

H.E. HOLMES MARTA STATION

Atlanta, Georgia



The H.E. Holmes MARTA Station Livable Centers Initiative (LCI) Study is a **transit-oriented development study** prepared by Tunnell-Spangler-Walsh & Associates in the fall of 2002 for the City of Atlanta. Goals of this multifaceted study included developing a ten-year framework for transforming a disconnected, auto-oriented landscape into a vibrant, mixed-use and mixed income walkable community.

After nearly a dozen community meetings and extensive analysis, TSW created a Concept Plan focused on improving connections within the area and to surrounding areas, providing transportation choices, protecting existing single-family neighborhoods, ensuring a range of housing options, and concentrating development around the existing MARTA rail station. The study calls for 116,000 square feet of new retail space, 33,5000 square feet of new offices, 15,000 square feet of civic/community space, 1,755 new multifamily units, 253 new townhomes, and 189 new single-family homes. In addition, the study proposed nearly \$19 million in public infrastructure investments that will be used leverage private sector investment.

The study included specific public and private strategies that can be used to ensure the creation of a cohesive neighborhood. These include zoning recommendations, land-use plan amendments, community design guidelines, park guidelines, tenant mix suggestions, and marketing and promotion plans.

