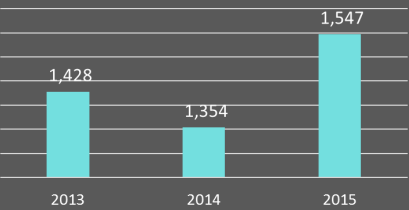


STATION ESSENTIALS

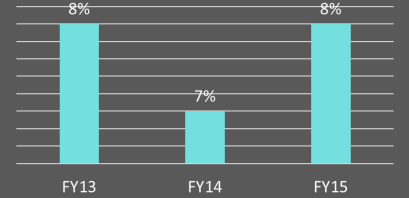


Daily Entries:	1,547
Parking Capacity:	391 Spaces
Parking Utilization:	8%
Station Type:	Subway
Total Land Area	+/- 8 acres

Weekly Daily Entries



% Parking Utilization



MARTA Research & Analysis 2015

WEST LAKE STATION

Transit Oriented Development



80 Anderson Avenue, SW
Atlanta, GA 30314

West Lake Station is a heavy rail rapid transit station located in the central portion of the City of Atlanta and Fulton County and three miles west of Downtown Atlanta on MARTA's Blue Line. It is situated at the intersection of Interstate-20 and Anderson Avenue, with the station entrance on Anderson Avenue. Additionally, four bus routes currently serve West Lake Station, providing access to West End Mall, Mosley Park, John A. White Park, Morehouse College, Clark Atlanta University, Frank Stanton School, Herndon Elementary, J.C. Harris Elementary, and Turner Middle School.

MARTA's *Transit Oriented Development Guidelines* classify West Lake Station as a **Neighborhood** station. The *Guidelines* define Neighborhood stations as "...located in primarily residential districts, and their principal transportation function is to help the people who live nearby get to work, school, shopping, entertainment, medical services, and other destinations accessible through the transit network."

AREA PROFILE

Area Demographics at 1/2 Mile

Population 2012	1,977
% Population Change 2000-2012	-27%
% Generation Y (18-34)	28%
% Singles	78%
Housing Units	1,006
Housing Density/ Acre	2.0
% Renters	52%
% Multifamily Housing	25%
Median Household Income	\$22,340
% Use Public Transit	35%

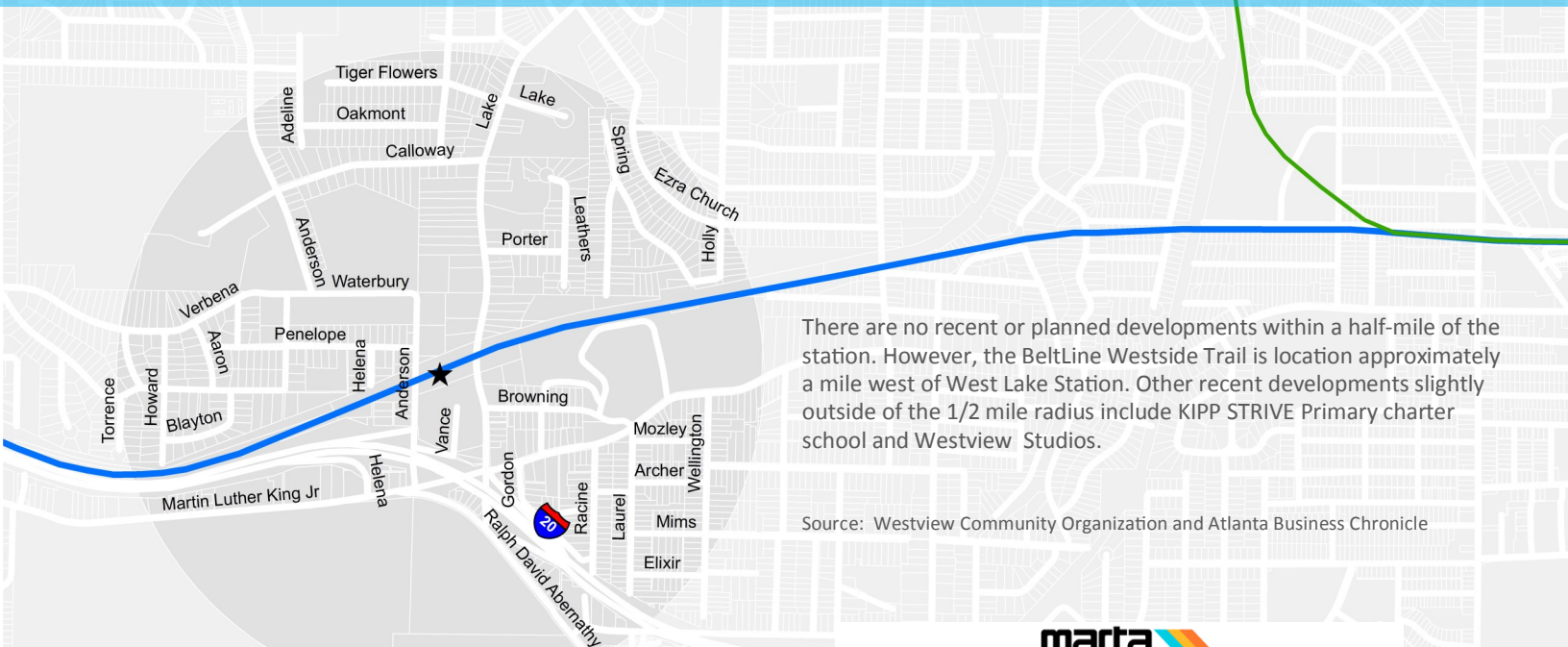
Business Demographics

Employees	612
Avg. Office Rents Per SF	\$13.30
Avg. Retail Rents Per SF	N/A
Avg. Apartment Rent (1-mile)	\$552

Sources: Bleakly Advisory Group, 2012.

Market Dynamics

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



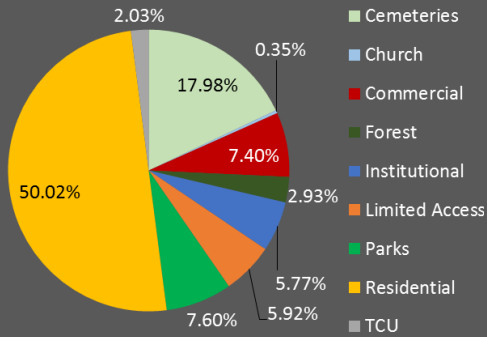
There are no recent or planned developments within a half-mile of the station. However, the BeltLine Westside Trail is located approximately a mile west of West Lake Station. Other recent developments slightly outside of the 1/2 mile radius include KIPP STRIVE Primary charter school and Westview Studios.

Source: Westview Community Organization and Atlanta Business Chronicle



METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY

LAND USAGE WITHIN 1/2 MILE



Sources:
MARTA GIS Analysis & Atlanta Regional
Commission LandPro 2016

NEIGHBORHOOD TYPOLOGY DESIGN ELEMENTS

FAR	1.5 to 5.0
Units Per Acre	15 to 50
Height In Floors	2 to 10

DEVELOPMENT DATA

Zoning	R-4 and C-1
Northwest Lot	+/- 1.17 Acre
Northeast Lot	+/- .51 Acre
Southwest Lot	+/- .63 Acre
Southeast Lot	+/- 1.2 Acre

WEST LAKE STATION

Transit Oriented Development

WEST LAKE DEVELOPMENT OPPORTUNITY

There are about 4-acres allotted for parking at this station. However, less than 10% of this space is utilized. West Lake has the lowest parking utilization rate of all of the MARTA stations that provide parking. This low parking utilization offers significant potential for joint development. This situation presents opportunities for joint development. However, any development in the parking areas should strive to preserve an adequate amount of parking for transit patrons.

There are 4 parking lots that are either underutilized or entirely unused. The map below illustrates the location of the parking lots around the station. The Northwest Lot, 1.17-acres near Anderson Road, is severely underutilized. The Northeast Lot near West Lake Avenue is only half an acre, but it is also somewhat underutilized despite its proximity to the station entrance. The Southwest Lot and Southeast Lot total almost 2-acres and are virtually unused.

Zoning

West Lake Station is for the most part located in an R-4 Single-Family residential district. Only a small sliver of the southeastern portion of the parking lot is zoned C-1 Community Business. The intent of the R-4 is (1) To provide for the protection of existing single-family communities and the development of new communities on lots of medium size at a density of not more than one dwelling unit per 9,000 square feet. (2) To provide for the development of recreational, educational and religious facilities as basic elements of a balanced community. In other words the R-4 district is designed for low density single family residential uses at no more than about 4 units per acre or a Floor Area Ratio of .50.

The R-4 district is not compatible with the density recommendations guidelines contained in MARTA's Transit Oriented Development Guidelines. It is recommended that the station area be rezoned to perhaps a Mixed Residential and Commercial 1 district (MRC-1). MRC-1 has a maximum Floor Area Ratio (FAR) of 1.6. MRC-1 would allow TOD development while respecting the scale and character of the surrounding area.

