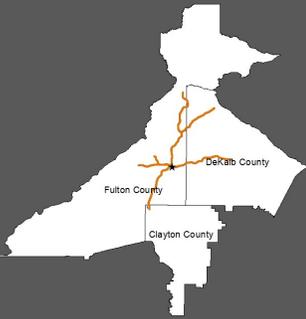
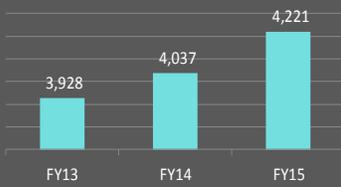


STATION ESSENTIALS



Daily Entries:	4,221
Parking Capacity:	0
Parking Utilization*:	N/A
Station Type:	Elevated
Total Land Area	+/- No Excess Land available

Weekly Daily Entries



MARTA Research & Analysis 2015

*Data not gathered if below 100 spaces.

GEORGIA STATE STATION

Transit Oriented Development



170 Piedmont Road, SE
Atlanta, GA 30303

Georgia State Station is a heavy rail transit station located in the central portion of Fulton County, the first stop to the east on MARTA's Blue and Green Lines. It is situated between Piedmont Avenue to the west, Jesse Hill Jr. Drive to the east and Decatur Street to the south, with entrances on Piedmont Avenue and Jesse Hill Jr. Drive. Bus service from Georgia State Station provides access to the King Center, Oakland Cemetery, Grady Memorial Hospital and the Old Fourth Ward, Peoplestown and Lakewood neighborhoods.

The MARTA *Transit Oriented Development Guidelines* typology classify Georgia State Station as an **Urban Core** station. Urban Core stations are metropolitan-level destinations, at or near the center of the transportation system, where peak hour congestion is most challenging and where the region's highest transit and pedestrian mode shares are achievable.

AREA PROFILE

Area Demographics at 1/2 Mile

Population 2012	53,146
% Population Change 2000-2012	-33%
% Generation Y (18-34)	37%
% Singles	80%
Housing Units	2,025
Housing Density/ Acre	4.0
% Renters	58%
% Multifamily Housing	77%
Median Household Income	\$20,931
% Use Public Transit	15%

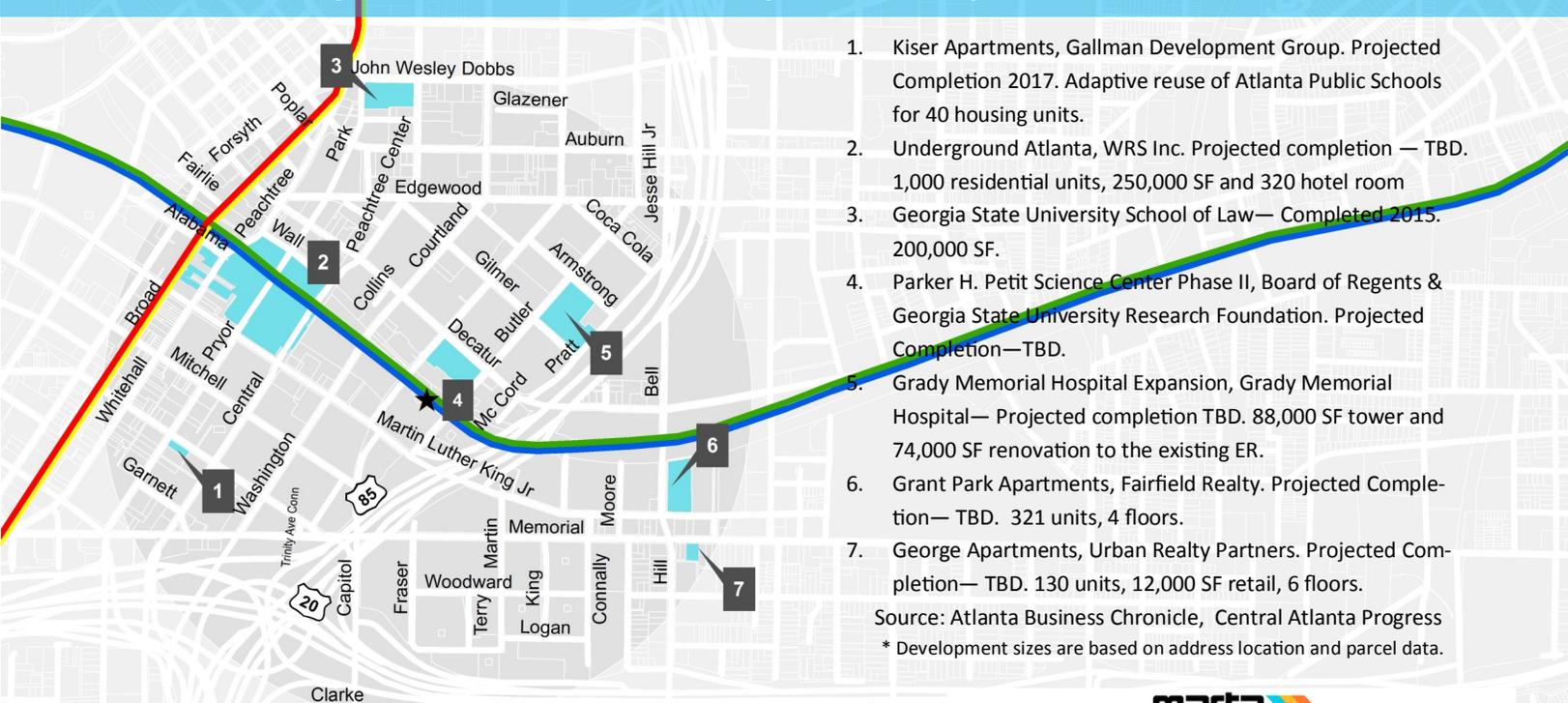
Business Demographics

Employees	53,146
Avg. Office Rent Per SF	\$17.04
Avg. Retail Rent Per SF	\$15.77
Avg. Apartment Rent (1-mile)	\$1,052

Sources: Bleakly Advisory Group, 2012.

Market Dynamics

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



1. Kiser Apartments, Gallman Development Group. Projected Completion 2017. Adaptive reuse of Atlanta Public Schools for 40 housing units.
2. Underground Atlanta, WRS Inc. Projected completion — TBD. 1,000 residential units, 250,000 SF and 320 hotel room
3. Georgia State University School of Law— Completed 2015. 200,000 SF.
4. Parker H. Petit Science Center Phase II, Board of Regents & Georgia State University Research Foundation. Projected Completion—TBD.
5. Grady Memorial Hospital Expansion, Grady Memorial Hospital— Projected completion TBD. 88,000 SF tower and 74,000 SF renovation to the existing ER.
6. Grant Park Apartments, Fairfield Realty. Projected Completion— TBD. 321 units, 4 floors.
7. George Apartments, Urban Realty Partners. Projected Completion— TBD. 130 units, 12,000 SF retail, 6 floors.

Source: Atlanta Business Chronicle, Central Atlanta Progress

* Development sizes are based on address location and parcel data.

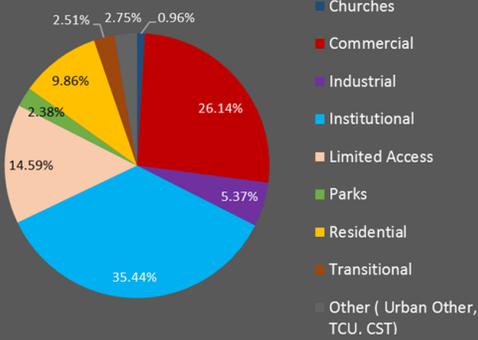


METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY

GEORGIA STATE STATION

Transit Oriented Development

LAND USAGE WITHIN 1/2 MILE



Sources:
MARTA GIS Analysis & Atlanta Regional
Commission LandPro 2016

URBAN CORE TYPOLOGY DESIGN ELEMENTS

FAR	8.0 to 30.0
Units Per Acre	75+
Height In Floors	8 to 40

DEVELOPMENT DATA

Zoning	SPI-1, SA 1
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GEORGIA STATE DEVELOPMENT OPPORTUNITY

MARTA offers land it owns around its stations (called “Joint Development”) 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 rather it has a “Right of Use” granted by the State of Georgia, City of Atlanta and other entities for rail maintenance and staff parking. 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.

Land Use Entitlements

Georgia State Station is located in downtown Atlanta on the Georgia State University campus. The predominant use of land within a half mile of the station is institutional at about 35%. The institutional uses comprise governmental buildings, office buildings and housing non-profits. In addition to the 24/7 activity at busy Grady Memorial Hospital, the tremendous growth of Georgia State University has fueled lively activity well into the evening hours. Commercial uses make up about a third of the land use around the station at about 26% with varied retail and office uses.

Zoning

Zoning is one of the key elements needed in TOD development. Georgia State station is located in Sub-Area 1 of Special Public Interest District 1 (SPI-1). This district was enacted in 2007 to give greater clarity and protection for the unique character and forms that are found in the downtown. Moreover, the district is to provide for a more amenable pedestrian atmosphere by encouraging easier pedestrian access to residential, retail, office, and other merchant offerings. Development near MARTA property in this district would require that a Special Administrative Permit be filed with the City of Atlanta.

The SPI-1 Sub Area 1 district is compatible with the design guidelines contained in MARTA’s recently adopted “TOD Guidelines”. The district allows for TOD friendly densities. The maximum Floor Area Ratio (FAR) allowed in this district is 35. The district’s intent and density provisions are compatible with the development guidelines contained in MARTA’s recently adopted *Transit Oriented Development Guidelines*.



Aerial of Georgia
State Station