

RAPID SOUTHLAKE TRANSIT-ORIENTED DEVELOPMENT (TOD) STUDY

TOD Project Overview

MARTA's Rapid Southlake TOD Study explores how the Rapid Southlake Bus Rapid Transit (BRT) line can do more than move people - **it can help shape a more connected, walkable, and vibrant future for Clayton County.**

Rapid Southlake Project Overview

- The largest transit investment in Clayton County's history
- One of Georgia's first BRT lines
- Connects Hartsfield-Jackson Atlanta International Airport to Southlake area



Funded by the Federal Transit Administration (FTA) and led by MARTA, the TOD study identifies opportunities to transform today's auto-oriented corridor into a series of transit-supportive activity centers with **safer streets, improved pedestrian and bicycle connections, expanded access to jobs and housing, and strengthened local economic development.** The Southlake TOD Study included the following four focus areas:



Economic
Development



Mobility



Resilience



Station
Areas

What is TOD?

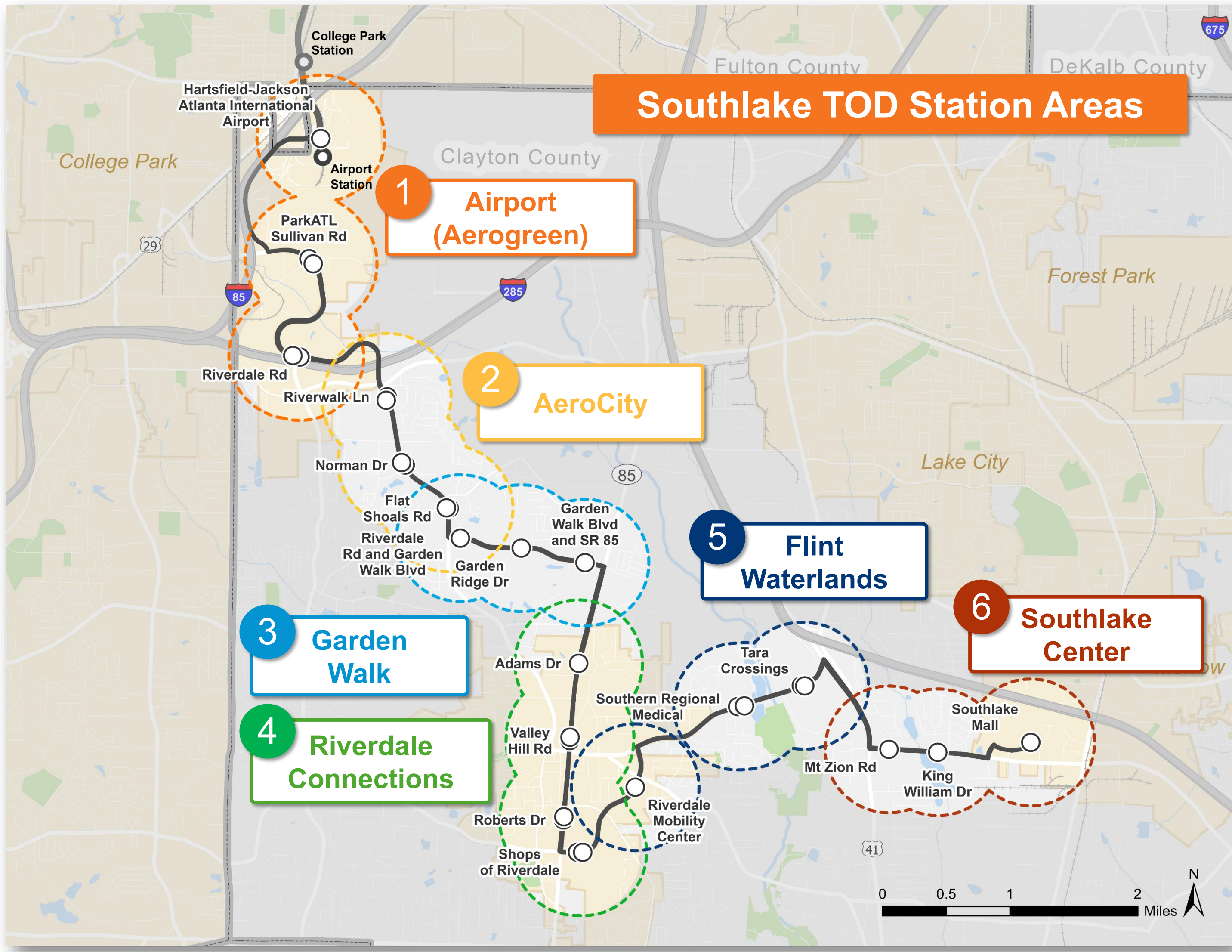
Transit-Oriented Development (TOD) is a planning approach that creates walkable, mixed-use communities centered around public transit, placing housing, jobs, and services within easy reach of transit stations to reduce car dependence and foster vibrant, connected neighborhoods.



Development along MARTA Rapid A Line on Hank Aaron Blvd



Shared-use path improvement and development surrounding IndyGo Red Line BRT



Rapid Southlake TOD Study: Station Area Strategies

Station Area & Vision

Market Findings

Land Use & Redevelopment Opportunities

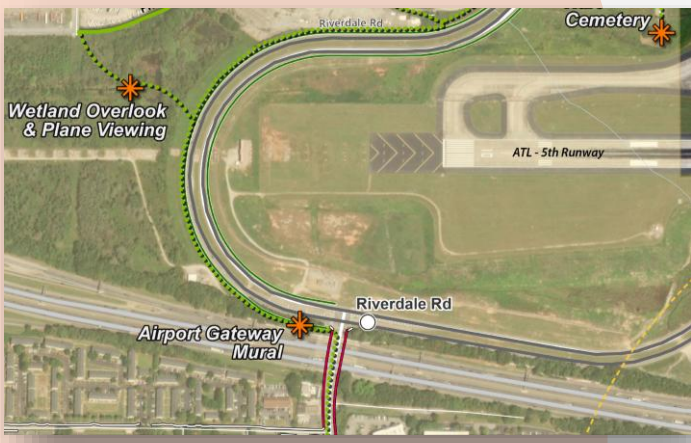
Mobility Improvements

Resilience Strategies

1 Aerogreen
Northern gateway to corridor emphasizing connectivity and green infrastructure

Focus on commercial TOD near Phoenix Blvd/Fayetteville Rd.

- Development in the airport's immediate vicinity will continue to support airport-associated uses
- Bike/ped infrastructure improvements such as safe crossings and shared-use paths to increase connectivity and access to BRT stations

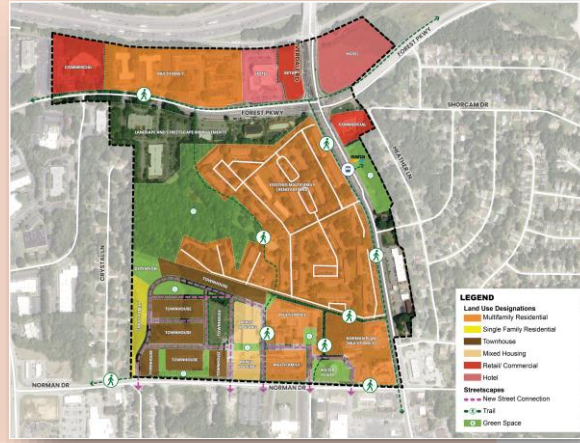


- Shared-use path on Sullivan Rd.
- Leading pedestrian interval at key intersections

2 Aerocity
Development anchor capitalizing on airport proximity and key transportation links

Strong residential base; large lots; private ownership

- Leverage former North Clayton HS site as catalytic, mixed-use development
- Break up the "super block" to increase walkability
- Prioritize new multifamily residential development
- Activate airport property along Forest Pkwy



- Intersection lighting at key intersections
- Mid-block crossing on Riverdale Rd.

3 Garden Walk
Transit-supportive corridor with enhanced streetscapes and green spaces

Top residential + industrial potential; large redevelopment-ready parcels

- Open space anchored by pocket park, small plaza, and multiuse trail to MARTA
- Diversify housing options
- Engage garden apartment owners



- Intersection lighting at key intersections
- Right-Turn-On-Red and slip lane modification at key intersections

4 Riverdale Connections
Strengthening streets between Church St and SR 85 for a walkable downtown

Add housing to support existing retail

- Mixed-use and missing middle housing in small-scale infill projects
- New multi-use trail with integrated green space
- Improved streetscape and bike/ped connections



- Improve ped infrastructure and experience on key crossings (Adams Dr., Howard St, Roberts Dr.)
- Mid-block crossing at key intersections on SR 85

5 Flint Waterlands
Working green space combining environmental functions with passive recreation

Develop medical/medical-adjacent uses

- Environmentally sensitive development engaging with the river and wetlands edge
- Trail connections to a proposed Flint Waterlands Park
- Strategic property buyouts within floodplain to restore land and enhance resilience



- Leading pedestrian intervals at key intersections
- Widen sidewalks near schools

6 Southlake Center
Southern development anchor and future transit hub serving as regional center

Redevelop outparcels; explore long-term mall transformation

- Establish regional hub at terminus of BRT line
- Leverage stations to spark rejuvenated investment at The District
- Increase multifamily and mixed housing outside of the mall
- New outdoor spaces and more walkable blocks



- Shared-use path connecting to Southlake Mall
- Median extension at Mt Zion Rd @ Tara Blvd

Extreme Heat & Flooding are the two major resiliency challenges facing the Rapid Southlake corridor.



Heat Mitigation Strategies



Increased tree canopies



Add natural groundcover



Shade structures at stations



Flooding Mitigation Strategies



Permeable Surfaces



Dry Detention Basins



Infiltration Practices



Bioretention Areas



Rainwater Cisterns



Stormwater Planters



Bioswales