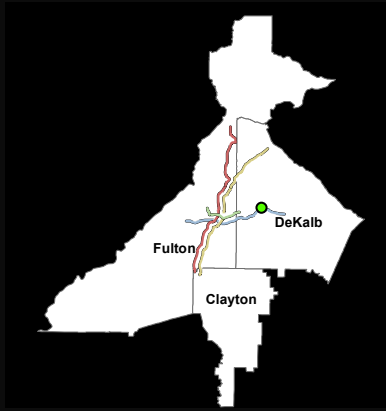


AVONDALE STATION

Transit Oriented Development

STATION LOCATION



915 East Ponce De Leon
Decatur, GA 30030

STATION ESSENTIALS

Daily Entries:	4,271
Parking Capacity:	734
Parking Utilization:	46%
Station Type:	At Grade
Total Land Area	+/- 15 acres

MARTA Research & Analysis 2014



Avondale station is a heavy rail transit facility located in the City of Decatur and central DeKalb County on MARTA's Blue line. There are two entrances to the station; one on East College Avenue and the other on Sycamore Street. Avondale station provides rapid rail service to major destinations including downtown Decatur (2 minutes), Downtown Atlanta (15 minutes), and Hartsfield-Jackson International Airport (36 minutes).

The MARTA Transit Oriented Development Guidelines classify Avondale station as a "Neighborhood" station. This classification system reflects both a station's location and its primary function. The "Guidelines" define Neighborhood stations as "located in primarily residential districts, and their principal transportation function is to help people who live nearby get to work, school, shopping, entertainment, medical services, and other destinations accessible through the transit network."

Area Profile

AREA DEMOGRAPHICS AT 1/2 Mile

Population 2012	3,078
% Population Change 2000-2012	14%
Median Age	25.7
% Generation Y (18-34)	20%
% Singles	51%
Housing Units	1,644
Housing Density/ Acre	3.3
Avg. Household Size	2.03
% Renters	36%
% Multifamily Housing	30%
Median Household Income	\$63,542
% Use Public Transit	9%

Business Demographics

Employees	1,172
Avg. Office Rents Per SF	\$18.00
Avg. Retail Rents Per SF	\$13.56
Avg. Apartment Rents (1-mile)	\$911

Sources: Site To Do Business on-line and Bleakly Advisory Group, 2012.

Nearby Recent Development Activity



MARKET DYNAMICS (1/2 MILE RADIUS)

Recent Development Activity

1. East Decatur Station, 2011
35 acre mixed-use development

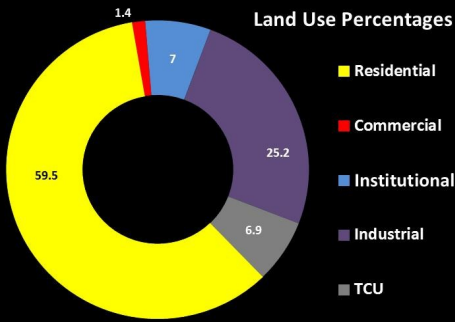
Source: Bleakly Advisory Group.



AVONDALE STATION

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LAND USAGE WITHIN 1/2 MILE



Sources: MARTA GIS Analysis & Atlanta Regional Commission LandPro .

NEIGHBORHOOD TYPOLOGY DESIGN ELEMENTS

FAR	1.5 to 5.0
Units Per Acre	15 TO 50
Height In Floors	2 to 10

DEVELOPMENT DATA

Zoning	MU-Mixed Use District
South Lot	+/- 7 Acres
Available Air Rights	N/A

South Parking Lot



Bus Loop On The South Parking Lot



AVONDALE DEVELOPMENT OPPORTUNITY

The Avondale MARTA station south parking lot has been identified as a potential location for joint development/TOD. In February of 2014, MARTA along with the City of Decatur accepted a proposal by Columbia Ventures to develop the south lot into a mixed use TOD.

Land Use Entitlements

The station is zoned MU-Mixed Use District. In summary the general intent of the MU district is to create vibrant and sustainable mixed-use communities combining residential, retail and office uses to create walkable, pedestrian-scaled environments that accommodate and encourage multiple modes of transportation. Residential densities are permitted up to 70 units/acre.

Surrounding Land Use

A variety of uses can be found to the southwest of the station. One example of a unique mixed use community is East Decatur Station, an adaptive reuse project featuring commercial / office / retail in various buildings, including former manufacturing and warehouse facilities. Another example is the Talley Street Lofts developed by the Decatur Housing Authority. Talley Street is comprised of 1 to 2 bedroom lofts offered at an affordable "workforce" price point. Land use is more uniform north of the station.

