

STATION ESSENTIALS

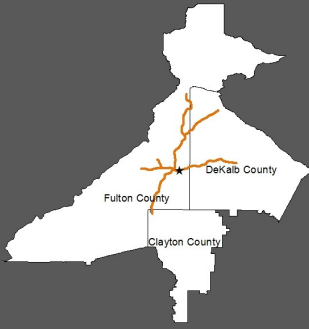


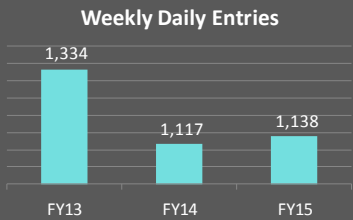
Photo: Transformation Alliance

377 Decatur Street SE
Atlanta, GA 30312

King Memorial Station is a heavy rail rapid transit station located in the City of Atlanta and central Fulton County on MARTA's Blue and Green Lines. The only station entrance can be accessed from Decatur Street.

The MARTA *Transit Oriented Development Guidelines* classify King Memorial Station as a **Neighborhood** station. 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."

Daily Entries:	1,138
Parking Capacity:	N/A
Parking Utilization:*	N/A
Station Type:	Elevated
Total Land Area	+/- 7 acres



MARTA Research & Analysis 2015

*Data not available for spaces less than 100.

KING MEMORIAL STATION

Transit Oriented Development

AREA PROFILE

Area Demographics at 1/2 Mile

Population 2012	4,170
% Population Change 2000-2012	-28%
% Generation Y (18-34)	28%
% Singles	79%
Housing Units	2,754
Housing Density/ Acre	5.5
% Renters	59%
% Multifamily Housing	60%
Median Household Income	\$24,005
% Use Public Transit	8%

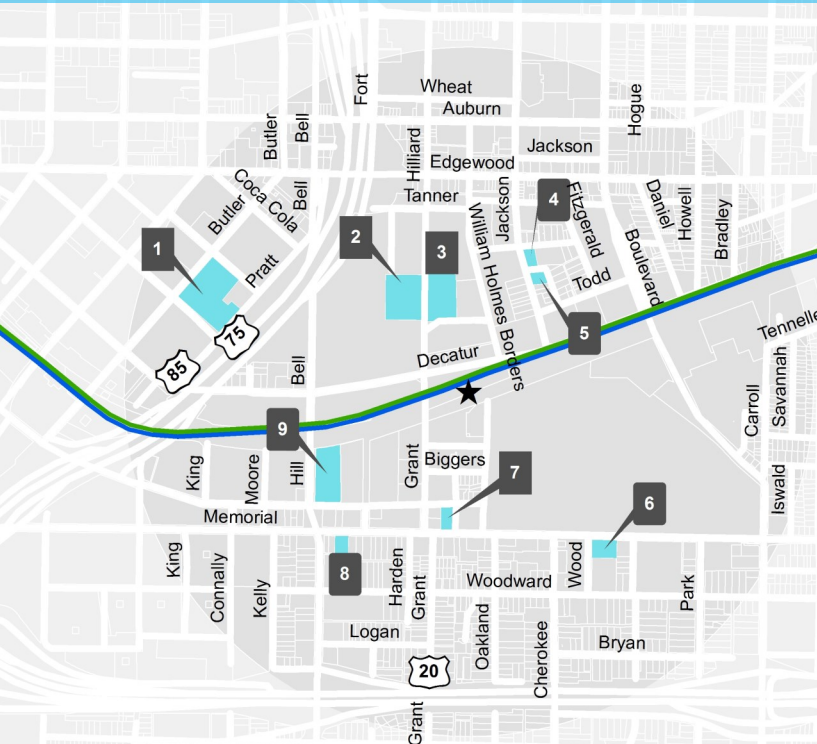
Business Demographics

Employees	6,498
Avg. Office Rent Per SF	\$13.14
Avg. Retail Rent Per SF	\$18.80
Avg. Apartment Rent (1-mile)	\$1,074

Sources: Bleakly Advisory Group, 2012.

Market Dynamics

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



1. Grady Memorial Hospital Expansion—Projected completion TBD. 88,000 SF tower
2. Auburn Pointe-Ashley II, Integral Group LLC and Urban Realty Partners— Projected completion 2017. 150 multi-family apartment homes
3. Martin Luther King Jr Natatorium, City of Atlanta— Projected completion date TBD. 63,000 SF.
4. Four 15 Stacks, Epic Development— Projected completion TBD. 24 townhomes.
5. The Edge on Lucy Street, Cablik Enterprises— Projected completion TBD. Four townhomes.
6. 465 Memorial, Atlantic Realty Partners— Projected completion TBD. 227 units.
7. 250 Memorial, Pellerin Real Estate and Clark Property R+D— Projected completion TBD.
8. The George Apartments, Urban Realty Partners— Projected completion TBD. Mixed-use 130 housing units and 12,000 SF of retail space
9. Grant Park Apartments, Fairfield Realty— Projected completion TBD. 321 units.

Source: Atlanta Business Chronicle, Central Atlanta Progress,

KING MEMORIAL STATION

Transit Oriented Development

KING MEMORIAL DEVELOPMENT OPPORTUNITY

The 4-acre south parking lot has been identified as a potential location for transit-oriented development. In early 2014, MARTA accepted a proposal by Walton King Station Development LLC to develop the south lot into a mixed-use TOD.

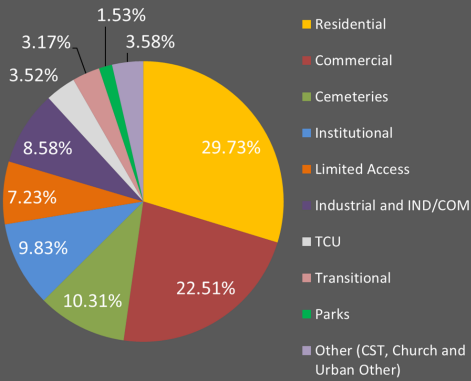
Land Use Entitlements

The station is zoned SPI-22 TSA-Special Public Interest District: Memorial Drive/Oakland Cemetery. The general intent of the SPI-22 TSA 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 while also preserving the unique historic heritage of Oakland Cemetery.

Surrounding Land Use

King Memorial Station is surrounded by a mixture of industrial (9%), commercial (23%) and residential uses (30%) within half a mile. The community around the station is experiencing economic growth due to its proximity to Atlanta's central business district and Georgia State University. King Memorial is also within walking distance of historic Oakland Cemetery, the Martin Luther King Jr. National Historic Site, and the King Center.

LAND USAGE WITHIN 1/2 MILE



Sources:
MARTA GIS Analysis & Atlanta Regional Commission LandPro 2016

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	SPI-22 TSA
South Lot	+/- 4 Acres
Available Air Rights	N/A

4 Acre South Parking Lot



Example of Nearby High Density Development

