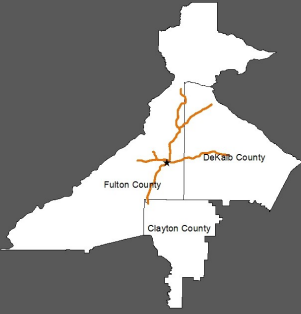
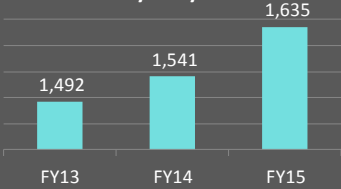


## STATION ESSENTIALS



Daily Entries:	1,635
Parking Capacity:	0
Parking Utilization*:	N/A
Station Type:	Elevated
Total Land Area	+/- No Excess Land Available

### Weekly Daily Entries



MARTA Research & Analysis 2015

\*Data not gathered if below 100 spaces.

# GARNETT STATION

Transit Oriented Development



Photo: Transformation Alliance

225 Peachtree Street, SW  
Atlanta, GA 30303

Garnett Station is a heavy rail transit station located in downtown Atlanta, in central Fulton County, on MARTA's Red and Gold Lines. The station can be found at the corner of Brotherton Street and Peachtree Street, with entrances on both Brotherton and Trinity Avenue. Garnett provides rapid rail service to major destinations including Midtown (5 minutes), Downtown (1 minute), and Hartsfield-Jackson International Airport (15 minutes). The Atlanta terminal for Greyhound Bus Lines is located at the foot of the station. There are also Zipcar ride-sharing vehicles within a short walk from Garnett station.

The MARTA *Transit-Oriented Development Guidelines* typology classify Garnett Station as an **Urban Core** station. Urban Core stations are metropolitan-level destinations, at or near the center of the transportation system, where peak hour congestion is most challenging and where the region's highest transit and pedestrian mode shares are achievable.

## AREA PROFILE

### Area Demographics at 1/2 Mile

Population 2012	3,367
% Population Change 2000-2012	-28%
% Generation Y (18-34)	36%
% Singles	84%
Housing Units	1,732
Housing Density/Acre	3.4
% Renters	67%
% Multifamily Housing	81%
Median Household Income	\$25,271
% Use Public Transit	21%

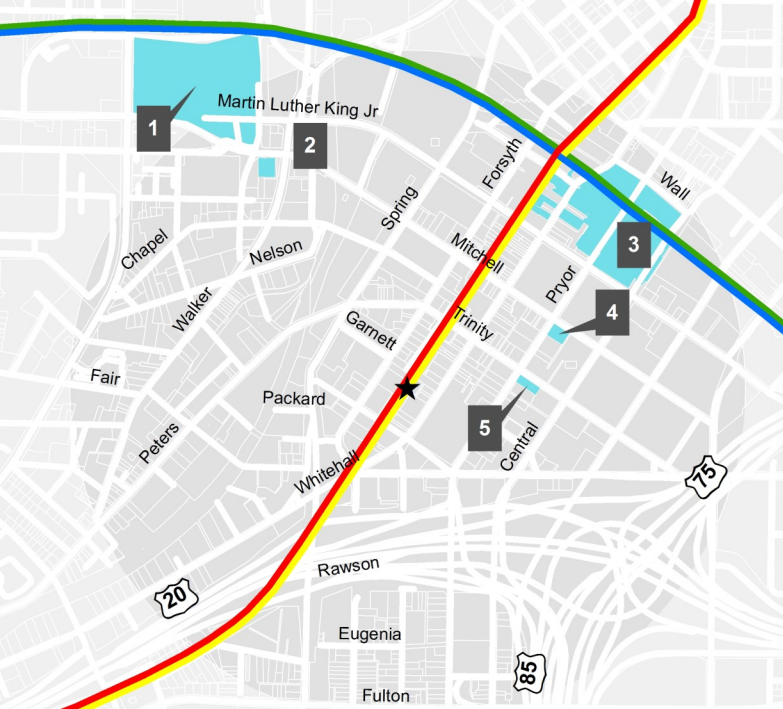
### Business Demographics

Employees	40,384
Avg. Office Rent Per SF	\$12.05
Avg. Retail Rent Per SF	\$11.89
Avg. Apartment Rent (1-mile)	\$909.00

Sources: Bleakly Advisory Group, 2012.

## Market Dynamics

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



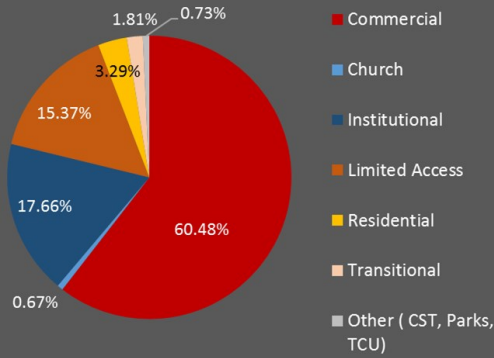
1. Atlanta Falcons/Mercedes Benz Stadium. Georgia World Congress Center and Atlanta Falcons— Projected completion in 2017.
2. Castleberry Park/Hard Rock Hotel. Gallman Development Group LLC/Bolon Atlanta LP— Projected completion TBD. 200 hotel rooms, 130 apartments, 33,000 SF retail.
3. Underground Atlanta, WRS Inc. Projected completion— TBD. 1,000 residential units, 250,000 SF and 320 hotel room
4. Cambria Hotel and Suites, Sejwad Hospitality. Renovation. Projected completion 2017.
5. Kiser Apartments, Gallman Development Group. Projected completion 2017. Adaptive reuse of Atlanta Public Schools for 40 housing units.

Source: Atlanta Business Chronicle 2016 Central Atlanta Progress 2016



METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY

## LAND USAGE WITHIN 1/2 MILE



Sources:  
MARTA GIS Analysis & Atlanta Regional  
Commission LandPro 2016

## URBAN CORE TYPOLOGY DESIGN ELEMENTS

FAR	8.0 to 30.0
Units Per Acre	75+
Height In Floors	8 to 40

## DEVELOPMENT DATA

Zoning	SPI-1, SA-1
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## GARNETT DEVELOPMENT OPPORTUNITY

MARTA does not own any excess land associated with this station. Therefore, TOD opportunities by way of joint development are not possible at this station. However, MARTA encourages transit friendly development around the station on privately held land.

The area around Garnett station offers a significant opportunity for redevelopment. Its key position in Downtown Atlanta offers immediate access to Castleberry Hill, the Government District, and the Central Business District. There are development opportunities that could be considered around the station. There are several blocks of surface parking and distressed building near the station. Much of the surface parking is used to support the various governmental and ancillary private uses in the area. These parking areas could be consolidated into more spatially efficient parking decks that could free up development space around the station and in the immediate surrounding area.

### Land Use Entitlements

Garnett Station is located in downtown Atlanta near the government and central business districts. The predominant land use within a half mile of the station is commercial at about 60%. The commercial uses comprise of offices, entertainment venues, transportation, and commercial uses that support the governmental operations in the area. Governmental institutional uses such as the Georgia Department of Transportation, Fulton County, and the City of Atlanta comprise about 18%. Limited Access transportation facilities make a large portion of the land use in the area due to its close proximity to the I-20 & I-75/85 interchange.

### Zoning

Garnett station is located in Sub-Area 1 of Special Public Interest District 1 (SPI-1). This district was enacted in 2007 to give greater clarity and protection for the unique character and forms that are found in the downtown. Moreover, the district is to provide for a more amenable pedestrian atmosphere by encouraging easier pedestrian access to residential, retail, office, and other merchant offerings. Development near MARTA property in this district would require that a Special Administrative Permit be filed with the City of Atlanta. The SPI-1 Sub Area 1 district is compatible with the design guidelines contained in MARTA's *Transit Oriented Development Guidelines*.

