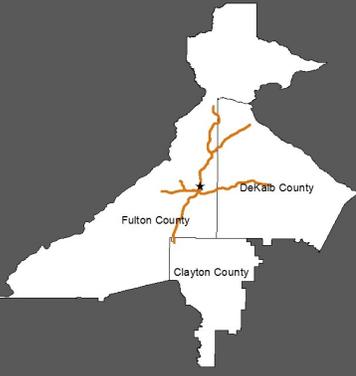
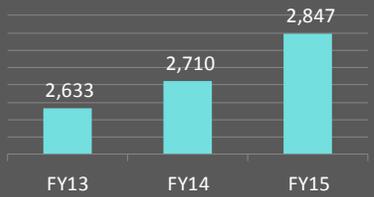


## STATION ESSENTIALS



Daily Entries:	2,847
Parking Capacity:	0
Parking Utilization*:	N/A
Station Type:	Elevated
Total Land Area	N/A

### Weekly Daily Entries



MARTA Research & Analysis 2015

\*Data not gathered if below 100 spaces.

# CIVIC CENTER STATION

Transit Oriented Development



435 West Peachtree Street, NW  
Atlanta, GA 30308

Civic Center Station is a MARTA heavy rail transit facility serving MARTA's Red and Gold Lines located at the north end of Downtown Atlanta. It is the world's only rail station built over a highway and underneath a city arterial road. Civic Center Station provides rapid rail access to major destinations including Buckhead (14 minutes), Five Points (2 minutes), and Hartsfield-Jackson International Airport (18 minutes).

MARTA's adopted *Transit Oriented Development (TOD) Guidelines* classify Civic Center as an **Urban Core** station. The *Guidelines* define Urban Core stations as "...metropolitan-level destinations, at or near the center of the transportation system, where peak hour congestion is most challenging and where the region's highest transit and pedestrian mode shares (i.e., highest percentage of people arriving by transit or on foot rather than driving) are achievable."

## AREA PROFILE

### AREA DEMOGRAPHICS AT 1/2 Mile

Population 2012	8,915
% Population Change 2000-2012	74%
% Generation Y (18-34)	30%
% Singles	84%
Housing Units	4,541
Housing Density/Acre	9.0
% Renters	72%
% Multifamily Housing	87%
Median Household Income	\$27,207
% Use Public Transit	21%

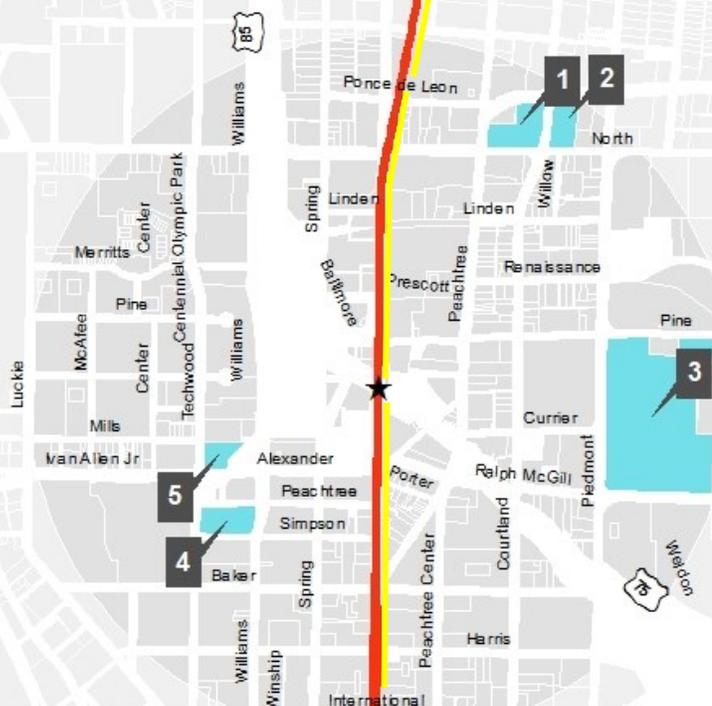
### Business Demographics

Employees	37,841
Avg. Office Rent Per SF	\$19.59
Avg. Retail Rent Per SF	\$17.00
Avg. Apartment Rent (1-mile)	\$1,130.00

Sources: Bleakly Advisory Group, 2012.

## Market Dynamics

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



1. Georgia Proton Treatment Center – Completed in 2015, 115,000 SF medical office space.
2. Faison Development – Completed in 2015, 280 unit multifamily & 3,800 SF retail.
3. Civic Center Mixed Use, Weingarten Realty— Projected Completion TBD. 920+ units, 270,000 SF office, 130,000 SF retail
4. 377 Centennial, Kaplan Residential— Projected Completion TBD. 331 unit apartments
5. Post Centennial, Post Properties— Projected Completion TBD. 407 unit apartments

Sources: Atlanta Business Chronicle 2016, Midtown Alliance, and Central Atlanta Progress 2016, Loony Ricks Kiss.

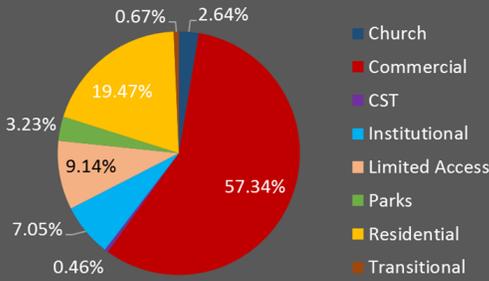


METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY

# CIVIC CENTER STATION

Transit Oriented Development

## LAND USAGE WITHIN 1/2 MILE



Sources:  
MARTA GIS Analysis & Atlanta Regional  
Commission LandPro

## URBAN CORE TYPOLOGY DESIGN ELEMENTS

FAR	8.0 to 30.0
Units Per Acre	+75
Height In Floors	8 to 40

## DEVELOPMENT DATA

Zoning	SPI-1
Available Air Rights	N/A

## CIVIC CENTER DEVELOPMENT OPPORTUNITY

MARTA offers land it owns around its stations (called “Joint Development” land) through a Request for Proposals (RFP) or Request for Qualifications (RFQ) process. Developers who are interested in developing at MARTA stations will need to go through a competitive RFP/RFQ process prior to contract award. All interested parties should periodically check the <http://www.itsmarta.com/tod.aspx> website where future RFP’s/RFQ’s will be announced.

MARTA does not own any land associated with this station but rather it has a “Right of Use” granted by the Georgia Department of Transportation. Therefore, TOD opportunities by way of joint development are not possible at this station. However, MARTA encourages transit friendly development around the station on privately held land.

### Land Use Entitlements

Zoning is one of the key elements needed in TOD development. Civic Center Station is located in Sub-Area 1 of Special Public Interest District 1 (SPI-1). This district was enacted in 2007 to give greater clarity and protection for the unique character and forms that are found in the downtown. Moreover, the district is to provide for a more amenable pedestrian atmosphere by encouraging easier pedestrian access to residential, retail, office, and other merchant offerings. Development near MARTA property in this district would require that a Special Administrative Permit be filed with the City of Atlanta.

The SPI-1 Sub Area 1 district is compatible with the design guidelines contained in MARTA’s recently adopted “TOD Guidelines”. The district allows for TOD friendly densities. The maximum Floor Area Ratio (FAR) allowed in this district is 35.

### Surrounding Land Use

The majority of the land use surrounding Civic Center Station is dedicated for commercial purposes such as office space and other nearby attractions. Residential makes up the second largest land use category within a half mile. The housing in the area is composed of a mixture of high end condominiums and student housing such as Techwood Apartments. Due to the proximity of Georgia Tech, high density student housing appears to be the dominant housing type in the area.



Civic Center Station Aerial View