

**FOR SALE**

**ON A  
COMPETITIVE BASIS**

***OFFICE  
BUILDING  
SITE***

**PARCEL 17** in the Bedford-Pine  
Urban Redevelopment Area. Project Georgia A-2-1

**PROPOSALS WILL BE OPENED  
AT 10:00 A.M. NOVEMBER 25, 1969**

**THE ATLANTA HOUSING AUTHORITY  
824 Hurt Building  
ATLANTA, GEORGIA 30303  
Phone 404/523-6074**



**A BUILDING ON THIS SITE SHALL BE  
USED ONLY FOR THE FOLLOWING PURPOSES:**

- **Office building**
- **Retail and service businesses serving an office building and located within such building, such as but not limited to shops, branch banking facilities, barber and beauty shops, and a restaurant or cafeteria.**
- **Restaurant, but not drive-in restaurants.**
- **Accessory buildings and uses customarily incident to the above uses.**

**REGULATIONS**

**PARKING REGULATIONS** — Parking spaces on the lot with adequate access to a public street and with adequate circulation space shall be provided as follows:

- a. One (1) parking space for each one hundred (100) square feet of floor area in a building used for a restaurant or establishment whose primary purpose is to serve meals, lunches or drinks.
- b. One (1) parking space for each six hundred (600) square feet of floor area in a building used for any other purpose permitted in this area.

**LOADING REGULATIONS** — A minimum of one (1) loading space shall be provided for each main building.

**ACCESS AND EGRESS** — Curb cuts shall be limited to one (1) on Piedmont Avenue and two (2) on Forrest Avenue. In no case shall a curb cut be located closer than 100 feet to a street intersection.

**AREA REGULATIONS**

- a. No building or structure shall be located closer than 85 feet to Piedmont Avenue, 90 feet to Forrest Avenue, or 20 feet to any other property line.
- b. Floor-lot ratio: No building shall have a floor-lot ratio in excess of 2.5. Parking floors are not to be used in computing.
- c. Buildings or structures not including parking areas may cover not more than 40 per cent of the gross area of the parcel.

**HEIGHT REGULATIONS** — No building shall exceed a height of 60 feet. This to be measured from the highest existing grade.

**Proposals  
are not  
Complicated**

The Atlanta Housing Authority will supply all necessary proposal forms, and will be glad to answer questions concerning the method of making your proposal. A minimum price has been established for this property and no proposal with a purchase price less than this will be considered.

Proposals are to be opened in the office of the Atlanta Housing Authority on November 25, 1969 at 10:00 A.M. If an acceptable proposal is not received, the Authority will continue to receive proposals and to open them as received for a period of twelve months or until the tract is sold.

**Urban Redevelopment  
Protects The Future  
Of Your Investment**

In any Urban Redevelopment Area, no proposal can receive consideration that contemplates an unpermitted use. This assures good neighbors and permanence of values. All proposals must include a statement by the redeveloper showing financial responsibility and capability to successfully complete the proposed improvements set forth in preliminary drawings and a narrative description. These are carefully considered before a determination is made as to which proposal is to be accepted. The Agency will accept such proposal, if any, as it deems to be in the public interest and in furtherance of the purpose of the Georgia Redevelopment Law. However, no proposal for purchase at a price less than the established minimum price will be considered. In evaluating the proposals, the Agency will consider the proposed price to be paid for the land; the compatibility of the proposed development to other existing and planned improvements in the area; the excellence of the proposed design and the quality of the overall planning of the proposed development; and the size of the proposed development, particularly as it relates to effect on the tax digest. These tracts are in a protected area — this is fundamental to the whole basic concept of Urban Redevelopment.

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