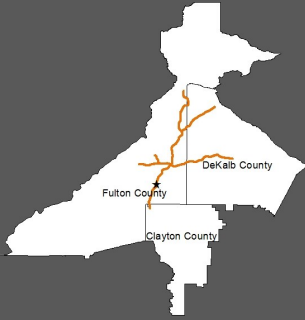
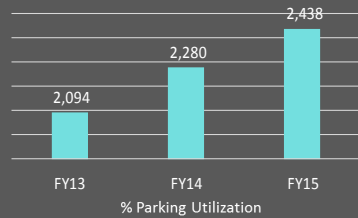


STATION ESSENTIALS

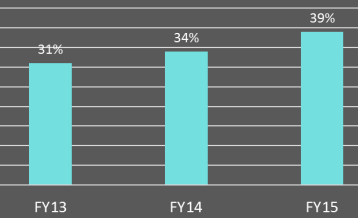


Daily Entries:	2,438
Parking Capacity:	1,048 Spaces
Parking Utilization:	39%
Station Type:	Elevated
Total Land Area	+/- 15 acres

Weekly Daily Entries



% Parking Utilization



MARTA Research & Analysis 2015

LAKWOOD-FT. MCPHERSON STATION

Transit Oriented Development



1400 Lee Street, SW
Atlanta, GA 30310

Lakewood-Ft. McPherson Station is a heavy rail transit station located in the south part of Fulton County on MARTA's Red and Gold Lines. It can be found strategically located at the corner of Lee Street and Lakewood Avenue with entrances on Murphy Avenue and Lee Street.

The MARTA *Transit Oriented Development Guidelines* typology classify Lakewood-Ft. McPherson Station as a **Town Center** station. Town Center stations are characteristic of having nodes of dense, active, mixed-use development and TOD-friendly street networks with housing a significant ingredient from the start. But they 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	1,611
% Population Change 2000-2012	-8%
% Generation Y (18-34)	28%
% Singles	71%
Housing Units	885
Housing Density/ Acre	1.8
% Renters	66%
% Multifamily Housing	30%
Median Household Income	\$23,599
% Use Public Transit	26%

Business Demographics

Employees	786
Avg. Office Rent Per SF	N/A
Avg. Retail Rent Per SF	\$9.00
Avg. Apartment Rent (1-mile)	\$597.00

Sources: Bleakly Advisory Group, 2012.

Market Dynamics

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



1. Tyler Perry Studios, 330 Acres.

Source: Atlanta Business Chronicle

LAKWOOD-FT. MCPHERSON STATION

Transit Oriented Development

LAKWOOD-FT. MCPHERSON DEVELOPMENT OPPORTUNITY

MARTA owns +/- 8 acres of surface parking at this station. However, as evidenced by the parking utilization statistics, only 39% of the parking is utilized. The majority of the parking that is used is concentrated on the western side of the CSX line in Parking Lots 1 and 2. There is also significant usage in Parking Lot 5. Any development in the surface parking areas should strive to preserve an adequate amount of parking for transit patrons. The parking needs for this station could be consolidated into more efficient parking decks. The surplus parking is primarily found in Parking Lot 4, which has been sealed off from public use.

Land Use Entitlements

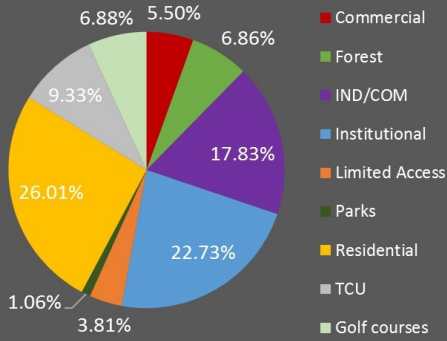
Lakewood-Ft. McPherson Station straddles jurisdictions and zoning for the City of Atlanta and the City of East Point. About 90% of the station is located within the City of Atlanta. The City of Atlanta zoning districts that traverse the station are I-1 Light Industrial which is to the west of CSX line and I-2 Heavy Industrial which is to the east of the CSX line. I-1 and I-2 districts are intended to provide for locations for wholesaling, storage, and manufacturing at varying intensities. In addition, the I-1 district permits the conversion of industrial buildings 50 years of age or older to multi-family dwellings.

The East Point portion of the station is located along the southwestern area of the station where parking Lot 2 resides. There are two zoning districts in this area: the C-R Commercial Redevelopment district and the R1A Urban Residential district. The intent of the C-R is to encourage innovative patterns of mixed-use patterns of retail, commercial service, institutional and residential land uses which are primarily pedestrian and public transit oriented. The R1-A District is intended to provide land areas devoted to medium density residential areas and closely related uses. Out of the four districts that traverse the Lakewood/Ft McPherson station, only the C-R District is somewhat conducive to MARTA's recently adopted Transit Oriented Development Guidelines.

Nearby Land Use

Fort McPherson, located to the northwest of the station, comprises the largest amount of institutional use near the station. Fort McPherson recently closed down due to a decision by the Base Realignment and Closure Commission (BRACC). A redevelopment plan for the +/- 488 site has been completed and it is slated to be redeveloped into a multi-use development in the near future.

LAND USAGE WITHIN 1/2 MILE



Sources:
MARTA GIS Analysis & Atlanta Regional Commission LandPro 2016

TOWN CENTER

FAR	3.0 to 10.0
Units Per Acre	25 to 75
Height In Floors	4 to 15

DEVELOPMENT DATA

Parking Lot 1	+/- .85 Acres
Parking Lot 2	+/- .92 Acres
Parking Lot 3	+/- .93 Acres
Parking Lot 4	+/- 2.2 Acres
Parking Lot 5	+/- 3 Acres



Inside the station

