

Learn about MARTA's transit oriented development program.



Welcome

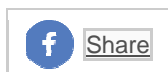
We are excited to kick-off 2015 by announcing three new upcoming TOD opportunities at the [Arts Center Station](#), [Oakland City Station](#) and [Chamblee Station](#).

We continue to work towards our goal of having five TODs underway by spring 2015. Thus far, development partners have been selected for the following three stations: [Edgewood/Candler Park Station](#), [Avondale Station](#) and [King Memorial Station](#).

There has been a delay in the [Brookhaven/Oglethorpe Station](#) solicitation, but we are now in a position to move forward.

We are wrapping up our strategic planning process for the Office of TOD and Real Estate and eager to begin implementing the recommendations which include: hiring new staff, making organizational changes and introducing new technology. In December we closed on the sale of a 1,282 square foot MARTA surplus property near the Arts Center Station and we continue to work to implement Phase II of our [retail and concessions program](#).

We look forward to partnering with you in 2015 to make our stations dynamic destinations which support healthy, thriving communities.



Arts Center Station TOD

Based on the responses received to the Request for Expressions of Interest ("RFEI") for the development of the air rights, MARTA has determined that the Arts Center Station presents the best near-term opportunity for redevelopment.

Staff will seek authorization to release a Request for Qualifications ("RFQ") for the redevelopment of 6.2 acres of property in the first quarter of 2015. The property includes the station, a kiss ride parking lot and open space which will be conveyed to the awardee through a ninety-nine (99) year ground lease, air rights lease or other appropriate and mutually agreed upon transaction. The intent of this RFQ is to identify development partners to convert the entire property into a high-quality, mixed-use, transit oriented development, consisting of residential, retail, office and hotel components.

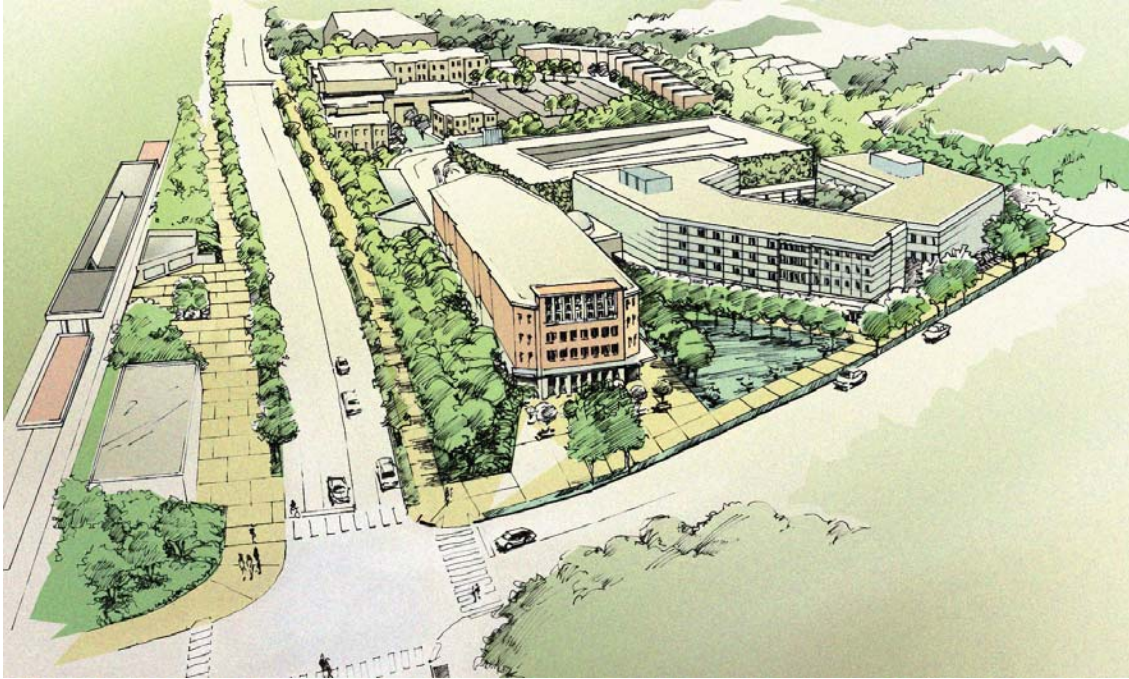
MARTA will release a Request for Proposals to those pre-qualified through the RFQ process in the summer.

Oakland City Station TOD

MARTA, in partnership with the City of Atlanta and the Atlanta Regional Commission, hosted a community planning process for TOD at the Oakland City Station.

As part of the charrette process, a real estate market consultant and an architect were engaged to envision future development at the site based on community input and market realities. Mixed-income rental apartments were found to be the viable near-term development opportunity. In mid-2015 MARTA will seek authorization to release a Request for Qualifications ("RFQ") for the initial phase of development at the station on the closed 3-acre surface parking lot. Future phases of development at the site will occur on the northern parking lots and could include commercial uses.

Per the recommendations from the charrette, MARTA will seek community and City approval to rezone the site from C-2 and R-5 to MRC-3 in early 2015.



Chamblee Station TOD

We are excited to announced the pending release of Lot 1 at the Chamblee Station. This 2.16-acre property is located in the City of Chamblee at the intersection of Peachtree Road and Chamblee Tucker Road. Originally acquired for a park and ride lot, the surface parking lot has been closed since 2006.

The property is zoned Village Commercial and was identified as a TOD opportunity in the [Chamblee Town Center Livable Centers Initiative Report](#).

MARTA will seek authorization to release a Request for Proposals ("RFP") for the redevelopment of this property in first quarter 2015.

Edgewood/Candler Park Station TOD

Development Partner: Invest Atlanta and Columbia Ventures/Columbia Residential

Proposed Development: A mixed-use development centered around greenspace that provides for increased connectivity to the surrounding community. The project is slated to include approximately 445 apartments, including 89 affordable units, and 10,000 square feet of commercial space.

Project Status: Negotiations are underway with the developer. MARTA has hosted several meetings with residents of the Edgewood and Candler Park communities regarding the rezoning of the south lots. Construction is expected to commence in 2015.



Avondale Station TOD

Development Partner: Development Authority of the City of Decatur and Columbia Ventures

Proposed Development: The project is slated to include approximately 530 apartments, including 116 affordable senior independent living units, 74 condominiums and 25,000 square feet of commercial space. The site plan features a central plaza which will serve as an amenity for residents, transit riders and the surrounding community.

Project Status: Negotiations have been finalized with the developer and MARTA is currently in conversations with the Federal Transit Administration regarding creative approaches to the required replacement parking at this station. An application will be submitted to ARC in the spring for funds to construct replacement parking and bus bays. Construction is anticipated to begin in 2015.



King Memorial Station TOD

Development Partner: Walton Communities

Proposed Development: The development program currently includes approximately 386

multifamily units, 20% of which will be set aside for affordable housing, and approximately 15,000 square feet of ground floor retail.

Project Status: The developer is working to secure project financing. A community event will be hosted in early 2015 to solicit input on the project design. Development is expected to commence in 2016.



Brookhaven/Oglethorpe University Station TOD

MARTA recently announced the re-release of a Request for Qualifications ("RFQ") for the Brookhaven/Oglethorpe University Station TOD. MARTA determined that it is in its best interest to cancel the initial solicitation due to a discrepancy in the original RFQ between the requested information and the evaluation criteria.

The purpose of this RFQ is to solicit Qualification Statements from qualified firms capable of developing this 10.3-acre property into will solicit proposals to convert the property into a high-quality, mixed-use, transit oriented development, consisting of residential, commercial and civic components.

Only firms that have been pre-qualified will be invited to respond to the Request for Proposals, which will include a detailed development plan and a financial model that

illustrates the potential economic return to MARTA. A copy of the RFQ can be downloaded from MARTA's website. Responses are due to MARTA on February 5, 2015.

Retail and Concessions Program

MARTA, in partnership with the consulting team of Greystone Management Solutions and Smith Real Estate Services, has identified several locations within the MARTA rail system for the second phase of its retail concessions program. Potential local, regional and national retail tenants have been interviewed with the goal of designing a program that limits the barriers to entry. Several of these potential tenants traveled to Atlanta to evaluate the opportunity. To date a total of thirty concepts including several locations for automated teller machines have been identified. It is anticipated that these shops and restaurants will be open to the public within a year.



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