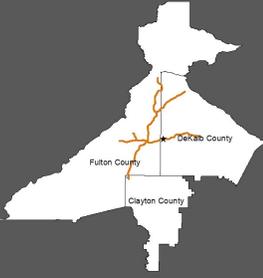
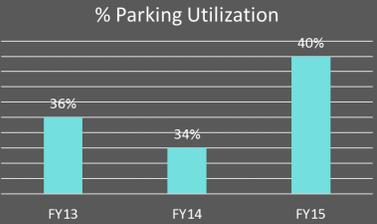
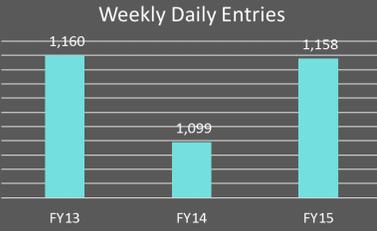


STATION ESSENTIALS



Daily Entries:	1,158
Parking Capacity:	611
Parking Utilization:	40%
Station Type:	At Grade
Total Land Area	+/- 14 acres



MARTA Research & Analysis 2015

EDGEWOOD-CANDLER PARK STATION

Transit Oriented Development



1475 DeKalb Avenue, NE
Atlanta, GA 30307

Edgewood-Candler Park Station is a heavy rail transit facility located in the City of Atlanta in western DeKalb County on MARTA's Blue and Green lines. It is situated at the corner of DeKalb Avenue and Oakdale Road, with station entrances on each. Edgewood-Candler Park station provides rapid rail service to major destinations such as the Buckhead shopping and business district (24 minutes), Midtown (12 minutes), Downtown (8 minutes), and Hartsfield-Jackson International Airport (24 minutes).

The MARTA *Transit Oriented Development Guidelines* classify Edgewood-Candler Park 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	4,008
% Population Change 2000-2012	4%
% Generation Y (18-34)	30%
% Singles	73%
Housing Units	2,190
Housing Density/Acre	4.4
% Renters	38%
% Multifamily Housing	23%
Median Household Income	\$50,436
% Use Public Transit	16%

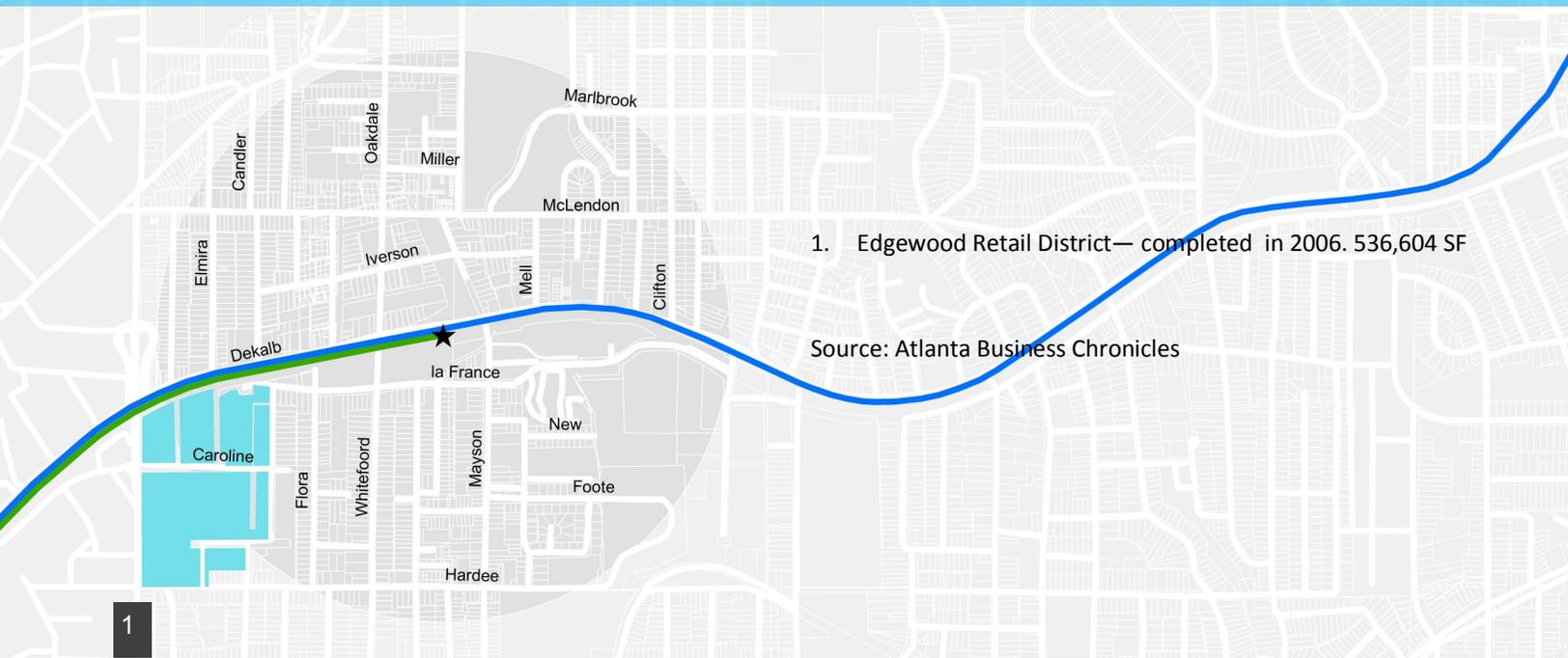
Business Demographics

Employees	1,296
Avg. Office Rent Per SF	\$11.40
Avg. Retail Rent Per SF	\$14.80
Avg. Apartment Rent (1-mile)	\$1,038

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. Edgewood Retail District— completed in 2006. 536,604 SF

Source: Atlanta Business Chronicles



METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY

EDGEWOOD-CANDLER PARK STATION

Transit Oriented Development

EDGEWOOD-CANDLER PARK DEVELOPMENT OPPORTUNITY

The Edgewood-Candler Park Station south parking lot has been identified as a potential location for joint development. In May of 2014, MARTA along with Invest Atlanta accepted a proposal by Columbia Ventures to develop the south lot into a mixed-use TOD.

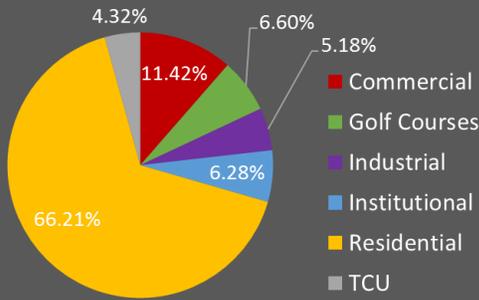
Land Use Entitlements

There are two zoning districts that are assigned to the Edgewood-Candler Park station. The first is the I-1 Light Industrial district that covers the north parking lot. The south lot of the station is zoned PD-MU-Planned Development Mixed Use District. The south lot was recently rezoned from C-1 Community Business district to accommodate TOD. The general intent of the PD-MU district is to create vibrant and sustainable mixed-use communities combining residential, retail and office uses to create walkable, pedestrian-scaled environments that accommodate and encourage multiple modes of transportation.

Surrounding Land Use

There are a multitude of land uses that surround the Edgewood-Candler Park Station. The two largest land uses are residential and commercial. The Edgewood-Candler Park station is located within an area that is primarily residential in nature. About 67% of the land within a half mile of the station is dedicated to residential land use. The Edgewood neighborhood is a typical intown single-family bungalow community for Atlanta with older homes predominantly from the 1930s, 1940s, and 1950s. Commercial land use is the next largest land use category at about 11%. The station is in close proximity to the popular Edgewood Shopping Center.

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	PD-MU
South Lot	+/- 6 Acres
Available Air Rights	N/A

Lot 5



Unused Lot

