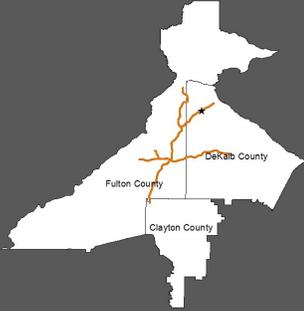
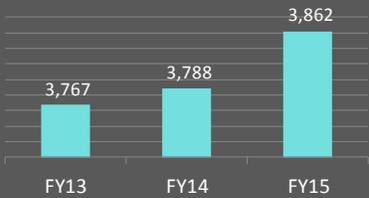


STATION ESSENTIALS



Daily Entries:	3,862
Parking Capacity:	1,149 Spaces
Parking Utilization:	50%
Station Type:	Elevated
Total Land Area	+/- 19 acres

Weekly Daily Entries



% Parking Utilization



MARTA Research & Analysis 2015

CHAMBLEE STATION

Transit Oriented Development



5200 New Peachtree Road
Atlanta, GA 30341

Chamblee Station is located on MARTA's Gold Line within the City of Chamblee in northern DeKalb County. The station is nestled between the City of Chamblee's Mid-City district and International Village. Adjacent to Chamblee Station's Peachtree Road entrance is the Mid-City district, which is characterized by redevelopment of a former industrial district into a pedestrian oriented mixed use community.

The *MARTA Transit Oriented Development Guidelines* classify Chamblee Station as a **Commuter Town Center** station. Commuter Town Center stations are characteristic of having nodes of dense, active, mixed-use development, TOD-friendly street networks and a balanced mix of uses with housing a significant ingredient. Commuter Town Centers 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	2,374
% Population Change 2000-2012	19%
% Generation Y (18-34)	31%
% Singles	60%
Housing Units	1,132
Housing Density/ Acre	2.3
% Renters	49%
% Multifamily Housing	43%
Median Household Income	\$54,297
% Use Public Transit	15%

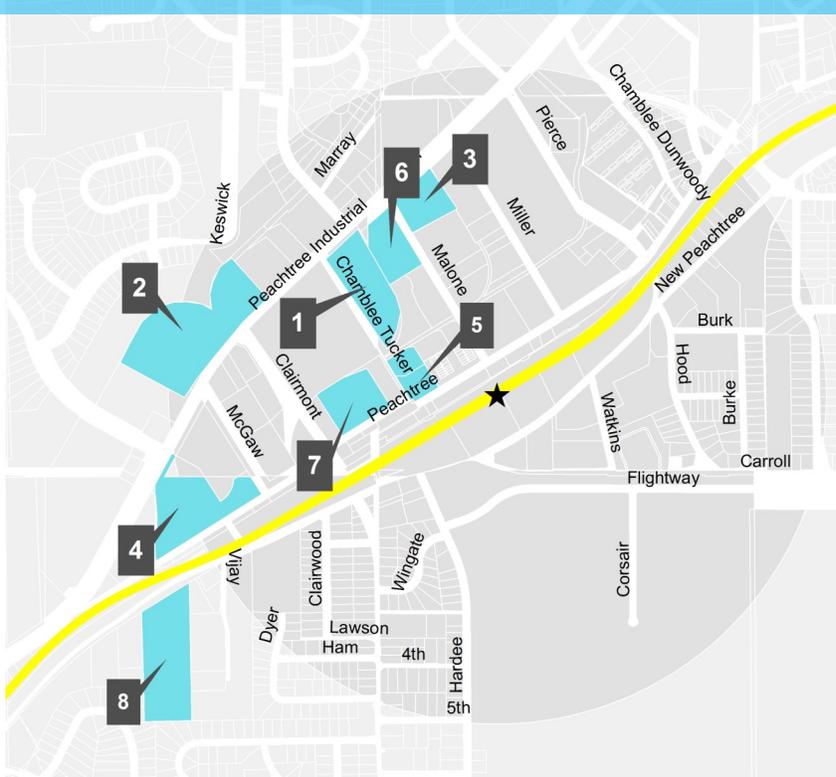
Business Demographics

Employees	1,588
Avg. Office Rent Per SF	\$13.30
Avg. Retail Rent Per SF	\$27.46
Avg. Apartment Rent (1-mile)	\$866.00

Sources: Bleakly Advisory Group, 2012.

Market Dynamics

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



1. The Olmsted Chamblee — Completed in 2016. 283 units, & 11,000 SF retail
2. Parkview on Peachtree — Projected completion TBD. 600 units & 57,000 SF retail and commercial
3. The Malone on Peachtree, Parkside Development Group— Projected completion TBD. 186 units, 5 floors
4. Peachtree Crossing, S.J. Collins Enterprises— Projected completion TBD. 102,000 SF
5. Trackside, Pattillo Industrial Real Estate and Parkside Partners — Projected completion TBD. 80,000 SF and 4,300 SF park
6. 5211 Peachtree Boulevard, Del American— Projected completion TBD. 297 units
7. Mercy Care— Projected completion TBD. 556,109 Residential SF, 347,568 Commercial SF, 4 floors
8. Townsend at Ashford Park, Acadia Homes and Neighborhoods*— Projected completion TBD.

Source: Atlanta Business Chronicle

*Townsend at Ashford Park is outside the 1/2 mile radius, but is close in proximity



METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY

CHAMBLEE STATION

Transit Oriented Development

CHAMBLEE DEVELOPMENT OPPORTUNITY

The map below illustrates the location of the lots around the station that are either unused or could become available for joint development. Parking Lot 5, at the southwestern corner of New Peachtree and Chamblee-Tucker, is approximately +/- 1.4 acres in size and currently unused. MARTA Property Lot A, situated on the southeastern corner New Peachtree and Chamblee-Tucker Roads and across New Peachtree from the station, is currently being leased to Interactive College of Technology (ICT) where it has been made available for student parking. This site offers limited development potential due to its proximity and alignment with the flight path of the DeKalb Peachtree Airport. MARTA Property Lot B is used as a detention facility and is not available for joint development.

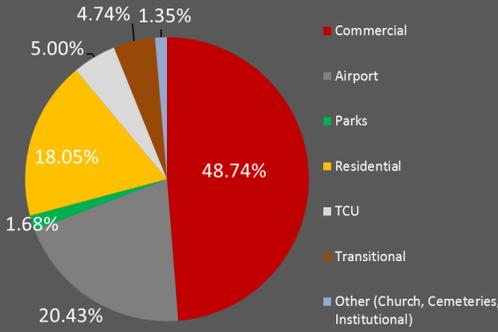
Land Use Entitlements

VC –Village Commercial zoning in Chamblee allows a maximum Floor Area Ratio (FAR) of 4.0 and allows for 75-foot maximum building heights. Minimum parking requirements require 1.5 spaces per dwelling unit. Additionally, all multi-family housing within the VC district is required to be located on the second floor and above. The first floors are reserved for nonresidential uses including: office, retail and food and beverage establishments. The VC zoning district adopted by the City of Chamblee is compatible with the design guidelines contained in MARTA’s recently adopted *Transit Oriented Development Guidelines*.

Surrounding Land Use

Nearly half of the land within a half mile of the station is used for commercial and mixed use purposes. The next largest land use category is airports, which accounts for the DeKalb Peachtree Airport located across Chamblee-Tucker Road.

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 10.0
Units Per Acre	25 to 75
Height In Floors	4 to 15

DEVELOPMENT DATA

Zoning	Village Commercial
Parking Lot 5	+/- 1.4 Acres

Parking Lot 5

