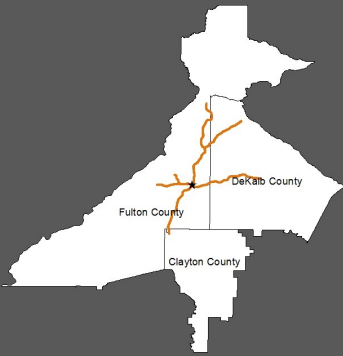
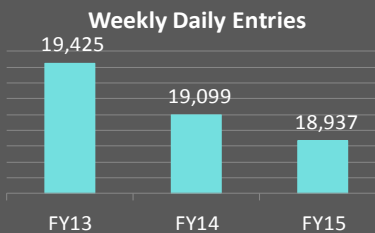


STATION ESSENTIALS



Daily Entries:	18,937
Parking Capacity	0
Station Type:	Subway
Total Land Area	+/- 2 Acres



MARTA Research & Analysis 2016

FIVE POINTS STATION

Transit Oriented Development



30 Alabama Street, SW
Atlanta, GA 30303

Five Points Station is the largest and most heavily used on the system as it functions as the transfer point between the Red and Gold (north-south) and Blue and Green (east-west) rail lines. In the heart of Atlanta's downtown, Five Points Station attracts an inbound ridership of workers, students and visitors heading to the downtown's myriad of office buildings, shops and restaurants, cultural and educational institutions.

The MARTA *Transit-Oriented Development Guidelines* typology classify Five Points 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	3,409
% Population Change 2000-2012	-10%
% Generation Y (18-34)	41%
% Singles	81%
Housing Units	1,568
Housing Density/Acre	3.1
% Renters	57%
% Multifamily Housing	86%
Median Household Income	\$36,079
% Use Public Transit	15%

Business Demographics

Employees	73,740
Avg. Office Rent Per SF	\$17.34
Avg. Retail Rent Per SF	\$15.07
Avg. Apartment Rent (1-mile)	\$1,014

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. Kiser Apartments, Gallman Development Group. Projected completion 2017. Adaptive reuse of Atlanta Public Schools for 40 housing units.
4. Underground Atlanta, WRS Inc. Projected completion— TBD. 1,000 residential units, 250,000 SF and 320 hotel room
5. Parker H. Petit Science Center, Board of Regents & Georgia State University Research Foundation. Projected Completion— TBD. 9 Floors, 65,000 SF
6. Georgia State University School of Law— Completed 2015. 200,000 SF.
7. Home2 Suites Hilton. Arsenal Capital— Projected completion TBD.

Source: Atlanta Business Chronicle and Central Atlanta Progress

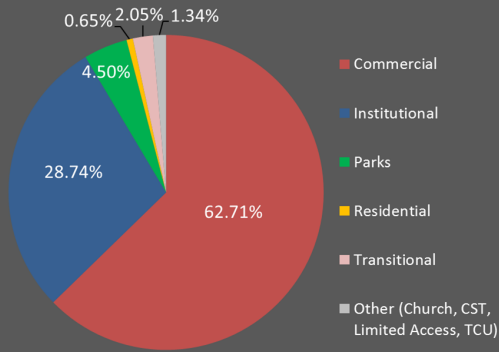


METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY

FIVE POINTS STATION

Transit Oriented Development

LAND USAGE WITHIN 1/2 MILE



Sources:
MARTA GIS Analysis & Atlanta Regional
Commission LandPro 2016

FIVE POINTS DEVELOPMENT OPPORTUNITY

MARTA offers land it owns around its stations (called “Joint Development” land) through a Request for Proposals (RFP) or Request for Qualifications (RFQ) process. Developers who are interested in developing at MARTA stations will need to go through a competitive RFP/RFQ process prior to contract award. All interested parties should periodically check the MARTA website where future RFP’s/RFQ’s will be announced.

Other than the land for the station, MARTA does not own any excess land associated with this station, but has a “Right of Use” granted by the City of Atlanta and other entities for rail maintenance and staff parking. Therefore, TOD opportunities by way of Joint Development are extremely limited at this station. Air-rights over the station are also limited. However, MARTA encourages transit friendly development around the station on privately held land.

Land Use

Five Points Station is located in the heart of downtown Atlanta and near many of the attractions that make Atlanta famous. Therefore, it is no surprise that the predominant use of land within a half mile of the station is commercial at about 63%. Institutional uses make up the next largest category at about 29%, due to its proximity to Georgia State University. Five Points station is located in Sub-Area 1 of Special Public Interest District 1 (SPI-1).

Zoning

Five Points 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. The district provides 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.

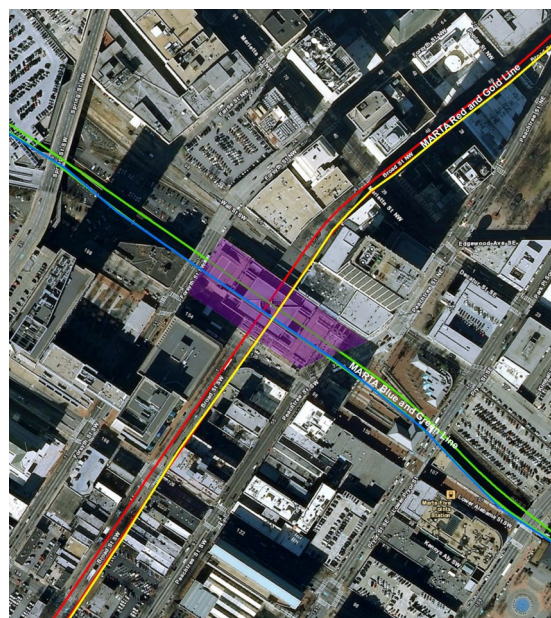
The SPI-1 Sub Area 1 district is compatible with the design guidelines contained in MARTA’s recently adopted “TOD Guidelines”. The district allows for TOD friendly densities. The maximum Floor Area Ratio (FAR) allowed in this district is 35. The district’s intent and density provisions are compatible with the development guidelines contained in MARTA’s *Transit Oriented Development Guidelines*.

URBAN CORE

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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Five Points Station
Aerial View