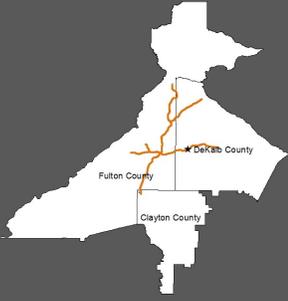
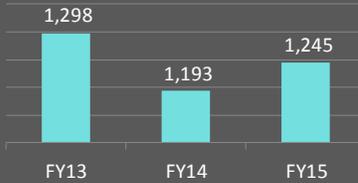


STATION ESSENTIALS



Daily Entries:	1,245
Parking Capacity:	621 Spaces
Parking Utilization:	32%
Station Type:	At-Grade
Total Land Area	+/- 8 acres

Weekly Daily Entries



% Parking Utilization



MARTA Research & Analysis 2016

EAST LAKE STATION

Transit Oriented Development



2260 College Avenue
Atlanta, GA 30307

East Lake Station is a heavy rail transit station located on the border separating the cities of Decatur and Atlanta, in west-central DeKalb County on MARTA's Blue Line. East Lake Station provides rail service to major destinations including Decatur (2 minutes), downtown Atlanta (16 minutes), and Hartsfield-Jackson International Airport (32 minutes).

The MARTA *Transit Oriented Development Guidelines* classify East Lake station as a **Neighborhood** station. 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	3,461
% Population Change 2000-2012	0%
% Generation Y (18-34)	20%
% Singles	63%
Housing Units	1,583
Housing Density/Acre	3.1
% Renters	25%
% Multifamily Housing	9%
Median Household Income	\$70,578
% Use Public Transit	11%

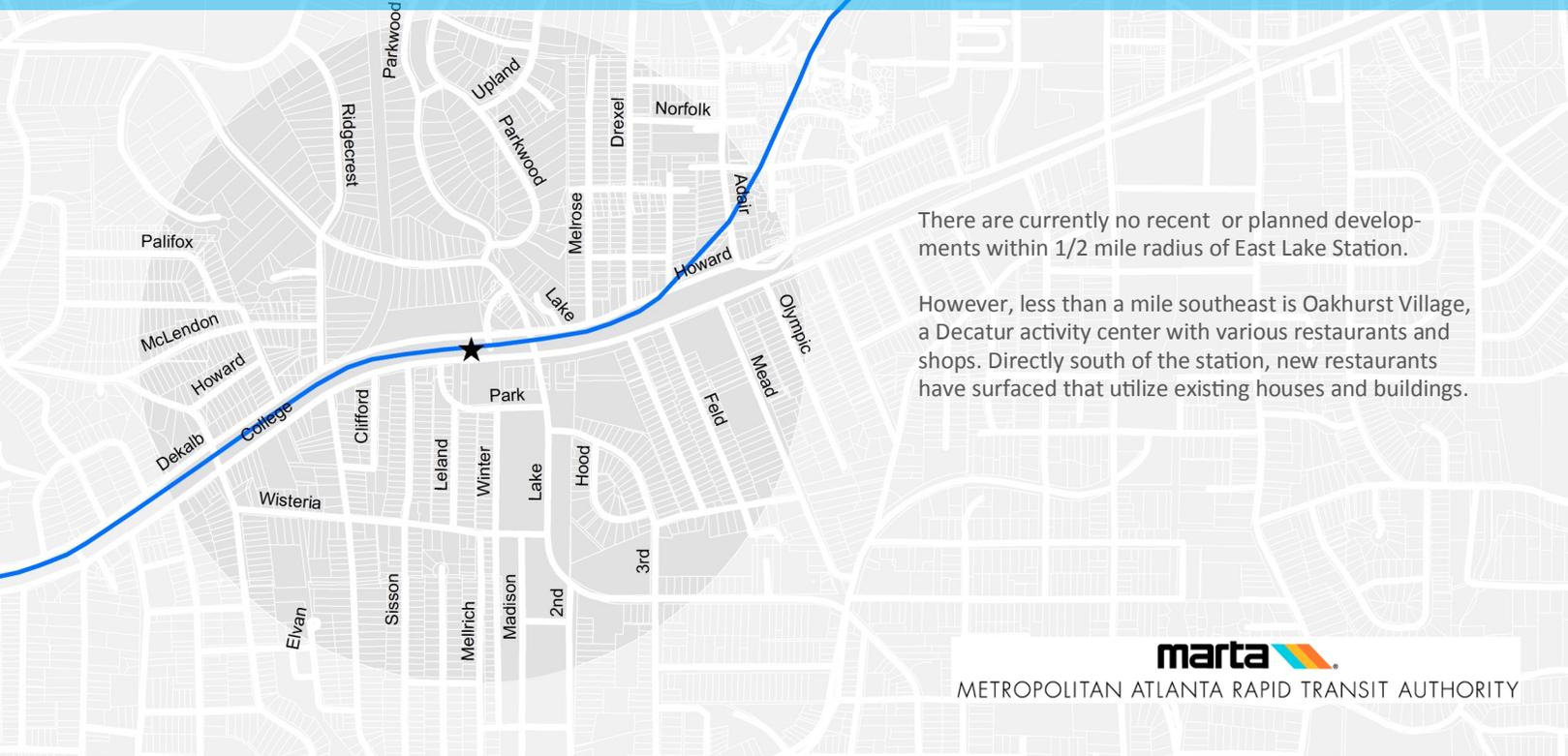
Business Demographics

Employees	293
Avg. Office Rent Per SF	N/A
Avg. Retail Rent Per SF	\$22.00
Avg. Apartment Rent (1-mile)	\$938.00

Sources: Bleakly Advisory Group, 2012.

Market Dynamics

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



There are currently no recent or planned developments within 1/2 mile radius of East Lake Station.

However, less than a mile southeast is Oakhurst Village, a Decatur activity center with various restaurants and shops. Directly south of the station, new restaurants have surfaced that utilize existing houses and buildings.



METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY

EAST LAKE STATION

Transit Oriented Development

EAST LAKE DEVELOPMENT OPPORTUNITY

Joint development opportunities at East Lake include the North and South parking lots. These large MARTA surface parking lots are currently underutilized. The parking that is necessary to support this station could be better concentrated or consolidated. The remaining space could be transformed into a vibrant mixed-use community that respects the scale of the surrounding area, while providing the necessary density to support transit ridership. Redevelopment of this site should be respectful of the established single-family neighborhoods that surround this site.

Land Use

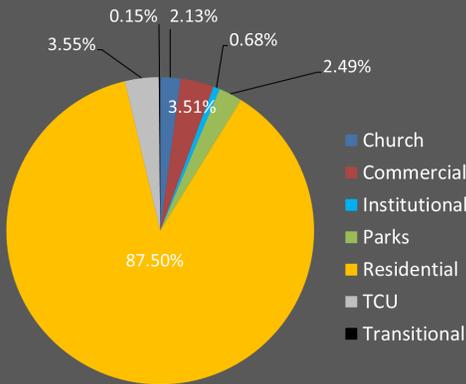
The land within a half mile of East Lake Station is primarily residential. Oakhurst is a small community centered at the intersection of Oakview Road and East Lake Drive. A number of restaurants, a real estate agency, a neighborhood garage, a police mini-precinct and a convenience store can be found. Pedestrian friendly, the walk from East Lake to Oakhurst can be made in less than ten minutes on sidewalks along East Lake Drive. Nearby is Oakhurst Park, which features two multipurpose fields and a dog park.

Zoning

Zoning is one of the key elements needed in TOD development. The station itself falls between two jurisdictions: City of Atlanta and City of Decatur. The north parking lot (Lot 1) and the eastern half of the south parking lot (Lot 2) are located within the City of Decatur. The western half of the south parking lot and the station itself is within the City of Atlanta. The Decatur lots are zoned Institutional (I) and The City of Atlanta portion of the south parking lot is zoned community business (C-1), which allows for medium density commercial activity. The majority of the area around the station in each jurisdiction is zoned for low density residential, generally single-family homes and some duplexes.

It is recommended that the C-1 zone in the portion that falls within the City of Atlanta be rezoned to a Mixed Residential Commercial district (MRC-1) that allows a maximum Floor Area Ratio (FAR) of 1.6. This FAR is just above the minimum FAR density of 1.5 needed for a Neighborhood Center. MRC-1 can accommodate Neighborhood Center development while respecting the low density nature of the surrounding neighborhood. It is further recommended that the portions that are within the City of Decatur be rezoned to Mixed Use (MU) district.

LAND USAGE WITHIN 1/2 MILE



Sources:
MARTA GIS Analysis & Atlanta Regional Commission LandPro 2016

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	C-1 and I
Lot 1	+/- 3.3 Acres
Lot 2	+/- 3.4 Acres

