

The Healey Building

Second Floor Office Condo for Sale

57 Forsyth Street, NW
Atlanta, GA 30303

12,718 SF
Over 6,000 SF Outdoor Terrace



Building Entrance / Main Lobby



Richard Bowers & Co.
Real Estate



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The Historic Healey Building - street level view of entrance along Forsyth Street

The Healey Building

57 Forsyth Street, NW

Atlanta, GA 30303



57 Forsyth Street , NW- Second Floor - 12,718 SF Office Condo for Sale

Executive Summary

The Historic Healey Building in the Fairlie - Poplar district of Atlanta was the last major sky-scraper in the city built during the Pre-WWI construction boom. Built in the Gothic Revival style, the 16 story structure was built between 1913 and 1914. The building was originally planned to be two facing towers connected by an atrium taking up an entire city block. The east tower along Broad Street was never constructed due to WWI and the subsequent death of owner William T. Healey (son of developer Thomas G. Healey) in 1920.

The building remained in the Healey family until 1972. On August 8, 1977 it was listed on the National Register of historic places and since 1987 it has enjoyed local landmark status. In 2001, the upper floors were converted into residential condominiums while the lower floors continue to be the home of businesses, galleries, shops and restaurants.

Pre-WWI construction includes a stunning domed lobby and ornate rotunda and features original over-sized windows, views of the Fairley-Poplar neighborhood's vibrant historic architecture and Downtown, Atlanta.

The entire Second Floor, (12,718 SF) was completely renovated at a cost of \$1,300,000.00 in 2014 and is now being offered for sale by it's current owner. The suite consists of an elevator lobby, reception area, 23 offices on glass, 2 break areas/ kitchens, (one with hardwood floors), 2 conference rooms, 2 large open work areas with 37 cubicles and an executive fitness area including cardio, weights and shower. Both corner offices have their own administrative/waiting areas. All 4 restrooms were restored to the historic lay-out original to the building, (Circa 1913). The suite also includes an over 6,000 SF outdoor terrace.



The Healey Building, Circa 1914 - Keeping the Historic Façade with some Updates. Completely renovated in 1988



Richard Bowers & Co.
Real Estate



57 Forsyth Street, NW- Second Floor - 12,718 SF

Office Condo for Sale

Property Highlights

Address: 57 Forsyth Street, NW, Second Floor
 Atlanta, GA 30303
 Fulton County
 Located Downtown in the Fairlie-Poplar District

Square Footage: 12,718 SF
 6,000 SF Outdoor Terrace

Acres: 0.83 Acres

Offices: 23 – (See right for breakdown of the space)

Occupancy: 100%

Year Built: 1918
Year Renovated: 2014 (\$1,300,000.00 in renovations)

No. of Stories: 16
 Office- 2nd Floor
 Ground Level -Retail

Price: \$2,900,000.00
Price /SF: \$228.00 PSF

Zoning: SPI-1- Atlanta- Special Public Interest
 Opportunity Zone

Frontage: Entire Block Along Forsyth Street

Construction: Masonry

Parking: Street Level/ Various Garages

Comments: Outstanding Views and Walkability



Building Amenities

- 24 Hour Access
- On-Site Security
- On-Site Management
- Opportunity Zone
- After Hours HVAC
- High Ceilings
- Mail Room
- Natural Light
- Ground Floor Art Gallery
- Building & Elevator Renovations Underway
- Ground Floor Retail
- Food Shop Atmosphere on Lower Level
- Shops, Restaurants, & Banks all within walking distance
- Conveniently Located between Peachtree Center and Five Points MARTA Train Stations

Second Floor Amenities

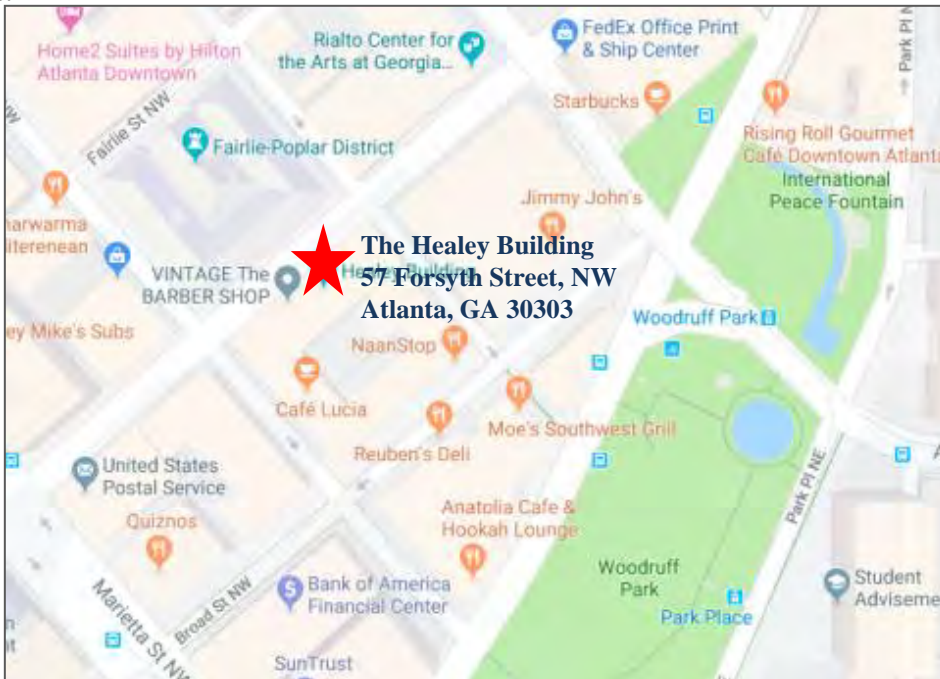
- 23 Offices
- 1 Receptionist Area
- 2 Conference Rooms
- 37 Cubicles in 2 Large Open Work Areas
- 2 Stunning Corner Offices with Exterior Administrative/ Waiting Area
- Executive Fitness Area Includes Cardio, Weights & Showers
- 2 Break Areas/Kitchens
- 4 Restrooms restored to Historic lay-out, Circa 1913
- WiFi, Internet & Ethernet Connection
- Includes over 6,000 sf Outdoor Terrace

57 Forsyth Street, NW- Second Floor - 12,718 SF Office Condo for Sale

Area Analysis

The Historic Healey Building is located in the Downtown, Atlanta submarket in the popular Fairlie-Poplar district which is home to several Historic sites known for their Gothic Revival style of architecture. The subject property is bordered by Forsyth Street, Walton Street, Broad Street and Poplar Street as the north border. It is within walking distance to State Farm Arena, Mercedes Benz Stadium and other major attractions. Located directly across from Georgia State University, the property is exposed to increased walk traffic.

As a result, there are numerous places to take care of personal business or to see and visit including restaurants, café's, hotels, museums, parks, banks and transportation hubs.



Restaurants, Shops & Transit

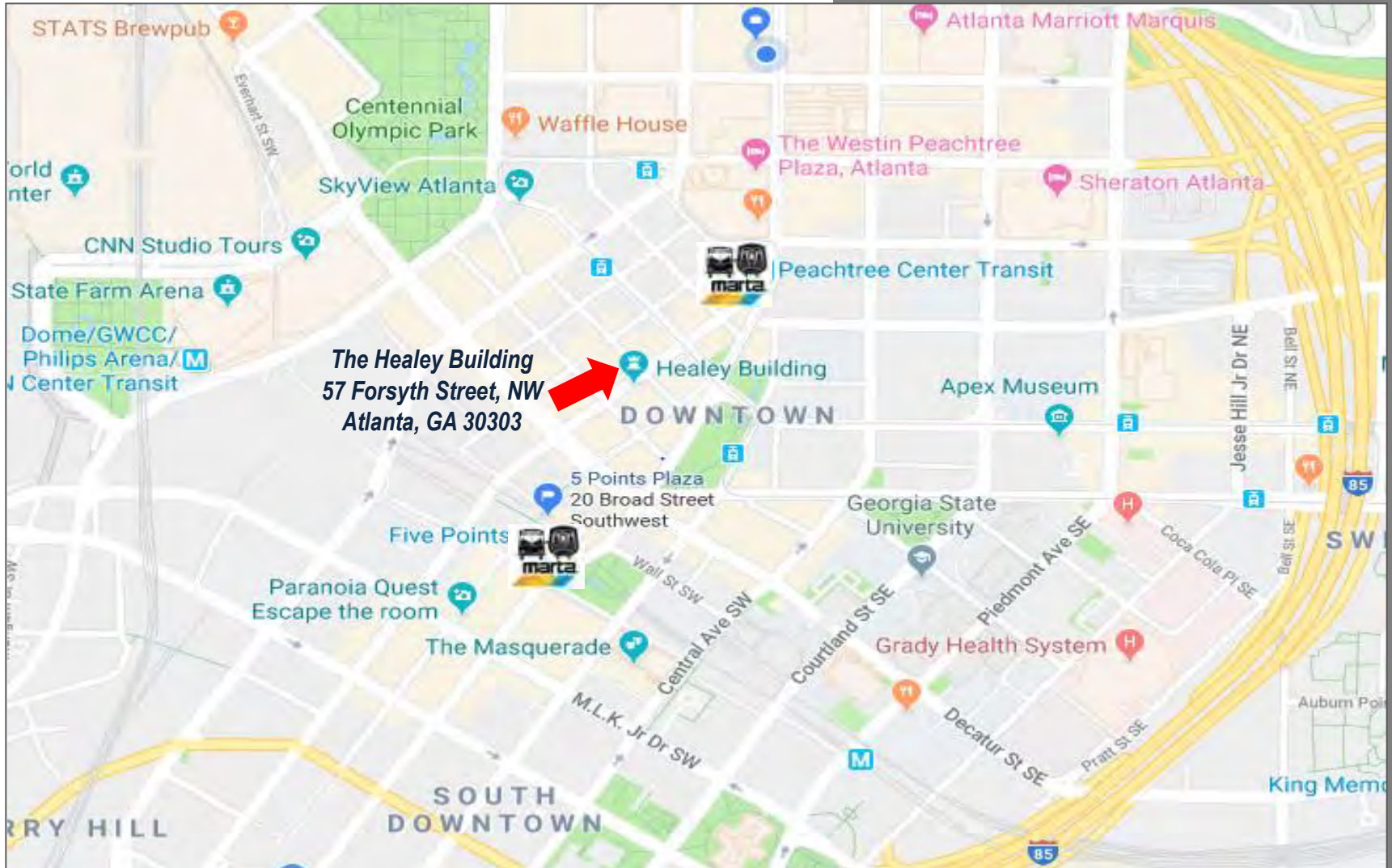
- Rising Roll Gourmet Cafe
- Rosa's Pizza
- Moe's Southwest Grill
- Mike's Jersey Subs
- Anatolina's Café
- Naan's Stop
- Subway
- Starbuck's
- The Vintage Barber Shop
- CVS
- Fedex Office, Print & Ship Center
- SunTrust
- Bank of America
- Peachtree Center & Five Points MARTA Train Stations

Theater, Museums & Parks

- Rialto Center for the Arts
- Theatrical Outfit
- Apex Museum
- The World of Coca Cola
- Skyview Atlanta
- Georgia Aquarium
- Woodruff Park
- Hurt Park
- Centennial Olympic Park

*57 Forsyth Street, NW- Second Floor - 12,718 SF
Office Condo for Sale*

Location Map

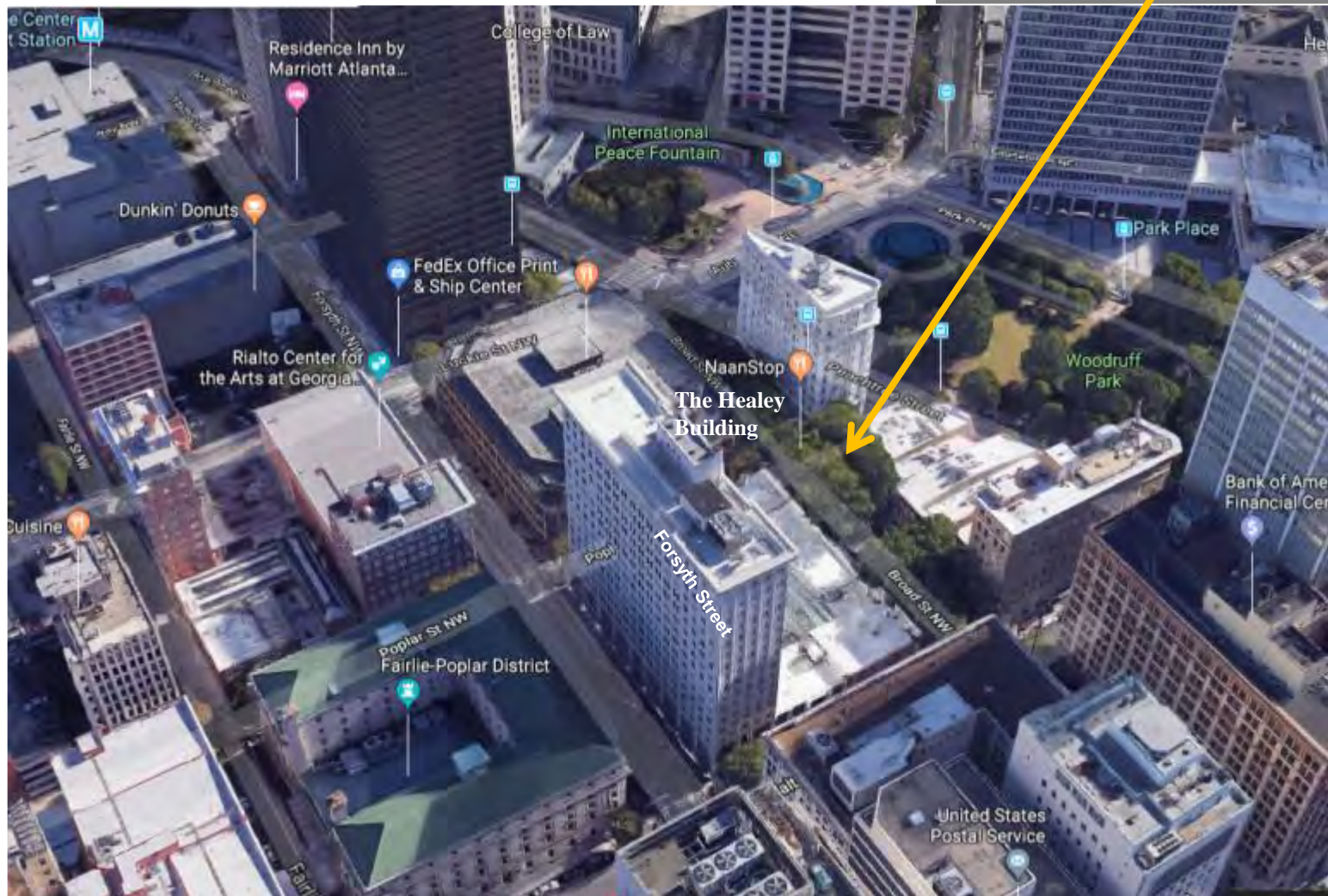


57 Forsyth Street, NW- Second Floor - 12,718 SF Office Condo for Sale

Aerial

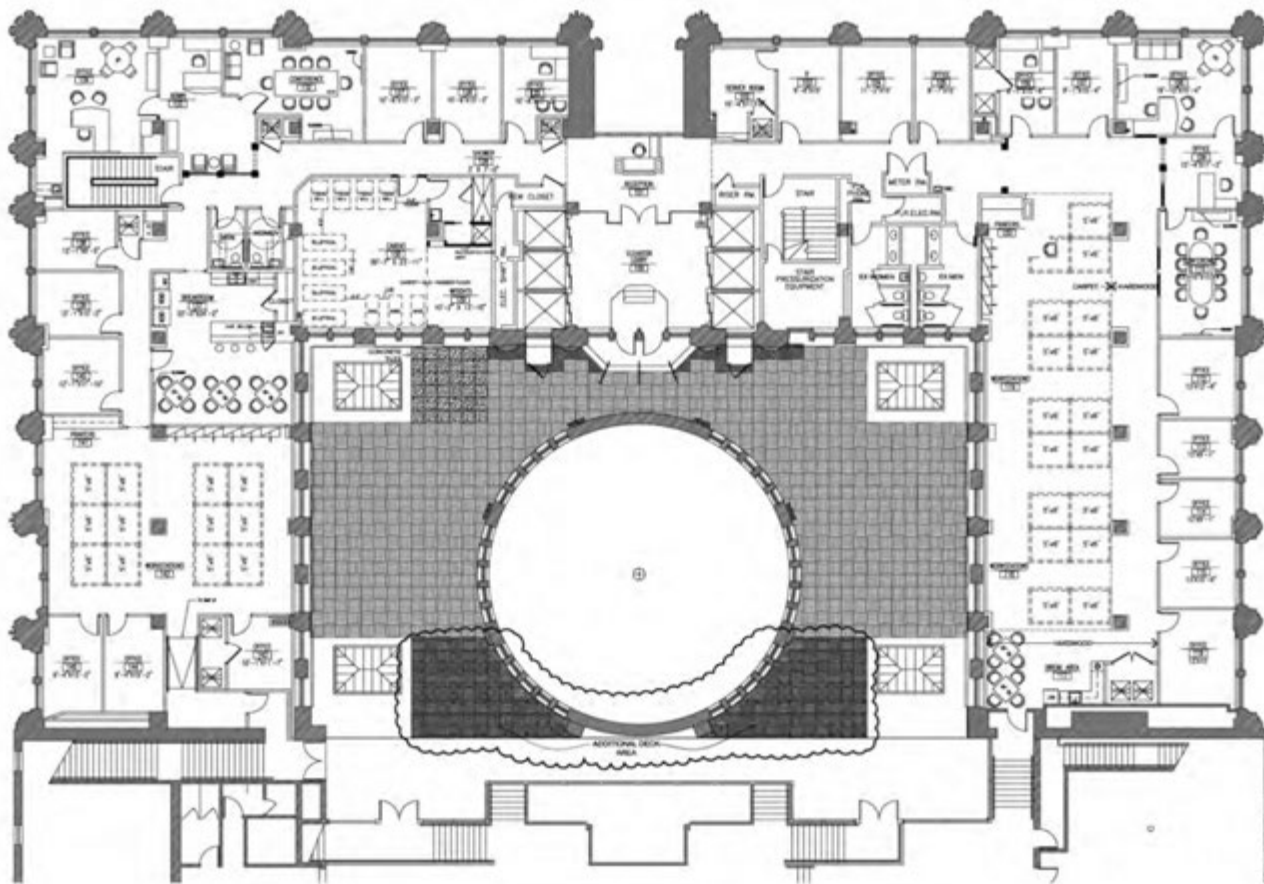


Shops & Eateries on Broad Street



57 Forsyth Street, NW - Second Floor - 12,718 SF Office Condo for Sale

Floor Plan



NOTE:
THIS PLAN WAS DRAWING THE BENEFIT OF AN ON
SITE FIELD VERIFICATION PRIOR TO CONSTRUCTION.
FACILITIES, INC. RECOMMENDS THAT A VERIFICATION
IS COMPLETED IF WILL BE THE RESPONSIBILITY OF
THE O.C. TO NOTIFY FACILITIES, INC. OF ANY PROBLEMS.
FACILITIES, INC. SHALL NOT BE HELD RESPONSIBLE FOR
FOR ANY CODE VIOLATIONS DUE TO THIS MATERIAL.
ANY FURNITURE OR EQUIPMENT SHOWN IS THE AND
ONLY SHOWN FOR PLANNING PURPOSES.

1 PRELIMINARY PLAN
P-4 SCALE = 1/8" = 1'-0"

PLEASE INDICATE THAT YOU HAVE REVIEWED THIS DOCUMENT CAREFULLY AND FIND THESE SPECIFICATIONS
AND INSTRUCTIONS AS APPROVED FOR CONSTRUCTION BY SIGNING YOUR NAME AND DATING BELOW

APPROVED BY: _____ DATE: _____

*57 Forsyth Street, NW- Second Floor - 12,718 SF
Office Condo for Sale*

Exterior - Building Front



*57 Forsyth Street, NW - Second Floor - 12,718 SF
Office Condo for Sale*

Building Front View Along Forsyth Street



*57 Forsyth Street, NW- Second Floor - 12,718 SF
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Building Exterior at the Corner of Broad & Forsyth Street



*57 Forsyth Street , NW- Second Floor - 12,718 SF
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Building Exterior Along Walton Street



*57 Forsyth Street, NW- Second Floor - 12,718 SF
Office Condo for Sale*

Street View Along Broad Street



*57 Forsyth Street , NW- Second Floor - 12,718 SF
Office Condo for Sale*

Healey Building Entrance - Main Lobby





Property Report

Friday, February 15, 2019

57 Forsyth St Nw, Atlanta, GA 30303-2229
Fulton County, GA parcel# 14 007800121036

Property Report

Location

Property Address	57 Forsyth St Nw Atlanta, GA 30303-2229
County	Fulton County, GA

Current Owner

Name	Caduceus Holdings Llc
Mailing Address	57 Forsyth St Nw # 2Nd Atlanta, GA 30303-2229

Property Summary

Property Type	Commercial
Land Use	Office Building Condominium
Improvement Type	Office Building Condominium
Square Feet	11088 sf

General Parcel Information

Parcel/Tax ID	14 007800121036
Alternate Parcel ID	
Account Number	5709710
District/Ward	05Y
2010 Census Trct/Blk	119/2
Assessor Roll Year	2017



Sales History through 02/09/2019

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page or Document#
09/13/2013	\$725,000	Caduceus Holdings Llc & Caduceus		Limited Warranty Deed		53131/169
08/31/2004		Healey Building Outparcel		Limited Warranty Deed		38330/227
06/01/2001	\$209,900	Healey Building Outparcel				
07/01/2000	\$1,808,000					

Tax Assessment

Appraisals	Amount	Taxes	Amount
Assessment Year	2018	Tax Year	2018
Appraised Land	\$1,496,900	City Taxes	\$27,643.66
Appraised Improvements	\$424,400	County Taxes	\$8,015.66
Total Tax Appraisal	\$1,921,300	Total Taxes	\$35,659.32
Total Assessment	\$768,520	Exempt Amount	
		Exempt Reason	

Mortgage History

No mortgages were found for this parcel.

Property Characteristics: Building

Building #	Type	Condition	Sq Feet	Year Built	Effective Year	BRs	Baths	Rooms	Stories	Units
1	Office Building Condominium		11088	1913					1	
Building Square Feet (Living Space)						Building Square Feet (Other)				
Construction										

Quality		Roof Framing	
Shape		Roof Cover Deck	
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	
Foundation		Interior Finish	
Floor System		Air Conditioning	
Exterior Wall		Heat Type	
Structural Framing	Wood Beam And Col.	Bathroom Tile	
Fireplace		Plumbing Fixtures	
Other			
Occupancy		Building Data Source	

Property Characteristics: Extra Features

No extra features were found for this parcel.

Property Characteristics: Lot

Land Use	Office Building Condominium	Lot Dimensions	
Block/Lot		Lot Square Feet	10,890
Latitude/Longitude	33.755884°/-84.389691°	Acreage	0.25

Property Characteristics: Utilities/Area

Gas Source	Public	Road Type	Paved
Electric Source	Public	Topography	Level
Water Source	Public	District Trend	
Sewer Source	Public	Special School District 1	
Zoning Code	SPI1	Special School District 2	
Owner Type			

Legal Description

Subdivision		Plat Book/Page	
Block/Lot		Description	Ka Healy Building
District/Ward	05Y		

Flood Zone Information

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	13121C0244F	09/18/2013

Zone Source: FEMA DFIRM Data

Friday, February 15, 2019

57 Forsyth St Nw, Atlanta, GA 30303-2229
Fulton County, GA parcel# 14 007800121036

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Contact Us at (800) 374-7488 ext 3 for Help.



Demographic and Income Profile

57 Forsyth St NW, Atlanta, Georgia, 30303
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 33.75605
 Longitude: -84.39009

Summary	Census 2010	2018	2023
Population	19,252	22,670	25,214
Households	7,304	9,421	10,996
Families	1,791	2,232	2,619
Average Household Size	1.58	1.56	1.57
Owner Occupied Housing Units	1,908	2,245	2,530
Renter Occupied Housing Units	5,396	7,176	8,466
Median Age	28.2	29.4	30.1
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	2.15%	1.10%	0.83%
Households	3.14%	1.08%	0.79%
Families	3.25%	0.99%	0.71%
Owner HHs	2.42%	1.52%	1.16%
Median Household Income	2.79%	1.68%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	2,123	22.5%	2,102	19.1%
\$15,000 - \$24,999	970	10.3%	1,056	9.6%
\$25,000 - \$34,999	845	9.0%	972	8.8%
\$35,000 - \$49,999	969	10.3%	1,093	9.9%
\$50,000 - \$74,999	1,414	15.0%	1,632	14.8%
\$75,000 - \$99,999	1,150	12.2%	1,459	13.3%
\$100,000 - \$149,999	1,051	11.2%	1,413	12.9%
\$150,000 - \$199,999	430	4.6%	586	5.3%
\$200,000+	468	5.0%	682	6.2%
Median Household Income	\$46,232		\$53,063	
Average Household Income	\$68,602		\$78,640	
Per Capita Income	\$37,589		\$42,430	

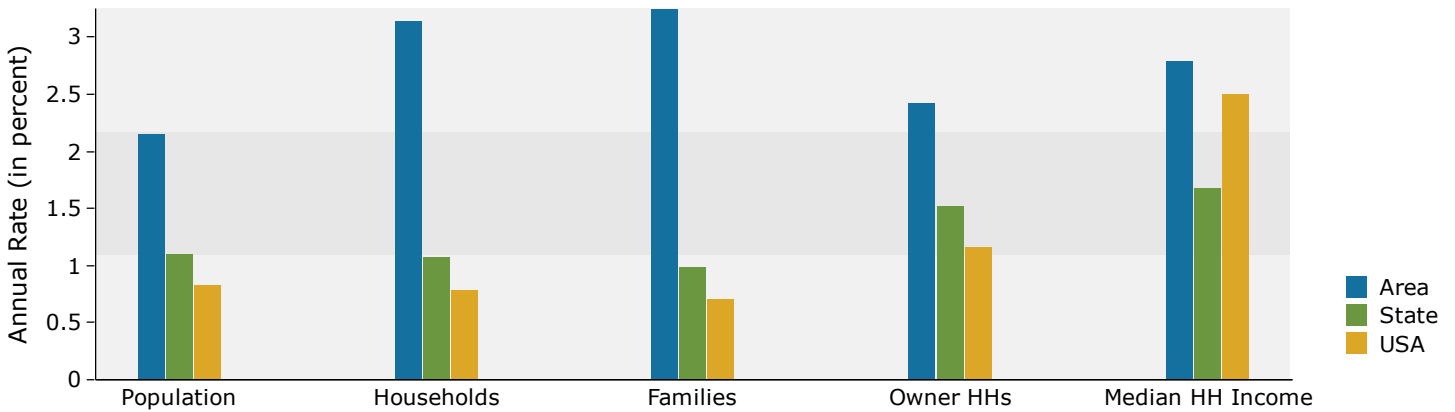
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	553	2.9%	653	2.9%	778	3.1%
5 - 9	415	2.2%	496	2.2%	581	2.3%
10 - 14	393	2.0%	472	2.1%	545	2.2%
15 - 19	2,734	14.2%	2,882	12.7%	2,982	11.8%
20 - 24	4,312	22.4%	4,731	20.9%	5,138	20.4%
25 - 34	3,436	17.8%	4,399	19.4%	4,902	19.4%
35 - 44	2,470	12.8%	2,857	12.6%	3,292	13.1%
45 - 54	2,478	12.9%	2,680	11.8%	2,846	11.3%
55 - 64	1,554	8.1%	2,044	9.0%	2,271	9.0%
65 - 74	557	2.9%	959	4.2%	1,227	4.9%
75 - 84	268	1.4%	363	1.6%	499	2.0%
85+	83	0.4%	133	0.6%	155	0.6%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,756	29.9%	6,234	27.5%	6,375	25.3%
Black Alone	11,632	60.4%	13,801	60.9%	15,442	61.2%
American Indian Alone	47	0.2%	46	0.2%	49	0.2%
Asian Alone	1,051	5.5%	1,634	7.2%	2,214	8.8%
Pacific Islander Alone	11	0.1%	11	0.0%	11	0.0%
Some Other Race Alone	263	1.4%	284	1.3%	308	1.2%
Two or More Races	493	2.6%	660	2.9%	817	3.2%
Hispanic Origin (Any Race)	865	4.5%	918	4.0%	983	3.9%

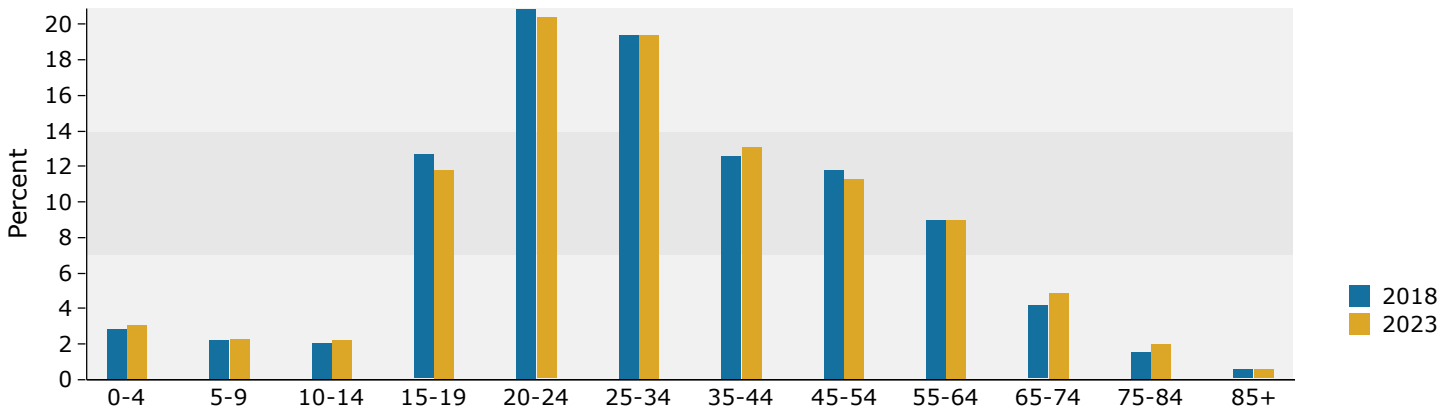
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

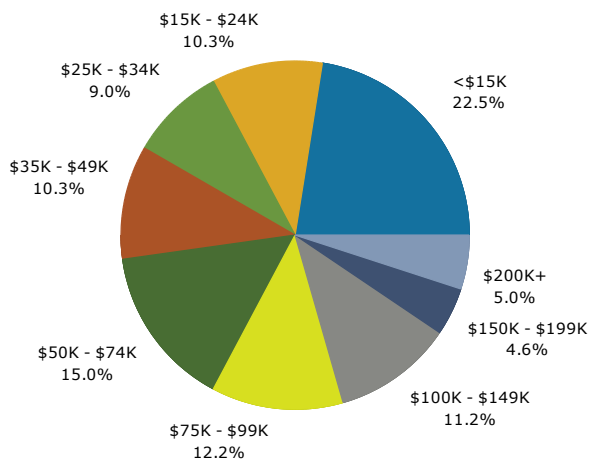
Trends 2018-2023



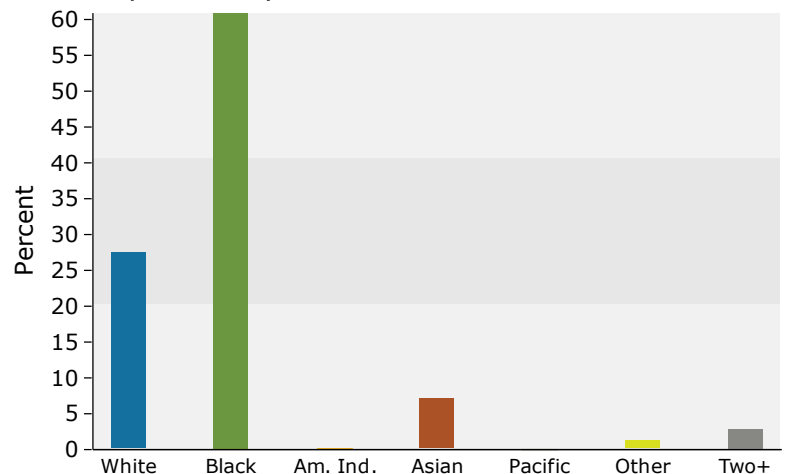
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 4.0%



Demographic and Income Profile

57 Forsyth St NW, Atlanta, Georgia, 30303
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 33.75605
 Longitude: -84.39009

Summary	Census 2010	2018	2023
Population	153,923	179,315	197,140
Households	68,673	83,056	93,361
Families	22,120	25,696	28,489
Average Household Size	1.87	1.84	1.83
Owner Occupied Housing Units	26,283	26,621	29,543
Renter Occupied Housing Units	42,390	56,435	63,818
Median Age	30.6	31.9	32.5
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.91%	1.10%	0.83%
Households	2.37%	1.08%	0.79%
Families	2.09%	0.99%	0.71%
Owner HHs	2.10%	1.52%	1.16%
Median Household Income	2.96%	1.68%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	14,303	17.2%	13,436	14.4%
\$15,000 - \$24,999	7,922	9.5%	8,030	8.6%
\$25,000 - \$34,999	6,889	8.3%	7,032	7.5%
\$35,000 - \$49,999	8,868	10.7%	9,030	9.7%
\$50,000 - \$74,999	13,392	16.1%	14,569	15.6%
\$75,000 - \$99,999	8,810	10.6%	10,822	11.6%
\$100,000 - \$149,999	10,702	12.9%	14,090	15.1%
\$150,000 - \$199,999	5,109	6.2%	6,678	7.2%
\$200,000+	7,055	8.5%	9,669	10.4%
Median Household Income	\$54,936		\$63,563	
Average Household Income	\$85,517		\$99,377	
Per Capita Income	\$42,099		\$49,294	

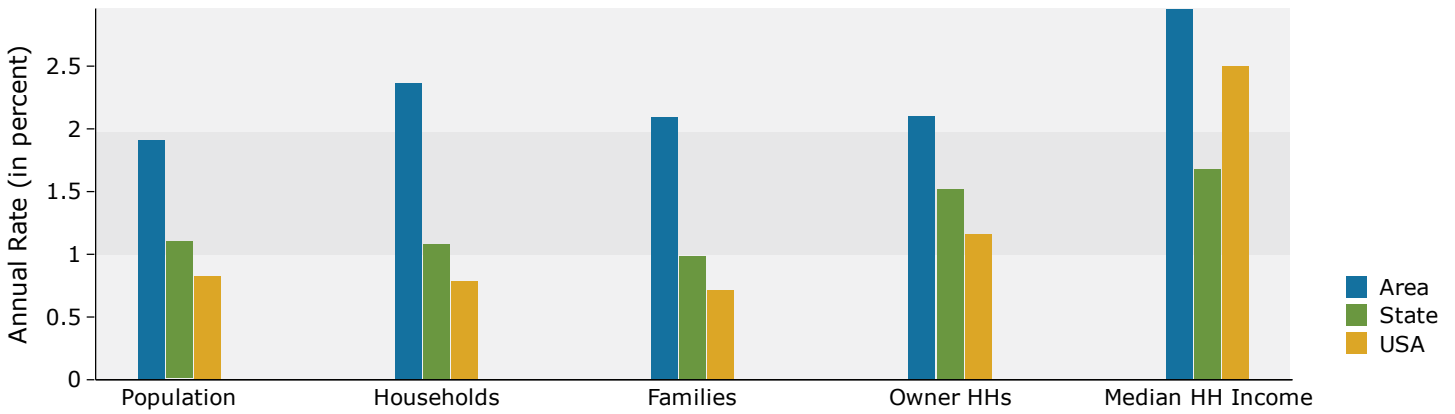
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,605	4.9%	7,988	4.5%	8,948	4.5%
5 - 9	5,661	3.7%	6,802	3.8%	7,112	3.6%
10 - 14	4,754	3.1%	5,840	3.3%	6,246	3.2%
15 - 19	14,021	9.1%	14,874	8.3%	15,366	7.8%
20 - 24	24,067	15.6%	24,100	13.4%	25,659	13.0%
25 - 34	34,730	22.6%	41,816	23.3%	46,489	23.6%
35 - 44	23,210	15.1%	26,688	14.9%	29,716	15.1%
45 - 54	17,886	11.6%	20,046	11.2%	21,551	10.9%
55 - 64	12,418	8.1%	16,252	9.1%	17,464	8.9%
65 - 74	5,658	3.7%	9,496	5.3%	11,791	6.0%
75 - 84	2,730	1.8%	3,781	2.1%	5,030	2.6%
85+	1,182	0.8%	1,632	0.9%	1,769	0.9%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	62,545	40.6%	70,766	39.5%	75,396	38.2%
Black Alone	77,668	50.5%	88,507	49.4%	95,443	48.4%
American Indian Alone	378	0.2%	370	0.2%	380	0.2%
Asian Alone	7,449	4.8%	12,144	6.8%	16,944	8.6%
Pacific Islander Alone	46	0.0%	57	0.0%	58	0.0%
Some Other Race Alone	2,017	1.3%	2,249	1.3%	2,435	1.2%
Two or More Races	3,820	2.5%	5,222	2.9%	6,483	3.3%
Hispanic Origin (Any Race)	6,316	4.1%	6,908	3.9%	7,493	3.8%

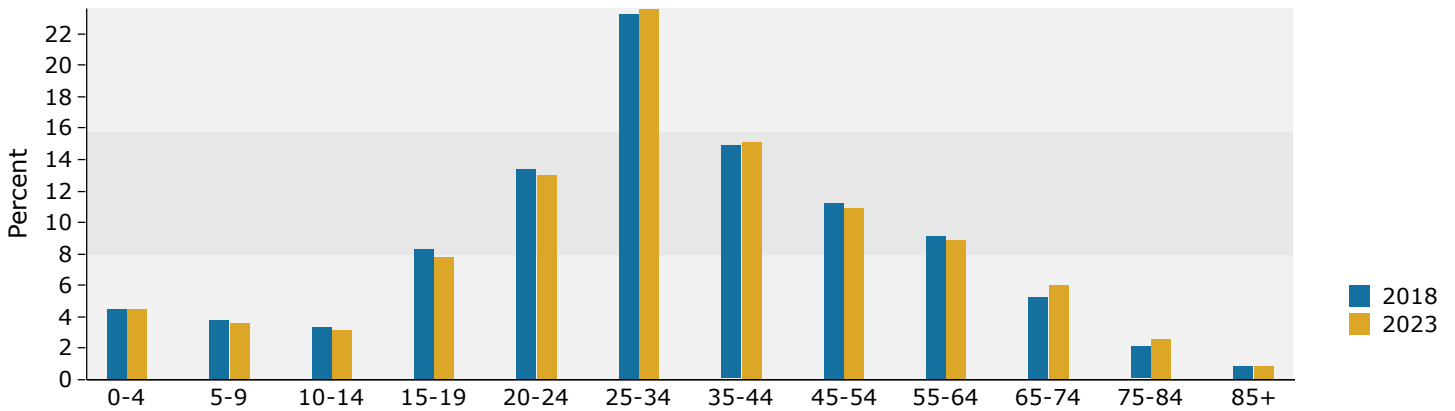
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

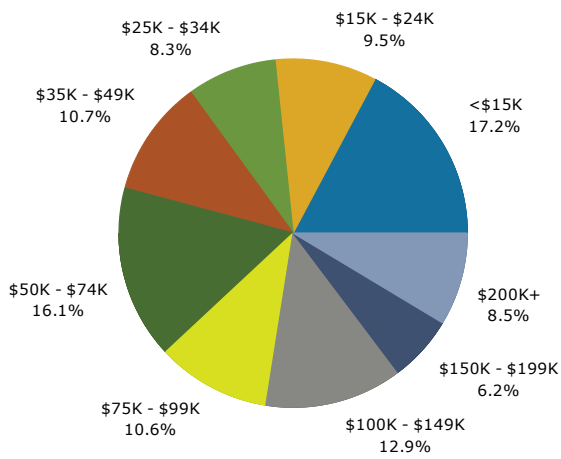
Trends 2018-2023



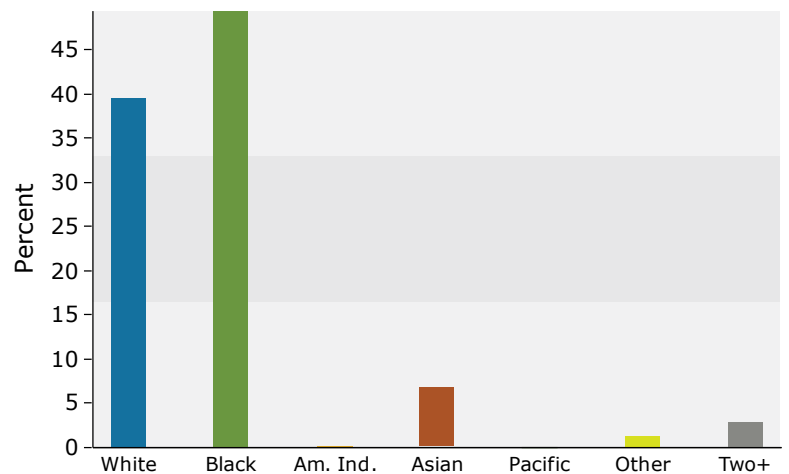
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 3.9%



Demographic and Income Profile

57 Forsyth St NW, Atlanta, Georgia, 30303
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 33.75605
 Longitude: -84.39009

Summary	Census 2010	2018	2023
Population	307,314	350,858	379,958
Households	134,584	157,732	173,174
Families	53,943	60,738	65,691
Average Household Size	2.05	2.02	2.01
Owner Occupied Housing Units	59,327	58,846	64,541
Renter Occupied Housing Units	75,257	98,886	108,633
Median Age	32.3	33.5	33.9
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.61%	1.10%	0.83%
Households	1.89%	1.08%	0.79%
Families	1.58%	0.99%	0.71%
Owner HHs	1.86%	1.52%	1.16%
Median Household Income	2.67%	1.68%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	26,471	16.8%	24,813	14.3%
\$15,000 - \$24,999	15,432	9.8%	15,422	8.9%
\$25,000 - \$34,999	13,228	8.4%	13,314	7.7%
\$35,000 - \$49,999	17,169	10.9%	17,362	10.0%
\$50,000 - \$74,999	24,539	15.6%	26,238	15.2%
\$75,000 - \$99,999	15,701	10.0%	18,658	10.8%
\$100,000 - \$149,999	20,265	12.8%	25,362	14.6%
\$150,000 - \$199,999	9,651	6.1%	12,106	7.0%
\$200,000+	15,265	9.7%	19,886	11.5%
Median Household Income	\$55,020		\$62,770	
Average Household Income	\$89,363		\$102,466	
Per Capita Income	\$41,692		\$48,079	

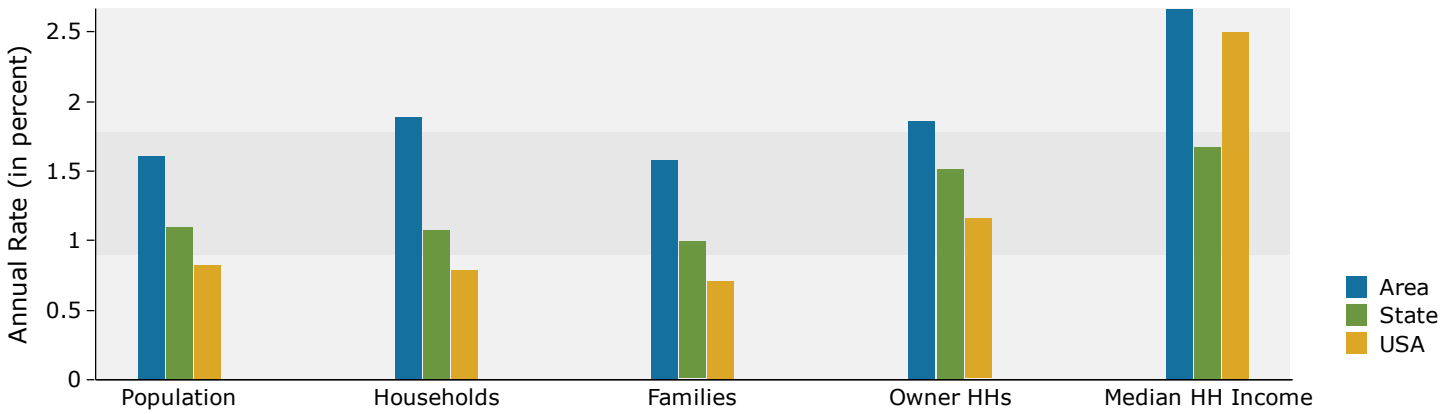
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	18,401	6.0%	18,445	5.3%	20,044	5.3%
5 - 9	14,851	4.8%	16,788	4.8%	16,920	4.5%
10 - 14	12,527	4.1%	15,103	4.3%	15,781	4.2%
15 - 19	22,904	7.5%	24,596	7.0%	25,705	6.8%
20 - 24	36,807	12.0%	37,294	10.6%	40,291	10.6%
25 - 34	64,402	21.0%	73,632	21.0%	80,025	21.1%
35 - 44	46,784	15.2%	51,991	14.8%	56,569	14.9%
45 - 54	37,414	12.2%	41,177	11.7%	43,339	11.4%
55 - 64	28,043	9.1%	35,033	10.0%	37,024	9.7%
65 - 74	14,499	4.7%	22,701	6.5%	26,963	7.1%
75 - 84	7,510	2.4%	9,925	2.8%	12,829	3.4%
85+	3,172	1.0%	4,173	1.2%	4,469	1.2%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	126,023	41.0%	140,514	40.0%	148,032	39.0%
Black Alone	156,501	50.9%	174,891	49.8%	186,544	49.1%
American Indian Alone	756	0.2%	735	0.2%	750	0.2%
Asian Alone	11,233	3.7%	18,560	5.3%	25,847	6.8%
Pacific Islander Alone	102	0.0%	117	0.0%	121	0.0%
Some Other Race Alone	5,948	1.9%	6,877	2.0%	7,428	2.0%
Two or More Races	6,752	2.2%	9,164	2.6%	11,237	3.0%
Hispanic Origin (Any Race)	15,146	4.9%	16,950	4.8%	18,317	4.8%

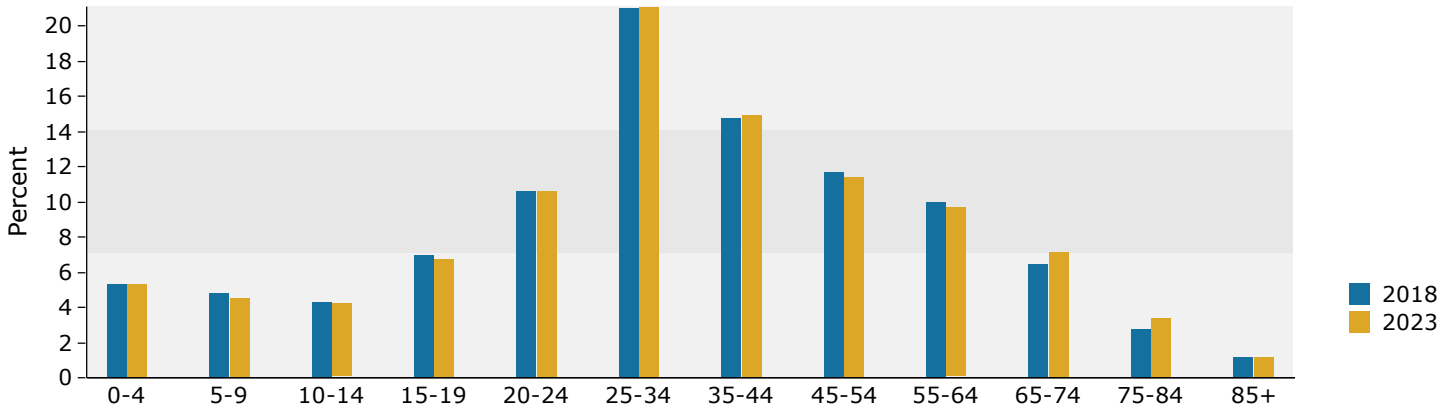
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

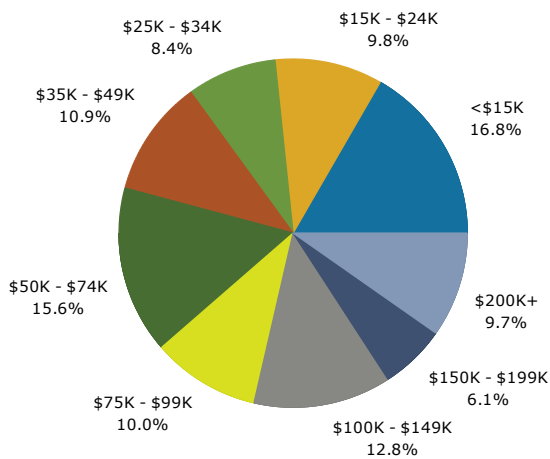
Trends 2018-2023



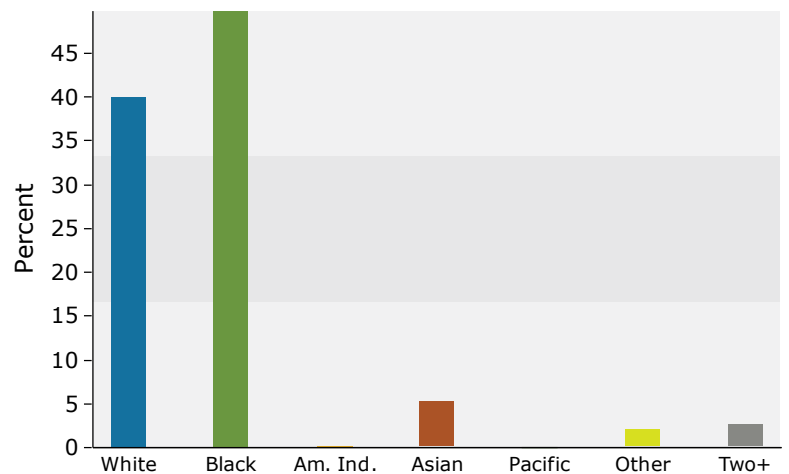
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 4.8%

- **CHAPTER 16-18A. - SPI-1 DOWNTOWN SPECIAL PUBLIC INTEREST DISTRICT REGULATIONS^[2]**

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- **Sec. 16-18A.001. - Scope of provisions.**

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The regulations set forth in this chapter, or set forth elsewhere in this part when referred to in this chapter, are the Regulations in the SPI-1 Downtown Special Public Interest District. These regulations shall supplant existing districts or portions of existing districts as shown on the attached map referenced in [section 16-18A.003](#), except that all existing categories of historic protection designated pursuant to [Chapter 20](#) of Part 16 shall continue in full force and effect and said existing historic protection regulations shall be overlaid upon, and shall be imposed in addition to, the regulations set forth in this chapter. Whenever the following regulations are at variance with said existing historic protection regulations, the historic protection regulations shall apply.

The regulations set forth in sections [16-18A.001](#) through and including [section 16-18A.019](#) shall apply to all properties located within the SPI-1 Downtown District, including all subareas within the district. The remaining regulations set forth in [section 16-18A.020](#) shall apply only to Subareas 6 and 7 as specified.

(Ord. No. 2007-71(07-O-2221), § 1(Att. A), 11-27-07)

- **Sec. 16-18A.002. - Statement of intent.**

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The intent of the council in establishing SPI-1 as a zoning district is as follows:

1. Preserve, protect and enhance downtown's role as the civic and economic center of the Atlanta region;
2. Create a 24-hour urban environment where people can live, work, meet and play;
3. Encourage the development of major commercial uses and high intensity housing that provides a range of housing opportunities for citizens within the district;
- 4.

Encourage a compatible mixture of residential, commercial, entertainment, cultural and recreational uses;

5.

Improve the aesthetics of street and built environments;

6.

Promote pedestrian safety by ensuring and revitalizing pedestrian-oriented buildings which create a sense of activity and liveliness along their sidewalk-level façades;

7.

Facilitate safe, pleasant, and convenient sidewalk-level pedestrian circulation that minimizes impediments by vehicles;

8.

Encourage the use of MARTA and other public transit facilities;

9.

Enhance the efficient utilization of accessible and sufficient parking facilities in an unobtrusive manner including encouraging shared parking and alternative modes of transportation;

10.

Provide safe and accessible parks and plazas for active and passive use including protecting Centennial Olympic Park as an Olympic legacy and a local and regional civic resource;

11.

Preserve and protect downtown's historic buildings and sites;

12.

Recognize the special character of Fairlie-Poplar and Terminus through the administration of specific standards and criteria consistent with the historic built environment as recognized by the inclusion of several blocks and buildings on the National Register of Historic Places.

The Healey Building
57 Forsyth Street, NW- Second Floor - 12,718 SF
Office Condo for Sale



FOR MORE INFORMATION

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