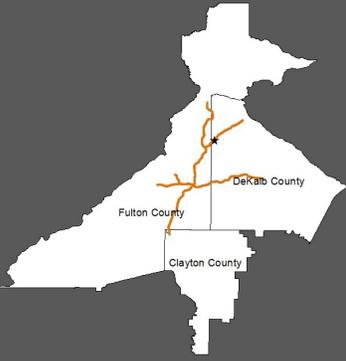


STATION ESSENTIALS

BROOKHAVEN/OGLETHORPE UNIVERSITY STATION

Transit Oriented Development



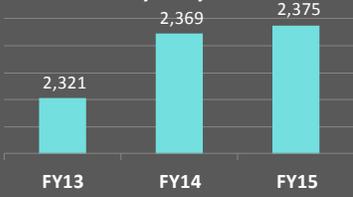
4047 Peachtree Road NE
Brookhaven, GA 30309

Brookhaven/Oglethorpe University Station is a heavy rail rapid transit station located in the recently incorporated City of Brookhaven in DeKalb County on MARTA's Gold Line. The station is approximately two miles northeast of the Atlanta Buckhead Community. The station is situated along Peachtree Road between North Druid Hills Road and Dresden Drive, with station entrances on Peachtree Road and Apple Valley Road.

The *MARTA Transit Oriented Development Guidelines* classify Brookhaven/Oglethorpe University Station as a **Town Center** station. This classification system reflects both a station's location and its primary function. The *Guidelines* state that pedestrian connections are critical for town centers. Town Center stations may provide some park-and-ride space, but it should be of secondary importance and must be appropriately located and designed.

Daily Entries:	2,375
Parking Capacity:	1,460
Parking Utilization:	34%
Station Type:	Subway
Total Land Area	+/- 15 acres

Weekly Daily Entries



% Parking Utilization



MARTA Research & Analysis 2015

AREA PROFILE

Area Demographics at 1/2 Mile

Population 2012	3,057
% Population Change 2000-2012	10%
% Generation Y (18-34)	23%
% Singles	52%
Housing Units	1,707
Housing Density/ Acre	3.4
% Renters	41%
% Multifamily Housing	34%
Median Household Income	\$75,608
% Use Public Transit	5%

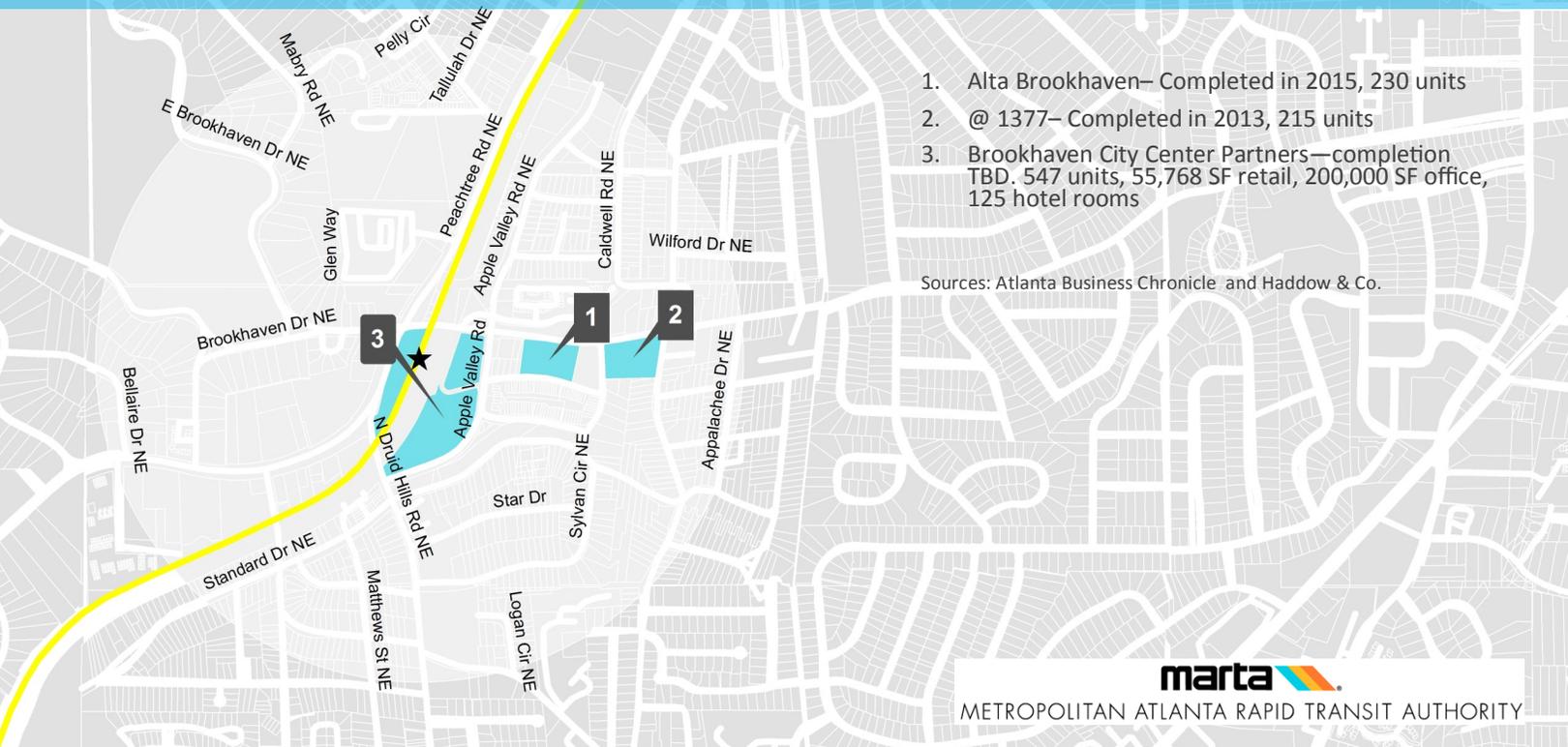
Business Demographics

Employees	1,021
Avg. Office Rent Per SF	\$29.50
Avg. Retail Rent Per SF	\$15.69
Avg. Apartment Rent (1-mile)	\$1,302.00

Sources: Bleakly Advisory Group, 2012.

Market Dynamics

Nearby Recent and Planned Development Activity with 1/2 Mile



1. Alta Brookhaven— Completed in 2015, 230 units
2. @ 1377— Completed in 2013, 215 units
3. Brookhaven City Center Partners—completion TBD. 547 units, 55,768 SF retail, 200,000 SF office, 125 hotel rooms

Sources: Atlanta Business Chronicle and Haddow & Co.



METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY

BROOKHAVEN/OGLETHORPE UNIVERSITY STATION

Transit Oriented Development

BROOKHAVEN/OGLETHORPE UNIVERSITY DEVELOPMENT OPPORTUNITY

The TOD opportunity at Brookhaven/Oglethorpe University Station includes the eastern and western surface parking lots. Brookhaven City Center Partners (BCCP), a master development joint venture of Integral and Transwestern Development Company, has been selected as MARTA's development partner for the Brookhaven/Oglethorpe Station Transit Oriented Development (TOD). The project site is bordered by Peachtree Road to the west, Dresden Drive to the north, Apple Valley Road to the East and North Druid Hills Road to the south in the City of Brookhaven.

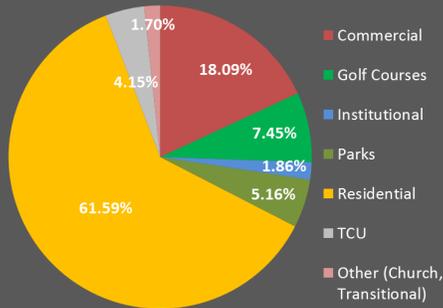
Land Use Entitlements

The station area is located in Sub Area 1 of the Brookhaven-Peachtree Overlay. The overlay controls the design standards of the district and the overlay is generally compatible with the *MARTA Transit Oriented Development Guidelines*. However, density and some other important factors are controlled by the underlying zoning. There are four underlying zoning districts on the site: C-2 General Commercial, R-75 Single-Family, RM-75 Multi-family, and M Industrial. These districts are not compatible with TOD development and the MARTA TOD Guidelines. MARTA recommends that the underlying zoning for the site be rezoned to PCD-3 Pedestrian Community District 3.

Surrounding Land Use

The majority of land within a half mile of the station is residential. Three established neighborhoods surround Brookhaven station: Brookhaven Fields, Ashford Park and Historic Brookhaven. Located along the eastern border of the station, Brookhaven Fields and Ashford Park contain a mixture of post war detached single family homes, townhomes and multifamily construction. Three medium density townhome developments (Brookhaven Heights, Brookhaven Chase and Fernwood Park) are less than a five minute walk from the east entrance to the station on Apple Valley Road.

LAND USAGE WITHIN 1/2 MILE



Sources:
MARTA GIS Analysis & Atlanta Regional Commission LandPro .

TOWN CENTER STATION TYPOLOGY DESIGN ELEMENTS

FAR	3.0 to 10.0
Units Per Acre	25 to 75
Height In Floors	4 to 15

DEVELOPMENT DATA

Zoning	Brookhaven-Peachtree Overlay, C-2, R-75, RM-75, and M
Available Air Rights	N/A
Eastern MARTA Parking Lot	+/- 10 Acres
Western MARTA Parking Lot	+/- 2 Acres

EASTERN MARTA PARKING LOT



WESTERN MARTA PARKING LOT

