

TRANSIT-ORIENTED DEVELOPMENT



The TOD group at Metropolitan Atlanta Rapid Transit Authority (“MARTA”) manages the transit system’s land holdings, to create value for our patrons, the communities in which we operate, and the Authority.



We think about people first and then the environmental design around them. Using all five senses, we encourage our development partners to focus on enhancing the JOY of riding our system.



Our joint development efforts grow MARTA’s long-term fixed income portfolio (ground leases) for the benefit of our transit operations.



We utilize our project management and finance skill set to actively pursue “value capture” and public – private – partnership solutions to accelerate transit expansion and to create infill station opportunities throughout the MARTA system.



Jacob Vallo
Sr. Dir. TOD + RE + Art
404.848.5357
jvallo@itsmarta.com



Debbie Frank
Director TOD
404.848.5011
dfrank@itsmarta.com



Katherine Dirga
Director Art in Transit
404.848.6864
kdirga@itsmarta.com



Impact Investment Management

We are fiduciaries on behalf of MARTA and our jurisdictional partners charged with delivering both social and financial returns.

Rail + Property Model

We create ground leases to support MARTA's transit operation and capital programs.

Portfolio Summary

We manage an existing, estimated \$133 million ground lease portfolio and we have a robust opportunity to grow, with MARTA's significant land and air rights holdings. Under construction or planned TODs will add an estimated additional \$260 million in value over the next seven (7) years as projects are delivered.

Unsolicited Proposals

We don't have all the ideas! So we encourage our development community to bring them to us.

Social Infrastructure

Some of our early activation programs: **Fresh MARTA Markets** - bring fresh, locally grown foods to underserved areas of our region, **Station Soccer** – providing access to athletics to under served children, **Artbound** – Art for the People, **iVillage@MLK** – incubators for small, hyper local, minority-owned businesses.

Value Capture + PPP

MARTA is evaluating opportunities to utilize highly structured ground leases at our TODs to finance transit system expansion and station enhancements.

Programmatic Ventures

With a small core team of MARTA TOD professionals, we actively seek opportunities to “scale up” our efforts with programmatic ventures with other governmental agencies, including economic development and housing authorities.



We create JOY in our communities by connecting people to jobs, food, healthcare, education, housing, greenspace, sport and love – all accessible through public transit.