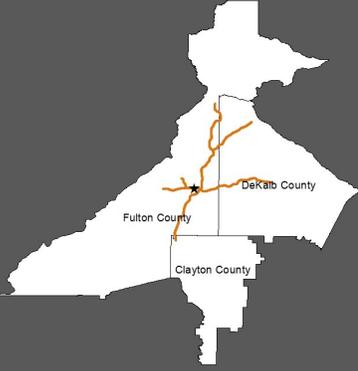
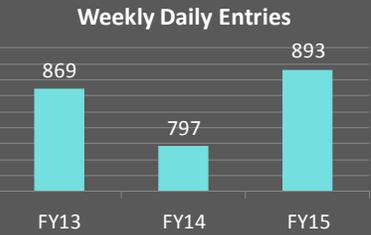


STATION ESSENTIALS



| | |
|-----------------------|-------------|
| Daily Entries: | 893 |
| Parking Capacity: | 27 |
| Parking Utilization*: | N/A |
| Station Type: | Subway |
| Total Land Area: | +/- 2 acres |



MARTA Research & Analysis 2015

*Data is not gathered if below 100 spaces.

Vine City STATION

Transit Oriented Development



Photo: Transformation Alliance

502 Rhodes St NW
Atlanta, GA 30314

Vine City Station is a heavy rail rapid transit station on MARTA's Blue and Green Lines located within the City of Atlanta in central Fulton County. The station is bounded by Electric Avenue, Rhodes Street, and Northside Drive, with its main entrance on Carter Road. The station is directly across Northside from the Georgia Dome. Vine City provides rapid rail service to major destinations including Downtown (2 minutes), Buckhead (23 minutes), Midtown (11 minutes), and Hartsfield-Jackson International Airport (23 minutes). A small number of daily parking and bike racks are also available at the station.

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

AREA PROFILE

Area Demographics at 1/2 Mile

| | |
|-------------------------------|----------|
| Population 2012 | 2,991 |
| % Population Change 2000-2012 | 10% |
| % Generation Y (18-34) | 41% |
| % Singles | 90% |
| Housing Units | 1,771 |
| Housing Density/Acre | 3.5 |
| % Renters | 75% |
| % Multifamily Housing | 73% |
| Median Household Income | \$20,289 |
| % Use Public Transit | 32% |

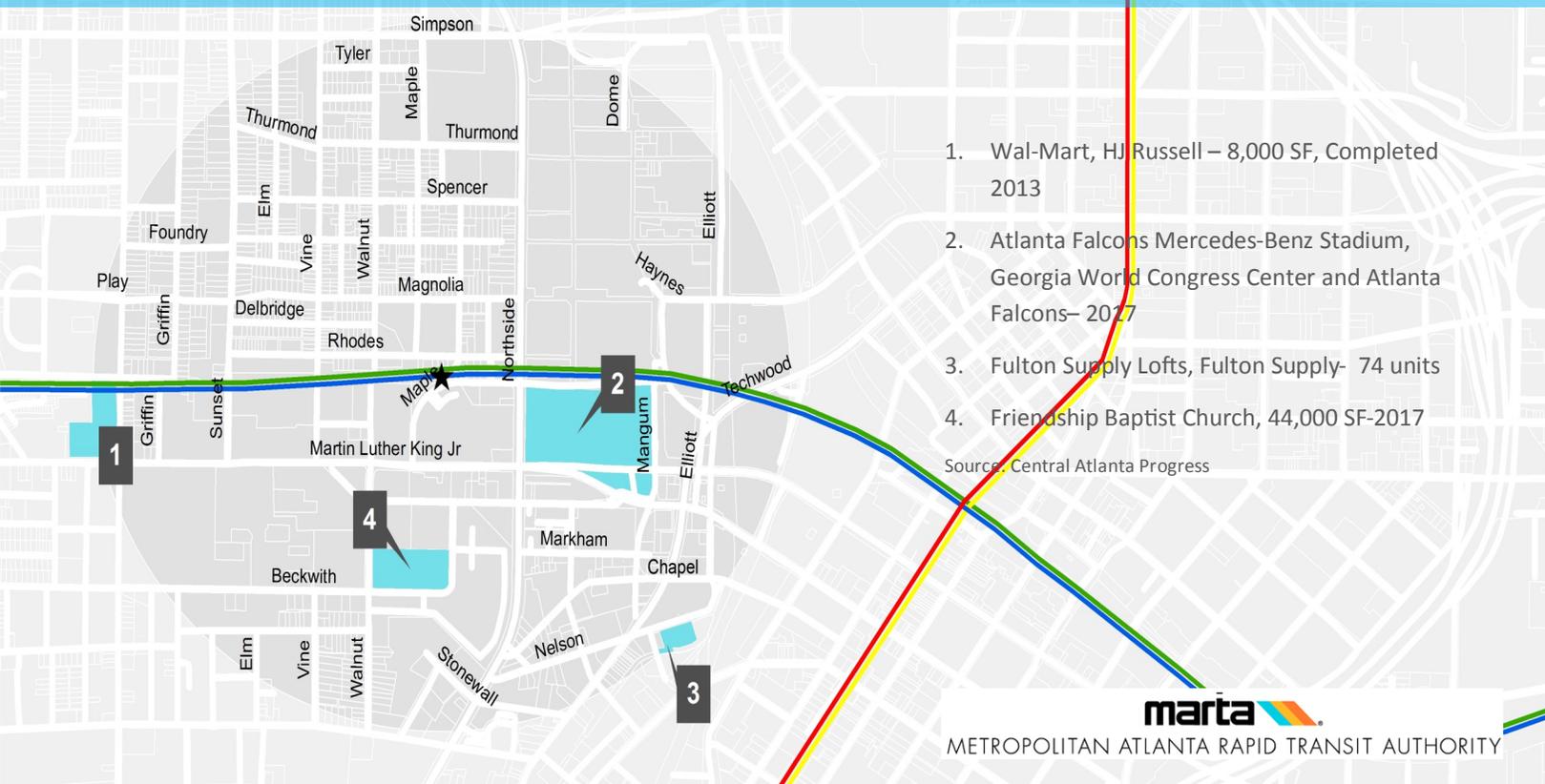
Business Demographics

| | |
|-------------------------------|---------|
| Employees | 25,913 |
| Avg. Office Rents Per SF | N/A |
| Avg. Retail Rents Per SF | \$15.96 |
| Avg. Apartment Rents (1-mile) | \$861 |

Sources: Bleakly Advisory Group, 2012.

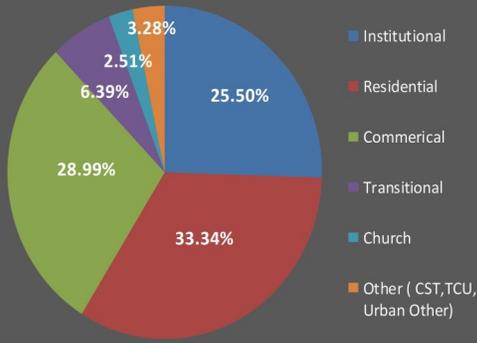
Market Dynamics

Recent and Planned Development Activity within 1/2 Mile Radius



METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY

LAND USAGE WITHIN 1/2 MILE



Sources:
MARTA GIS Analysis & 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 | SPI-11 SA12 |
|--------|-------------|



Photos: Transformation Alliance

Vine City STATION

Transit Oriented Development

VINE CITY DEVELOPMENT OPPORTUNITY

Joint development at Vine City is limited but possible by way of air rights and utilization of the available surface parking.

Land Use Entitlements

The area around the Vine City Station falls within the City of Atlanta's Special Public Interest (SPI) district 11 Sub Area 12. SPI districts overlay existing zoning and generally allow for and encourage higher density development around existing transportation infrastructure investments, typically MARTA rail stations. SPI districts may also be used to implement specific zoning designed to protect areas with unique or historic character. In this instance, SPI-11 was implemented to protect the existing single-family neighborhoods surrounding both Vine City and Ashby stations while encouraging new residential and commercial development in strategically located yet underserved areas near the stations.

New development on parcels within SA-12 allow a maximum building coverage of 85%, a combined residential and commercial floor area ratio (FAR) of 2.69, maximum building heights of 7 stories or 100 feet (whichever is greater) and relaxed or no minimum off-street parking requirements (in order to encourage use of transit and discourage use of private automobiles). The intent of the district appears to be generally compatible with MARTA's *Transit Oriented Development Guidelines*.

Surrounding Land Use

Vine City Station is located in the eastern part of the Vine City neighborhood, due west of Downtown Atlanta. The neighborhood is bounded by Northside Drive and Joseph E Lowery Boulevard to the east and west, and Joseph E Boone Street (formerly Simpson Street) and Martin Luther King Jr. Drive, to the north and south. The Georgia Dome, Philips Arena, Mercedes-Benz Falcons Stadium and other establishments make up the commercial in the area. Institutional uses include the Georgia World Congress Center and the nearby Atlanta University Center.