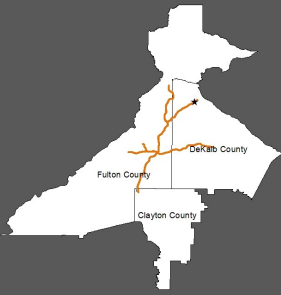


STATION ESSENTIALS



| | |
|----------------------|--------------|
| Daily Entries: | 5,751 |
| Parking Capacity: | 1,257 |
| Parking Utilization: | 79% |
| Station Type: | Elevated |
| Total Land Area | +/- 14 acres |



6000 New Peachtree Road
Doraville, GA 30340

Doraville Station is a rail rapid transit station located at the northern edge of DeKalb County on MARTA's Gold line. Doraville station is a popular park-and-ride destination for MARTA patrons arriving by automobile from DeKalb and neighboring Gwinnett County. Doraville station provides access to major destinations including the Buckhead shopping and business district (20 minutes), Midtown (22 minutes), Downtown (24 minutes), and Hartsfield-Jackson International Airport (40 minutes).

The MARTA *Transit Oriented Development Guidelines* typology classify Doraville Station as a **Commuter Town Center** station. Commuter Town Center stations are characteristic of having nodes of dense, active, mixed-use development and TOD-friendly street networks. They generally contain a balanced mix of uses, with housing as a significant ingredient from the start. But they must also "... be planned to accommodate high volumes of rush-hour commuters traveling in opposite directions."

AREA PROFILE

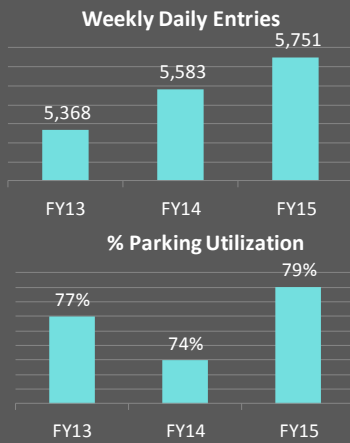
Area Demographics at 1/2 Mile

| | |
|-------------------------------|----------|
| Population 2012 | 1,361 |
| % Population Change 2000-2012 | 7% |
| % Generation Y (18-34) | 30% |
| % Singles | 63% |
| Housing Units | 575 |
| Housing Density/ Acre | 1.1 |
| % Renters | 70% |
| % Multifamily Housing | 46% |
| Median Household Income | \$46,122 |
| % Use Public Transit | 12% |

Business Demographics

| | |
|------------------------------|----------|
| Employees | 2,515 |
| Avg. Office Rent Per SF | \$11.82 |
| Avg. Retail Rent Per SF | \$7.75 |
| Avg. Apartment Rent (1-mile) | \$704.00 |

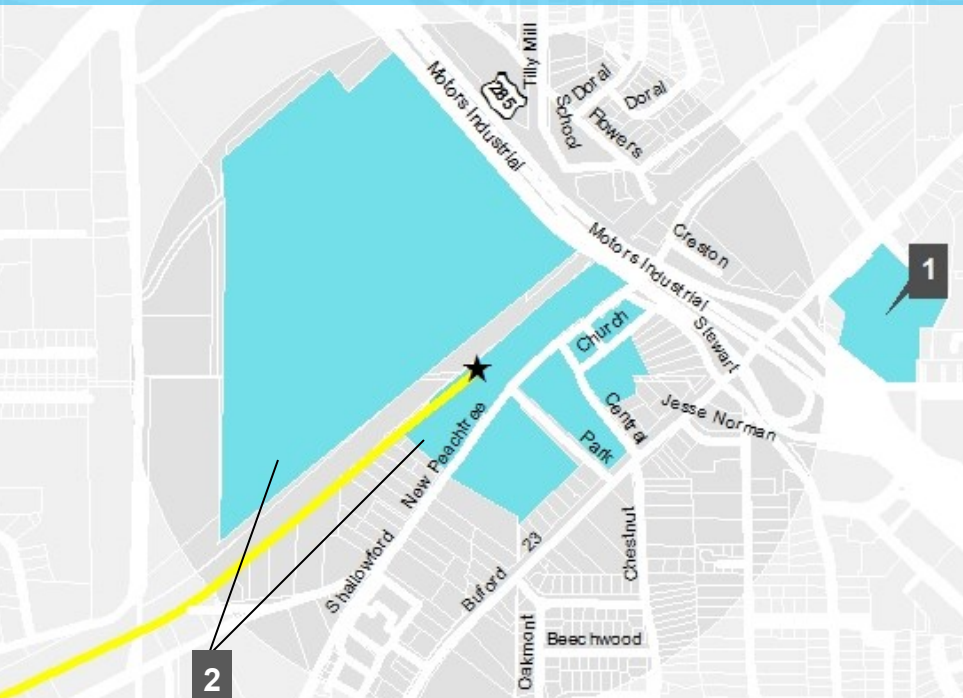
Sources: Bleakly Advisory Group, 2012.



MARTA Research & Analysis 2016

Market Dynamics

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



1. Nexus, Macauley— Projected completion TBD. 13 acres, 60,000 retail, 500 units.
2. Assembly, Integral-Macauley + Schmit— Projected completion TBD. 165-acre mixed use. Includes 130,000 SF for Third Rail Studios, a film and television production studio.

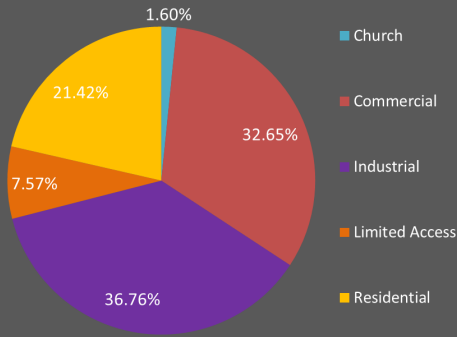
Source: City of Doraville, Atlanta Business Chronicle

* Nexus is slightly outside of the 1/2 miles radius



METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY

LAND USAGE WITHIN 1/2 MILE



Sources:
MARTA GIS Analysis & Atlanta Regional
Commission LandPro 2016

COMMUTER TOWN CENTER TYPOLOGY DESIGN ELEMENTS

| | |
|-------------------|--------------|
| FAR | 3.0 to 10.00 |
| Units Per Acre | 25 to 75 |
| Heights in Floors | 4 to 15 |

DEVELOPMENT DATA

| | |
|-------------------------|---|
| Zoning | Livable Communities Code T-5 and T-6 |
| Available Air Rights | N/A |

DORAVILLE STATION

Transit Oriented Development

DORAVILLE DEVELOPMENT OPPORTUNITY

Joint development opportunities at Doraville are very limited. Doraville is an end of the line station and parking utilization is near capacity. MARTA maintains a parking deck and several surface parking lots to accommodate the parking demand. Any joint development at this station would need to replace the parking on a one-to-one basis. The GM site is not on MARTA property, but offers an opportunity to establish transit oriented development.

Land Use

On September 26, 2008, GM permanently closed its 165-acre Doraville Assembly plant to the west of Doraville Station. The land use pattern around the station can directly be linked to the General Motors Plant to the west. The GM site boasts dramatic I-285 frontage with unobstructed visibility at grade and is strategically located adjacent to the Doraville MARTA station. In order to take full advantage of MARTA's proximity, a bridge or other connections will have to be constructed to get pedestrians over the Norfolk Southern railroad tracks and connect Doraville Station to the GM site.

Zoning

The current zoning of the Doraville station is Livable Communities Code Transect 5 (T-5) and Transect 6 (T-6). According to the district regulations, the general intent of the district is to create a high quality, mixed-use development with the Doraville MARTA station as the focal point. This livable community code was established in June of 2014 due to recommendations in the 2010 Doraville Downtown Master Plan Livable Centers Initiative and the 2005–2025 Comprehensive Plan. The development possibilities in the graphic below were recommended in the 2010 Doraville LCI.

