DESIGN ELEMENTS

FAR	3.0 to 10.0
Units Per Acre	25 to 75
Height In Floors	4 to 15

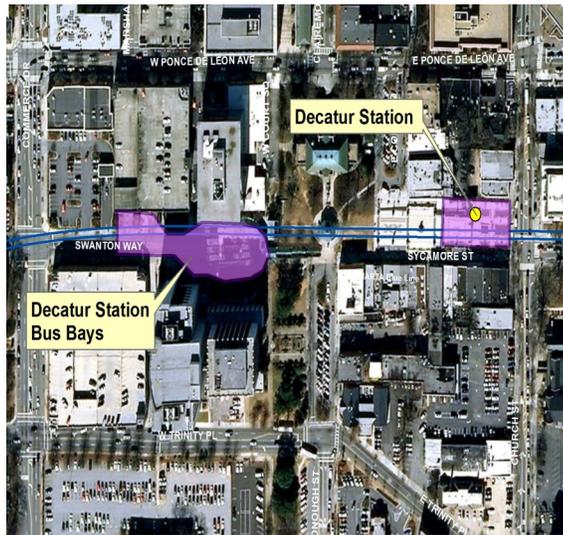
DEVELOPMENT DATA

Zoning	C-1
Available Air Rights	N/A

DECATUR DEVELOPMENT OPPORTUNITY

MARTA offers land it owns around its stations (called “Joint Development” land) through a Request for Proposals (RFP) or Request for Qualifications (RFQ) process. Developers who are interested in developing at MARTA stations will need to go through a competitive RFP/RFQ process prior to contract award. All interested parties should periodically check the MARTA website where future RFP’s/RFQ’s will be announced.

MARTA does not own any excess land associated with this station, but a “Right of Use” granted by the City of Decatur for property not associated with the rail alignment. For example, the land for the bus bay is a Right of Use agreement. Therefore, TOD opportunities by way of joint development are not possible at this station. However, MARTA encourages transit friendly development around the station on privately held land.



Decatur Station Aerial View

Transit friendly development has occurred near the station. The Towne Square Condominiums is one example. This development offers high density residential development in the core of downtown Decatur. Towne Center also features ground level retail and restaurant offerings. The image below displays the proximity to the Decatur Station.



Towne Square Condominiums