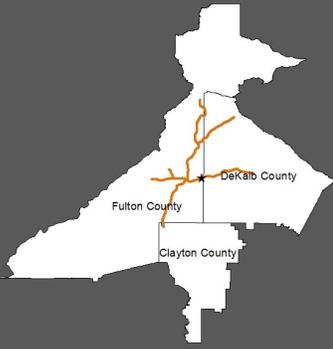
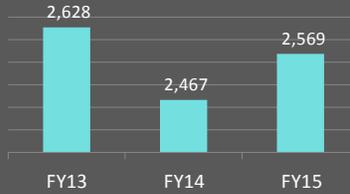


## STATION ESSENTIALS



Daily Entries:	2,569
Parking Capacity:	401 Spaces
Parking Utilization:	47%
Station Type:	At-Grade
Total Land Area	+/- 8 acres

### Weekly Daily Entries



### % Parking Utilization



MARTA Research & Analysis 2015

# INMAN PARK-REYNOLDSTOWN STATION

Transit Oriented Development



1055 DeKalb Avenue, NE  
Atlanta GA 30083

Inman Park-Reynoldstown Station is a heavy rail rapid transit station located near the DeKalb-Fulton County border on MARTA's Green and Blue Lines. Located at the corner of DeKalb Avenue and Hurt Street, the station has entrances off of both Hardee and Hurt Streets. Inman Park-Reynoldstown provides rapid rail service to major destinations including the Buckhead shopping and business district (22 minute), Midtown (10 minutes), Downtown (6 minutes), and Hartsfield-Jackson International Airport (22 minutes).

The MARTA *Transit Oriented Development Guidelines* typology classify Inman Park-Reynoldstown Station as a **Neighborhood** station. The *Guidelines* define Neighborhood stations as "located in primarily residential districts... 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	4,175
% Population Change 2000-2012	21%
% Generation Y (18-34)	30%
% Singles	76%
Housing Units	2,446
Housing Density/Acre	4.9
% Renters	41%
% Multifamily Housing	33%
Median Household Income	\$57,795
% Use Public Transit	15%

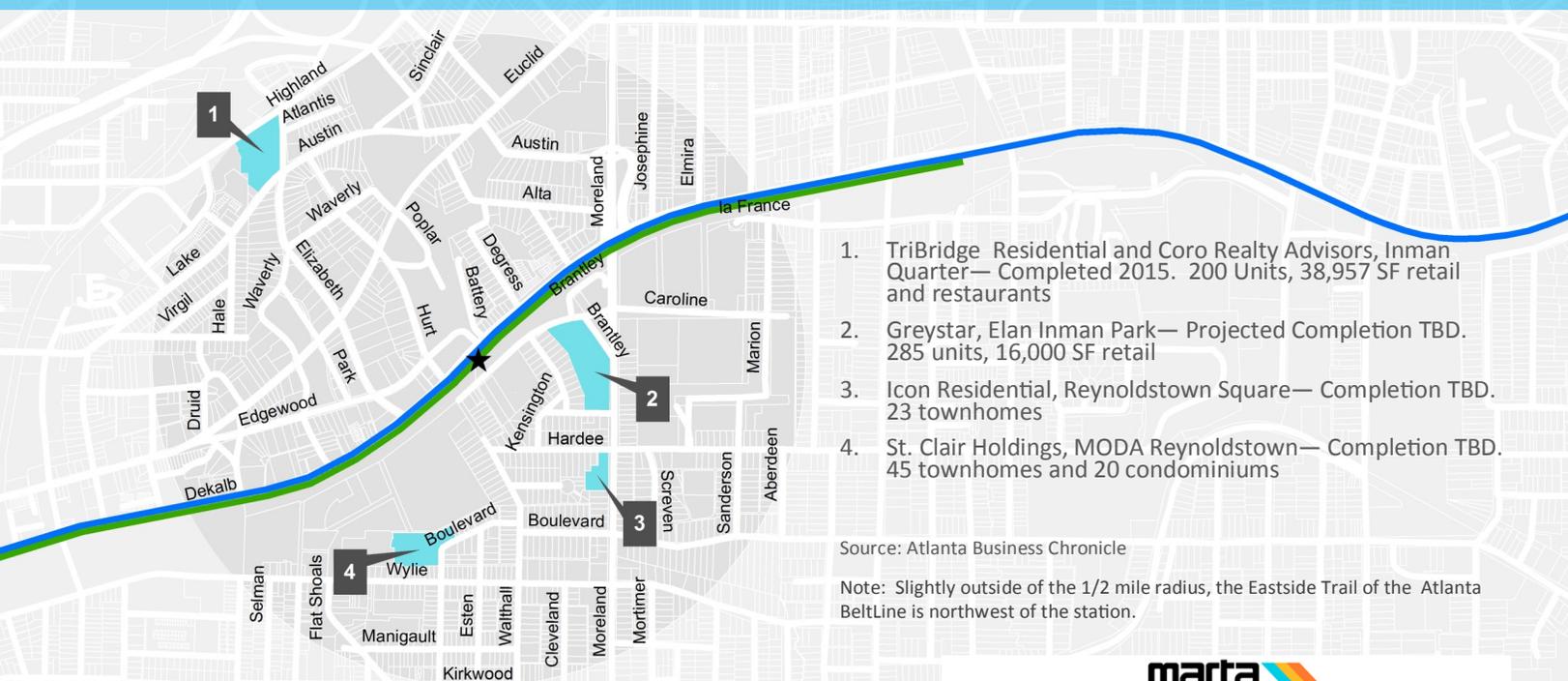
### Business Demographics

Employees	1,917
Avg. Office Rent Per SF	N/A
Avg. Retail Rent Per SF	\$13.80
Avg. Apartment Rents (1-mile)	\$1,242

Sources: Bleakly Advisory Group, 2012.

## Market Dynamics

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



1. TriBridge Residential and Coro Realty Advisors, Inman Quarter— Completed 2015. 200 Units, 38,957 SF retail and restaurants
2. Greystar, Elan Inman Park— Projected Completion TBD. 285 units, 16,000 SF retail
3. Icon Residential, Reynoldstown Square— Completion TBD. 23 townhomes
4. St. Clair Holdings, MODA Reynoldstown— Completion TBD. 45 townhomes and 20 condominiums

Source: Atlanta Business Chronicle

Note: Slightly outside of the 1/2 mile radius, the Eastside Trail of the Atlanta BeltLine is northwest of the station.



METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY

# INMAN PARK- REYNOLDSTOWN STATION

Transit Oriented Development

## INMAN PARK-REYNOLDSTOWN DEVELOPMENT OPPORTUNITY

The joint development opportunities at Inman Park-Reynoldstown station are very limited. In terms of design, the station is situated between DeKalb Avenue and a CSX rail line at the mouth the CSX Intermodal rail yard to the south. This situation necessitated the need for an elevated pedestrian structures to connect the two parking and bus bay areas. These two barriers tend to complicate cohesive development.

In terms of land area, MARTA owns or has air rights to approximately 3.6 acres of land. This includes the station structure and two south parking lots. Only the smaller of the two parking lots is used on this end of the station. The smaller lot is only +/- .2 acres in size and the larger unused lot is +/- .7 acres in size. Lot 1, on the northern part of the station, is the largest of the lots at the station at about 2 acres. However, the northern lot houses nearly all current parking at this station. This lot is also owned by the Georgia Department of Transportation and MARTA is provided a right of use.

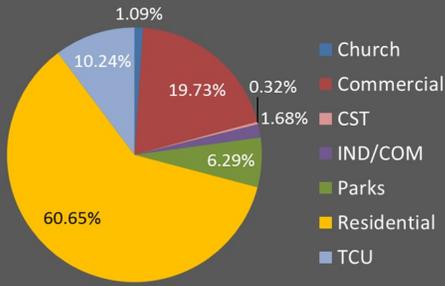
### Land Use Entitlements

Zoning is one of the key elements needed in TOD development. There are a total of three zoning districts that traverse the boundaries of this station. These districts include the RG-1 General Multi-Family residential district, the RG-2 General Multi-Family Residential district and the R-5 Two-Family Residential district. Single-Family Residential is also allowable in all of the districts.

The northern end of the station near Hurt Street is zoned RG-1. The intent of this district is to provide for a range of residential densities that are compatible with the surrounding residential environment and the comprehensive plan. The southern end of the of the station near the MARTA owned lot and Hardee Street is zoned RG-2. The primary difference between the RG-1 and RG-2 is the allowable density. RG-1 allows a maximum Floor Area Ratio (FAR) of .162, while the RG-2 allows a maximum FAR of .348. Lastly, the station itself is zoned R-5. The intent of this district is to provide for the development of medium-density residential areas that will encourage owner occupancy of individual buildings and provide variety in the rental stock. The maximum FAR allowed in this district is .60.

The current density regulations permitted in all of the districts are low and they are not generally compatible with MARTA's recently adopted *Transit-oriented Development Guidelines*.

## 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 8

## DEVELOPMENT DATA

Zoning	RG-1, RG-2, R-5
Air Rights	3.6 Acres
South Lot 1	+/- .2 Acres
South Lot 2	+/- .7 Acres

