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#3002

13-0-1306

1301306

(Do Not Write Above This Line)

AN ORDINANCE BY
COUNCILMEMBER KWANZA HALL

AN ORDINANCE AUTHORIZING THE
DIRECTOR OF THE OFFICE OF BUILDINGS
TO GRANT 100 6th STREET, LLC
TRANSPORTATION IMPACT FEE CREDITS
FOR THE DEDICATION OF 4,138 SQUARE
FEET OF LAND ADJACENT TO THE EXISTING
NORTH RIGHT OF WAY OF SIXTH STREET
N.E. BETWEEN PEACHTREE STREET N.E.
AND JUNIPER STREET, N.E. AND 1,503
SQUARE FEET OF LAND ADJACENT TO THE
EXISTING SOUTH RIGHT OF WAY OF
SEVENTH STREET, N.E. BETWEEN
PEACHTREE STREET, N.E. AND JUNIPER
STREET, N.E. FOR RIGHT OF WAY; AND FOR
OTHER PURPOSES.

ADOPTED BY
OCT 21 2013
COUNCIL

substitute

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER
- PERSONAL PAPER REFER

Date Referred 10/7/13
 Referred To: Transportation
 Date Referred
 Referred To:
 Date Referred
 Referred To:

First Reading

Committee _____
 Date _____
 Chair J
 Referred To _____

Committee Transportation
 Date OCT. 16, 2013
 Chair W
 Action Substitute
 Fav, Adv, Hold (see rev. side)
 Other
 Members [Signatures]
 Refer To _____

Committee _____
 Date _____
 Chair _____
 Action _____
 Fav, Adv, Hold (see rev. side)
 Other _____
 Members _____
 Refer To _____

Committee _____
 Date _____
 Chair _____
 Action _____
 Fav, Adv, Hold (see rev. side)
 Other _____
 Members _____
 Refer To _____

Committee _____
 Date _____
 Chair _____
 Action _____
 Fav, Adv, Hold (see rev. side)
 Other _____
 Members _____
 Refer To _____

FINAL COUNCIL ACTION

- 2nd 1st & 2nd 3rd
 Readings
 Consent V Vote RC Vote

CERTIFIED
 OCT 21 2013
 ATLANTA CITY COUNCIL PRESIDENT
[Signature]

CERTIFIED
 OCT 21 2013
 Rhonda Daughlin Johnson
 MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED
 OCT 30 2013
 WITHOUT SIGNATURE
 BY OPERATION OF LAW



CITY COUNCIL
ATLANTA, GEORGIA

13-O-1306

AN ORDINANCE BY

COUNCILMEMBER KWANZA HALL

AS SUBSTITUTED BY TRANSPORTATION COMMITTEE

AUTHORIZING THE DIRECTOR OF THE OFFICE OF BUILDINGS TO GRANT 100 6th STREET, LLC TRANSPORTATION IMPACT FEE CREDITS FOR THE DEDICATION OF 4,138 SQUARE FEET OF LAND ADJACENT TO THE EXISTING NORTH RIGHT OF WAY OF SIXTH STREET, N.E. BETWEEN PEACHTREE STREET, N.E. AND JUNIPER STREET, N.E. AND 1,503 SQUARE FEET OF LAND ADJACENT TO THE EXISTING SOUTH RIGHT OF WAY OF SEVENTH STREET, N.E. BETWEEN PEACHTREE STREET N.E. AND JUNIPER STREET, N.E. FOR RIGHT-OF-WAY; AND FOR OTHER PURPOSES.

WHEREAS, Sixth Street, N.E. and Seventh Street, N.E. are both currently one way streets between Peachtree Street, N.E. and Juniper Street, N.E.; and

WHEREAS, two way conversion of both Sixth Street, N.E. and Seventh Street, N.E. would improve the vehicular and bicycle connections within the core of Midtown; and

WHEREAS, the Connect Atlanta Plan, the City of Atlanta's (the "City") first comprehensive transportation plan incorporated as a part of the City's comprehensive development plan and adopted by the Mayor and City Council in Ordinance 08-O-2232, provides for Seventh Street, N.E. in this location to be converted to accommodate two way traffic (Project ID # OW-005); and

WHEREAS, the conversion to allow two way traffic on both Sixth Street, N.E. and Seventh Street, N.E. is anticipated to provide better connectivity in the area by adding to movements available within the existing street grid; and

WHEREAS, the two way conversion of Sixth Street, N.E. and of Seventh Street, N.E. are "system improvements" pursuant to O.C.G.A. Sec. 36-71(2)(20) and Section 19-006 of the City's Code of Ordinances; and

WHEREAS, additional right of way is necessary to facilitate the proposed system improvement to convert the right-of-way on Sixth Street, N.E. and Seventh Street, N.E. in this location to accommodate two way traffic; and

WHEREAS, 100 6th Street, LLC is developing the property immediately adjacent to the proposed two way conversions and is willing to convey, or cause to be conveyed, to the City the additional right of way needed for the two way conversions in exchange for transportation impact fee credits; and



WHEREAS, Section 19-1014(a)(3) of the City of Atlanta Code of Ordinances allows the granting of impact fee credits for the dedication of land for system improvements; and

WHEREAS, the Office of Transportation has reviewed engineering plans for the conversion of the Sixth Street, N.E. right of way and Seventh Street, N.E. right-of-way from one way to two way and determined that the additional right-of-way Novare Group Holdings is willing to convey, as more particularly described on Exhibit "A" (the "Additional R-O-W"), is sufficient to accommodate the proposed conversion.

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS, AS FOLLOWS:

Section 1: The Office of Enterprise Assets Management is authorized to accept a dedication of right-of-way by the receipt of deeds from the applicable property owners, as such right-of-way is more particularly described on Exhibit "A" (the "Additional R-O-W") upon confirmation from the Commissioner of the Department of Public Works that such right-of-way contains improvements built to meet the City's standard street detail and construction specifications.

Section 2: As consideration for the dedication of the Additional R-O-W, the Director of the Office of Buildings is authorized to grant transportation impact fee credits to the owner of the Additional R-O-W, or its designee, for the fair market appraised value of the Additional R-O-W minus the value of any improvements.

Section 3: That this ordinance shall become effective immediately upon its approval by the City Council and signature by the Mayor or by operation of law.

A true copy,

Deputy Clerk

ADOPTED by the Atlanta City Council
APPROVED as per City Charter Section 2-403

OCT 21, 2013
OCT 30, 2013



Exhibit "A"

Legal Descriptions of Additional ROW

LEGAL DESCRIPTION: 6th STREET RIGHT-OF-WAY DEDICATION

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING AND BEING WITHIN THE CITY OF ATLANTA, FULTON COUNTY, GEORGIA WITHIN LAND LOT 149, 14TH DISTRICT AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT THE NORTHEAST RIGHT-OF-WAY INTERSECTION OF PEACHTREE STREET (60' R/W) AND 6TH STREET (30' R/W) AT THE POINT-OF-BEGINNING (P.O.B.);

THENCE TURNING AND CONTINUING ALONG THE EAST RIGHT-OF-WAY OF PEACHTREE STREET (60' R/W) NORTH 02 DEGREES 28 MINUTES 42 SECONDS EAST (N02°28'42"E) A DISTANCE OF 5.77' TO A POINT; THENCE TURNING AND LEAVING SAID RIGHT-OF-WAY AND CONTINUING THE FOLLOWING COURSES AND DISTANCES: SOUTH 87 DEGREES 22 MINUTES 25 SECONDS EAST (S87°22'25"E) A DISTANCE OF 160.40' TO A POINT; THENCE NORTH 48 DEGREES 08 MINUTES 58 SECONDS EAST (N48°08'58"E) A DISTANCE OF 10.20' TO A POINT; THENCE SOUTH 87 DEGREES 20 MINUTES 11 SECONDS EAST (S87°20'11"E) A DISTANCE OF 253.36' TO A POINT ON THE WEST RIGHT-OF-WAY OF JUNIPER STREET (60' R/W); THENCE TURNING AND CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 01 DEGREES 08 MINUTES 57 SECONDS WEST (S01°08'57"W) A DISTANCE OF 12.64' TO A POINT AT THE NORTHWEST RIGHT-OF-WAY OF JUNIPER STREET (60' R/W) AND 6TH STREET (30' R/W); THENCE TURNING AND CONTINUING ALONG THE NORTH RIGHT-OF-WAY OF 6TH STREET (30' R/W) NORTH 87 DEGREES 16 MINUTES 53 SECONDS WEST (N87°16'53"W) A DISTANCE OF 201.12' TO A POINT; THENCE CONTINUING NORTH 87 DEGREES 13 MINUTES 15 SECONDS WEST (N87°13'15"W) A DISTANCE OF 10.21' TO A POINT; THENCE NORTH 87 DEGREES 29 MINUTES 57 SECONDS WEST (N87°29'57"W) A DISTANCE OF 210.02' TO THE POINT-OF-BEGINNING (P.O.B.) AND CONTAINING 0.10 ACRES (4,138 SQ. FT.).

AND

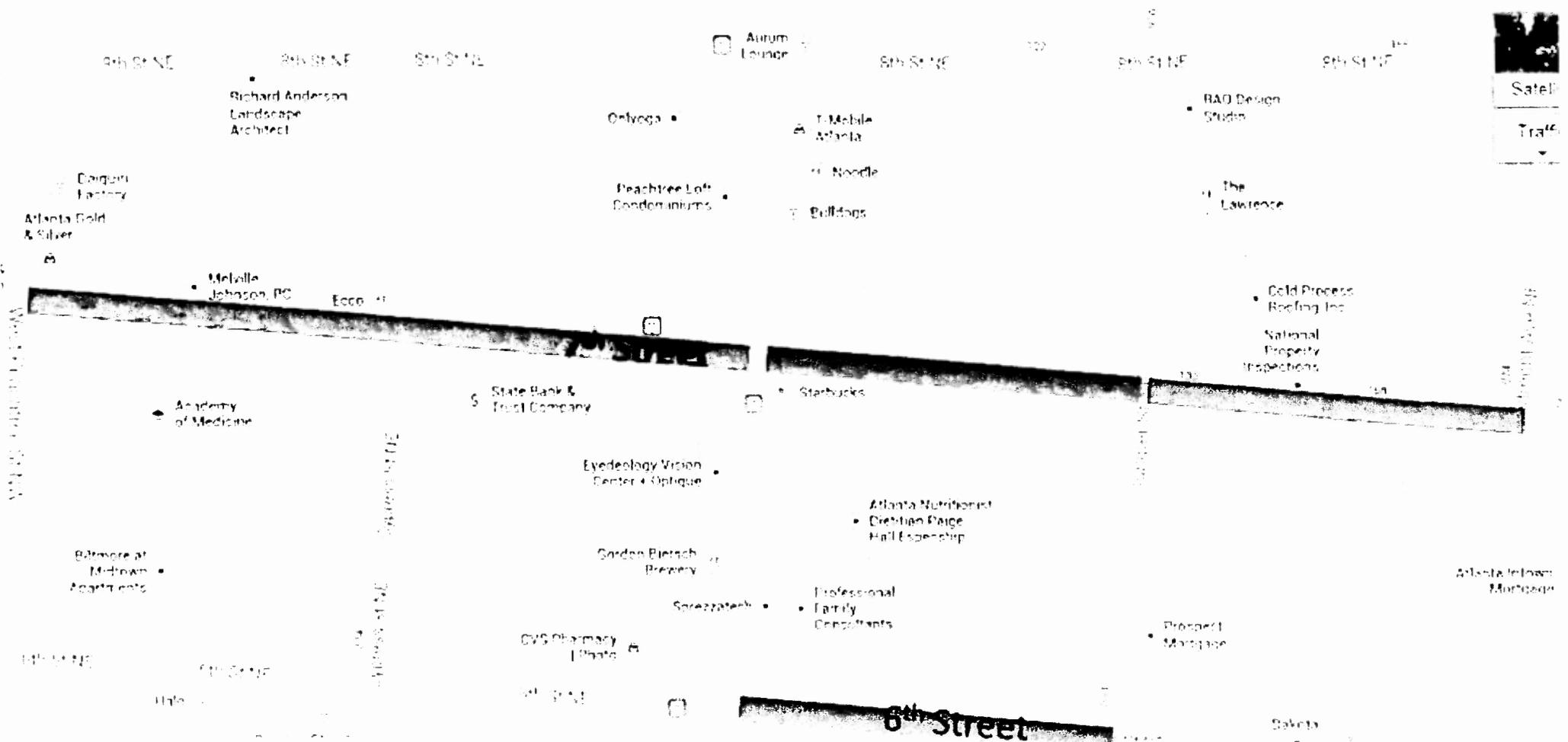
LEGAL DESCRIPTION: 7th STREET RIGHT-OF-WAY DEDICATION

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING AND BEING WITHIN THE CITY OF ATLANTA, FULTON COUNTY, GEORGIA WITHIN LAND LOT 149, 14TH DISTRICT AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT THE SOUTHEAST RIGHT-OF-WAY INTERSECTION OF PEACHTREE STREET (60' R/W) AND 7TH STREET (30' R/W) AT THE POINT-OF-BEGINNING (P.O.B.);



THENCE TURNING AND CONTINUING ALONG THE SOUTH RIGHT-OF-WAY OF 7TH STREET (30' R/W) THE FOLLOWING COURSES AND DISTANCES: SOUTH 87 DEGREES 05 MINUTES 57 SECONDS EAST (S87°05'57"E) A DISTANCE OF 130.86' TO A POINT; THENCE SOUTH 87 DEGREES 13 MINUTES 01 SECONDS EAST (S87°13'01"E) A DISTANCE OF 89.74' TO A POINT; THENCE SOUTH 87 DEGREES 10 MINUTES 43 SECONDS EAST (S87°10'43"E) A DISTANCE OF 73.00' TO A POINT; THENCE SOUTH 87 DEGREES 14 MINUTES 20 SECONDS EAST (S87°14'20"E) A DISTANCE OF 126.64' TO A POINT AT THE WEST RIGHT-OF-WAY OF JUNIPER STREET (60' R/W); THENCE TURNING AND CONTINUING ALONG JUNIPER STREET (60' R/W) SOUTH 02 DEGREES 49 MINUTES 40 SECONDS WEST (S02°49'40"W) A DISTANCE OF 3.80' TO A POINT; THENCE TURNING AND LEAVING SAID RIGHT-OF-WAY LINE AND CONTINUING NORTH 87 DEGREES 08 MINUTES 51 SECONDS WEST (N87°08'51"W) A DISTANCE OF 420.24' TO A POINT ON THE EAST RIGHT-OF-WAY OF PEACHTREE STREET (60' R/W); THENCE TURNING AND CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 02 DEGREES 39 MINUTES 37 SECONDS EAST (N02°39'37"E) A DISTANCE OF 3.56' TO THE POINT-OF-BEGINNING (P.O.B.) AND CONTAINING 0.03 ACRES (1,503 SQ. FT.).



Led By:



100 6th Street LLC
Midtown Alliance



LEGEND

ORDINANCE 13-0-1304

ORDINANCE 13-0-1305

ORDINANCE 13-0-1306

8TH STREET

WEST PEACHTREE STREET

CYPRESS STREET

PEACHTREE STREET

JUNIPER STREET

PIEDMONT AVENUE

ORDINANCE 13-0-1305-TWO WAY CONVERSION
NO ROAD WIDENING
MINOR ON-STREET PARKING MODIFICATIONS

ORDINANCE 13-0-1305
SIGNAL MODIFICATION

ORDINANCE 13-0-1305
EB STOP CONTROL

ORDINANCE 13-0-1304-TWO WAY CONVERSION,
ROAD WIDENING

ORDINANCE 13-0-1306-DEDICATION OF RIGHT OF WAY

ORDINANCE 13-0-1304
SIGNAL MODIFICATION

ORDINANCE 13-0-1305
SIGNAL MODIFICATION

ORDINANCE 13-0-1305
MAINTAIN ON-STREET PARKING
NO ROAD WIDENING

6TH STREET IS TWO WAY BETWEEN
PEACHTREE STREET AND WEST PEACHTREE STREET

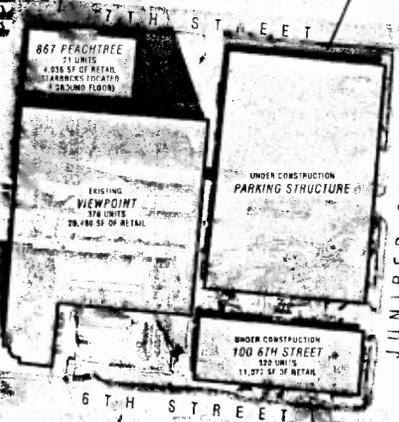
ORDINANCE 13-0-1304
SIGNAL MODIFICATION

ORDINANCE 13-0-1304-TWO WAY CONVERSION,
ROAD WIDENING
REMOVES 11 EXISTING PAID ON-STREET PARKING SPACES
AND REPLACES WITH 10 TIME LIMITED ON-STREET PARKING SPACES
(NET LOSS OF 1 PARKING SPACE)

ORDINANCE 13-0-1306-DEDICATION OF RIGHT OF WAY

6TH STREET BETWEEN
JUNIPER STREET AND PIEDMONT AVENUE IS
ONE-WAY BUT TO NARROW FOR
TWO-WAY CONVERSION

5TH STREET

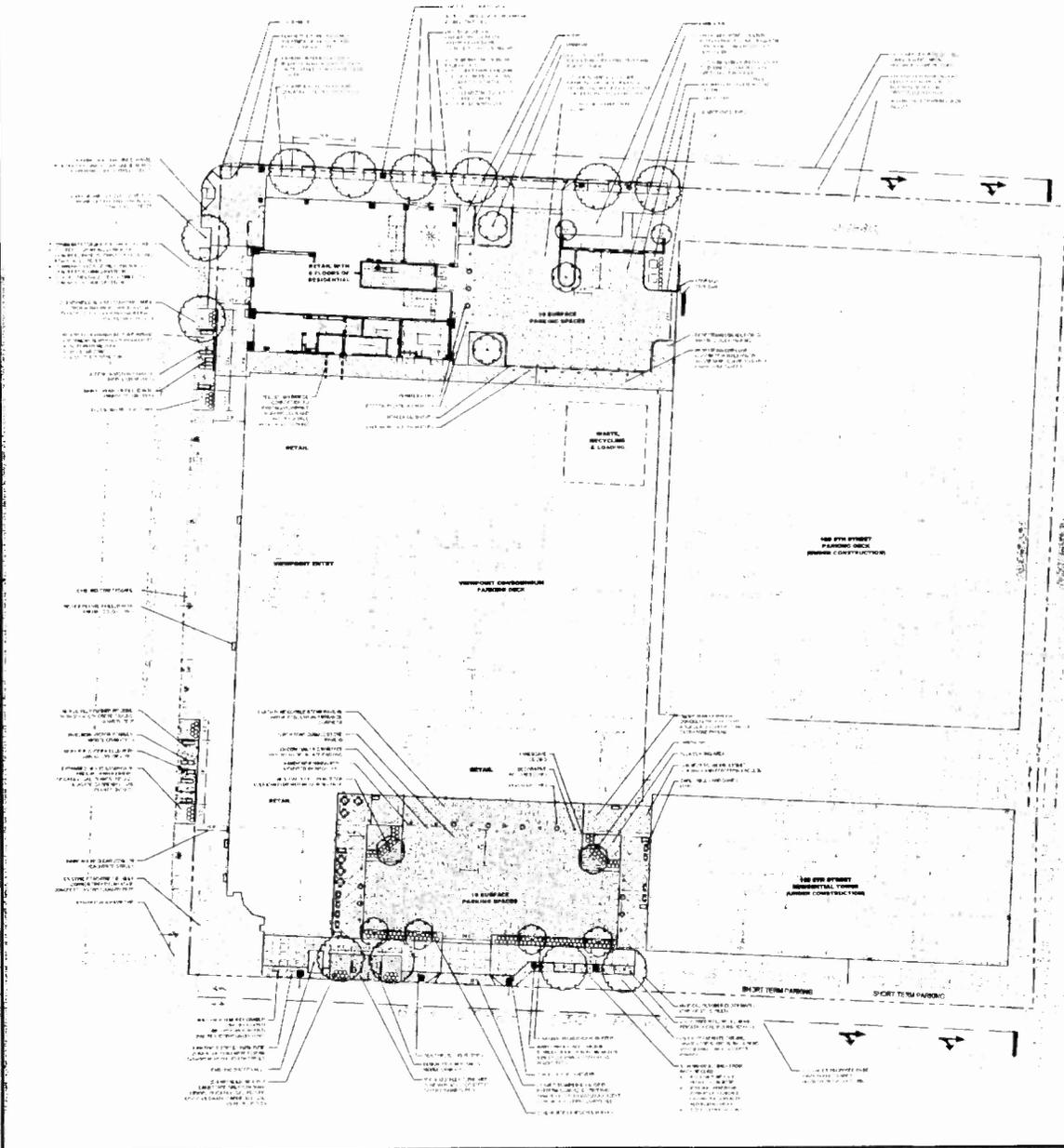


6TH & 7TH STREET TWO-WAY CONVERSION PROJECT LIMITS

SUPPORTING LEGISLATION 13-0-1304, 13-0-1305, 13-0-1306

Kimly-Horn and Associates, Inc. OCTOBER 2013





- PHASING NOTES**
 THE PHASING OF THIS DEVELOPMENT IS AS PLANNED TO BE COMPLETED IN THE FOLLOWING PHASES:
- PHASE 1: 800 FT² RETAIL + 4000 FT² RESIDENTIAL + 1000 FT² STREET SIDE PARKING APPROXIMATELY
 - PHASE 2: DEVELOPMENT OF THE METAL + 1000 FT² RESIDENTIAL + 1000 FT² PARKING WITH PARKING AND 1000 FT² RESIDENTIAL AT THE CORNER
 - PHASE 3: 200 FT² TRUCK PARKING AND 1000 FT² RESIDENTIAL AT THE CORNER

LANDSCAPE

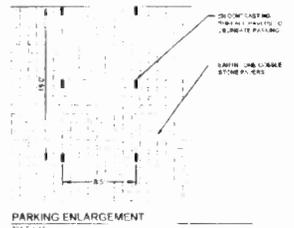
1. LANDSCAPE - 11.61 SQ
2. STREET PARKING - 4.00 SQ
3. PARK SPACE - 34.760 FT² TREE - 1.00 SQ
4. SIDEWALK FOR PRIVATE PROPERTY - 15.117 SQ
5. TREE WOOD - 1.771 SQ
6. BALCONIES - 4.869 SQ

TOTAL OPEN SPACE - 77.087 SQ

- NOTES**
- PERFORM MATERIAL SHALL BE INCLUDED AS NEEDED TO COMPLY WITH STREET PAVEMENT AND SIDEWALK BASE PER THE ROADWAY MATERIALS MANUAL
 - RETAIL PARKING PROVIDED BY SURFACE PARKING AT THE CORNER APPROXIMATE PARKING CAPACITY AT NE CORNER DECK
 - RESIDENTIAL PARKING PROVIDED BY EXISTING PARKING CAPACITY AT CORNER DECK. A NEW 1000 FT² TRUCK CONNECTION TO THE EXISTING DECK TO PROVIDE RESIDENTIAL PARKING IS PROVIDED
 - ALL REQUIRED UNFINISHED STAMPS AND BACK OF CURB TO BE BUILT TO HAVE A 10' PARKING WIDTH

BASECOURSE LEGEND

-



REVISIONS

NO.	DATE	DESCRIPTION
1	11/15/13	ISSUED FOR PERMIT
2	11/15/13	ISSUED FOR PERMIT
3	11/15/13	ISSUED FOR PERMIT
4	11/15/13	ISSUED FOR PERMIT
5	11/15/13	ISSUED FOR PERMIT
6	11/15/13	ISSUED FOR PERMIT
7	11/15/13	ISSUED FOR PERMIT
8	11/15/13	ISSUED FOR PERMIT
9	11/15/13	ISSUED FOR PERMIT
10	11/15/13	ISSUED FOR PERMIT
11	11/15/13	ISSUED FOR PERMIT
12	11/15/13	ISSUED FOR PERMIT
13	11/15/13	ISSUED FOR PERMIT
14	11/15/13	ISSUED FOR PERMIT
15	11/15/13	ISSUED FOR PERMIT
16	11/15/13	ISSUED FOR PERMIT
17	11/15/13	ISSUED FOR PERMIT
18	11/15/13	ISSUED FOR PERMIT
19	11/15/13	ISSUED FOR PERMIT
20	11/15/13	ISSUED FOR PERMIT

100 WEST STREET RESIDENTIAL
 100 WEST STREET PARKING DECK
 100 WEST STREET PARKING DECK UNDER CONSTRUCTION

SAP SITE PLAN

L. DORRMIK BELL



DATE: 11/15/13
 SCALE: 1" = 20'
 DRAWN BY: AP/SS
 CHECKED BY: AP/SS
 DATE: 11/15/13
 PROJECT NO: 13-024
 SHEET NO: C9-00



