

**When the Plan is Not Enough: MARTA's Role in Cooperative TOD
Implementation in the Atlanta Region
Railvolution, Los Angeles
October 16, 2012**



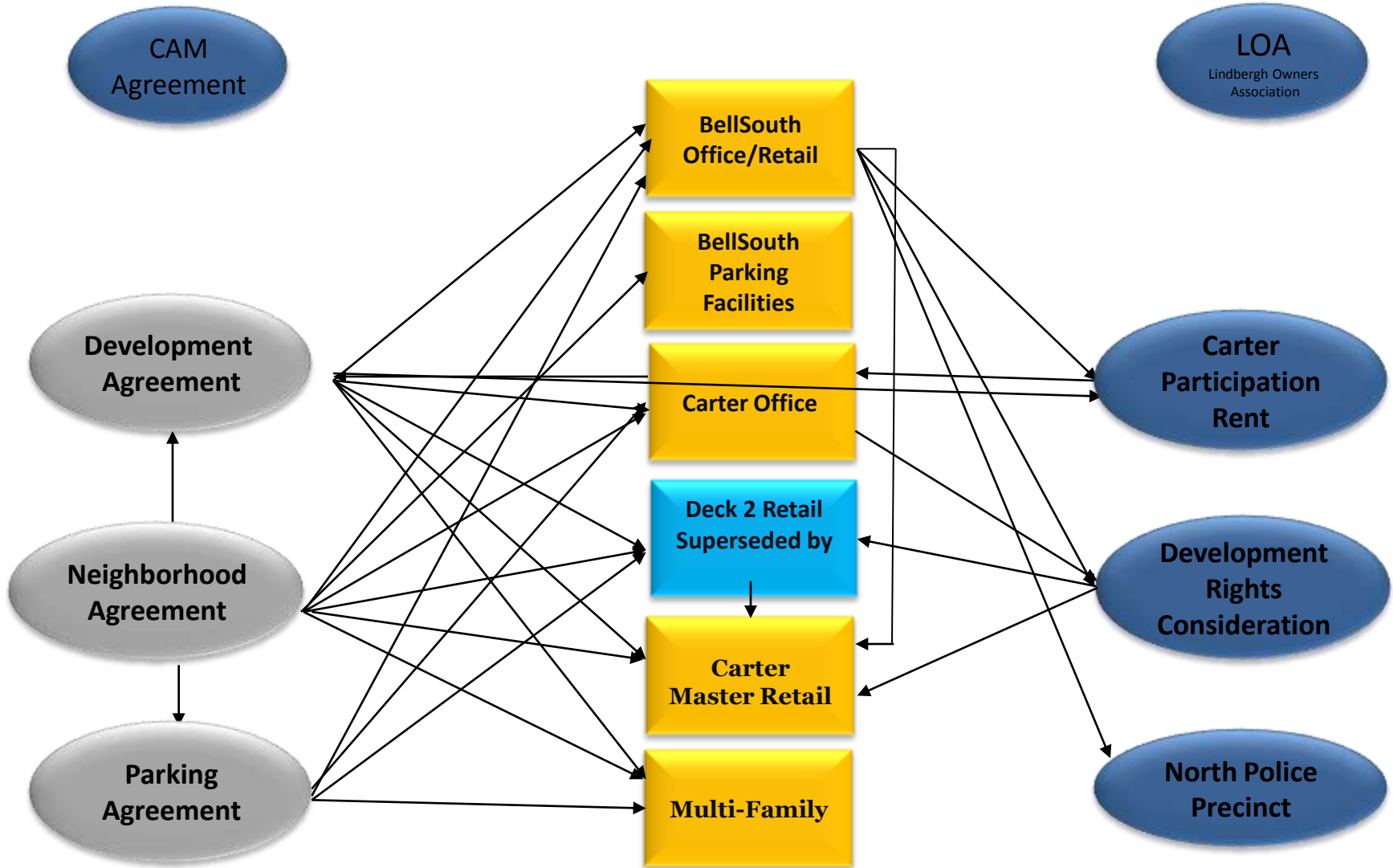
- Two Roles:
 - As an Owner = Similar to FTA Definition of Joint Development – Project Specific
 - As Partner = Similar to FTA Definition of Transit Oriented Development – Larger area around station with many partners – such as ARC
- Example:
 - MARTA Station Evaluation – as an owner
 - ARC TOD Strategy Implementation – from a larger perspective

Comparison/ Similarities of MARTA and ARC Efforts

MARTA Owner Perspective	Regional TOD Perspective
Avondale	Arts Center
Brookhaven	Avondale
Edgewood / Candler Park	Brookhaven
Hamilton E. Holmes	Chamblee
King Memorial	East Lake
Kensington	Hamilton E. Holmes
Lakewood Ft. McPherson	King Memorial
Lindbergh Center	Lakewood / Ft. McPherson
Medical Center	Lindbergh Center
Oakland City	Sandy Springs

- Completed to Date:
 - 909,391 sq. ft. AT&T Office Building
 - 364 apartments – Uptown Square
 - 67,000 sq. ft. HTI building
 - 205,000 sq. ft. of retail
 - 352 apartments – Eon at Lindbergh
- Composed of several different Ground Leases and Land Sales
- Coordinated with 2000 BellSouth “Metro Plan” consolidating facilities
- MARTA Police responsible for security in Common Areas
- Identified \$120 million in capital improvements
 - \$77 million for parking decks
 - \$43 million in station reconstruction
- FY 2012 Anticipate Lease Revenue = \$2.7 million
- Received \$8.426 million in related land sales





Avondale Station

- 7+ Acre Mixed-Use Development
- Mixed-Income, Residential & Retail
- Site Opportunities
 - City of Decatur Annexed
 - Tax Allocation District
 - ARC Funding Possible
- Site Challenges
 - Bus Intermodal
 - Replacement Parking
 - New IGA Agreement



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- MARTA Website: <http://www.itsmarta.com/TOD-real-estate.aspx> (Includes profiles of each Station!)