

# MARTA Transit Oriented Development Update

## Regional Transit Committee

### Thursday, May 14, 2015



# Transit Oriented Development (TOD) Goals

Transit-oriented development, or “TOD”, means development that is vibrant, pedestrian-friendly, and genuinely integrated with transit. MARTA’s overarching strategic goals for Transit Oriented Development include:

- To generate greater transit ridership – a natural consequence of clustering mixed-use development around stations and along corridors;
- To generate a return on MARTA’s transit investment- through enhanced passenger revenues, greater federal support, and development on MARTA property; and
- To promote a sustainable, affordable and growing future for the people of Metro Atlanta.

# Joint Development Work Program – (2013-2018)

## CURRENT JOINT DEVELOPMENT/TOD WORK PROGRAM

Station	RFP RELEASE TIMEFRAME			
	RELEASED	0-6 MONTHS	6-12 MONTHS	12-24 MONTHS
King Memorial				
Avondale				
Edgewood/Candler Park				
Medical Center*				
Brookhaven/Oglethorpe				
Lindbergh		(Phase II)		
Chamblee				
Hamilton E Holmes				
Kensington				
Oakland City				
Arts Center				

# King Memorial Station

Marta Transit Oriented Development RFP

Atlanta, Ga.



# King Memorial Station

- Development Partner: Walton Communities
- Proposed development:
  - 350 apartments
  - 10,000 sf retail
- Projected ridership: 367- 500 estimated new daily transit trips
- Status:
  - FTA concurrence received September 2014
  - Section 106 Review underway, Worksheet to be submitted to FTA June 2015
  - Ground Lease executed March 2015
  - Community exchanges held in March/April 2015
  - Developer working to secure project financing
  - Construction commencement anticipated in 2016

# Edgewood/Candler Park Station



# Edgewood/Candler Park Station

- Development Partner: Invest Atlanta / Columbia Ventures
- Proposed development:
  - 395 apartments
  - 10,000 sf retail
  - 20,000 sf civic space
  - 150 MARTA replacement parking spaces
  - Public park
- Projected ridership: 387-540 estimated new daily transit trips
- Status:
  - Rezoning approved May 4
  - Draft Documented Categorical Exclusion to be submitted to FTA in May
  - Negotiating Term Sheet
  - Developer securing project financing
  - Construction commencement anticipated in late 2015/early 2016

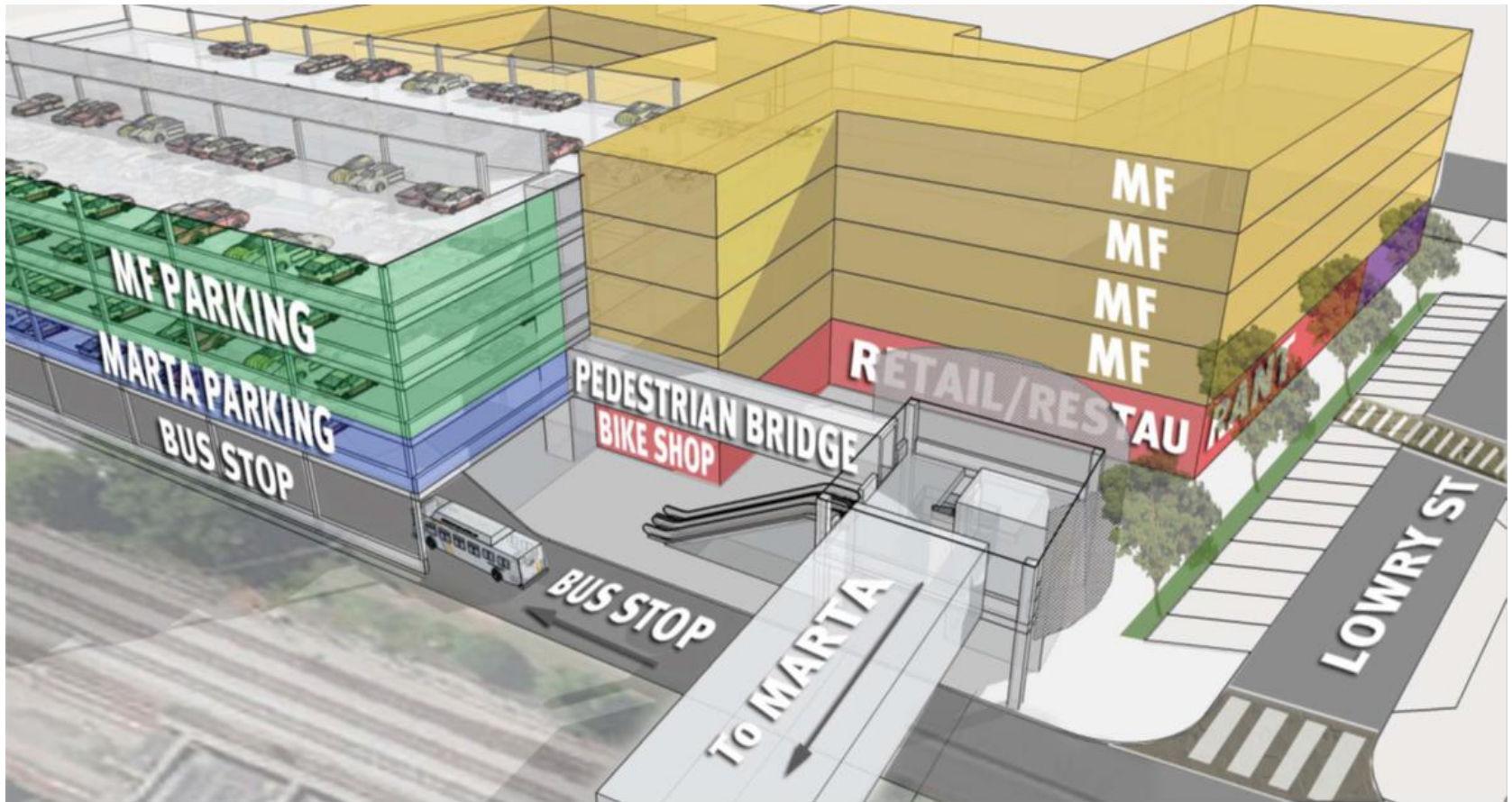


# Edgewood/Candler Park Station





# Edgewood/Candler Park Station



# Avondale Station

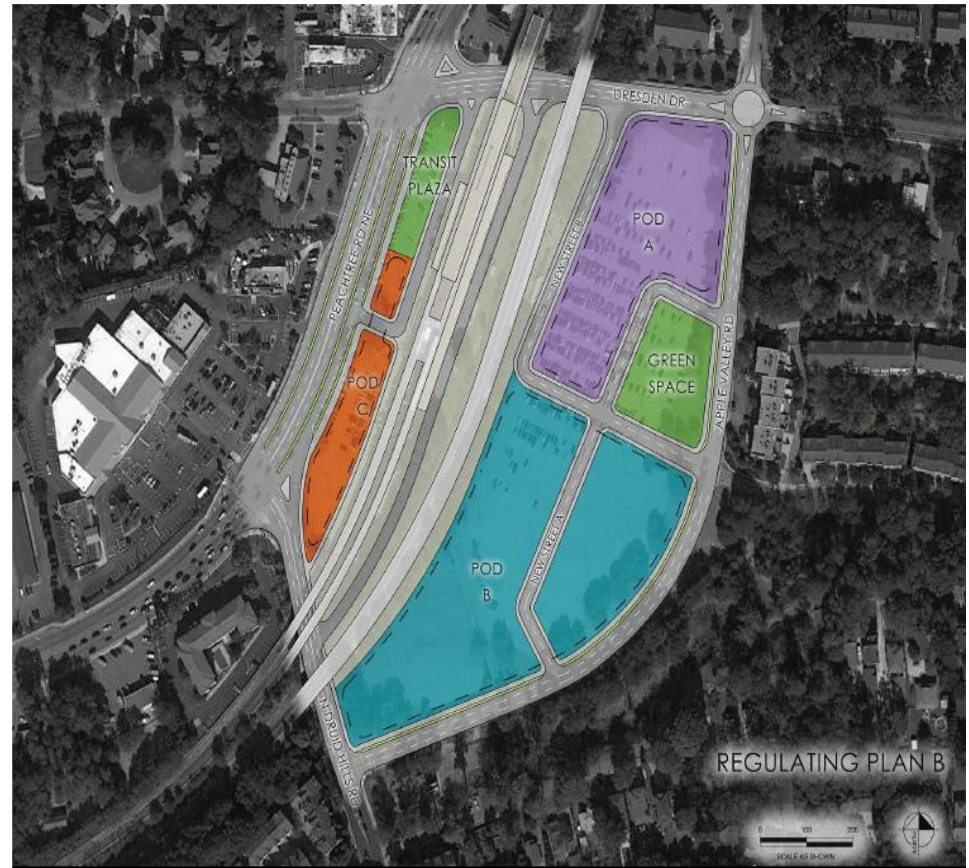


# Avondale Station

- Development Partner: Decatur Development Authority/Columbia Ventures
- Proposed development:
  - 338 apartments + 34 condominiums
  - 92 affordable senior units
  - 40,000 sf institutional space
  - 12,720 sf retail + 22,550 sf grocery store
  - 214 MARTA replacement parking spaces
  - Public plaza
- Projected ridership: 343-787 estimated new daily transit trips
- Status:
  - Preliminary FTA concurrence received January 2015
  - Public information meeting held in April
  - Draft Documented Categorical Exclusion to be submitted to FTA in May
  - Developer in schematic design and securing project financing
  - Construction commencement anticipated in late 2015/early 2016

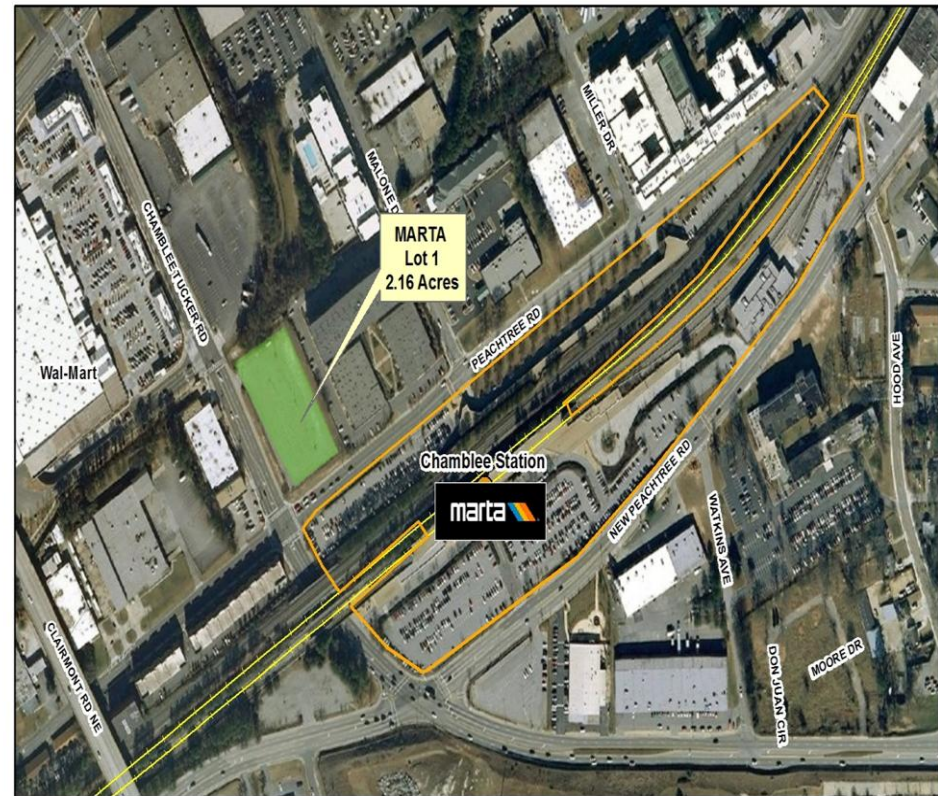
# Brookhaven/Oglethorpe Station

- Approximately 15 acres
- RFP released in March
- Proposals due May 28
- New City of Brookhaven
- Rezoning to Pedestrian Community PC-2 required
- Strong developer interest
- MARTA requires approx. 550 replacement parking spaces



# Chamblee Station

- Approximately 2.16 acres
- Request for Proposals released on March 31<sup>st</sup>
- Proposals due June 2<sup>nd</sup>
- Inner ring suburb location
- Village Commercial Zoning District, intended primarily for mixed-use development and related uses at a higher density
- No replacement parking



# Arts Center Station

- Approximately 6.2 acres
- RFP released on May 1<sup>st</sup>
- Proposals due September
- Midtown Atlanta District
- Fee simple & vertical air rights
- Mix of residential, office and retail



# Oakland City Station

- Approximately 3 acres
- Request for Proposals for phase I to be released in 3Q 2015
- Partnered with City of Atlanta and Atlanta Regional Commission to host community charrette in November/December 2014
- MARTA is working with the city to rezone the site to MRC-3



## Hamilton E Holmes Station Interim Use

- Partnership with Urban Land Institute
  - Livable Communities Council found that opportunity likely exists for medium density, neighborhood-scaled, mixed use TOD but low level of market rate apartment rents in area constrain prospects
  - Center for Leadership mTAP group is now building on that work
- Identify creative, innovative potential interim uses for MARTA's 13-acres of surface parking
- Create the foundation for a viable long-term redevelopment strategy
- Initial recommendations to be presented May 7



# Proposed Timelines

## CURRENT JOINT DEVELOPMENT/TOD WORK PROGRAM

Station	RFP Released	Developer Selected	Agreements Executed	Construction Commencement	Phase I Completion	Phase II Completion
King Memorial	3Q 2013	4Q 2013	1Q 2015	1Q 2016	3Q 2017	N/A
Avondale	4Q 2013	1Q 2014	2Q 2015	4Q 2015	1Q 2018	2020
Edgewood/Candler Park	1Q 2014	2Q 2014	2Q 2015	4Q 2015	3Q 2017	2020
Brookhaven/Oglethorpe	1Q 2015	2Q 2015	4Q 2015	4Q 2016	2018	TBD
Dunwoody – State Farm	N/A	N/A	3Q 2014	3Q 2014	3Q 2016	TBD
Chamblee	1Q 2015	2Q 2015	3Q 2015	2Q 2016	2Q 2017	TBD
Arts Center	1Q 2015	3Q 2015	3Q 2016	1Q 2017	1Q 2019	TBD
Oakland City	3Q 2015	4Q 2015	2Q 2016	2Q 2017	4Q 2018	N/A

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**MARTA TOD & Real Estate Website:**

**[www.itsmarta.com/TOD-real-estate.aspx](http://www.itsmarta.com/TOD-real-estate.aspx)**