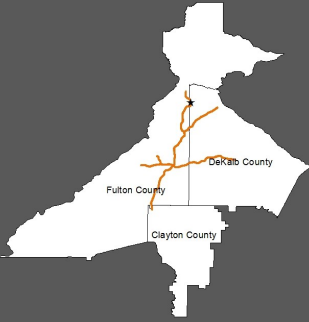
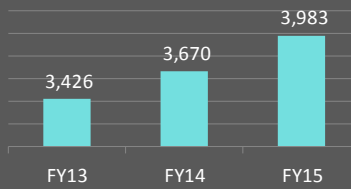


STATION ESSENTIALS

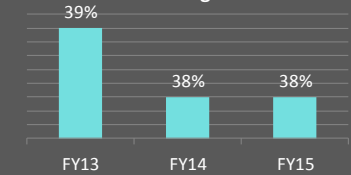


Daily Entries:	3,983
Parking Capacity:	1,091 Spaces
Parking Utilization:	38%
Station Type:	Elevated
Total Land Area	+/- 4.5 acres

Weekly Daily Entries



% Parking Utilization



MARTA Research & Analysis 2016

DUNWOODY STATION

Transit Oriented Development



Photo: Transformation Alliance

1111 Hammond Drive
Atlanta, GA 30346

Dunwoody station is a rail rapid transit station located in the City of Dunwoody, in the northern part of DeKalb County on MARTA's Red line. The station is located at the corner of Perimeter Center Parkway and Hammond Drive, with entrances on each of those streets. Dunwoody Station is also adjacent to Perimeter Mall. Dunwoody provides rail service to major regional destinations including the Buckhead shopping and business district (7 minutes), Midtown (17 minutes), Downtown (22 minutes), and Hartsfield-Jackson International Airport (39 minutes).

The MARTA *Transit Oriented Development Guidelines* typology classify Dunwoody Station as a **Town Center** station. This classification system reflects both a station's location and its primary function. The Guidelines state that pedestrian connections are critical for town centers. Town Center stations may provide some park-and-ride space, but it should be of secondary importance and must be appropriately located and designed.

AREA PROFILE

Area Demographics at 1/2 Mile

Population 2012	524
% Population Change 2000-2012	10%
% Generation Y (18-34)	13%
% Singles	57%
Housing Units	312
Housing Density/Acre	.6
% Renters	30%
% Multifamily Housing	38%
Median Household Income	\$65,980
% Use Public Transit	17%

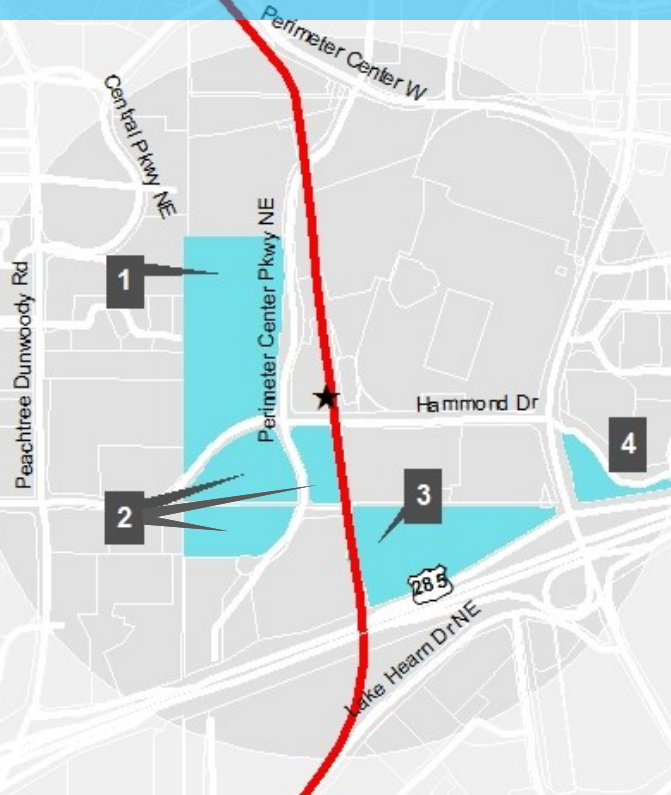
Business Demographics

Employees	22,382
Avg. Office Rent Per SF	\$21.42
Avg. Retail Rent Per SF	\$20.81
Avg. Apartment Rent (1-mile)	\$1,300

Sources: Bleakly Advisory Group, 2012.

Market Dynamics

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



1. High Street, GID Development— Projected completion TBD. 400,000 SF retail and restaurant, 3,000 residential, 1,000,000 SF office, 750 hotel rooms
2. Park Center, State Farm Headquarters, KDC. Projected completion — TBD. 2,200,000 SF office, 100,000 SF restaurants and retail, 175 hotel rooms
3. Dunwoody Crown Towers, Crown Holdings Group. Projected Completion — TBD. Two 24 floor office towers, one 28 floor hotel, one 30 floor condo tower, one 13 floor hotel/condo.
4. Hines Ravinia IV — Projected completion TBD. 200,000 SF mixed use.

Source: Atlanta Business Chronicle, City of Dunwoody



METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY

DUNWOODY DEVELOPMENT OPPORTUNITY

Joint development opportunities at Dunwoody are very limited. MARTA owns about 4-acres of property at the station. The vast majority of that space is occupied by the elevated station, bus bays and a parking deck. However, development is not out of the realm of possibilities. The low parking utilization of the deck at the corner of Hamilton Drive and Perimeter Circle Parkway may present a limited opportunity for joint development. Adaptive re-use of underutilized parking decks is an emerging trend in many places. There are examples of adaptive reuses that integrate commercial uses along the ground floor of a parking deck. Any design modification would need to be coordinated with appropriate MARTA staff.

The intersection at Hammond Drive and Perimeter Center Parkway represents an opportunity to develop a successful transit oriented development. The +/- 7 acre undeveloped parcel across Perimeter Center Parkway is a prime location for development in the vicinity.

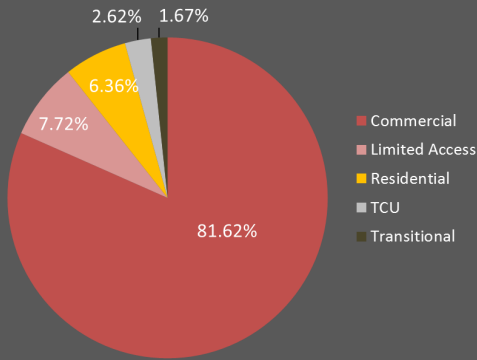
Land Use

Commercial land use makes up about 82% of the land use within half a mile of the station. The commercial land use is made up of retail, office, and restaurants. The Perimeter Mall is the primary anchor and regional attraction in this area. Dunwoody Station is conveniently situated in the midst of the commercial land uses. Other land uses include multi-family residential, surface transportation facilities such as I-285, and an undeveloped parcel across from the station.

Zoning

The current zoning of the Dunwoody station is C-1 General Commercial. The undeveloped parcel located across Perimeter Center Parkway from the station is zoned OCR (Office, Commercial, Residential). OCR district accommodates the mixed uses that are common and expected in a TOD at an appropriate density level.

LAND USAGE WITHIN 1/2 MILE



Sources:
MARTA GIS Analysis & Atlanta Regional Commission LandPro 2016

TOWN CENTER

TYOLOGY DESIGN ELEMENTS

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

DEVELOPMENT DATA

Zoning	C-1 and OCR
Undeveloped Parcel	+/- 7 Acres
Parking Deck	+/- 1.4 Acres
Surface Parking	+/- 1 Acre

