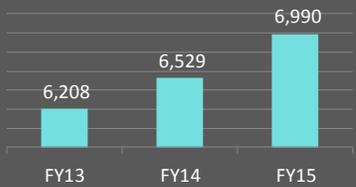


## STATION ESSENTIALS



Daily Entries:	6,990
Parking Capacity:	2,378 Spaces
Parking Utilization:	73%
Station Type:	Elevated
Total Land Area	+/- 29 acres

### Weekly Daily Entries



### % Parking Utilization



MARTA Research & Analysis 2015

# NORTH SPRINGS STATION

Transit Oriented Development



7010 Peachtree Dunwoody Road  
Sandy Springs, GA 30328

North Springs Station is a heavy rail rapid transit station located in the northern part of Fulton County on MARTA's Red Line. It is located between Peachtree Dunwoody Road and Georgia 400, with station entrances off of each. In addition, there is a pedestrian bridge and a pathway to the station from an adjacent multifamily apartment community. North Springs Station provides rapid rail transit service to major destinations including the Buckhead shopping and business district (11 minutes), Midtown (23 minutes), Downtown (27 minutes), and Hartsfield-Jackson International Airport (43 minutes). Additionally, five bus routes currently serve North Springs Station, providing access to and from surrounding cities.

The MARTA *Transit Oriented Development Guidelines* typology classify North Springs Station as a **Collector Station**. Collector Stations serve as "primary capture points for inbound passengers transferring to the rapid transit system from their own cars. They are located at strategic points in the regional highway system, almost always at peripheral sites".

## AREA PROFILE

### Area Demographics at 1/2 Mile

Population 2012	4,444
% Population Change 2000-2012	26%
% Generation Y (18-34)	39%
% Singles	60%
Housing Units	2,463
Housing Density/ Acre	4.9
% Renters	64%
% Multifamily Housing	68%
Median Household Income	\$67,507
% Use Public Transit	14%

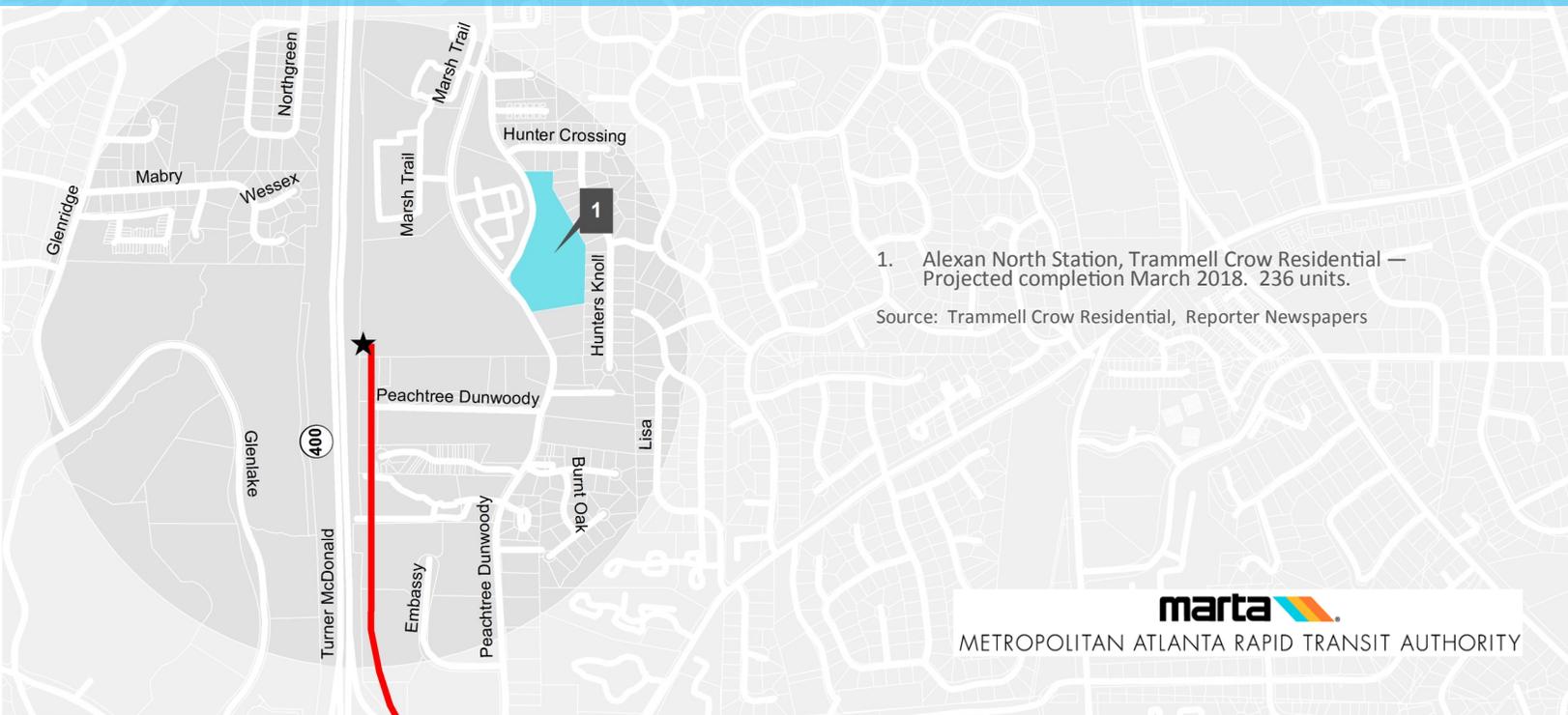
### Business Demographics

Employees	4,923
Avg. Office Rent Per SF	\$18.04
Avg. Retail Rent Per SF	N/A
Avg. Apartment Rent (1-mile)	\$1,026

Sources: Bleakly Advisory Group, 2012.

## Market Dynamics

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



1. Alexan North Station, Trammell Crow Residential — Projected completion March 2018. 236 units.

Source: Trammell Crow Residential, Reporter Newspapers



METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY

# NORTH SPRINGS STATION

Transit Oriented Development

## NORTH SPRINGS DEVELOPMENT OPPORTUNITY

### Land Use

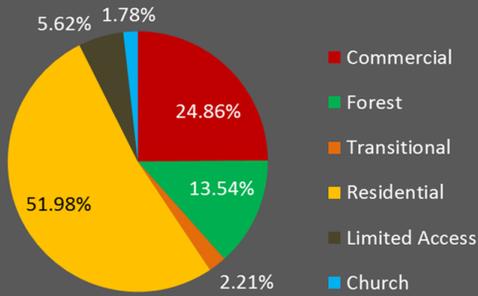
The predominant land use within a half mile of the station is residential at about 52%. The residential land use is comprised of single-family residential and medium density multi-family residential. Multi-family development can be found adjacent to the station to the north and south. Commercial uses make up about 25% of the land use. Undeveloped land makes up more than 13% of the land composition within half a mile of the station. The majority of the undeveloped land is to the southwest of station, as seen in the figure below.

### Zoning

The North Springs Station is located in the O-I Office and Institutional District. The intent of the O-I district is to provide land areas for office and institutional uses with proximity to residential, public, commercial and other land uses. The existing and projected traffic patterns make it desirable for office and institutional uses. Permitted uses include but are not limited to single-family residential, office, and assisted living facilities. In general, the development guidelines in the O-I district are not conducive with MARTA's recently adopted *Transit Oriented Development Guidelines* for this station. The North Springs Station is also within the Perimeter Community Improvement District (PCID) overlay.

The figure below provides a development guide to the station area. Substantial land was acquired to accommodate end of the line park and ride customers. Unlike other end of the line stations, the parking needs were concentrated into a parking deck providing excess land. The station has in excess +/- 13 acres of land to the east of the MARTA parking deck.

## LAND USAGE WITHIN 1/2 MILE



Sources:  
MARTA GIS Analysis & Atlanta Regional  
Commission LandPro 2016

## DEVELOPMENT DATA

Zoning	O-I Office and Institutional
MARTA Parking Deck	+/- 2.8 Acres
AT&T Parking Deck	+/- 2 acres
Development Space	+/- 13 acres

