



12895 SW 132 St. – Ste. 202
Miami, FL 33186
Phone 305.255.5527
Fax 305.255.5589

February 20, 2020

Marian Eisenberg
Zoning Administrator
DeKalb County Department of Planning & Sustainability
330 Ponce De Leon Avenue, Suite 300
Decatur, GA 30030

Dear Ms. Eisenberg,

AHS Residential is pleased to submit this rezoning application for our Mid-rise Multifamily project to be located at 4159-4213 Memorial Drive, Decatur, GA. This 11.13 acre parcel is located within 1,000 feet of Marta's Kensington Station. We are excited to be a part of this project and community.

Having worked closely with municipalities around South Florida, Atlanta and Dallas, AHS understands the value of leadership in driving the smart growth of urban and suburban centers, and in partnering with the right groups to bring about positive development for our communities.

AHS was founded in 2012 with the goal of delivering exceptional multi-family rental communities to the South Florida workforce. Also, we have recently expanded into the Atlanta and Dallas markets. As the attached package will demonstrate, AHS is uniquely qualified to execute on this vision, through a vertically-integrated organization of real estate development, construction, and property management professionals.

AHS is a developer of market-rate housing products. Our projects do not rely on tax credits, government subsidies or other "affordable housing" programs. We believe so strongly in the demand presented by the middle-income market that we invest our own capital and underwrite our projects using strictly market assumptions, in creating the best and newest multi-family product of its kind in the region.

Backed by the financial strength of one of the hemisphere's most prolific housing developers, and guided by a simple, humble investment approach, AHS drives value creation and quality control at every step of the development process, leading to patient returns for our shareholders and an outstanding living experience for our residents.

Above all, our company is successful when our residents are happy with the product and services we provide. This commitment extends to our neighbors and the greater community wherever we conduct business. As an investor for the long haul, we build each project with the intent to hold, becoming along the way a part of the communities we help build.

On behalf of AHS Residential, thank you for the opportunity to participate in the development of this site.

Sincerely,

Ernesto P. Lopes, President
AHS Residential



REZONING APPLICATION

Mid Rise Multifamily Project at Kensington Station

4159 - 4213 Memorial Drive , Decatur, GA

America's Housing Solutions
Creating Exceptional Communities for America's Workforce



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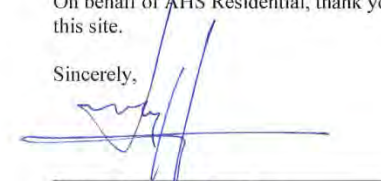
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Our Purpose



At **ahs**[®], we strive to provide families in America with a home they can afford and live in with dignity.

Who are we & What do we do?



America's Housing Solutions

At ahs® we strive to provide families in America with a home they can afford and live with dignity.

We are a **vertically integrated real estate company** that develops, builds, and manages high-quality multifamily rental communities.

ahs® focuses on market-rate products that are specifically designed to **provide American families with an opportunity to live with dignity in a home they can afford.**



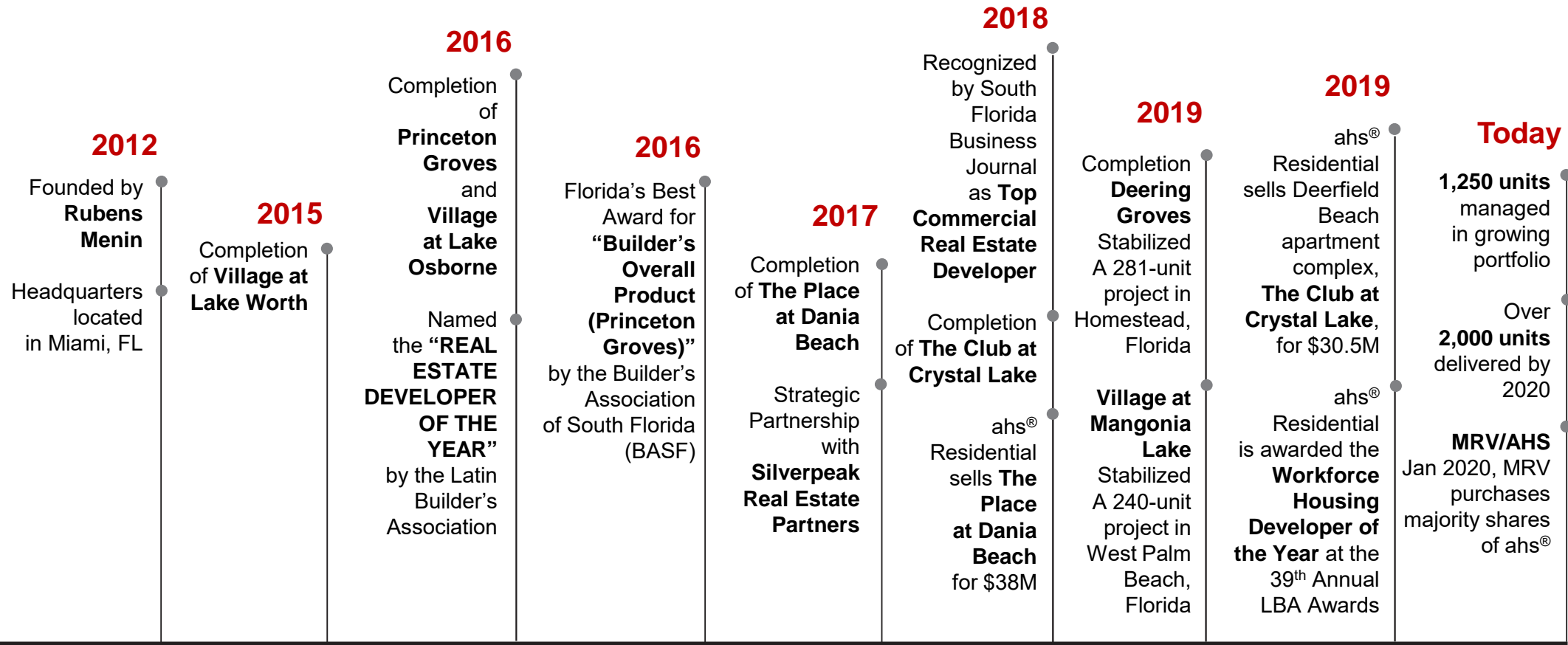
Brief History



America's Housing Solutions

At ahs® we strive to provide families in America with a home they can afford and live with dignity.

Milestones



Value of Dealing with ahs®

- Aggressive Growth Strategy.
- Continuous Work Flow.
- Product is Standardized.
- You Will Gain Productivity.
- We Have a Strong Balance Sheet.
- 100% Equity Based from Shareholders.
- Shareholder Approved Growth Plan.
- Strong Corporate Values.
- Will Build Over 10,000 Units by 2028.

GROWTH PROJECTION 10K+ UNITS UNDER MANAGEMENT AT 2028 YE (OPERATING + LEASE-UP).

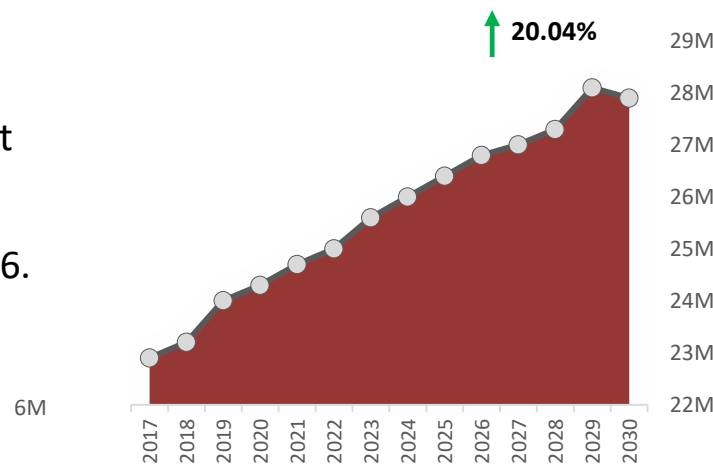
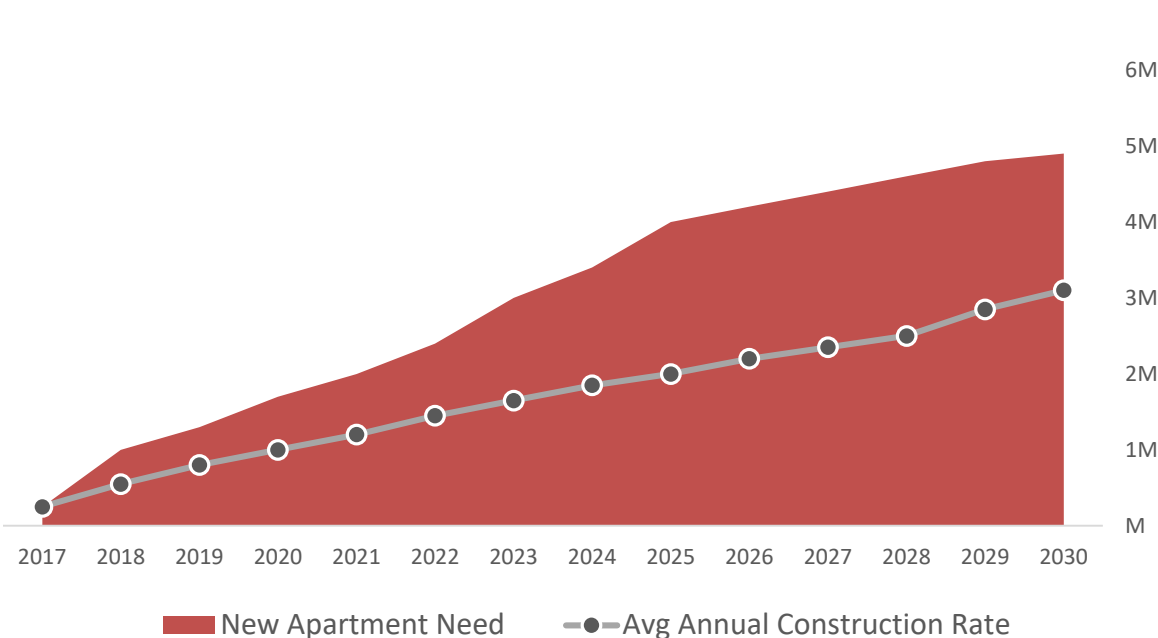


4.6M Apartment units are needed by 2030

We need to build more apartments

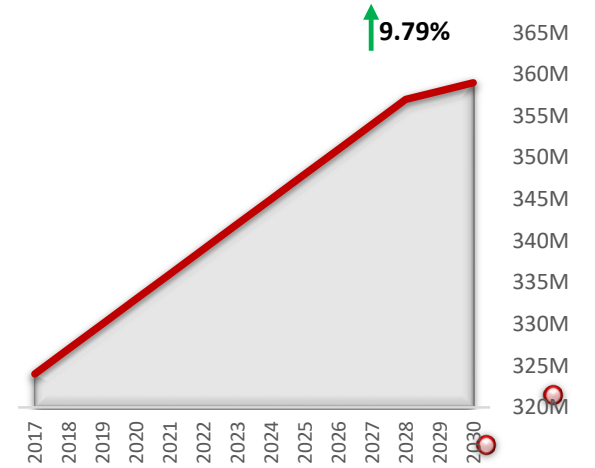
The United States will need to add over **328,000** new apartment homes each year on average to keep up with demand.

The industry averaged just **225,000** completions from 2011-2016.



Apartment Household Growth

Population growth and a higher propensity to rent will create a need for more apartments by 2030.



Population Growth

As our population grows, this puts strain on the existing housing supply. A variety of housing options will be needed to meet diverse needs.

38.8m Apartment Residents	20.4m Apartment Homes	\$1.3t Economic Contribution	38.8m Total Jobs Supported
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Financial Stability | Our Portfolio

NOW LEASING:

Village at Lake Worth

7.64 Acres - 216 Units

Village at Lake Osborne

5.01 Acres - 118 Units

Princeton Groves

7.91 Acres - 216 Units

Deering Groves

9.33 Acres - 281 Units

Village at Mangonia Lake

7.56 Acres - 240 Units

UNDER DEVELOPMENT:

ahs® at Coral Reef

4.57 Acres - 175 Units

ahs® at Pine Groves

6.74 Acres - 202 Units

PLANNING:

ahs® at Tamiami

8.7 Acres - 264 Units

ahs® at Banyan Ridge

10.42 Acres - 228 Units

UNCOMING PROJECTS

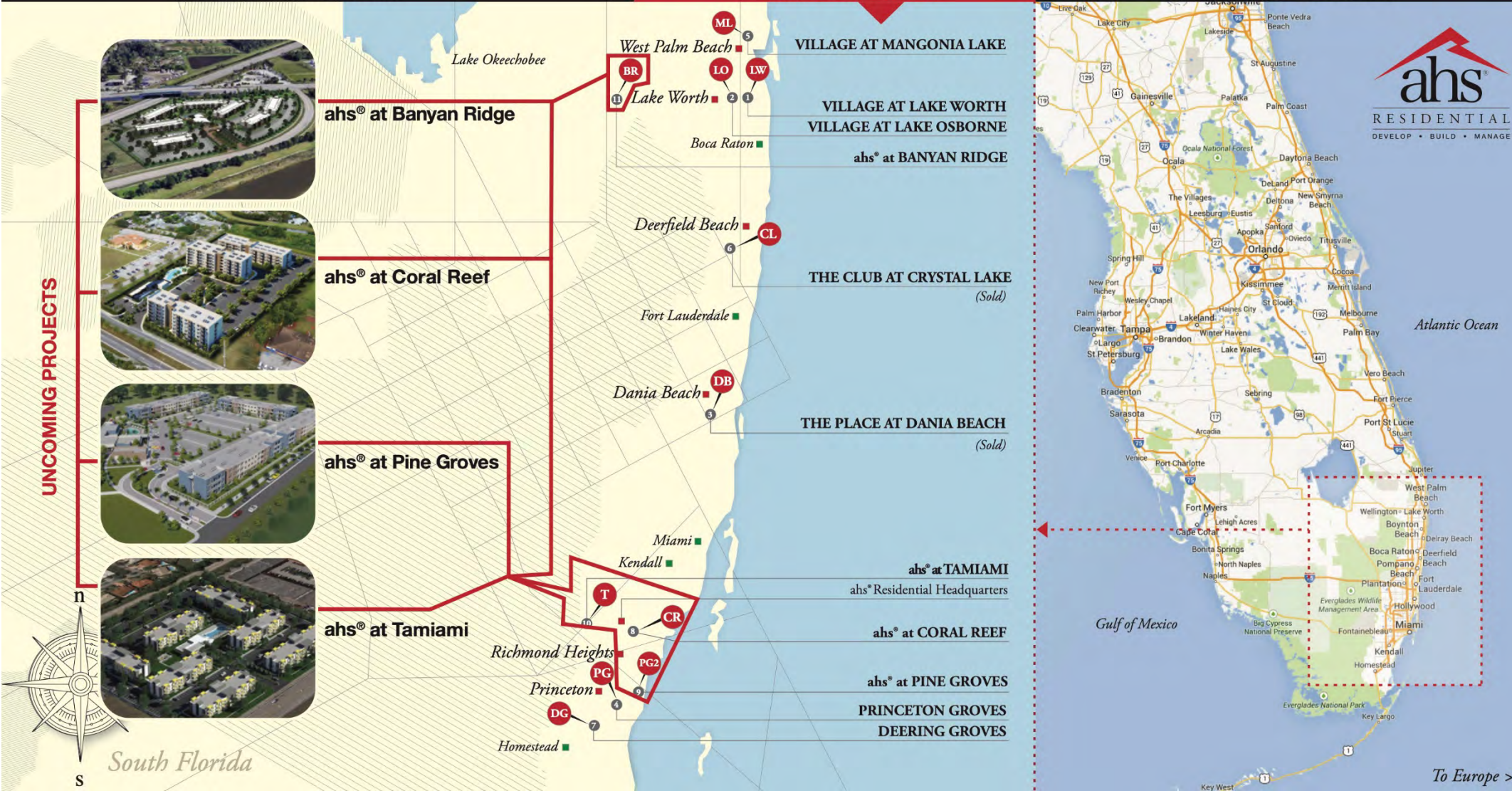


South Florida

SOUTH FLORIDA

ahs® PROPERTIES

FLORIDA PENINSULA



To Europe >

Our Products | 1 Garden Style Apartments

Garden Style” multifamily rental properties are in suburban neighborhoods in metropolitan areas within Primary Markets:

Geared towards “Lower-Middle Class” families

- ✓ Suburban areas
- ✓ Near transportation hubs
- ✓ Near employment centers (hospitals, universities)
- ✓ One step above low income housing Tax credit (LIHTC)
- ✓ Market Rate Properties at affordable rents



Our Products | 2 Mid-Rise / Mixed-Use

Infill projects located near transportation hubs and strong employment base with an abundance of business centers, coffee shops, restaurants, and other amenities.

Geared towards “Generation Y” – Millennials:

- ✓ 80 million U.S. Millennials
- ✓ Ages: 18 to 35 years old
- ✓ 60% are renters
- ✓ Face soaring tuition costs and student loan debt
- ✓ 13.2% percent unemployment rate
- ✓ Getting married, having kids and buying a home much later in life



Typical Floor Plans

1 Bedroom / 1 Bathroom



2 Bedrooms / 2 Bathrooms



3 Bedrooms / 2 Bathrooms



2 Bedrooms / 1 Bathroom



Typical Interior Finishes and Amenities



Village at Lake Worth

Lake Worth, FL

216 units

Completion date: **January/2015**



LW
VILLAGE AT LAKE WORTH
AN ahs RENTAL COMMUNITY

ahs

Princeton Groves

Homestead, FL

216 units

Completion date: **August/2016**



Village at Lake Osborne

Lake Worth, FL

118 units

Completion date: **January/2017**



LO
VILLAGE AT LAKE OSBORNE
AN ahs RENTAL COMMUNITY

ahs

The Place at Dania Beach

Dania Beach, FL

144 units

Completion date: **May/2017**

Sold: **October/2018**



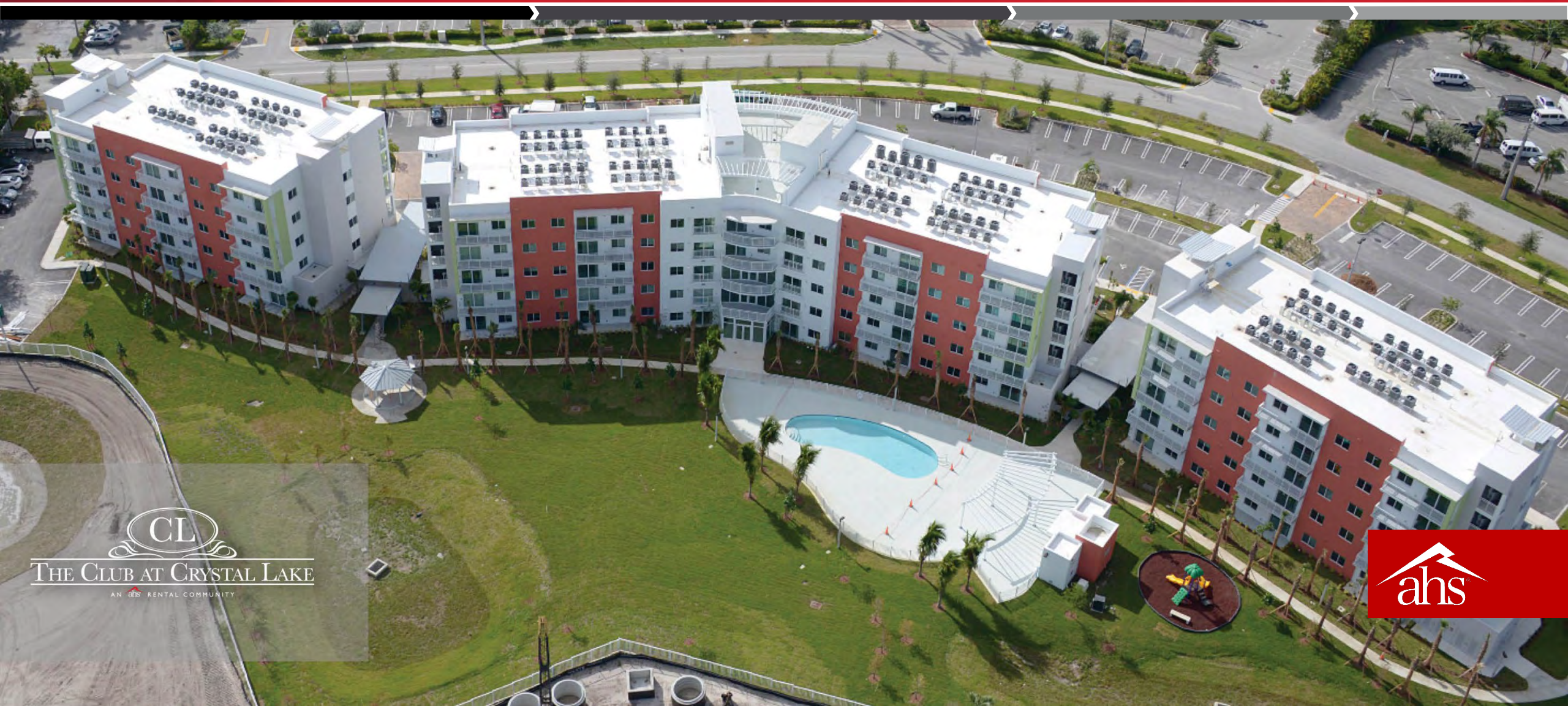
The Club at Crystal Lake

Pompano Beach, FL

125 units

Completion date: **December/2018**

Sold: **November/2019**



CL
THE CLUB AT CRYSTAL LAKE
AN ahs RENTAL COMMUNITY

ahs

Deering Groves

Homestead, FL

281 units

Completion date: **May/2019**



Village at Mangonia Lake

Palm Beach, FL

240 units

Completion date: **February/2020 (Now Leasing)**



ML
VILLAGE AT MANGONIA LAKE
AN ahs RENTAL COMMUNITY

ahs

Our Projects Under Construction



ahs[®] at Coral Reef

Miami, FL

175 mid-rise units

Construction start date: February/2019 (84% complete)

Completion date: March/2020



ahs[®] at Pine Groves

Homestead, FL

204 garden style units

Construction start date: **Aug/2019** (under construction)

Completion date: **August/2020**



Palm Beach Town Council Approves Land Lease for Millions in Future Revenue

By Wendy Rutledge, Palm Beach Civic Assoc.

After 18 months of back and forth negotiations, the Town Council gave its nod of approval to a 50-year land lease agreement with AHS Residential LLC. The deal was described as fair and mutually beneficial to both the town and AHS, which will develop a large-scale apartment complex at the site. The 28-acre property is located across the bridge in West Palm Beach, at 5976 Okeechobee Blvd.

Over the course of 50 years, the town will collect up to \$75 million in rent. Should AHS extend for an additional ten years, rents collected could be as high as \$100 million. Town Manager Kirk Blouin says this will go a long way toward funding current capital projects such as the new Recreational Center and the Marina Improvement Project.

Video link:

<https://palmbeachcivic.org/palm-beach-town-council-approves-land-lease-for-millions-in-future-revenue/>

Palm Beach board OKs lease for town-owned site in suburban West Palm

By William Kelly, The Palm Beach Post

Land deal with ahs®, a residential developer, should generate \$65 million to \$74 million in revenue to the Town of Palm Beach over 50 years

The Town Council unanimously approved on Thursday a long-term lease agreement on a 28-acre site the town owns at 5976 Okeechobee Blvd. in West Palm Beach. The deal with ahs®, a residential developer, should generate \$65 million to \$74 million in revenue to the town over 50 years, Town Manager Kirk Blouin said.

Town Councilman Lew Crampton said the money will help the town meet some of its biggest financial challenges, including a long-term shortfall in its retirement program and the initiative to bury all overhead utilities on the island. “This money will plug holes in our pension situation, in our undergrounding and plug holes in the debt service on our capital improvements,” Crampton said. “This is a unicorn. This is a beam from heaven. None of us dreamed we would have this kind of free money.”

Video link:

<https://www.palmbeachpost.com/news/20191010/palm-beach-board-oks-lease-for-town-owned-site-in-suburban-west-palm>

Thank you!

For additional information, please visit our website:
www.ahsResidential.com



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Integrity defines us. Fairness guides us. Excellence drives us.





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Letter of Application

The subject properties are composed of seven (7) parcels in total, with a combined area of 11.13 acres. The subject properties are located on the east side of Memorial Drive (Georgia Highway 154), just south of the intersection of Memorial Drive and Kensington Road, at the following addresses: 4213, 4203, 4195, 4187, 4179, 4183 & 4159 Memorial Drive, Decatur, Georgia. All the subject properties are currently zoned OI (Office-Institutional), with the exception of the property located at 4213 Memorial Drive, which is currently zoned HR-3 (High Density Residential-3) with Zoning Condition CZ-18-22285.

The combined frontage of the subject properties along Memorial Drive is approximately 1,000 feet in length, and is currently developed with curb & gutter and concrete sidewalk. Directly adjacent to the subject properties is the Crossroads Bible Church to the southwest (property currently zoned R-75), the Oak Tree Villas Apartments to the southeast (property currently zoned MR-2) and an undeveloped parcel broken up by Gatehouse Drive to the northeast (property zoned OI).

A. Proposed Zoning Classification

Per the submitted application and site plan, the applicant is requesting to rezone all the subject properties from OI (Office-Institutional) and HR-3 (High Density Residential-3) with Zoning Condition CZ-18-22285 to the HR-3 (High Density Residential-3) District designation and to remove past Zoning Conditions currently in place.

B. Reasoning for Rezoning Request

The applicant intends to develop a multi-family development upon the subject properties. Rezoning the subject properties to the HR-3 (High Density Residential-3) District designation will allow for the 448-unit development to move forward with a proposed density of approximately 40 units per acre.

C. Uses of Properties

I. Existing Use of Properties

The property located at 4213 Memorial Drive (zoned HR-3 (High Density Residential-3) with Zoning Condition CZ-18-22285) is currently undeveloped.

The parcel is heavily wooded and consists of mature trees and vegetation.

The property located at 4203 Memorial Drive (zoned OI (Office-Institutional)) is vacant. The site consists of a single-story brick building, a concrete parking lot, and driveway off Memorial Drive.

The properties located at 4195 and 4187 Memorial Drive (both zoned OI (Office-Institutional)) are former bonding companies. Both sites consist of single-story brick buildings, concrete parking lots, and driveways off Memorial Drive. The two properties are accessible to one another by means of an existing concrete sidewalk. Additionally, the property located at 4187 Memorial Drive also has a single block building and an additional concrete parking lot located behind the single-story brick building.



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The property located at 4179 Memorial Drive (zoned OI (Office-Institutional)) is currently occupied by My Father's Children daycare facility. The site consists of a single-story brick building, a concrete parking lot, and driveway off Memorial Drive.

The properties located at 4159 Memorial Drive (zoned OI (Office-Institutional)) is occupied by the Kensington Office Park, Georgia CPR. The site consists of three (3) two-story concrete buildings, an asphalt parking lot, and a driveway off Memorial Drive.

The property located at 4183 Memorial Drive (zoned OI (Office-Institutional)) serves as additional parking for the businesses at 4159 Memorial Drive and consists of an asphalt parking lot. This property is accessible by means of the driveway located on 4159 Memorial Drive.

II. Proposed Use of Properties

The applicant is proposing to develop a 448-unit multi-family development on the subject properties with the intention of providing the community with market-rate workforce rents without the need for tax credits or any other type of subsidy.

D. Characteristics of Proposed Use of Properties

The proposed project is a 448-unit multi-family development, with 5 buildings, one clubhouse and one guardhouse (gated community). The project has 3 Type of buildings:

- 2 buildings (Type 1),
- 2 buildings (Type 2),
- 1 building (Type 3).

The 448 units are divided into:

- 56 Three-bedrooms/ Two-bathrooms units,
- 294 Two-bedrooms/ Two-bathrooms units,
- 98 One-bedroom/ One-bathroom units.

The unit's square footages are:

- The 3 bedroom/2 bathroom has approximately 1,040 Sq. Ft,
- The 2 bedroom/2 bathroom has approximately 870 Sq. Ft,
- The 1 bedroom/1 bathroom has approximately 610 Sq. Ft.

Building Type 1 is a 7-story building with approximately 74' height. Each floor shall have 12 units for a total of 84 units per building. The units are divided into:

- 70 Two-bedrooms/ Two-bathrooms units, with balcony
- 14 One-bedroom/ One-bathroom units, with balcony.

Building Type 2 is a 7-story building with approximately 74' height. Each floor shall have 12 units for a total of 84 units per building. The units are divided into:

- 28 Three-bedrooms/ Two-bathrooms units



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- 42 Two-bedrooms/ Two-bathrooms units, with balcony
- 14 One-bedroom/ One-bathroom units, with balcony.

Building Type 3 is a 7-story building with approximately 74' height. Each floor shall have 16 units for a total of 112 units per building. The units are divided into:

- 70 Two-bedrooms/ Two-bathrooms units, with balcony
- 42 One-bedroom/ One-bathroom units, with balcony.

The amenities Building is a one-story building with approximately 15' height and total area of 12,282 SQ.FT. It is composed by:

- Pool deck area – 4,417 SF
- Pool – 1,232 SF
- Open patio – 160 SF
- Uncovered Entry – 84 SF
- Covered Deck – 1,179 SF
- Mailbox Room – 220 SF
- Covered entry – 702 SF
- Maintenance Room – 381 SF
- Multi-purpose – 1,061 SF
- FedEx room – 89 SF
- Model Unit – 516 SF
- Leasing Office – 807 SF
- Gym – 1,136 SF
- Women's bathroom – 149 SF
- Men's bathroom – 149 SF

The project shall have 8 to 10 employees, including at least 1 property manager, 2 leasing agents, 1 assistant project manager and 4 maintenance techs.

The hours of operation of leasing office shall be from 10 am to 6pm from Monday to Saturday. Sunday will be by appointment or emergency.



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Impact Analysis

Section 27-7.3.4 of Dekalb County Code states that the following standards and factors are relevant to the exercise of the county’s zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map.

- A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.

The subject properties have a land use designation of Regional Center under the 2035 Dekalb County Comprehensive Plan. The proposed rezoning to HR-3 (High Density Residential) is a permissible zoning classification under Regional Center, and is consistent with the policies and intent of for Regional Center as set forth in the 2038 DeKalb County Comprehensive Plan.

The intent of the Regional Center is “to promote the concentration of regional serving activities to a centralized location that allow for a variety of uses while reducing automobile travel, promoting walkability and increasing transit usage.” Regional Center areas “consist of a high-intensity of regional commercial, office, employment areas and higher-education facilities.” The proposed multi-family development that this rezoning would allow for is intended to serve as market-rate workforce housing. The developer is not seeking tax credit or any other type of subsidy. To continue to grow the commercial and business opportunities within the existing Regional Center, an increase in residents and the workforce will be necessary, and thus an increased need of appropriate housing. Providing workforce housing within the midst of the Regional Center itself lends to the goal of reducing automobile travel and provides more opportunities for walkability and the use of local transit for commutes to and from work.

- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

The proposed rezoning of the subject properties to HR-3 (High Density Residential-3) for the construction of a multi-family development is appropriate given the neighboring apartment complexes adjacent to and nearby the subject properties, such as The Oak Tree Villas Apartments located directly southeast of the proposed development.

- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

There are currently existing businesses operating on the subject properties, including a daycare, and an office park development. However, rezoning of the subject properties to HR-3 (High Density Residential-3) and allowing for the construction of the proposed multi-family development will provide for greater economic opportunities in the area in the form of more tax payers contributing to the area, an increase in patronage by new residents to established businesses, and possibly the creation of new businesses as new residents move to the market.

- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.



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The proposed rezoning of the subject properties to HR-3 (High Density Residential-3) should not adversely impact the use or usability of adjacent and nearby commercial, office and apartment properties in the vicinity.

- E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The subject properties are located within 600 feet of the Kensington MARTA Station. This level of proximity lends itself to one of the major goals of the Regional Center in which these properties exist: to encourage transit usage and reduce automobile travel. A dense multi-family development near a transit station is ideal toward supporting this goal, and would serve to improve the surrounding area in this pursuit.

- F. Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources.

There are no known historic buildings, sites, districts or archaeological resources that would be adversely affected by rezoning the subject properties to HR-3 (High Density Residential-3).

- G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

The request to rezone the subject properties to allow for a 448-unit multi-family development will ultimately have an impact on vehicular and pedestrian traffic in the vicinity. A traffic study will be conducted to determine the appropriate road improvements to mitigate the impacts from the proposed development. The submitted site plan currently shows two access points to the development off Memorial Drive. One of these access points will serve as the main entrance and exit for the development, while the other will serve as an emergency fire access lane. The emergency fire access lane will only be for emergency personnel use and will be gated to avoid access to the public. The proposed development may generate an increase in the number of school students in the area. This increase will not have a negative impact on the schools in the development area, as each school is well under their max capacity. As of the October 2019 Enrollment Report published by Dekalb County Public Schools, Peachcrest Elementary is currently at 89% capacity, Mary McLeod Bethune Middle School is currently at 59% capacity, and Towers High school is currently at 57% capacity. These capacity values leave ample allowance for an increase in incoming students in the development area.

For the evaluation of the proposed development's impacts on the sanitary sewer system, a Sewer Capacity Request Letter was submitted to Dekalb County in September of 2019. This Request Letter is still under review. Following the completion of this evaluation, the required improvements will be made to ensure appropriate capacity is provided for the proposed development.

NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF APPLICANT'S CONSTITUTIONAL RIGHTS

The portions of the DeKalb County Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the DeKalb County Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the DeKalb County Board of Commissioners to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the land use amendment and/or rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of DeKalb County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

KENSINGTON STATION

Transit Oriented Development

STATION LOCATION



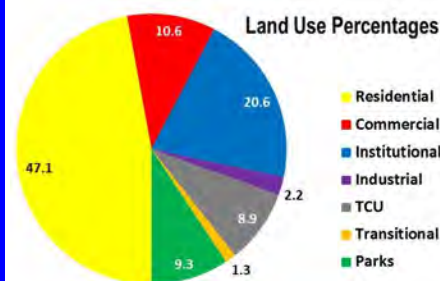
3350 Kensington Road
Decatur, GA 30032

Kensington: A Commuter Town Center Station

The MARTA Transit Oriented Development Guidelines classify Kensington Station as a “Commuter Town Center” station. The “Guidelines” present a typology of stations ranging from Urban Core stations, like Peachtree Center, to Collector stations - i.e., end of the line auto commuter oriented stations such as Indian Creek or North Springs. This classification system reflects both a station’s location and its primary function. The “Guidelines” have this to say about Commuter Town Center stations... “The definitional challenge in planning a commuter town center station lies in balancing its two functions. The key to success: the park-and-ride facility must be designed and managed so as to minimize its impact on how the town center functions. The pedestrian network must guide commuters from their cars or buses to the station without putting the park-and-ride garage or bus transfer point in locations that compromise the visual and pedestrian qualities of a town center”. It points out that “Commuter Town Centers are almost by definition new places, located at strategic points on the interstate highway system. In Metro Atlanta most of the planned commuter town centers, like Doraville or Kensington are near I-285.”

Station Area Profile

Land Use Within 1/2 Mile



Sources:
MARTA GIS Analysis 2011 & Atlanta Regional Commission LandPro 2009.

Residential Demographics 1/2 Mile

Population	6,344
Median Age	28.3
Households	2,462
Avg. Household Size	2.55
Median Household Income	\$42,423
Per Capita Income	\$23,244

Business Demographics 1 Mile

Businesses	453
Employees	14,012
%White Collar	63.6
%Blue Collar	18.6
%Unemployed	14.0

Source: Site To Do Business on-line, 2011

STATION ESSENTIALS

Daily Entries:	6,848
Parking Capacity:	1,962
Parking Utilization:	34%
Station Type:	At-Grade
Station Typology	Commuter Town Center
Land Area	+/- 41 acres

MARTA Research & Analysis 2012

SPENDING POTENTIAL INDEX WITHIN 1/2 MILE

Category	SPI
Dining Out	89
Entertainment	80
Food	87
Retail	78
Shelter	86

Note: The Spending Potential Index shows the amount spent on a variety goods and services by households in the market area. It also represents the amount spent in the area relative to a national average of 100.

Source: STDB on-line December, 2011

Neighborhood Context

Kensington station is a heavy rail rapid transit station located in the central part of unincorporated DeKalb County on MARTA’s Blue line. It is situated near the intersection of Covington Highway and Memorial Drive, with entrances on Kensington Road and Mountain Drive. Kensington station provides MARTA patrons with rapid rail service to major destinations including the Buckhead shopping and business district (34 minute), Midtown (22 minutes), Downtown (18 minutes), and Hartsfield-Jackson International Airport (34 minutes). Additionally, bus routes from Kensington station provide access to Northlake Mall, Georgia Perimeter College Clarkston Campus, DeKalb Technical College, DeKalb County complex, and the Mountain Industrial employment area.



Kensington Station Aerial View



Land Use and Zoning

Land Use

The predominant use of land within a half mile of the station is residential at about 47%. The residential land use is comprised of a near equal mix of low density single-family residential and medium density multi-family development. Institutional uses make up 20% on the land use. The institutional uses comprise DeKalb County governmental offices and some State of Georgia offices. The commercial uses (10%) are found primarily along Memorial Drive and comprise strip centers and stand alone business outfits. There is a significant amount of undeveloped land (9%) in the area. Transportation, Communication, and Utilities (TCU) makes about 9%. The station and parking areas account for this amount. For more detail, please refer to the land use map on page 4.

Zoning

Zoning is one of the key elements needed in TOD development. The Kensington Station is located in the R-75 Single-Family Residential district. The R-75 district is intended to provide for the protection of neighborhoods within the county where lots have a minimum area of 10,000 square feet, to provide for infill development, and to assure that the uses and structures authorized in the R-75 district are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood. The principle uses in this district are defined as being single-family structures and agricultural uses. Multi-family or mixed uses are not allowed in this district. The district's intent and low density provisions are not compatible with the development guidelines contained in MARTA's recently adopted "TOD Guidelines".

Kensington was the focus of an Atlanta Regional Commission Livable Centers Initiative (LCI) study in 2003. One of the recommendations of the Kensington LCI was for the County to create a zoning overlay to ensure that future development would follow the plan's vision of mixed-use development adjacent to and around the station. An alternative recommendation was to create a new zoning district geared towards transit-oriented mixed-use development. In either case, if followed, a denser pattern of residential and commercial development in the vicinity of the station would eventually result.

Commuter Town Center Station Typology Design Elements

Below are some of the design themes of the commuter town center typology. For more information on MARTA's TOD guidelines, please refer to our website at <http://www.itsmarta.com/TOD-real-estate.aspx>.

Land Use Mix and Scale

- Balanced mix of multi-family residential development with office, retail, entertainment, and civic uses. Vertical mixed-use is common.
- Transition to lower density single-or multi-family outside a quarter-mile radius.
- Mid-rise buildings dominate; some high-rise and low-rise.

Public Realm

- Traditional town center pedestrian network with station at focal point.
- Curb-side parking desirable; no off-street parking in front of buildings; garages wrapped.
- Park-and-ride is in structure and ideally feeds retail environment.

Floor Area Ratio	3.0-10.0
Residential Units Per Acre	25-75
Height In Floors	4-15
Source: MARTA TOD Guidelines	

Transit Stations are the focal point of successful TOD's



Walk Score
40

Note: Walk Score measures how easy it is to live a car-lite lifestyle, not how pretty the area is for walking. Walk Score uses a patent-pending system to measure the walkability of an address. The Walk Score algorithm awards points based on the distance to amenities in each category. Amenities within .25 miles receive maximum points being 100 and no points are awarded for amenities further than one mile.

90-100 Walker's Paradise — Daily errands do not require a car.

70-89 Very Walkable — Most errands can be accomplished on foot.

50-69 Somewhat Walkable — Some amenities within walking distance.

25-49 Car-Dependent — A few amenities within walking distance.

0-24 Car-Dependent — Almost all errands require a car

Source: Walkscore.com 2012



Kensington Station Development Opportunity

Generally MARTA makes land it owns around its stations (called "Joint Development" lands) available through a Request for Proposals (RFP) or Request for Qualifications (RFQ) process. Developers who are interested in developing at MARTA stations will need to go through a competitive RFP/RFQ process prior to contract award. All interested parties should periodically check the www.itsmarta.com website where future RFP's/RFQ's will be announced, or contact MARTA's TOD and Joint Development staff at 1-404-848-5695.

Kensington once served as the end of the eastern line. Therefore; ample parking was provided to accommodate park and ride customers. Today, only about third (34%) of the parking is regularly utilized at this station. This has resulted in a substantial amount of surplus parking that could be converted for joint development.

There are about 20 acres of land that could be utilized for joint development when surplus parking and other land at the station is taken into consideration. The image below and on the side bar describe the potential development areas. The majority of the utilized parking for the station is located on the northern end of the station in Lots 2, and 3. Lot 1 consist of +/- .7 acres and it is usually unused likely due to its distance from the station. Lots 2 & 3 are at best, between 40% to 50% utilized. Together these lots account for nearly 8 acres of space. The parking that these lots provide could be consolidated in a parking deck. This could thereby free up between 6 or 7 acres of property for joint development on the northern end of the station.

On the southern end of the station there are two parking lots that offer joint development potential. Lot 4 is unused and offers +/- 3.1 acres of space. Lot 4 has an added attraction in that it could easily be combined with an adjacent +/- 3.3 acre undeveloped tract to the west. Lot 5 is currently used for long term parking purposes. The lot offers +/- 2 acres of space. It is conceivable that the long term parking needs could also be included in a parking deck structure along with regular daily parking. Across Kensington Road there is a vacant lot that has been fenced in. This lot, pictured on page 4, offers +/- 3 acres of space.

As previously mentioned, there are other non-parking areas that could be considered for joint development purposes. On the image below some are indicated as having limited development possibilities. This is either due to size or slight topography changes. In both cases these area could ideally be used to supplement the potential development acreage of adjacent prime development areas.



Parking Lot 1 +/- .7 Acres



Parking Lot 2 +/- 3 acres



Parking Lot 3 +/- 4.8 acres



Parking Lot 4 +/- 3.1 acres



Parking Lot 5 +/- 2 acres





Vacant Lot +/- 3 acres

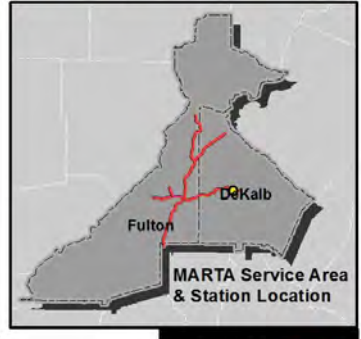
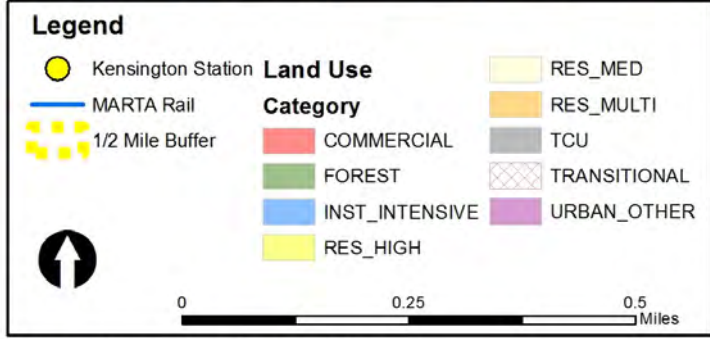
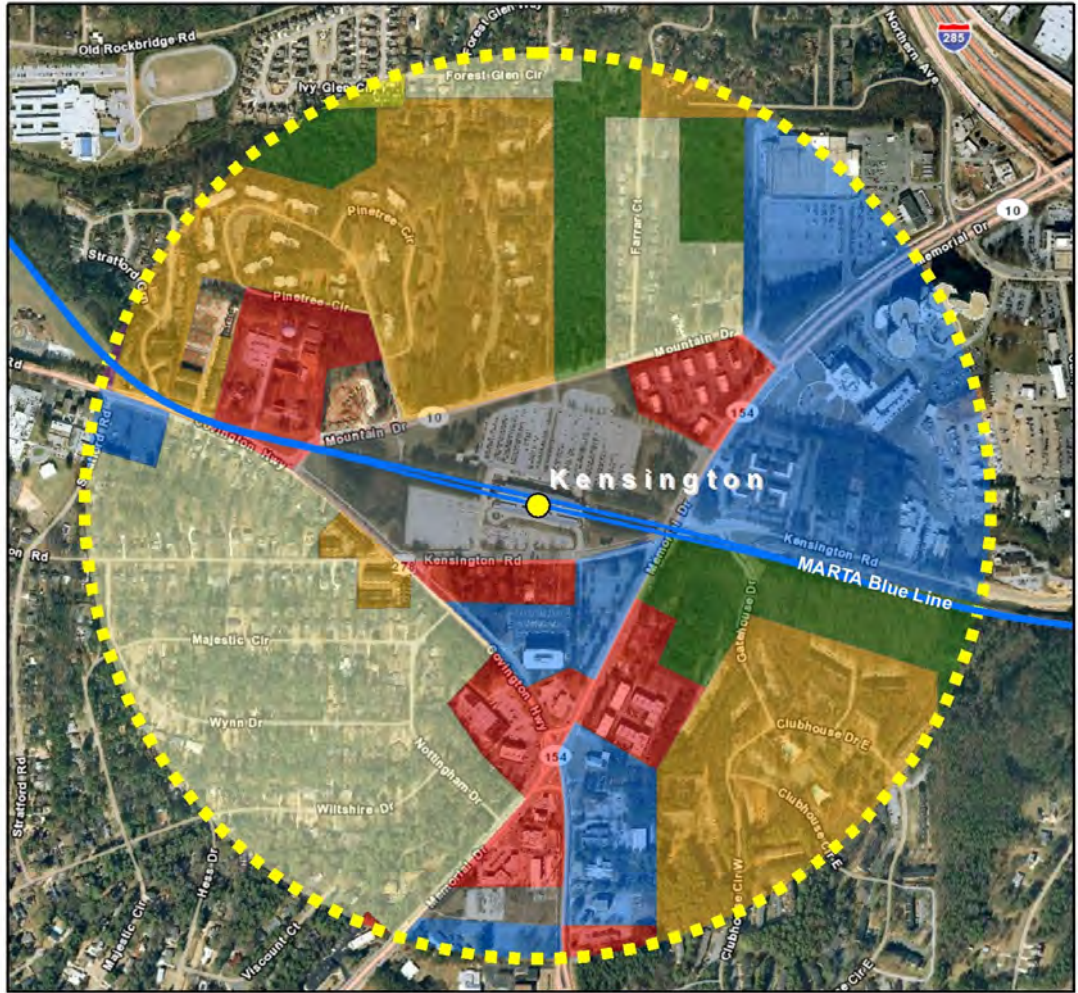


Undeveloped Parcel +/- 3.3 acres
Adjacent to Lot 4



Undeveloped Parcel +/- 2.7 acres
Adjacent to Lot 3

**Land Use
1/2 Mile From Kensington Transit Station**



Notes: Aerial Courtesy of ESRI (Last Modified: May 21, 2010)



**ROUTES SERVING
KENSINGTON STATION**

- Route 9– Toney Valley/
Peachcrest Road
- Route 21– Memorial Drive
- Route 107– Glenwood Road
- Route 117– Rockbridge Road/
Panola Road
- Route 119– Kensington/Hairston
Road
- Route 121– Stone Mountain/
Memorial Drive
- Route 520– Memorial Drive BRT–
Limited
- Route 521– Memorial Drive BRT–
Express

