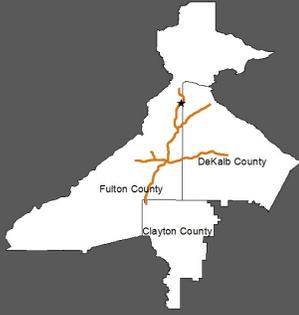
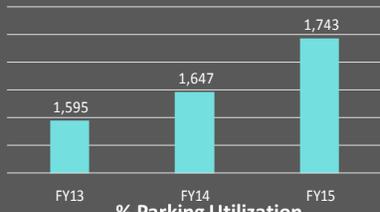


STATION ESSENTIALS

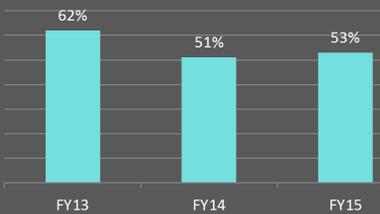


Daily Entries:	1,743
Parking Capacity:	260 Spaces
Parking Utilization:	53%
Station Type:	At-grade
Total Land Area	+/- 17 acres

Weekly Daily Entries



% Parking Utilization



MARTA Research & Analysis 2015

MEDICAL CENTER STATION

Transit Oriented Development



5711 Peachtree-Dunwoody Road, NE
Atlanta, GA 30342

Medical Center Station is a heavy rail transit facility on MARTA's Red Line, located in the City of Sandy Springs in north Fulton County. The station's main entrance is down an access drive off Peachtree-Dunwoody Road adjacent to Saint Joseph's Hospital and near other important medical facilities, including Northside Hospital and Children's Healthcare of Atlanta.

The *Transit Oriented Development Guidelines* define **Special Regional Destination** stations as "...a single use or cluster of uses. They include sports and entertainment venues; educational or medical campuses; airports; and large stand-alone industrial or commercial complexes...". The *Guidelines* go on to say that "In short, special regional destinations are in many ways atypical of TOD, but because they are such important destinations and trip generators, transit alignments are often designed specifically to include them and to serve as many of their uses as possible. Over time, development in immediate proximity to the station may intensify and diversify."

AREA PROFILE

Area Demographics at 1/2 Mile

Population 2012	681
% Population Change 2000-2012	30%
% Generation Y (18-34)	21%
% Singles	55%
Housing Units	344
Housing Density/ Acre	7.4
% Renters	43%
% Multifamily Housing	50%
Median Household Income	\$90,249
% Use Public Transit	4%

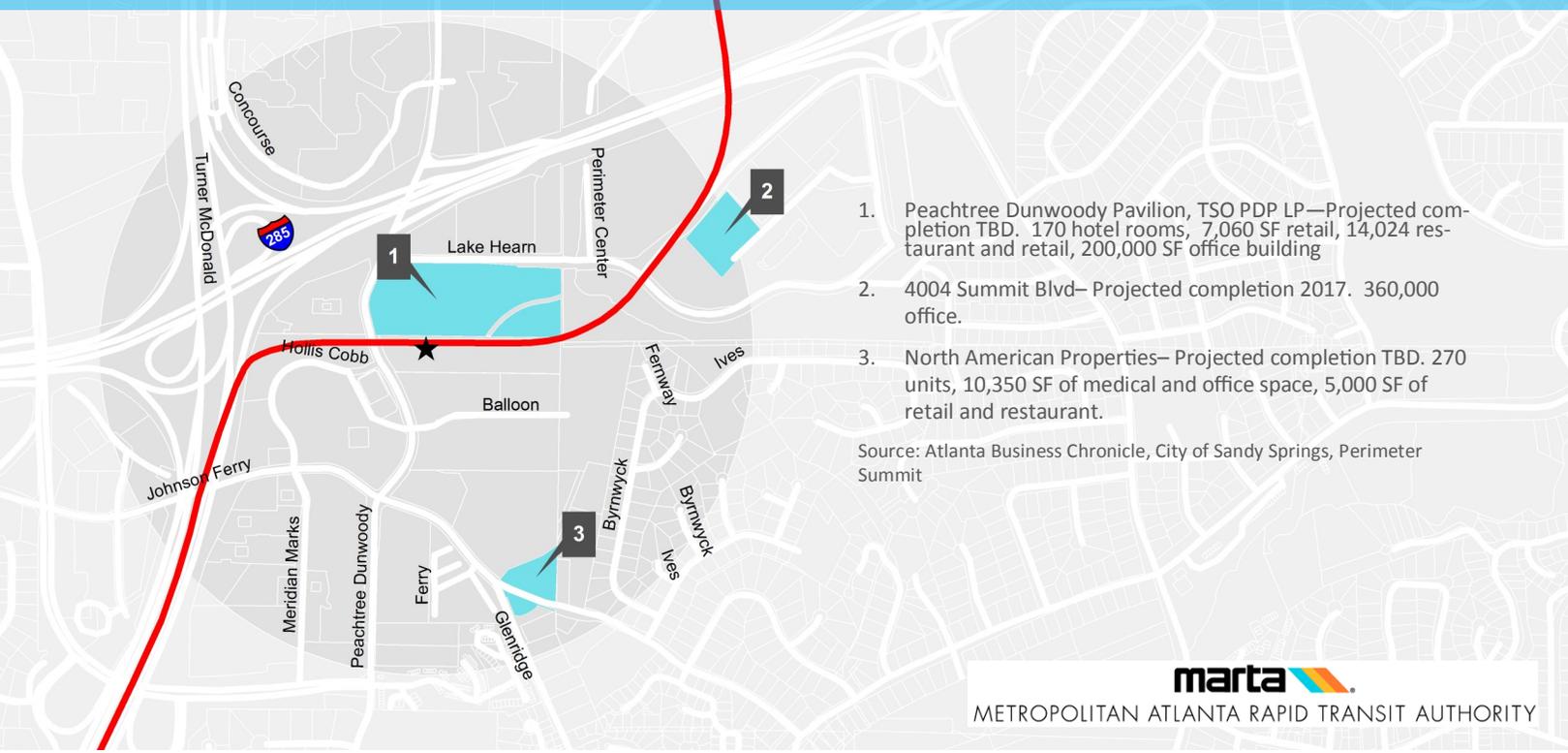
Business Demographics

Employees	30,609
Avg. Office Rent Per SF	\$21.22
Avg. Retail Rent Per SF	N/A
Avg. Apartment Rent (1-mile)	\$1,178

Sources: Bleakly Advisory Group, 2012.

Market Dynamics

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



1. Peachtree Dunwoody Pavilion, TSO PDP LP—Projected completion TBD. 170 hotel rooms, 7,060 SF retail, 14,024 restaurant and retail, 200,000 SF office building
2. 4004 Summit Blvd— Projected completion 2017. 360,000 office.
3. North American Properties— Projected completion TBD. 270 units, 10,350 SF of medical and office space, 5,000 SF of retail and restaurant.

Source: Atlanta Business Chronicle, City of Sandy Springs, Perimeter Summit

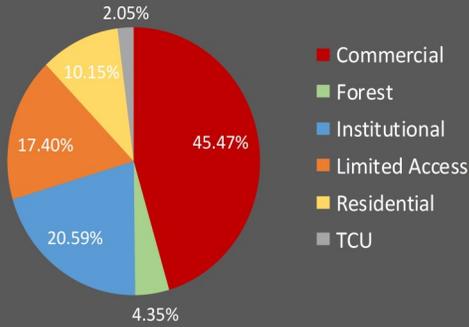


METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY

MEDICAL CENTER STATION

Transit Oriented Development

LAND USAGE WITHIN 1/2 MILE



Sources:
MARTA GIS Analysis & Atlanta Regional
Commission LandPro 2016

MEDICAL CENTER DEVELOPMENT OPPORTUNITY

MARTA owns +/- 17 acres at Medical Center. Medical Center is an existing MARTA transit oriented development with the development of the 2003 Medical Center Office Tower. Approximately 10-acres remain with development potential. There are two sites that offer relatively easy physical development and two that are more challenging.

The first site of consideration is the +/- 2.5 acre bus loop area. Bus loops are normally an integral feature of a station; however, Medical Center Station is severely underserved by MARTA bus service. Currently, only one fulltime MARTA bus route serves the station and that route could be re-routed to the nearby Dunwoody Station. The next site of consideration is the +/- 2 acre parking lot and associated land to the rear of the Saint Joseph's Hospital tower. The lot is partially fenced off from use. Access to this site can be made by way of the internal street grid on the hospital compound.

The next two sites of consideration are undeveloped and located to the rear of the station in DeKalb County. Parcel 1 is +/- 2.5 acres in size and offers frontage along Lake Hearn Drive near the Perimeter Center Parkway overpass. Parcel 2 is +/- 3.3 acres in size. This parcel does not have direct access to an external roadway. A connection to this site could be made from the MARTA parking lot site to the west. Both of these parcels have site challenges because they are located in an area of moderate slopes and the presence of what appears to be a perennial stream.

Land Use Entitlements

The MARTA station area and adjoining MARTA owned land sit on the boarder of two adjoining counties (Fulton and DeKalb) and one recently incorporated city (Sandy Springs). The predominant zoning designation on the DeKalb County side is Office-Institutional (O-I), which allows for numerous uses, including office, and high density residential. Because of its location and existing conditions around the station, the most appropriate uses for the area would be professional offices, health and medical service facilities, hotels, institutions of higher education and multifamily housing. Building heights up to five stories (70 feet) are permitted and can be exceeded through a special permit process.

Sandy Springs' O-I zoning designation is similar to that of DeKalb County and the same permitted uses generally apply. Building heights up to four stories are allowed (or 60 feet, whichever is higher) and can be exceeded under special conditions.

DEVELOPMENT DATA

Zoning	Office-Institutional
Available Air Rights	N/A
Bus Loop Area	+/- 2.5 Acres
Underutilized Parking Lot	+/- 2 Acres
Undeveloped Parcel 1	+/- 2.5 Acres
Undeveloped Parcel 2	+/- 3.3 Acres



Bus Loop Area

