



City Council Meeting and Public Hearing JULY 24, 2017

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 07/17/2017)

B. Alcoholic Beverage License Application

PH-17-AB-15 194 Old Milton, LLC
 d/b/a Circle K
 3955 Old Milton Parkway
 Alpharetta, GA. 30005

Convenience Store
Beer & Wine -- Sunday Sales

Owner: Shams Nanji
Registered Agent: Siraj Ali

V. PUBLIC HEARING

A. Z-17-06/V-17-13 Tiffany Square

This item was tabled by the Planning Commission on Wednesday, July 12, 2017. It will be neither heard nor considered during this meeting.

Consideration of a request to rezone 3.26 acres from R-12 (Dwelling, 'For-Sale' Residential) to DT-R (Downtown Residential) to allow for the redevelopment of a 12-unit townhome development with 25 'For-Sale' single-family detached homes. Variances are requested to reduce setbacks, increase building height and to allow parking between a building and the road. The property is located on the east side of Haynes Bridge Road at Tiffany Square Drive and is legally described as being located in Land Lots 1267 and 1268, 2nd District, 2nd Section, Fulton County, Georgia.

B. Z-17-07/V-17-17 Waters Road/Javanmard

This item has been Withdrawn by the Applicant and will be neither heard nor considered during this meeting..

Consideration of a request to rezone 1.16 acres from AG (Agriculture) and R-15 (Dwelling, 'For-Sale' Residential) to R-12 (Dwelling, 'For-Sale' Residential) for the purpose of subdividing two (2) lots into three (3) single-family detached lots. Variances are requested to reduce building setbacks. The properties are located at 10715 and 10745 Waters Road and are legally described as being located in Land Lot 918, 1st District, 2nd Section, Fulton County, Georgia.

C. CLUP-17-02 / Z-17-04: Taylor Morrison / 40 Cumming Street

The applicant has requested that this item be sent back to the Planning Commission. The case will be neither heard nor considered during this meeting.

Consideration of a request to rezone 0.837 acres from R-15 (Dwelling, 'For-Sale' Residential) to DT-LW (Downtown Live-Work) and rezone 10.868 acres from R-15 to DT-R (Downtown Residential) to allow for the construction of 40 'For-Sale' townhomes, 30 'For-Sale' detached homes and to allow a historic structure to be used for an office. Comprehensive land use plan amendments are requested from Downtown Residential Density to Mixed Use Live Work for the Lewis Manning House property and from Low Density Residential to Downtown Residential Density for 2 parcels on Manning Drive.

D. CLUP-15-01/MP-15-01/Z-15-01/V-15-01 KB400 Master Plan/1699 Land CO. LLC

Consideration of a request to rezone approximately 12.4 acres from O-I (Office-Institutional) to R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential) in order to develop 61 'For-Sale' detached homes in a gated community. A master plan amendment to the KB400 Master Plan Pod A is requested to add 'Dwelling, 'For-Sale' Detached' to the list of permitted uses. A Comprehensive Land Use Plan amendment is requested to change the designation of the property from 'Corporate Office' to 'High Density Residential'. Variances are requested to reduce the minimum lot width and setbacks. The property is located at the southwest corner of Kimball Bridge Road and North Point Parkway and is legally described as being located in Land Lots 807, 808, 849 & 850, 1st District, 2nd Section, Fulton County, Georgia.

E. Z-17-08/V-17-19 State Bridge Road/Mashinchi

Consideration of a request to rezone 1.15 acres from AG (Agriculture) to C-1 (Neighborhood Commercial) to allow for the construction of a 9,420 square foot retail center. A variance is requested to reduce the front setback along Kimball Bridge Road. The property is located at the northwest corner of State Bridge Road and Kimball Bridge Road and is legally described as being located in Land Lot 129, 1st District, 1st Section, Fulton County, Georgia.

F. PH-17-13 Design Review Board Ordinance and Design Guidelines Amendments

Consideration of amendments to the Design Review Board Ordinance and Design Guidelines with regard to sign regulations.

VI. OLD BUSINESS

A. Memorandum Of Understanding With Fulton County Schools For Relocation Of The Old Milton Log Cabin *(This item was tabled at the 4-10-2017 Council Meeting)*

B. Consideration To Relocate Old Milton Log Cabin To City Park Land - Milton Avenue Tract *(This item was tabled at the 4-10-2017 Council Meeting)*

VII. NEW BUSINESS

A. Mobile Vehicle-Radio Replacements for Public Safety

B. Intergovernmental Agreement with Fulton County for Election Services

C. Relocation Of Overhead Utility Lines: AT&T / Academy Street

VIII. WORKSHOP

A. Project Update: Alpharetta Arts Center

IX. PUBLIC COMMENT

X. REPORTS

XI. ADJOURNMENT TO EXECUTIVE SESSION



City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: City Clerk

Submitted By:

Meeting Date: July 24, 2017

I. AGENDA ITEM TITLE: COUNCIL MEETING MINUTES (MEETING OF 07/17/2017)

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

City Council Meeting Minute 7-17-2017



CITY COUNCIL MEETING SUMMARY MEETING OF JULY 17, 2017

PUBLISHED: FRIDAY, JULY 21, 2017

PUBLISHED BY: COTY THIGPEN

OFFICE OF THE CITY CLERK

WWW.ALPHARETTA.GA.US

*This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by Council, but not quoted or paraphrased. This document includes limited presentation by Council and invited speakers in **summary** form. **This is not an official record** of the Alpharetta City Council Meeting proceedings. Official Minutes are recorded and available for review.*

I. CALL TO ORDER

❖ *Mayor Belle Isle called the meeting to order at 6:30 p.m.*

II. ROLL CALL

- Council Members
 - Mayor David Belle Isle
 - Chris Owens (Mayor Pro Tem)
 - Jason Binder
 - Jim Gilvin
 - Mike Kennedy
 - Dan Merkel (absent)
 - Donald Mitchell
- Staff
 - Bob Regus, City Administrator
 - Coty Thigpen, City Clerk
 - Sam Thomas, City Attorney
 - James Drinkard, Asst. City Administrator
 - John Robison, Director of Public Safety
 - Pete Sewczwicz, Director of Public Works
 - Morgan Rodgers, Director of Recreation, Parks, and Cultural Affairs
 - Tom Harris, Director of Finance

III. PLEDGE TO THE FLAG

IV. PRESENTATIONS AND PROCLAMATIONS

A. 30-Year Service Recognition: Police Officer Curtis Garren 

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 07/10/2017)

NOTE: This item was moved to New Business

VI. OLD BUSINESS

A. Ordinance Amendment: Chapter 13, Article 1, Section 13-3 of The Code Of Alpharetta Georgia Pertaining To Disorderly Conduct (Second Reading)

An Ordinance To Amend Chapter 13, Article 1, Section 13-3 of The Code Of Alpharetta Georgia Pertaining To Disorderly Conduct; To Repeal Conflicting Ordinances; To Provide An Effective Date; And for Other Purposes

- City Attorney, Sam Thomas, read the Ordinance aloud for a 2nd reading
- There have been no changes since the 1st reading
- ❖ *Council Member Kennedy offered a motion to approve the Ordinance*
 - *The motion received a second from Council Member Owens*
 - *The motion was approved 7-0*

VII. NEW BUSINESS

A. Council Meeting Minutes (Meeting of 07/10/2017)

- ❖ *Council Member Mitchell offered a motion to approve the 7-10-2017 Council Meeting Minutes*
 - *The motion received a second from Council Member Kennedy*
 - *The motion was approved 6-0; Belle Isle abstained*

B. Downtown Parking Deck

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Staff recommends approval of The Christman Company's proposal in the amount of \$5,795,184.00 to design and build a 3 story parking deck at 90/92 Milton Avenue; allocate \$150,000 to design and construct a raised intersection at the intersection of Roswell and Old Roswell Street, and authorize the Mayor to execute all necessary documents.
- Over the last year, the City of Alpharetta conducted numerous public meetings regarding locations of parking decks in Downtown Alpharetta. Ultimately two locations were decided upon, 90/92 Milton Avenue and the existing parking lot off Old Roswell Street. This decision was finalized by Council on February 20, 2017. During this process, City staff was working on selecting a design-build team for the project. The method the City utilized to select a team was: Request for Qualifications (RFQ) to a Request for Proposal (RFP) method.
- On August 4, 2016 the City issued a RFQ to the public requesting design-build firms/teams to submit their qualifications to design and construct a parking deck in unspecified downtown location. The design-build teams were only submitting previous work experience they had for a design-build delivery method for parking deck projects. The City received qualifications from a total of 10 firms on September 1, 2016. The 10 teams were shortlisted to 4:
 - McCarthy
 - The Christman Construction
 - Winter Construction
 - Whiting-Turner
- The City hired POND in September of 2016 to develop concept plans for parking decks at both locations and detailed project scope narratives. The narratives detailed the project requirements for each site. Project requirements consisted of parking counts, minimum dimensions of the parking spaces/drive aisles, stormwater requirements, and utility needs associated with the deck to name a few.

- Additionally, the City worked with the City's Downtown Architect, Tracy Ward, to develop renderings and detailed exterior elevations of the suggested architectural theme of the parking decks.
- On March 23, 2017, the four shortlisted firms were provided documentation regarding each of the parking decks and asked to submit a detailed proposal for the design and construction of a 3 level parking deck at 90/92 Milton Avenue and at the parking lot off Old Roswell Street. Based off the design and cost proposals, two firms were shortlisted: Whiting-Turner and The Christman Company.
- Both design build teams were interviewed by representatives of Community Development, Finance, and Public Works. The review panel made a unanimous decision to select The Christman Company. This decision was based on their interview, design, and cost. The parking count provided by the Christman Company proposal was also a key factor in the selection decision, as other design teams provided fewer than the 187 minimum spaces required.
- Christman's proposal for a three level deck included an interior ramp design, 190 parking spaces, 9'x19' parking stalls and 22' drive aisles, and at a cost of \$5,795,184.00. A breakdown of specific line items associated with this cost is attached as well as a conceptual site plan and parking deck exterior renderings.
- Chrisman Construction has also provided various value engineering (VE) options to City Staff for consideration. A few VE options staff suggests is eliminating the grease trap (\$7,200) for a future restaurant, bakery, etc, and eliminate parking counter system (\$39,824).
- The premise of removing the grease trap is twofold, venting requirements for a restaurant may require parking spaces to be lost and the optimum location for a dumpster makes transporting the trash from the restaurant to the dumpster inefficient. Removing the parking count system is due to their inaccuracies as well as the required maintenance. Weekly calibrations of the detector system is required to maintain accuracies.
- Staff requests the dollar amounts for these VE options not be removed from the contract, instead the \$47,024.00 be placed into contingency. The anticipated project schedule is approximately 9 months. The Christman Team understands the significance of completing the work in a timely manner as well as striving to have the deck completed prior to the Taste of Alpharetta in May.
- The award is for the design and construction of the parking deck. The Christman team will work collaboratively with City Staff on the design of the deck, specifically the exterior skin. POND and Tracy Ward only developed concepts for the deck. The architect of record for the parking deck will be Treanor HL. Treanor HL will be responsible to develop construction details and construction plans for all aspects of the parking deck, interior and exterior. The engineer of record will be from Eberly and Associates (E&A). Representatives from E&A will be required to meet all of the City's land development requirements including stormwater and site design. In addition, E&A is required to meet all water/sewer requirements from Fulton County.
- Staff requests the Old Roswell at Roswell Street raised intersection project be tasked Christman group to design and build in coordination with the Parking Deck construction. Public Works receives numerous calls concerning the speed of vehicles along Roswell Street in this area. Additionally, due to the speed of the vehicles and grade of Roswell Street, the crosswalk on Roswell Street needs to be on the high end for visibility and safety reasons. Constructing a raised intersection will slow vehicles and improve pedestrian safety at this intersection. Once a formal design is accomplished, The Christman Group will provide staff a formal construction proposal with detailed breakdowns.

Public Comment

None

- ❖ *Council Member Owens offered a motion that Council award a contract for construction of a parking garage on 'Lot D' to The Christman Company for 3 levels to be built, at a cost not to exceed \$5,945,183.00 for approximately 190 spaces; for a 4th level to be built, at a cost not to exceed \$983,000 for approximately 73 spaces; for a total cost not to exceed \$6,928,183.00 and authorize the Mayor to execute all necessary documents*
 - *The motion received a second from Council Member Kennedy*

- *The motion was approved 6-1; Belle Isle voting no*

B. Alpha Loop - Design Services

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Staff recommends approval of funding of \$376,190 to POND and \$226,525 to Alta Planning & Design under the terms and conditions of the city's existing On-Call Park Planning service contract and authorize the Mayor to execute all necessary documents.
- The City worked with POND to develop a conceptual master plan for Alpha Loop in the latter half of 2016. Since then, the Alpha Loop Plan has been formally adopted by Council.
- Alpha Loop consists of an inner and outer loop. The Inner Loop concentrates on connecting City Center, AVALON, and Northwinds. The Outer Loop runs along Haynes Bridge Road, Webb Bridge Road, and GA 400 . Depending on the available space along the inner and outer loops, the concept design focuses on small park areas, public art, gathering areas, and different trail surfaces to provide areas of interests.
- Several developments are constructing portions of Alpha Loop and other developments have incorporated Alpha Loop into their overall development plans. One of the first phases of Alpha Loop is currently under construction along Thompson Street, behind the Voysey Residential Development.
- The proposals in front of Council tonight focus on the area behind the AMLI Apartment Complex (where an existing 5' wide asphalt trail exists) and the Northwinds segment (see attached Conceptual Master Plan dated November 1, 2016).
- POND will develop construction plans for Alpha Loop running behind AMLI as well as a tunnel underneath Westside Parkway. Included in their proposal is designing various pedestrian bridges, park spaces, identify locations for public art, and other enhancements as depicted in the master plan. The design proposal also includes associated work to identify wetlands and floodplain areas. POND's design will incorporate the natural elements of the area, develop opportunities for the public to enjoy, and pocket parks as described in the concept plan. It is anticipated to take POND 9 months to complete the design.
- Alta will develop construction plans for what is referred to as the Northwinds section. One of the major components of their design is working on a solution to safely cross Kimball Bridge Road. A typical signalized pedestrian crosswalk is not an appropriate solution for Alpha Loop. A greater creative design and emphasis to the pedestrian must be developed at this intersection. Coordination between Alta and AECOM, the firm designing the widening of Kimball Bridge Road in this area, is vital for a successful project. Alta will start their design where POND stops their design coming from under the tunnel at Westside Parkway. A conceptual route to Kimball Bridge via Northwinds has been developed, however Alta is tasked to examine this route within the design parameters of Alpha Loop and determine if another route is more appropriate. Alta's cost proposal is for \$224,025, however staff recommend increasing the proposal \$2,500 to cover wetland delineations. Thus, Alta's proposal is for \$226,525, and it is anticipated Alta will complete the design work within 9 months.
- Both Alta and POND were awarded on-call contracts for Recreation and Parks on September 19, 2016. Included in the scope of work for the on-call work consisted of trails and multi-use trail designs.

Public Comment

None

- ❖ *Council Member Owens offered a motion to award design contracts for Alpha Loop design services to Pond & Company and Alta Planning & Design for not to exceed amounts of \$376,190 and \$226,525 respectively under the terms and conditions of the City's existing On-Call Park Planning service contract and authorize the Mayor to execute all necessary documents.*

- *The motion received a second from Council Member Kennedy*
- *The motion was approved 7-0*

C. Windward Sidewalk Improvements, ITB 17-010

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Staff recommends approval of Bid No. 17-010 to Construction 57, Inc. in the amount of \$320,982.00 for the Windward Sidewalk Improvements Project and authorize the Mayor to execute all necessary documents.
- The award of this bid is for the construction of six sidewalk segments in the Windward Area. All six projects were identified as part of the 2016 Bond.

The scope of work at each location is as follows:

Alderman Drive - Construction of approximately 1,950 linear feet of sidewalk along the north side of Alderman Drive from Windward Concourse to the west. Completion of this gap will provide contiguous sidewalk along the north side of Alderman Drive from Windward Parkway to Windward Concourse.

Market Place - Construction of approximately 670 linear feet of sidewalk along the east side of Market Place, south of Fire Station #2. Completion of this gap will provide contiguous sidewalk along east side of Market Place/Union Hill Road from McGinnis Ferry Road to the cul-de-sac at the end of Market Place.

Nobel Court - Construction of approximately 510 linear feet of sidewalk along the west side of Nobel Court from 105 Nobel Court to 145 Nobel Court. Completion of this gap will provide contiguous sidewalk along the west side of Nobel Court from Alderman Drive to the end of Nobel Court.

Windward Concourse - Construction of approximately 525 linear feet of sidewalk along the east side of Windward Concourse at the intersection of Windward Parkway and Windward Concourse. Completion of this gap will provide contiguous sidewalk along the east side of Windward Concourse from Windward Parkway to McGinnis Ferry Road.

Windward Plaza - Construction of approximately 370 linear feet of sidewalk along the west side of Windward Plaza at the intersection of Windward Plaza and Windward Parkway. Completion of this gap will provide contiguous sidewalk along the west/north side of Windward Plaza from the intersection of Alderman Drive and Windward Parkway to intersection of Windward Parkway and Windward Concourse.

Little Pine Trail - Construction of approximately 220 linear feet of sidewalk along the north side of Little Pine Trail at the intersection of Little Pine Trail and Union Hill Road. Completion of this gap will provide contiguous sidewalk along the north side of Little Pine Trail from Union Hill Road to Union Hill Park.

- The Department of Public Works prepared plans and specifications for the sidewalk projects and advertised for competitive bids during May and June 2017. Bids for the project were received on June 15, 2017 and the City received a total of six bids from the following:
- | | |
|-----------------------------|--------------|
| •Construction 57 Inc. | \$320,982.00 |
| •CMEC, LLC | \$377,252.25 |
| •Sol Construction LLC | \$396,343.00 |
| •Excellere Construction LLC | \$420,400.00 |
| •Ohmshiv Construction, LLC | \$481,186.00 |
| •Blue Ocean Construction | \$498,403.70 |
- The apparent low bidder, Construction 57 Inc., is an experienced contractor and has worked on numerous projects with similar scopes of work in Georgia for several agencies including the City of Clarkston and the City of Norcross. The contacted references stated that Construction 57 Inc. provided reliable work on time and within budget and would utilize their services again. Additionally, Construction 57 Inc. constructed the City's Maxwell Road Sidewalk Improvements (City Limits to S.R. 9) which was awarded to them in October 2014.

- Staff met with representatives of Construction 57 Inc. to review the scope of work and the City's expectations. Construction 57 Inc. assured staff that they could complete the project for the bid amount and within the allocated time frames. Thus, Staff determined Construction 57 Inc. to be the lowest responsive and responsible bidder.
- Once a contract with Construction 57 Inc. has been finalized and executed, construction may begin immediately. The anticipated completion date for work at all locations is no more than 135 days from notice to proceed. The work along Alderman Drive is anticipated to be complete no more than 60 days from start of construction. The work along Market Place is anticipated to be complete no more than 15 days from start of construction. The work along Nobel Court is anticipated to be complete no more than 15 days from start of construction. The work along Windward Concourse is anticipated to be complete no more than 15 days from start of construction. The work along Windward Plaza is anticipated to be complete no more than 15 days from start of construction. The work along Little Pine Trail is anticipated to be complete no more than 15 days from start of construction.

Public Comment

None

- ❖ *Council Member Owens offered a motion to award Bid No. 17-010 to Construction 57, Inc. in an amount not to exceed \$320,982.00 for the Windward Sidewalk Improvements Project and authorize the Mayor to execute all necessary documents, with the understanding that the Public Works Director, at his discretion, will consider the Little Pine Trail sidewalk, as feedback for Union Hill Park comes in and the Greenway Trailhead develops.*
 - *The motion received a second from Council Member Gilvin*
 - *The motion was approved 7-0*

D. On-Call Storm Structure & Drainage Repairs

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Staff requests approval of funding in the amount of \$200,000.00 to Butch Thompson Enterprises, Inc. under the terms and conditions of the city's existing On-Call Storm Structure and Drainage Repairs contract and authorize the Mayor to execute all necessary documents.
- The award of this funding is for on call storm structure and drainage repairs throughout the City.
- During routine inspections of the City's stormwater infrastructure, maintenance needed to any structure, ditch line, curbing, or other stormwater management infrastructure maintained by the City is noted and entered into the Public Works Asset Management System for repairs. These repairs include, but are not limited to; regular grouting of manholes, invert installations, top and throat replacements, curb and gutter replacement, and sidewalk replacement due to settled panels located behind an improperly sealed catch basin.
- The Department of Public Works prepared a unit rate sheet and specifications, which included 147 items pertaining to stormwater structure and drainage repairs and advertised for proposals on May 19, 2016. The contract was awarded to Butch Thompson Enterprises, Inc.
- This is year two of a five-year contract with Butch Thompson Enterprises, Inc. As funding allows, tasks will be assigned to the contractor throughout the year to help supplement Public Works Stormwater maintenance crews with the completion of work orders entered into the Asset Management System for repairs throughout the City.

Public Comment

None

- ❖ *Council Member Owens offered a motion that Council award an On-Call Storm Structure and Drainage Repair contract in an amount not to exceed \$200,000.00 to Butch Thompson Enterprises, Inc. under the terms and conditions of the city's existing On-Call Storm Structure and Drainage Repairs contract and authorize the Mayor to execute all necessary documents.*
 - *The motion received a second from Council Member Gilvin*
 - *The motion was approved 7-0*

E. On-Call Pipe Lining Services

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Staff requests approval of funding up to \$200,000.00 to IPR Southeast (IPR) and \$100,000.00 to Utility Asset Management (UAM) under the terms and conditions of the city's existing On-Call Pipe Lining service contract and authorize the Mayor to execute all necessary documents.
- The life expectancy for corrugated metal pipes (CMP) is approximately 25 years. Due to the age of much of the City's stormwater infrastructure, over ten miles of pipe has met or exceeded its life expectancy and is in need of repair. Through the City's stormwater inspections, various pipe systems throughout the City have been identified as needing repairs.
- While relatively new to Alpharetta, the trenchless system of lining pipes has been recognized as being the most efficient way of making repairs while minimizing the impacts on our citizens and prolonging the life expectancy of the pipe systems by another 50 years.
- On July 18, 2016, the City approved three, five-year pipe lining contracts (IPR Southeast, UAM, and Chase Plumbing & Mechanical), which will allow us to follow-up our inspections by making much needed repairs prior to pipes reaching a critical condition of collapsing. It is anticipated that we can repair approximately 1300-lf of various size pipes with this allocation of \$300,000.00 to these Pipe Lining Services Contracts. The work orders slated to be completed are located in The Pines, North Farm, Lantern Ridge, Hickory Ridge and Milton Glen Subdivisions.

Public Comment

None

- ❖ *Council Member Owens offered a motion that Council award a contract for On-Call Pipe Lining services in an amount not to exceed \$200,000.00 to IPR Southeast (IPR) and \$100,000.00 to Utility Asset Management (UAM) under the terms and conditions of the city's existing On-Call Pipe Lining service contract with those firms and authorize the Mayor to execute all necessary documents.*
 - *The motion received a second from Council Member Gilvin*
 - *The motion was approved 7-0*

F. Storm Pipe Cleaning Services

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Staff recommends approval of funding up to \$100,000.00 to Southern Hydro Vac. Inc. under the terms and conditions of the city's existing On-Call Storm Pipe Cleaning services contract and authorize the Mayor to execute all necessary documents.
- The award of this funding is for on-call Stormwater pipe cleaning services that are needed to supplement City resources in providing quick and proactive storm pipe flushing to prevent flooding and possible damage to property in the event of a clogged storm pipe during storm events.

- The City competitively procured its current On-Call Stormwater Pipe Cleaning contractor (Southern Hydro-Vac) in 2014 and is currently in the third year of the 5-year contract term.
- Approximately 50 storm lines equal to 5,280 linear feet (1-mile) is anticipated to be completed during FY 2018 with the funding requested herein. The maintenance and cleaning of 15 stormceptors required annually will also be completed with the funding requested herein.

Public Comment

None

- ❖ *Council Member Owens offered a motion to award a contract for On-Call Storm Pipe Cleaning Services in an amount not to exceed \$100,000.00 to Southern Hydro Vac. Inc. under the terms and conditions of the city's existing On-Call Storm Pipe Cleaning services contract and authorize the Mayor to execute all necessary documents.*
 - *The motion received a second from Council Member Mitchell*
 - *The motion was approved 7-0*

G. Southlake Drive Culvert Replacement - Design

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Staff recommends approval of funding up to \$69,435 to Pond & Company for the design of the Southlake Drive Culvert Replacement project under the terms and conditions of the city's existing On-Call Engineering Services contract and authorize the Mayor to execute all necessary documents.
- This project includes the full design of a replacement culvert under Southlake Drive at Westchester Way and the review of a replacement/reconfiguration of the culvert under the entrance to Broadlands subdivision. This area was identified in recent flood studies as having a high potential for flooding due to undersized culverts. City crews and contractors have completed repetitive workorders to unclog and remove debris both upstream and downstream of the culvert. The design is intended to address the flooding potential and provide measures to prevent clogging while being mindful of the traffic demands of the roadway. This project will include all local, state, and federal permitting.
- The Department of Public Works requested proposals from the three on-call engineering service contract providers.
- The high scoring firm, Pond & Company, has previously completed culvert replacement designs. Their unique Plan & Approach included providing up to three design options (including pros and cons of each), a traffic control plan, a structural debris collection solution to prevent future clogging, and an education/outreach plan to discourage debris dumping into the stream that clogs the culvert. Tetra Tech provided a lower cost (\$63,340), but did not include traffic control plans or water/sewer permitting.
- Pond & Company's thorough proposal received the highest scores from the entire evaluation team and is within the estimate included in this year's capital budget for stormwater pipe and structure repair and maintenance. Therefore, Staff recommends award to the Southlake Culvert Replacement Design to Pond & Company.

Public Comment

None

❖ *Council Member Owens offered a motion that Council award a contract to Pond & Company for the design of the Southlake Drive Culvert Replacement in an amount not to exceed \$69,435 under the terms and conditions of the city's existing On-Call Engineering Services contract and authorize the Mayor to execute all necessary documents.*

- *The motion received a second from Council Member Gilvin*
- *The motion was approved 7-0*

H. Establishment of City Truck Routes and Truck Map Approval

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Staff recommends approval of the City Truck Route Map establishing truck routes through the City and authorize the Mayor to execute all necessary documents.
- Current City Ordinance requires the establishment of City Truck Routes. The approval of the City Truck Route map will bring the current City Ordinance up to date on the truck route requirements.
- Public Works and Public Safety worked together to establish which roadways were best to allow trucks in and out of the City. This proposed truck map shows the City roads that would better support truck traffic. The proposed routes were also chosen to try to avoid through truck traffic in residential areas.
- It should be understood that "No Through Trucks" does not restrict delivery, or trucks that have a specific purpose on these roads. It only keeps trucks from using these roads as a through way.

Public Comment

- Valerie Manly, 5140 Southlake Drive, Alpharetta, GA, came forward to speak on this item

❖ *Council Member Owens offered a motion that Council adopt and establish a City Truck Route Map as presented by staff and authorize the Mayor to execute all necessary documents.*

- *The motion received a second from Council Member Merkel*
- *The motion was approved 7-0*

I. Tetra Tech - Design Services for Windward Parkway

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Staff recommends approval of the design of the Windward Parkway Improvements between State Route 9 and Georgia 400 to Tetra Tech, Inc. in an amount totaling \$310,780.00 and authorize the Mayor to execute all necessary documents.
- On December 12, 2016, City Council approved award of the conceptual design of Windward Parkway Business District/Union Hill Road Capacity Improvements to Tetra Tech, Inc., one of the City's on-call providers of Engineering Services. On June 5, 2017, Public Works presented to City Council as a workshop item the conceptual plan for Windward Parkway from State Route 9 to Westside Parkway developed by Tetra Tech's design team.
- Based on City Council's direction from that workshop session, Staff is requesting award of the full design of the Windward Parkway Improvements between State Route 9 and Georgia 400 to Tetra Tech, Inc. in an amount totaling \$310,780.00. The cost proposal from Tetra Tech is in line

with staff estimates and has been reviewed by Atkins (City's on-call provider of project management services) and found to be reasonable given the scope of work.

- Design of this section will run concurrent with Tetra Tech's continuation of concept development for Windward Parkway between Georgia 400 and Union Hill Road. Design is anticipated to take 8 months to complete.

Public Comment

None

- ❖ *Council Member Owens offered a motion that Council award a design services contract for the design of the Windward Parkway Improvements to Tetra Tech, Inc. in an amount not to exceed \$310,780.00 and authorize the Mayor to execute all necessary documents.*

- *The motion received a second from Council Member Merkel*
- *The motion was approved 7-0*

VIII. PUBLIC COMMENT

None

IX. REPORTS

Assistant City Administrator, James Drinkard announced 2 public meetings:

- 7/25/17 at City Hall, 6:30p.m. - Community Conversations on the Webb Bridge Road Corridor Projects
- 7/26/17 at City Hall, 6:00 p.m. - Community Conversations regarding a potential County wide transit plan

X. ADJOURNMENT TO EXECUTIVE SESSION

- ❖ *Council Member Kennedy offered a motion to adjourn into Executive Session*

- *The motion received a second from Council Member Owens*
- *The motion was approved 7-0*

Respectfully submitted,



Coty Thigpen

City Clerk



City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Administration

Submitted By:

Meeting Date: July 24, 2017

I. AGENDA ITEM TITLE: ALCOHOLIC BEVERAGE LICENSE APPLICATION

PH-17-AB-15 194 OLD MILTON, LLC
D/B/A CIRCLE K
3955 OLD MILTON PARKWAY
ALPHARETTA, GA. 30005

CONVENIENCE STORE
BEER & WINE -- SUNDAY SALES

OWNER: SHAMS NANJI
REGISTERED AGENT: SIRAJ ALI

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Alcohol meeting minutes



**CITY OF ALPHARETTA
PUBLIC HEARING
LIQUOR LICENSE**

DATE: July 20, 2017
TIME: 3:00 P.M.
LOCATION: City Hall, Council Chambers

Official Minutes

The public is advised the following minutes are not a verbatim transcription of business presented at the Public Hearing of the date shown, but are a synopsis of pertinent information. The public is further advised the tapes recorded at said meeting are a matter of public record and are available to be heard at the City of Alpharetta Clerk's office during normal business hours.

I. CALL TO ORDER: Coty Thigpen, City Clerk, called the meeting to order at 3:00 pm

II. LICENSE APPLICATIONS:

1. PH-17-AB-15 194 Old Milton, LLC
 d/b/a Circle K
 3955 Old Milton Parkway
 Alpharetta, Ga. 30005

 Convenience Store
 Beer & Wine – Sunday Sales

 Owner: Shams Nanji
 Registered Agent: Siraj Ali

Mrs. Thigpen asked the manager to come forward and state his name and address and tell something about the business. The manager was asked if he has had any experience with alcohol licenses in the past. He was also asked if he has had alcohol licenses in any other municipalities and what they plan to do to train their employees on the sale of alcohol at their store.

Mr. Nabil Filfil, Circle K manager, Buford, Ga., came forward to explain that they will train all employees on how to properly card their patrons and they will also have a P.O.S. system at their register requiring the employee to enter the customer's date of birth, as the sale is rung up. Dana Farkas, Dana Farkas Solutions, came

forward to state that she is the contractor they hired to prepare the applicant's alcohol licensing.

Public Comment: None

Mrs. Thigpen stated that, after reviewing the application and doing the background investigation, she found no reason why the application should not be approved; and it would be placed on the consent agenda for Monday, July 24 at 6:30pm. She asked that a representative be present in case someone on the council may want to ask a question of the applicant. She advised them to read the City's alcohol ordinance to ensure they are familiar with the laws pertaining to the sale of alcohol.

III. ADJOURNMENT: There being no further business, Mrs. Thigpen adjourned the hearing at 3:05 pm.

Respectfully Submitted,



Erin Lampert, Assistant City Clerk



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: CLUP-17-02/Z-17-04 TAYLOR MORRISON/40 CUMMING STREET

CITY COUNCIL: JULY 24, 2017

This item was heard at the June 1, 2017 Planning Commission meeting. Several residents spoke in opposition to the request, with concerns over density, traffic, townhomes and tree protection. One resident spoke in favor of the request. After discussion, the Planning Commission recommended to deny this item. Vote (7-0)

The applicant requested a deferral to the July 24th Council meeting.

UPDATE: The applicant provided a revised site plan depicting all single-family detached product, including 59 lots with a density of 5.04 dwelling units per acre. The site plan considered by the Planning Commission depicted 40 townhome units and 29 detached units. Staff has reviewed the revised site plan and has the following concerns:

- Lot sizes adjacent to existing residential and along Cumming Street and Manning Drive do not comply with the recommended min. 80' lot width and min. 6,000 square feet lot size.
- The linear park along Cumming Street has been reduced and is no longer depicted as civic space.
- Site plan depicts a 10' landscape strip and front-loaded units along the west property line. Staff recommends a 15' landscape buffer and to allow units to be front-loaded.
- 6' public sidewalk connecting Cumming Street and the civic space on the north end of the site near the stream has been removed. The revised site plan depicts 5' internal sidewalks with no connection to the civic space around the stream. The 6' path along the stream has been removed on the revised site plan.
- A large stormwater management facility is depicted within the impervious setback associated with the stream. The UDC does not allow stormwater facilities within the impervious setback.
- A central tree save area has been removed, as reflected on the revised site plan. The City Arborist recommended additional tree saves before the central tree save was removed.

II. RECOMMENDATION:

Deny CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street request for comprehensive land use plan amendment and rezoning.

If approval is considered, subject to the following conditions:

1. The site, consisting of approximately 10.87 acres, shall be zoned DT-R and developed substantially similar to site plan submitted by PEC, dated 7/12/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The Lewis-Manning House property, consisting of approximately 0.84 acres, shall be zoned DT-LW and developed substantially similar to site plan submitted by PEC, dated 7/12/2017, except for modifications required to comply with the conditions below. Use shall be restricted to office or HOA use.
3. The permitted residential product on the property shall be single-family detached. Minimum lot size shall be 6,000 square feet along Cumming Street, Manning Drive and adjacent to existing residential. Internal lots shall have a minimum lot size of 2,500 square feet in order to maximize tree saves.
4. Lots along Manning Drive and lots that back up to existing homes on Manning Drive shall have a minimum lot width of 80'.
5. Minimum building setbacks shall comply with the DT-R district standards.
6. Homes along Cumming Street shall face that street. Side elevations shall be screened with evergreen plantings. Civic space along Cumming Street shall be a minimum 50' wide (as previously depicted) and developed with a park-like setting with heavy decorative landscape, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district. Civic areas to be maintained by HOA.
7. Homes adjacent to existing residential and commercial shall be front loaded.
8. Single-family detached architecture and materials shall be developed substantially similar to the renderings prepared by Main Street Designs, dated 5/22/2017, except for modifications required to comply with these conditions, and in compliance with the Alpharetta Downtown Code subject to approval by Staff. Front porches and stoops shall have a minimum depth of 8'. Bay windows shall have a minimum depth of 2'. 4-sided architecture and materials shall be required. A minimum 50% of homes along Cumming Street and Manning Drive shall be brick or stone.
9. The Historic Lewis-Manning House shall be restored and protected. Restoration and modifications shall require review and approval by Staff. The exterior of the home shall be restored prior to the first Certificate of Occupancy on the property. Landscaping and fencing style shall be designed to complement the time period of the historic home.
10. An easement shall be recorded on the final plat providing for use of the Lewis-Manning House yard as amenity space for the proposed subdivision.
11. The yard surrounding the Lewis-Manning House shall be enhanced with landscape, hardscape, seating areas and a sculpture or fountain, as approved by Staff. Evergreen plantings shall be required along the north and east sides of the Lewis-Manning House.
12. Developer shall provide a statement on the final plat and in the HOA covenants, conditions & restrictions providing for the protection and maintenance of the Lewis-Manning House.
13. The Lewis-Manning House shall be permitted 1 monument sign not to exceed 10 square feet and 1 wall sign shall not exceed 4 square feet both to be approved by the DRB. The property will forever be known as the Lewis Manning House and will be so designated by a plaque, which will be affixed to the exterior of the structure as approved by the DRB.
14. A minimum 15' transitional, planted buffer, as depicted on the zoning plan, shall be provided adjacent to the existing Manning Drive residential properties to the east and shall be planted with evergreen trees and/or shrubs to provide a visual screen between uses, as approved by Staff. Buffer shall be recorded as undisturbed.
15. A minimum 15' landscape buffer shall be provided adjacent to properties to the west zoned commercial.
16. Roadways with on-street parking shall incorporate curb extensions at intersections. Internal road shall include on-street parking and sidewalk, where feasible, as approved by Staff.
17. The corner of Cumming Street and Manning Drive shall be heavily landscaped with evergreen plantings to screen the side of Units 11 & 12 and internal driveway and decorative ornamental plantings.

18. A stacked stone, brick or granite wall shall be constructed between homes and front landscape area. Under ledge wall lighting shall be required. Benches and a public art pedestal shall be approved by Staff.
19. Civic and amenity areas shall include a mix of trees, shrubs, and ground covers of varying heights, textures and colors as approved by Staff.
20. Development shall not be gated and roads will be private and maintained by the HOA.
21. Developer shall remove, by hand, trash from the stream at the north end of the property.
22. Add trees, shrubs and ground cover plantings to the south side of the multi-use trail where cleared or sparse. Plantings will consist of traditional native southern plants creating a manicured park-like natural appearance as approved by Staff.
23. In addition to required trees in the on-street parking bump outs, shade trees alternating with flowering ornamental trees shall be planted on the backside of the sidewalk as approved by Staff. In lieu of tree grates, the soil area around the trees shall be planted with evergreen ornamental grasses, groundcovers or shrubs. Creeping fig or another creeping vine shall be planted to cover decorative and retaining walls as approved by Staff.
24. Civic space along Cumming Street and the stream, as well as the sidewalk connecting the two areas shall be recorded for public use.
25. Multi-use path along Cumming Street shall be a 12' concrete accessible path. A multi-use path connection through site and along stream shall be provided, including a minimum 6' concrete accessible path and incorporated within a 10' public access easement. 6' path shall be constructed up to the west property line to allow for a future public pedestrian connection to North Main Street, as approved by Staff. Easement documents shall address maintenance responsibilities, which shall be maintained by the HOA. Decorative entrance signage with arch, lighting, seating areas, landscape and hardscape shall be provided, as approved by Staff.
26. Driveways shall be a minimum 18' from garage to back of sidewalk or less than 5'.
27. Parking areas and internal driveways shall be heavily screened from Cumming Street, Manning Drive and civic space.
28. Internal sidewalks shall be provided to the fronts of units and shall be a minimum 5' with pedestrian-scale lighting provided throughout the development.
29. Fencing visible from the street or civic areas shall be decorative as approved by Staff.
30. Existing trees shall be preserved as depicted on Sheet TP prepared by PEC, dated 7/12/2017. In addition, the developer shall save the following tree: #367 (27" Pecan). The location of the tree protection fence around #67 (47" White Oak) shall be approved by Staff. Applicant's site plan shall include a central tree save area of a minimum 7,500 SF. Additional encroachments shall be allowed per this plan with additional tree care to offset the encroachment as approved by Staff. The 2 non-specimen trees along Manning Drive shall be incorporated into lots along Manning Drive.
31. Remove exotic and invasive trees and shrubs within open space, tree save areas and stream buffer and replant where sparse as approved by Staff.
32. Final streetscape shall match the approved Downtown streetscape standards and include decorative pedestrian lighting as approved by Staff. Street trees shall be required along Cumming Street within the beauty strip, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown, as approved by Staff. Heavy landscaping shall be provided along Manning Drive, as approved by Staff. All required landscaping shall be outside of utility easements.
33. Street trees of the proper size and locations shall be required along all internal roads as approved by Staff.
34. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
35. Decorative paver aprons shall be required at the project driveway as approved by Staff.
36. Landscape, hardscape, fences and walls shall complement materials used in the Downtown, as approved by Staff.
37. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

38. Overhead utilities shall be placed underground.
39. Final detention area shall be substantially similar to site plan, except that no stormwater management facilities shall be permitted within the impervious setback and there shall be no additional tree clearing.

III. REPORT IN BRIEF:

The applicant, Taylor Morrison, is requesting to rezone approximately 10.87 acres from R-15 (Dwelling, 'For-Sale' Residential) to DT-R (Downtown Residential) to allow for the construction of 59 'For-Sale' detached homes. An additional rezoning of approximately 0.84 acres from R-15 to DT-LW (Downtown Live-Work) is requested to allow the historic Lewis-Manning House to be restored and used as an office. A change to the Comprehensive Land Use Plan designation of the Lewis Manning House property is requested from 'Downtown Residential Density' to 'Mixed Use Live Work', as well as a change to the designation of 2 parcels on Manning Drive from 'Low Density Residential' to 'Downtown Residential Density'. The property is located on the north side of Cumming Street between Highway 9 and Manning Drive at 40 Cumming Street.

DISCUSSION

The submitted request, if approved, will allow Taylor Morrison to construct 59 'For-Sale' single-family detached units on 11.71 acres with a residential density of 5.04 dwelling units per acre. In addition, the applicant proposes to save and restore the Lewis-Manning House and to use it as an office. The property is located on the north side of Cumming Street between Highway 9 and Manning Drive at 40 Cumming Street and 136 Manning Drive.

The property consists of three (3) parcels of land, including two (2) single-family detached homes and a small vacant residential lot. The subject property and surrounding properties are zoned R-15 to the east, R-12 to the north, C-1 and O-I to the west and O-I and R-15 to the south. The Manning Drive subdivision is adjacent to the east, Manning's Ridge to the north, North Main Street commercial and office properties to the west and Alpharetta First United Methodist Church to the south. The proposed residential use is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Downtown Residential Density'. The applicant proposes a comprehensive land use plan amendment to allow the Lewis-Manning House to be used as an office, as well as an amendment to two (2) parcels on Manning Drive from 'Low Density Residential' to 'Downtown Residential Density'.

The Lewis-Manning House was built in 1895 for Col. Tom Lewis and later sold to the Manning Family in 1905. The 2-story home was designed in the Queen Anne style. The applicant proposes to save and restore the home and to use it as a professional office. This request is similar to the East of Main development, where the Ben Manning House was saved, restored and approved for use as a professional office.

Residential densities vary in the Downtown, as shown in the table below. The applicant's proposed density of 5.04 dwelling units per acre is lower than many other recent approvals in the Downtown. The surrounding neighborhoods of Manning Drive and Manning's Ridge have residential densities between 1.5 and 2.0 dwelling units per acre. However, the closest approval is Lehigh Homes at 2.9 units per acre.

Downtown Overlay – Residential Densities

Development Name	Type	Acres	Density
Southerton/Aycock	10 SFD	1.232 acres	8.1 units/acre
City Center	42 SFD, 156 Apartments	25 acres	8.0 units/acre
Edward Andrews	17 SFD, 23 TH	5.85 acres	6.8 units/acre
Old Milton Holdings/Notting Hill	25 SFD, 89 TH, 42 Condo	23.89 acres	6.5 units/acre
Thompson Street Flats	24 Condo	2.39 acres	10.0 units/acre
Thompson St/Burnett Circle	43 TH	5.722 acres	7.5 units/acre
Lehigh Homes	9 SFD	3.1 acres	2.9 units/acre
Teasley Place	24 Condo	2.2 acres	10.9 units/acre
East of Main	41 SFD, 42 TH	10.43 acres	8.0 units/acre
Newvale (f.k.a. Olmstead Park)	23 TH	2.39 acres	9.6 units/acre
Twelve on Canton	12 SFD	5.465 acres	2.2 units/acre
Perling – S. Main/Devore	78 TH, 129 Apartments	12.913 acres	16.0 units/acre
Chelsea Walk	49 TH	7.04 acres	7.0 units/acre

SITE PLAN

The applicant submitted a revised site plan depicting all single-family detached product. Previous plans had shown both townhome and detached product. The revised site plan depicts 59 single-family detached homes on 11.71 acres. Homes are proposed to be three (3) stories or 35' and are oriented to Cumming Street and Manning Drive. Homes are depicted backing up to the Manning Drive properties at a ratio of two (2) proposed single-family lots to one (1) existing lot in Manning Drive subdivision. The single-family detached lot sizes are reflecting in the Site Data table as being a minimum of 2,500 square feet.

One (1) project driveway is depicted on Cumming Street. The applicant's original site plan depicted access from Manning Drive, which is consistent with the principles of transportation planning. However, the applicant made a decision to move the project access to Cumming Street due to a significant amount of concern voiced by the Manning Drive subdivision over possible negative impacts to their neighborhood. Access to the Lewis-Manning House and associated parking is proposed through the project driveway on Cumming Street.

35 on-street guest parking spaces are depicted at various locations throughout the development, which exceeds the Downtown Code requirement of 0.15 parking spaces per residential unit. The Lewis-Manning House will be served by six (6) parking spaces at the rear of the structure and six (6) on-street parking spaces along Cumming Street, which meets the Downtown Code requirement of three (3) parking spaces per 1,000 square feet for office use. A 12' multi-use trail (sidewalk) is proposed along Cumming Street and a six-foot (6') sidewalk is proposed on Manning Drive. A minimum 15' landscape buffer is depicted along the east side of the property, adjacent to existing single-family lots on Manning Drive, and a 10' landscape strip is depicted along the west property line. Building setbacks as proposed do not meet the requirements of the DT-R district. Minimum building setbacks are shown as follows:

- Cumming Street – 10'
- Manning Drive – 10'
- Internal (Front) – 0'
- Internal (Side) – 0'
- Internal (Rear) – 0'

The applicant's site plan depicts 2.12 acres of amenity space and 1.08 acres of civic space, which reflects an increase from previous site plans. However, the applicant's site plan depicts amenity space along Cumming Street, which should be reflected as civic space. Also, the area at the north end of the site is depicted as civic space; however, the trail that previously connected this area to Cumming Street has been deleted. A five-foot (5') sidewalk runs through the property; however, there is no connection to the north end of the site adjacent to the stream. Also, the 6' path along the stream has been removed from the latest site plan. A linear park is depicted along Cumming Street and includes a 12' concrete multi-use trail. However, the linear park has been significantly reduced from previous site plans. Additional pocket parks are depicted at other locations within the development, with some including tree save areas.

The Alpharetta Downtown Code requires a minimum 10% civic space and 10% amenity space. UDC Subsection 3.2.4(l) considers a site's open space requirements to be completely satisfied when a development incorporates a historic building. The Lewis-Manning House (40 Cumming Street) is on the City's Historic Resources Inventory List and the developer will make necessary improvements to allow for human habitation of the structure. A legal agreement will be required guaranteeing the maintenance of the building through the established HOA.

There are several trees on the subject property identified as specimen quality, consisting mainly of Hardwoods (Oak, Poplar, Sweet Gum, Maple and Dogwood) and Pines. Staff had concerns with the applicant's initial site plan, which did not save many specimen trees. The applicant revised the site plan to incorporate additional tree save areas, including around the Lewis-Manning House and at the north end of the property. A central tree save area depicted on previous site plans has been removed. The Arborist stated that additional trees should be saved, such as a large grouping of trees on the eastern side of the site near the existing residential. Also, the applicant should be required to limit tree removal for detention beyond what is identified on the site plan.

Stormwater management facilities are depicted as one (1) large above-ground facility at the north end of the property and within the impervious setback associated with the stream. The City's definition of impervious cover does not allow stormwater facilities within the impervious setback of the stream. Previous site plans depicted smaller facilities near the stream and south of 160 Manning Drive.

ELEVATIONS

The applicant's proposed renderings reflect three (3) architectural styles approved in the Downtown Overlay, including Queen Anne, Greek Revival and Italianate. According to the applicant's architect, the single-family detached homes will be a mix of the three (3) above-mentioned architectural styles. A variety of materials are depicted on the renderings, including siding, board and batten and brick.

The Downtown Architect reviewed the proposed building elevations and finds them to be generally in compliance with the Downtown Code. The following comments were provided by the Downtown Architect:

- Single-family Detached Product:
 - Building footprints and rooflines should have more variation.
 - Need more masonry product on single-family detached homes.
- General Comment:
 - All buildings should be 4-sided architecture with the same primary building material on all 4 sides.

TRAFFIC

The applicant commissioned a Traffic Impact Assessment (TIA) at the request of staff in order to evaluate the effect of new traffic from the development. The development's trip generation is presented in Table 1 below. Based on the traffic study assumptions, approximately 59 new vehicle trips are expected to be added to the City transportation system during the PM Peak Hour period. It should be noted that the site plan and proposed development intensity has changed since the traffic study was initiated. However, the number of trips expected from the current proposal are less than presented in the study.

Table 1: Project Trip Generation Summary							
Land Use (Intensity)	ITE Code	Daily Traffic		AM Peak Hour		PM Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
19 units – Single-Family Detached Housing	210	113	113	6	17	15	9
52 units – Residential Condominium/Townhouse	230	182	182	5	26	23	12
Total New Trips		295	295	11	43	38	21

Intersection operations were evaluated along Cumming Street at North Main Street, the proposed site access, Manning Drive and Cricket Lane. At all intersections, traffic operations were found to perform at or better than the Level of Service C, well within the City's transportation system performance goals.

One element identified in the TIA is that traffic congestion experienced along Cumming Street at North Main Street is difficult under existing and proposed conditions, with vehicle queues extending beyond the proposed site access at times during the PM Peak Hour period. As one approach to avoid exacerbating the issue, the intersection at Manning Drive was evaluated assuming an alternative site access onto Manning Drive. Even with all proposed site traffic and existing traffic from Manning Drive, the intersection was found to continue to operate at or better than Level of Service C, making the alternative site access onto Manning Drive a scenario worth considering.

SCHOOLS

Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate. The following chart outlines these figures:

FULTON COUNTY SCHOOLS – 59 Single-Family Detached Units

School	Single Family Average #
Manning Oaks Elementary School	6 to 22 students
Hopewell Middle School	2 to 12 students
Alpharetta High School	6 to 19 students
TOTAL	14 to 53 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 14 – 53 school age children. Numbers provided by Fulton County Schools show that

Alpharetta High School has capacity; however, Manning Oaks Elementary School and Hopewell Middle School are currently over capacity.

STANDARDS FOR ZONING CHANGES

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

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

Response: The zoning proposal is suitable as it relates to adjacent or nearby properties, if conditions are approved requiring lots adjacent to or fronting on Cumming Street and Manning Drive to be of a similar sized lot as surrounding development. While approval of the applicant's request would result in the Lewis-Manning House being used as a private office, the restoration and protection of the structure is a benefit to the Alpharetta community and the yard will remain open to residents of the subdivision as amenity space.

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

Response: The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties, if conditions are approved requiring lots adjacent to or fronting on Cumming Street and Manning Drive to be of similar size as surrounding development. While approval of the applicant's request would result in the Lewis-Manning House being used as a private office, the restoration and protection of the structure is a benefit to the Alpharetta community and the yard will remain open to residents of the subdivision as amenity space.

- c. Whether the zoning proposal will adversely affect the natural environment.

Response: The applicant's proposal depicts a stormwater management facility encroaching upon the impervious setback associated with the stream. Tree save areas are depicted at several locations on the site. Staff recommends a condition requiring additional tree saves.

- d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: The subject property could be developed under the existing zoning of R-15, which is similar to the zoning of surrounding residential subdivisions and only allows single-family detached homes. While approval of the applicant's request would result in the Lewis-Manning House being used as a private office, the restoration and protection of the structure is a benefit to the Alpharetta community and the yard will remain open to residents of the subdivision as amenity space.

- e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The zoning proposal should not have significant impacts on public facilities or services. However, the proposal would represent an increase to the allowable density on the subject property.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: The property is located in the Downtown Overlay, which reflects a change in condition. The proposed use of the Lewis-Manning House for an office is consistent with the Downtown Master Plan vision of a walkable, mixed-use environment. However, staff recommends conditions requiring lots adjacent to or fronting on Cumming Street and Manning Drive to be of similar size as surrounding development.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: The applicant's zoning proposal generally reflects a reasonable balance. The proposed residential use is consistent with the Downtown Master Plan and the proposed office use of the Lewis-Manning House is consistent with the live-work vision in the Downtown. However, staff recommends conditions requiring lots adjacent to or fronting on Cumming Street and Manning Drive to be of similar size as surrounding development.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: The subject property could be developed under the existing zoning of R-15, which is similar to the zoning of surrounding residential subdivisions and only allows single-family detached homes. While approval of the applicant's request would result in the Lewis-Manning House being used as a private office, the restoration and protection of the structure is a benefit to the Alpharetta community and the yard will remain open to residents of the subdivision as amenity space.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The request to allow 'For-Sale' residential use is consistent with the comprehensive land use plan designation of the property, which is Downtown Residential Density. The applicant proposes a change to the designation of two (2) small lots on Manning Drive from 'Low Density Residential' to 'Downtown Residential Density'. However, the request to use the Lewis-Manning House as an office does not meet the comprehensive land use plan designation of the property. Therefore, the applicant proposes a change to the designation of the Lewis-Manning House property to 'Mixed Use Live Work'.

COMPREHENSIVE LAND USE PLAN

Unified Development Code Section 4.1.3 Standards for CLUP amendment approval, provides the following criteria for consideration when evaluating a request for a change in land use:

A. The extent to which a change in the economy, land use or development opportunities of the area has occurred.

Response: If the applicant's request is approved, the Lewis-Manning House will be saved and restored as a condition of zoning. The request to utilize the historic structure as an office is consistent with the Downtown Master Plan, which encourages the preservation of historic resources.

B. The extent to which the proposed designation is in compliance with the goals and policies of the Plan.

Response: The applicant's proposal is consistent with many of the goals and policies in the City's Comprehensive Plan, including promoting a mix of uses and walkability in the Downtown.

C. The extent to which the proposed designation would require changes in the provision of public facilities and services.

Response: The proposal would not generate significant impacts on public facilities and services.

D. The extent to which the proposed designation would impact the public health, safety, and welfare.

Response: While approval of the applicant's request will result in the Lewis-Manning House being used as a private office, the restoration and protection of the structure is a benefit to the Alpharetta community and the yard will remain open to residents of the subdivision as amenity space.

E. The extent to which additional land area is needed to be developed for a specific type of use.

Response: Not applicable.

F. The extent to which area demographics or projections are not occurring as projected.

Response: Not applicable.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for comprehensive land use plan amendment and rezoning. While the proposed change of use is consistent with the intent of the Downtown Master Plan, staff has concerns with the number of residential units proposed immediately adjacent to Manning Drive. Lehigh Homes was approved in 2016 for single-family detached lots, with a density of 2.9 units per acre and a minimum lot size of 7,000 square feet. A similar detached development could be developed on the subject property. Staff supports the preservation of the Lewis-Manning House and the proposed use of the structure as an office. If approval is considered, conditions are recommended that guarantee maintenance and protection of the historic structure, as well as limits the residential density adjacent to Manning Drive.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the applicant met with Manning's Ridge HOA Board, residents of Manning Drive subdivision and other adjacent property owners. According to the applicant, support for

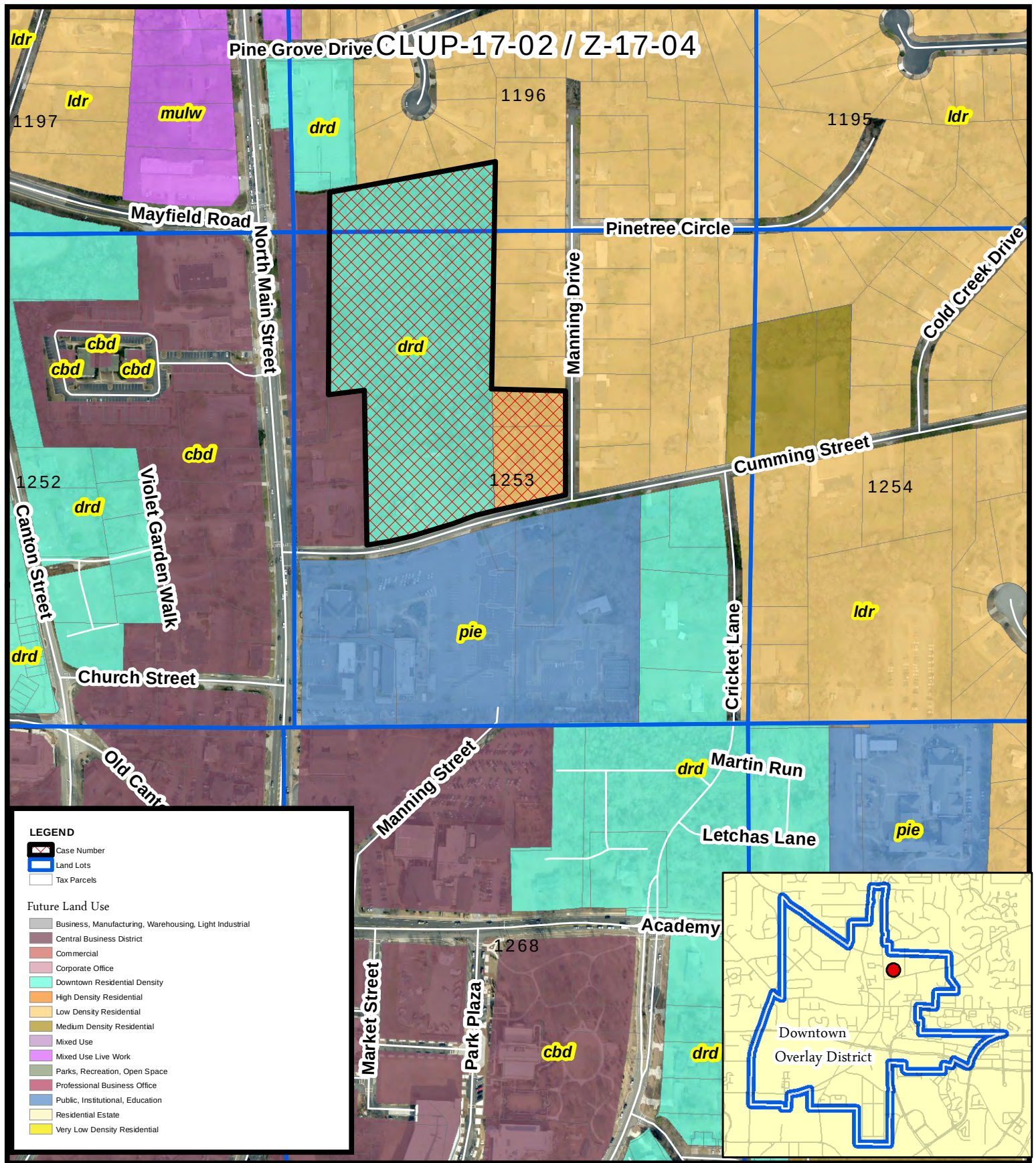
the project was mixed, with many saying that they would support the project if the project driveway was moved to Cumming Street. Other topics of concern that were raised, included stormwater, trees, density and townhome product.

At the request of the neighborhood, Staff met with several residents from Manning Drive subdivision to provide an overview of the applicant's request and to allow the neighborhood to voice their concerns. The following list of concerns were provided at this meeting:

- Not enough notice given to neighborhood by the applicant for a community meeting. Requested that the applicant defer to June or July.
- Do not support project access from Manning Drive. Access should be from existing driveway on Cumming Street.
- Density is too high. Density should represent a transition to surrounding, existing neighborhoods.
- Increase size of lots adjacent to Manning Drive subdivision. Lot sizes should be 1-to-1 (proposed vs. existing).
- Concerned that using the Lewis-Manning house as an office would destroy the interior of the home.
- Concerns over stormwater (location, run-off, mosquitos).
- Save more trees, many trees over 100 years old.
- Provide buffer between proposed development and Manning Drive subdivision (undisturbed and/or replanted, possibly a fence).
- All buildings should be 4-sided architecture and masonry materials.
- The City should purchase the property for a park or the developer should build a city park with very low density lots surrounding the park.
- Concern with townhomes being over-built. Applicant should provide a market study to support the request.
- What will happen to wildlife on the property?

IV. ATTACHMENTS:

- Site Plan
- Renderings



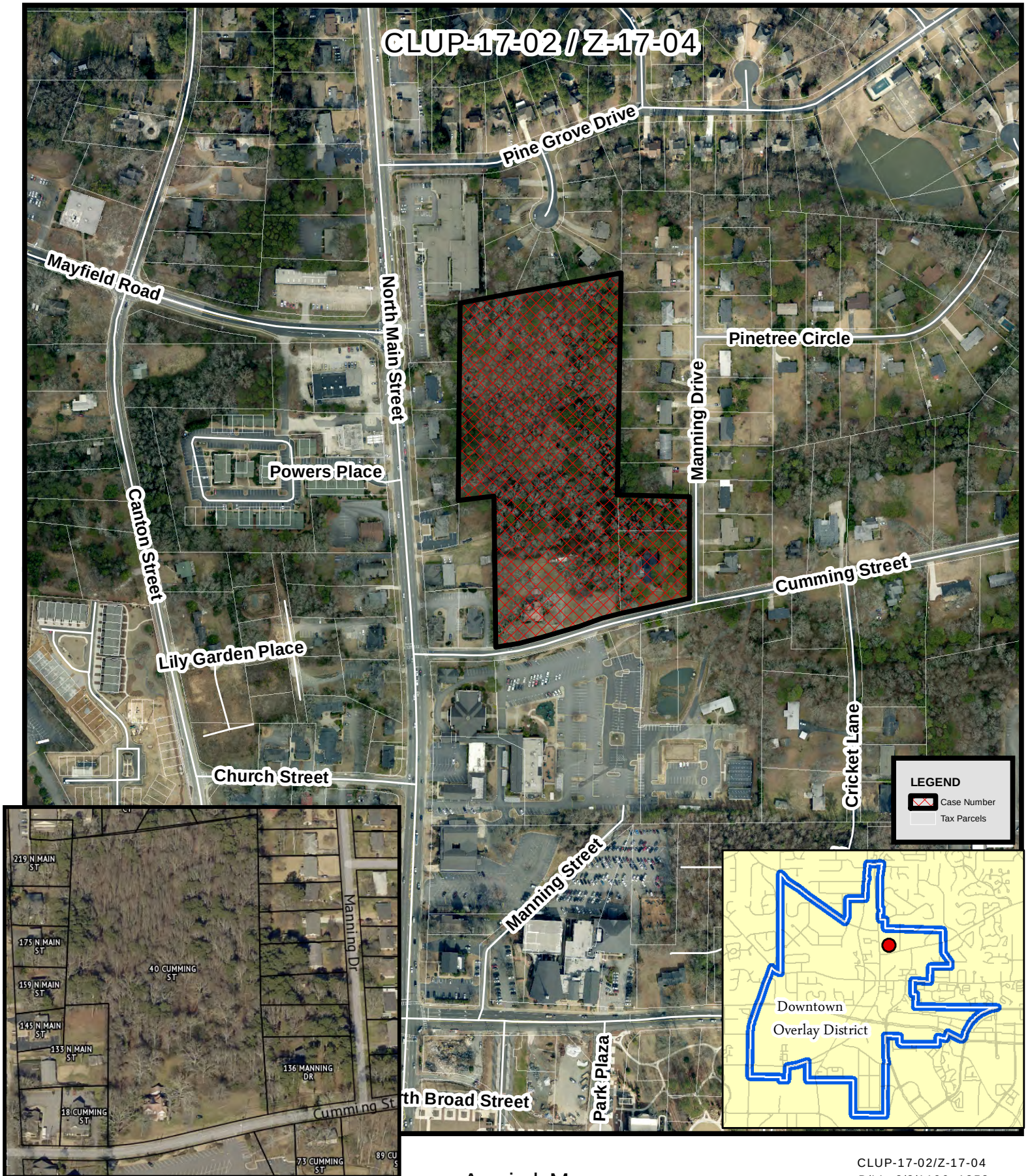
Future Land Use Taylor Morrison 40 Cumming Street

CLUP-17-02/Z-17-04
D/LL: 2/2/1196, 1253
PC Date: 6/01/17
CC Date: 7/24/17



Location Map Provided by:
Community Development - GIS

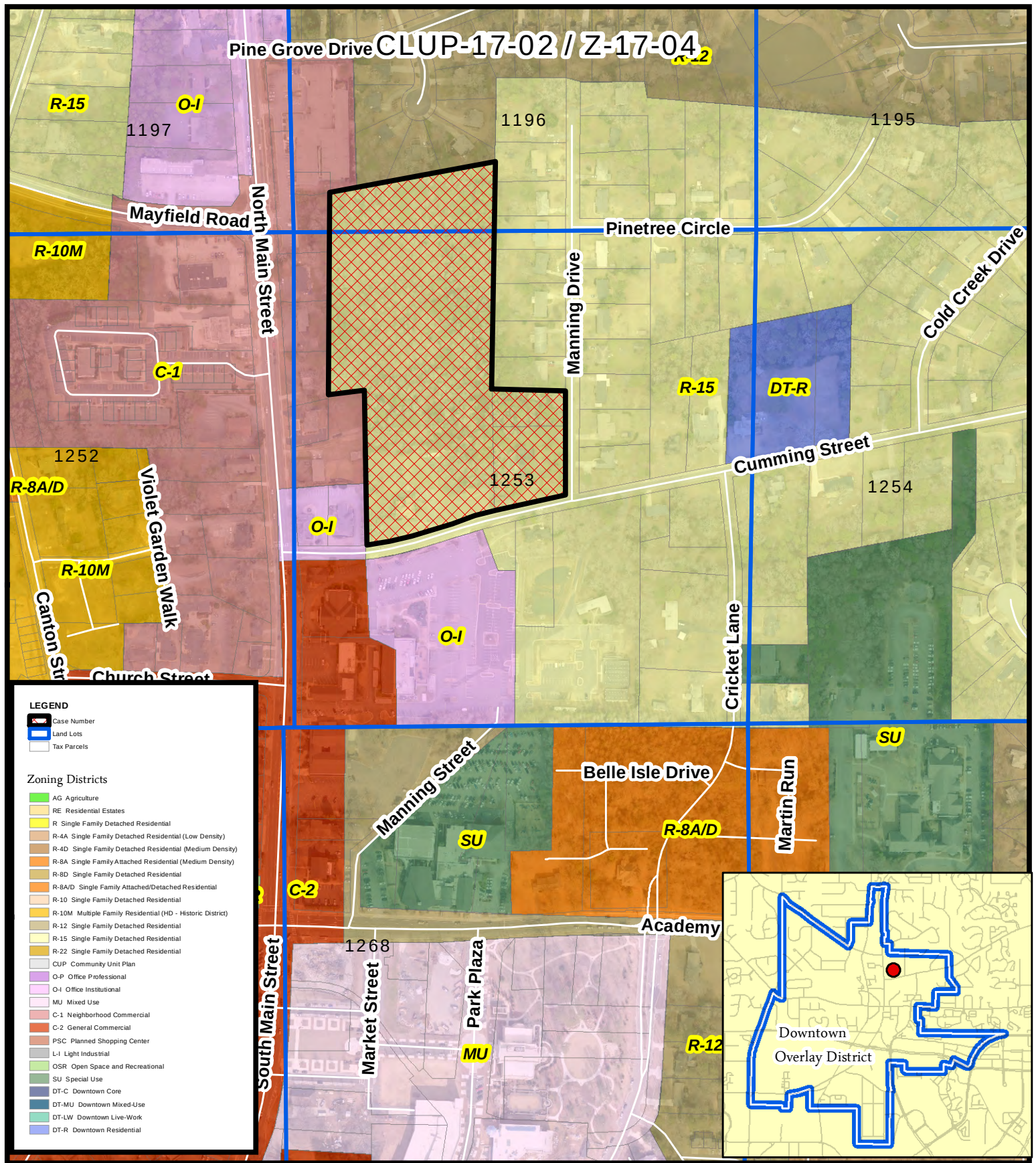
CLUP-17-02 / Z-17-04



Aerial Map
Taylor Morrison
40 Cumming Street

CLUP-17-02/Z-17-04
D/LL: 2/2/1196, 1253
PC Date: 6/01/17
CC Date: 7/24/17

Location Map Provided by:
Community Development - GIS

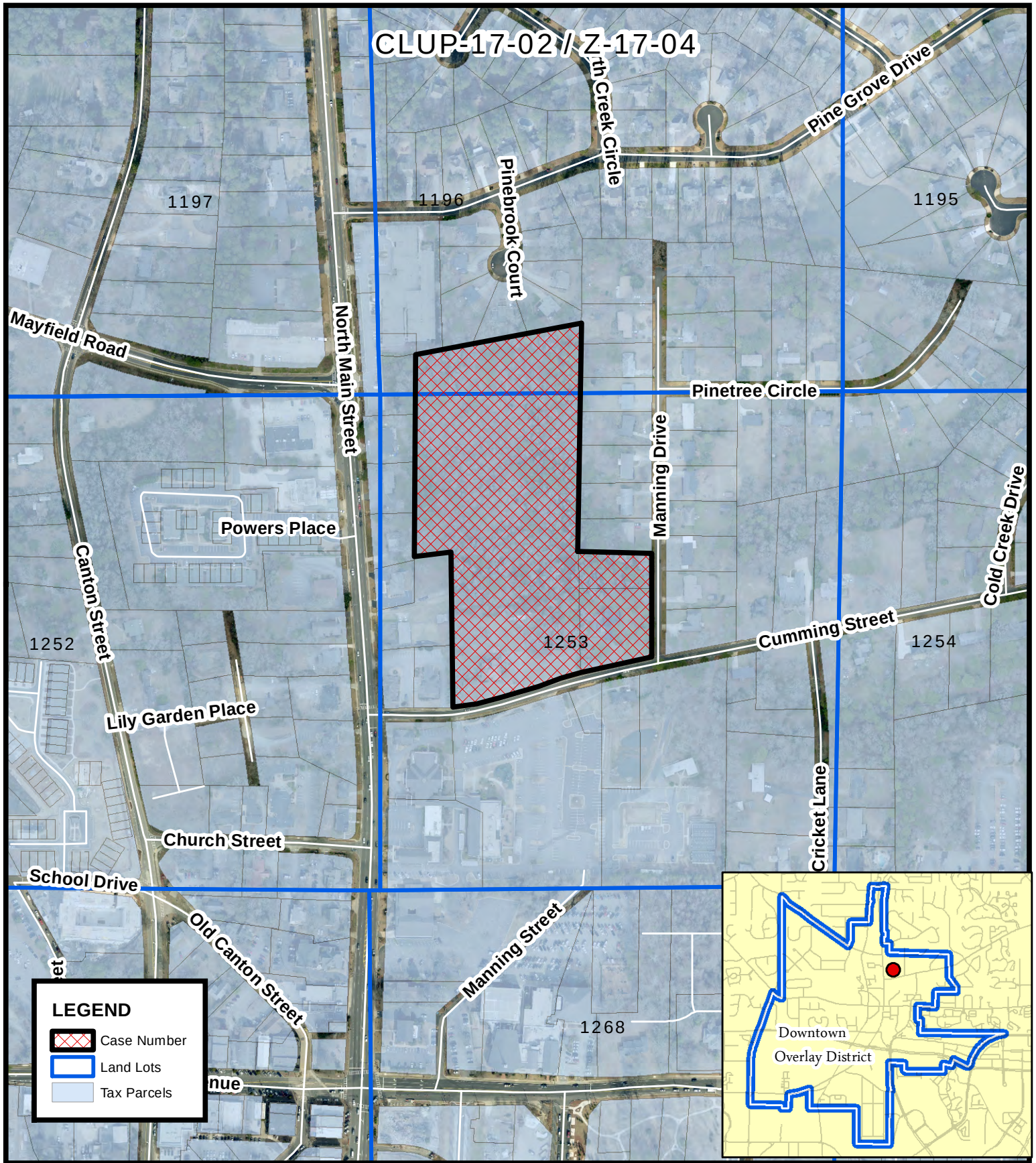


Zoning Map Taylor Morrison 40 Cumming Street

CLUP-17-02/Z-17-04
D/LL: 2/2/1196, 1253
PC Date: 6/01/17
CC Date: 7/24/17

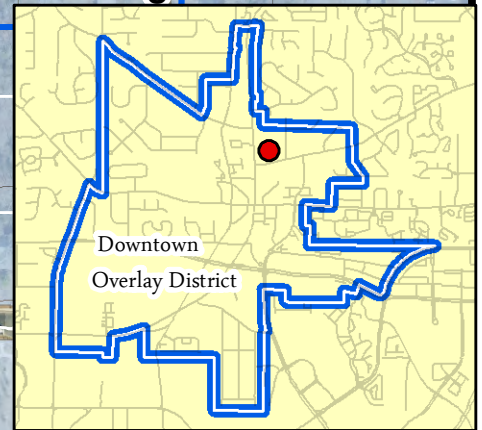
Location Map Provided by:
Community Development - GIS

CLUP-17-02 / Z-17-04



LEGEND

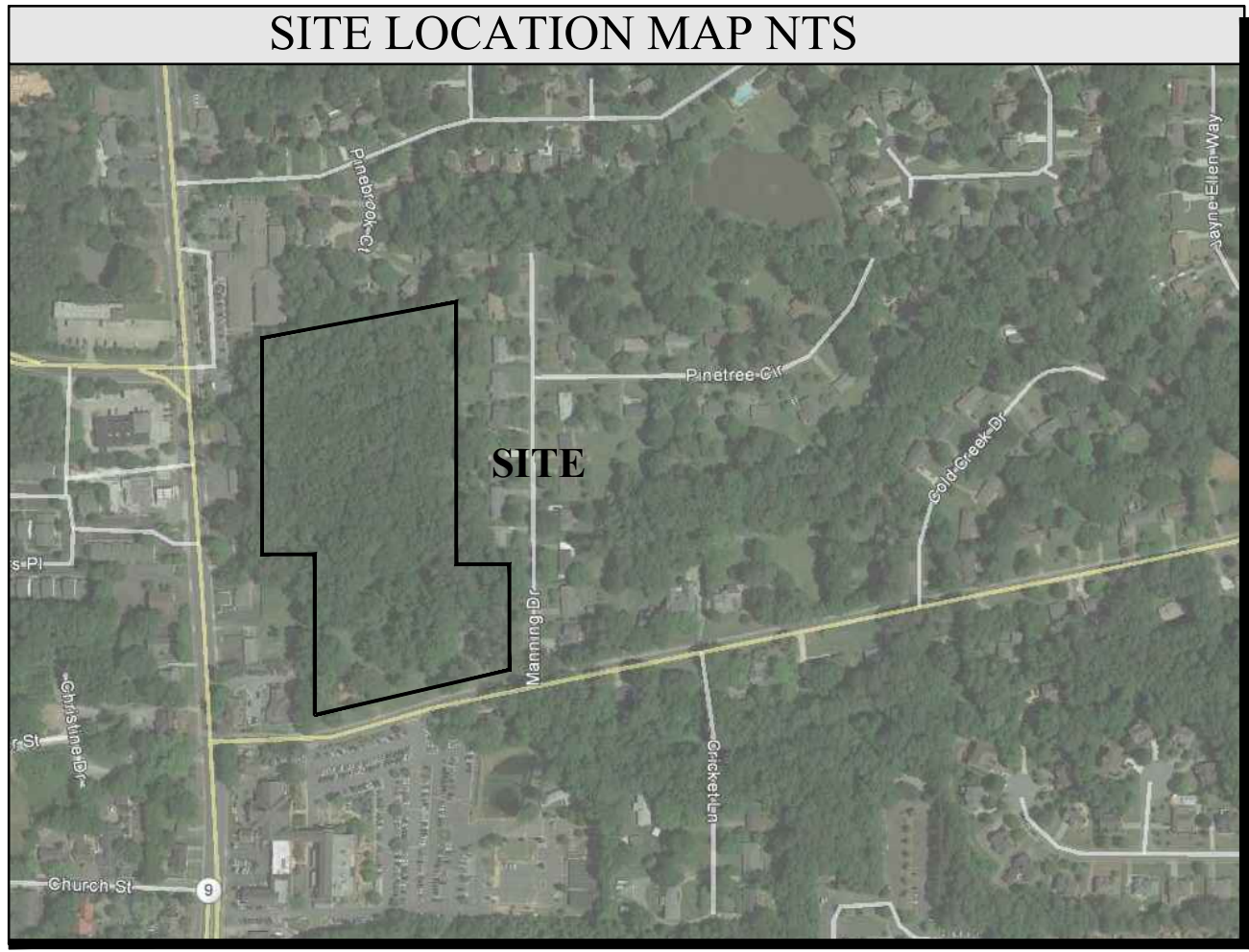
-  Case Number
-  Land Lots
-  Tax Parcels



Location Map
Taylor Morrison
40 Cumming Street

CLUP-17-02/Z-17-04
D/LL: 2/2/1196, 1253
PC Date: 6/01/17
CC Date: 7/24/17

Location Map Provided by:
Community Development - GIS



TOTAL SITE AREA	11.705 ACRES
PARCEL 1	10.868 ACRES
PARCEL 2	.837 ACRES

ZONING	
CURRENT ZONING	R-15
PROPOSED ZONING (PARCEL 1).....	DT-R
PROPOSED ZONING (PARCEL 2).....	DT-LW
ZONING JURISDICTION	CITY OF ALPHARETTA
	COUNTY OF FULTON

TOTAL RESIDENTIAL UNITS.....	59 HOMES
SF DETACHED HOMES.....	59 UNITS
RESIDENTIAL DENSITY STANDARD PER UDC (WITHOUT CONDITIONAL USE PERMIT)	.8 UNITS/ACRE
DENSITY PROPOSED (59 UNITS / 11.705 ACRES).....	5.04 UNITS/ACRE

FRONTAGE PROPERTY SETBACK	5 FEET MIN.
SIDE YARD SETBACK	0 FEET
REAR YARD SETBACK	3/10 FEET
TRANSITIONAL BUFFER ZONE	N/A
LANDSCAPE STRIP (ABUTTING PROPERTIES TO THE WEST)	5 FEET

DETACHED LOTS

FRONT, SIDE, REAR SETBACK	0 FEET
BUILDING SEPARATION	5 FEET
LOT AREA	2,500 SF. MIN
LOT WIDTH	25 FT. MIN

LOT COVERAGE

70% MAX/ 60% PROVIDED

RESIDENTIAL PARKING	271 SPACES
(2 GARAGE SPACES & 2 DRIVEWAY SPACES PER UNIT + 35 GUEST SPACES)	
RESIDENTIAL TOTAL HOMES	59 HOMES
RESIDENTIAL PARKING REQUIRED	2 / HOME = 118 SPACES
RESIDENTIAL PARKING PROVIDED	236 SPACES
GUEST PARKING REQUIRED	9 Sp. (15*59)
GUEST PARKING PROVIDED	35 SPACES

OFFICE PARKING REQUIRED (3,777 SF) 3/1000 SF = 11 SPACES
OFFICE PARKING PROVIDED 3/1000 SF = 12 SPACES
ONE OF THE TWELVE PROPOSED SPACES TO BE HANDICAP

BUILDING SQ FEET (PER FULTON COUNTY ACCESSOR) 3,777 SQ. FT.

LOT AREA 2,500 SF. MIN
LOT WIDTH 25 FT. MIN
LOT COVERAGE 70% MAX/ 38% PROVIDED

TOTAL OPEN SPACE REQUIRED	20% OF SITE
**OPEN SPACE REQUIREMENTS ARE SATISFIED IN TOTAL BASED ON THE	
PRESERVATION OF 40 CUMMING STREET HOUSE ON THE SITE PER SEC. 3.2-4.1	
CIVIC SPACE ON SITE (SEE OPEN SPACE EXHIBIT)	9.2%
AMENITY SPACE ON SITE (SEE OPEN SPACE EXHIBIT)	18.1%
TOTAL OPEN SPACE PROVIDED	27.3%

REQUEST TO GRADE IN THE 150' IMPERVIOUS BUFFER - ONLY GRADING
TO BE DONE AND NO IMPERVIOUS PROPOSED.



Know what's below.
Call before you dig.

24 HOUR CONTACT:
JONATHAN JONES
jojones@taylormorrison.com



FOR
TAYLOR MORRISON
4400 NORTH POINT PARKWAY

DISTRICT 2
SECTION 2

SUITE 295
ALPHARETTA, GA 30009
JOJONES@TAYLORMORRISON.COM

CITY OF ALPHARETTA,
FULTON COUNTY,
GEORGIA

[illegible]

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative.

SCALE: 1" = 60'
DATE: JULY 12, 2017
PROJECT: 16334.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE

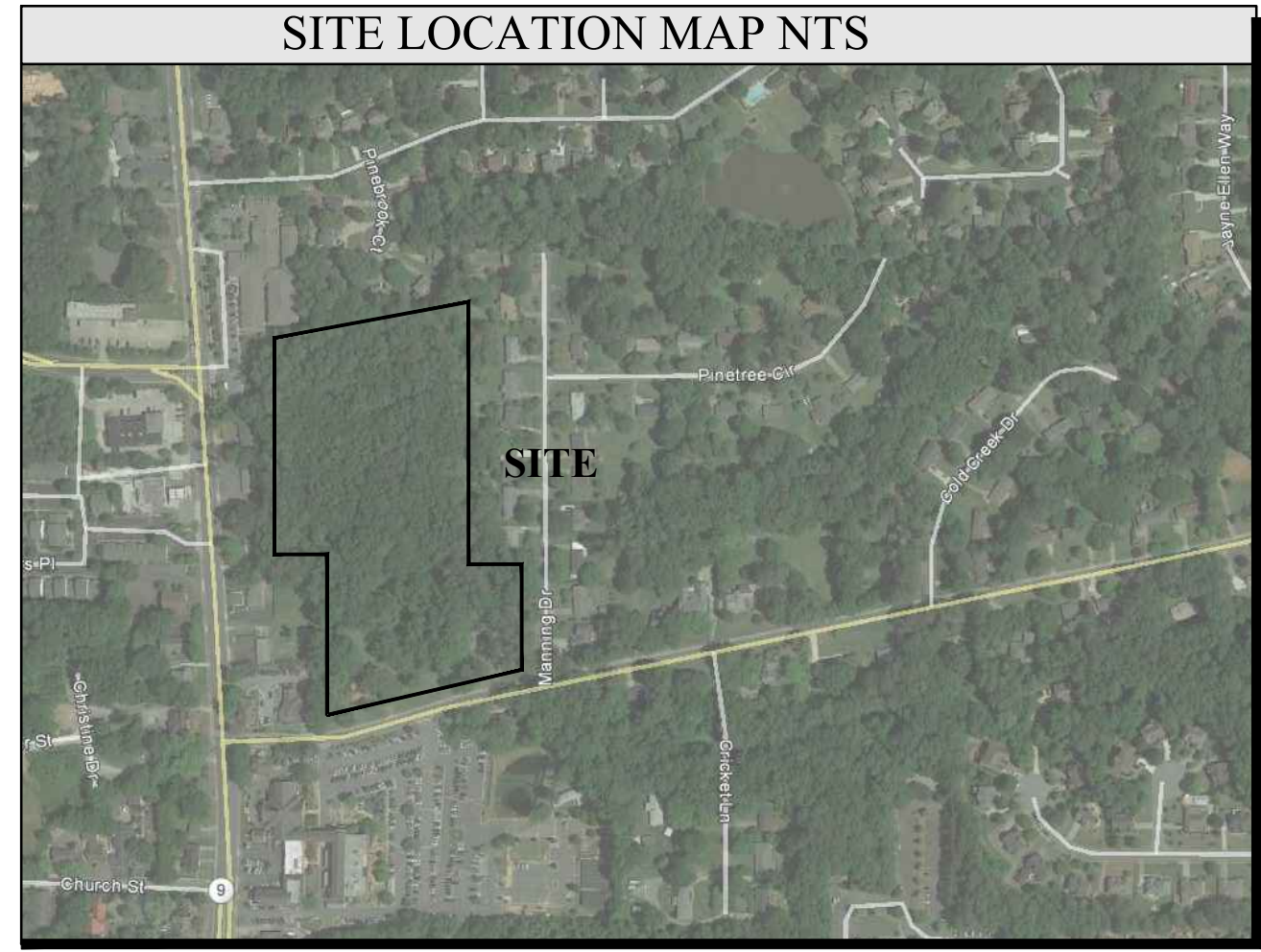


GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/27/2018



Z1

SHEET



TOTAL SITE AREA	11.705 ACRES
PARCEL 1	10.868 ACRES
PARCEL 2	.837 ACRES

CURRENT ZONING	R-15
PROPOSED ZONING (PARCEL 1).....	DT-R
PROPOSED ZONING (PARCEL 2).....	DT-LW

RESIDENTIAL DT-R DENSITY

TOTAL RESIDENTIAL UNITS	59 HOMES
SF DETACHED HOMES	59 UNITS
RESIDENTIAL DENSITY STANDARD PER UDC (WITHOUT CONDITIONAL USE PERMIT)	8 UNITS/ACRE
DENSITY PROPOSED (59 UNITS / 11.705 ACRES)	5.04 UNITS/ACRE

FRONTAGE PROPERTY SETBACK 5 FEET MIN.
SIDE YARD SETBACK 0 FEET
REAR YARD SETBACK 3/10 FEET
TRANSITIONAL BUFFER ZONE N/A
LANDSCAPE STRIP (ABUTTING PROPERTIES TO THE WEST)..... 5 FEET

DETACHED LOTS	
FRONT, SIDE, REAR SETBACK	0 FEET
BUILDING SEPARATION	5 FEET
LOT AREA	2,500 SF. MIN
LOT WIDTH	25 FT. MIN
LOT COVERAGE	70% MAX/ 60% PROVIDED

RESIDENTIAL PARKING	271 SPACES
(2 GARAGE SPACES & 2 DRIVEWAY SPACES PER UNIT + 35 GUEST SPACES)	
RESIDENTIAL TOTAL HOMES	59 HOMES
RESIDENTIAL PARKING REQUIRED.....	2 / HOME = 118 SPACES
RESIDENTIAL PARKING PROVIDED.....	236 SPACES
GUEST PARKING REQUIRED.....	9 Sp. (.15*59)
GUEST PARKING PROVIDED.....	35 SPACES

OFFICE PARKING REQUIRED (3,777 SF) 3/1000 SF = 11 SPACES
OFFICE PARKING PROVIDED 3/1000 SF = 12 SPACES
ONE OF THE TWELVE PROPOSED SPACES TO BE HANDICAP

BUILDING SQ FEET (PER FULTON COUNTY ACCESSOR)3,777 SQ. FT.

LOT AREA 2,500 SF. MIN
LOT WIDTH 25 FT. MIN
LOT COVERAGE 70% MAX/ 38% PROVIDED

TOTAL OPEN SPACE REQUIRED	20% OF SITE
**OPEN SPACE REQUIREMENTS ARE SATISFIED IN TOTAL BASED ON THE PRESERVATION OF 40 CUMMING STREET HOUSE ON THE SITE PER SEC. 3.2.4-I	
CIVIC SPACE ON SITE (SEE OPEN SPACE EXHIBIT)	9.2%
AMENITY SPACE ON SITE (SEE OPEN SPACE EXHIBIT)	18.1%
TOTAL OPEN SPACE PROVIDED	27.3%

REQUEST TO GRADE IN THE 150' IMPERVIOUS BUFFER - ONLY GRADING
TO BE DONE AND NO IMPERVIOUS PROPOSED.



Know what's below.
Call before you dig.

24 HOUR CONTACT:
JONATHAN JONES
jojones@taylormorrison.com

40 CUMMING STREET, 136 MANNING DRIVE
A MASTER PLANNED RESIDENTIAL COMMUNITY

FOR
TAYLOR MORRISON
4400 NORTH POINT PARKWAY

DISTRICT 2
SECTION 2

SUITE 295
ALPHARETTA, GA 30009
JOJONES@TAYLORMORRISON.COM

CITY OF ALPHARETTA,
FULTON COUNTY,
GEORGIA

"WE PROVIDE SOLUTIONS"

PLANNERS AND ENGINEERS COLLABORATIVE

 SITE PLANNING ■ LANDSCAPE ARCHITECTURE ■ CIVIL ENGINEERING ■ LAND SURVEYING
350 RESEARCH COURT ■ NORCROSS, GEORGIA 30092 ■ (770)451-2741 ■ FAX (770)451-3915 ■ WWW.PECATL.COM

[illegible]

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative.

SHEET TITLE

REZONING SITE PLAN

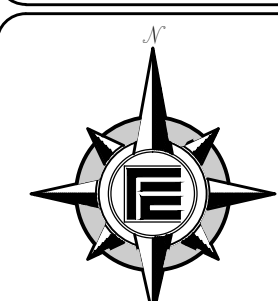


SCALE: 1" = 60'
DATE: JULY 12, 2017
PROJECT: 16334.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.

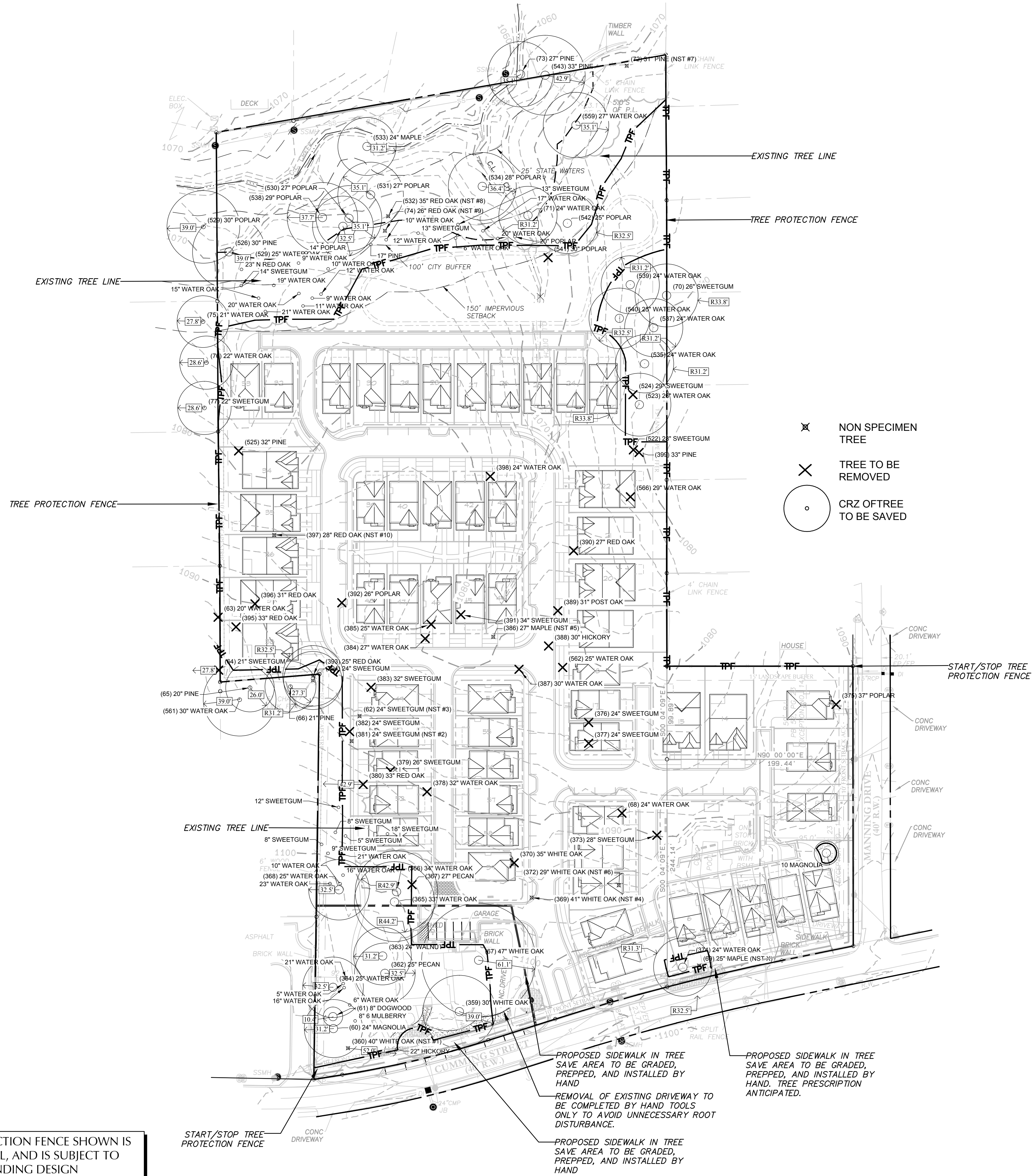


GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/27/2018



Z2

SHEET



TREE PROTECTION FENCE SHOWN IS
CONCEPTUAL, AND IS SUBJECT TO
CHANGE PENDING DESIGN
DEVELOPMENT AND GRADING PLANS



24 HOUR CONTACT:
JONATHAN JONES
jojones@taylormorrison.com



TP
SHEET

40 CUMMING STREET, 136 MANNING DRIVE
A MASTER PLANNED RESIDENTIAL COMMUNITY
FOR

FOR
TAYLOR MORRISON

4400 NORTH POINT PARKWAY
SUITE 205

CITY OF ALPHARETTA,
FULTON COUNTY,
GEORGIA

ALPHARET TA, GA 30009
 JOJONES@TAYLORMORRISON.COM

DISTRICT 2
SECTION 2

"WE PROVIDE SOLUTIONS"

CITY OF ALPHARETTA,
FULTON COUNTY,
GEORGIA

"WE PROVIDE SOLUTIONS"

"WE PROVIDE SOLUTIONS"

PLANNERS AND ENGINEERS COLLABORATIVE

SITE PLANNING ■ LANDSCAPE ARCHITECTURE ■ CIVIL ENGINEERING ■ LAND SURVEYING
350 RESEARCH COURT ■ NORCROSS, GEORGIA 30092 ■ (770)451-2741 ■ FAX (770)451-3915 ■ WWW.PECATL.COM

REVISIONS:

[illegible]

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative.

SHEET TITLE

TREE PROTECTION PLAN

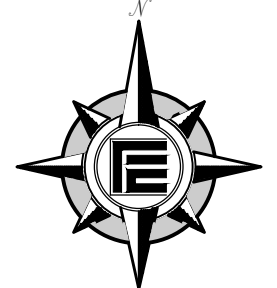


SCALE: 1" = 60'
DATE: JULY 12, 2017
PROJECT: 16334.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.



7-12-17



TP
SHEET

The Manning Community Architectural Design



The Lewis - Manning House

Lewis-Manning Architectural Influence:

The Lewis Manning House was created in the end of the Romantic Era that dominated the architectural trends in the United States in the mid 1800's.

The architectural styles included:

- Queen Anne
- Greek Revival
- Italianate

Our goal is to take you back in time to when the City of Alpharetta was formed and the Romantic styles dominated. We take pride in our heritage and the ability to honor and preserve history.



Residential Design by:
Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com

40 Cumming Street / 136 Manning Drive
Alpharetta, Georgia

Date: May 22, 2017

TaylorMorrison.

4400 North Point Parkway, Suite 295
Alpharetta, GA 30022

Queen Anne Style:

Identifying Features:

Steeply Pitched or Irregular
Shaped Roofs

Patterened Shingles

Dominate Front Facing Gable

Asymmetrical Facade

Cutaway Bay Windows

Full or Partial Porch

Decorative porch brackets,
pickets or columns



Queen Anne Style

Background:

Queen Anne style became popular by the architect Richard Norman Shaw in the 19th Century. Distinguished by half timber and patterned masonry, ornate spindlework and intricate detailing. The Lewis-Manning House constructed in 1895 is modeled after the Queen Anne style.



Residential Design by:
Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com

40 Cumming Street / 136 Manning Drive
Alpharetta, Georgia

Date: May 22, 2017

TaylorMorrison.

4400 North Point Parkway, Suite 295
Alpharetta, GA 30022

Italianate Style:

Identifying Features:

Symmetrical or Asymmetrical
massing

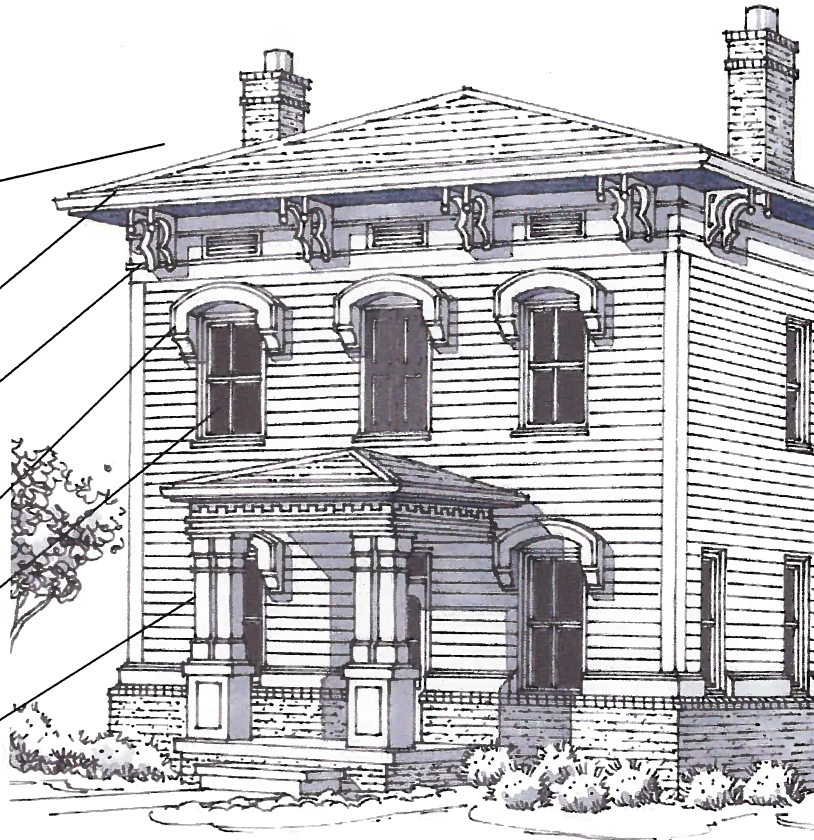
Low pitched main roof (5:12)

Wide overhanging eaves with
decorative brackets

Elaborate window treatment

Two pane window glazing

Single story porches w/ re-
strained detailing and square
posts



Italianate Style

Italianate Style:

Italianate styling dominated urban housing in the decades between 1860 and 1880 in the Eastern and Midwest region. Italianate houses are characterized by wide projecting cornices with brackets, low pitched roofs and decorative window trim.



Residential Design by:
Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com

40 Cumming Street / 136 Manning Drive
Alpharetta, Georgia

Date: May 22, 2017

TaylorMorrison.

4400 North Point Parkway, Suite 295
Alpharetta, GA 30022

Gothic Revival Style:

Identifying Features:

Symmetrical structure massing

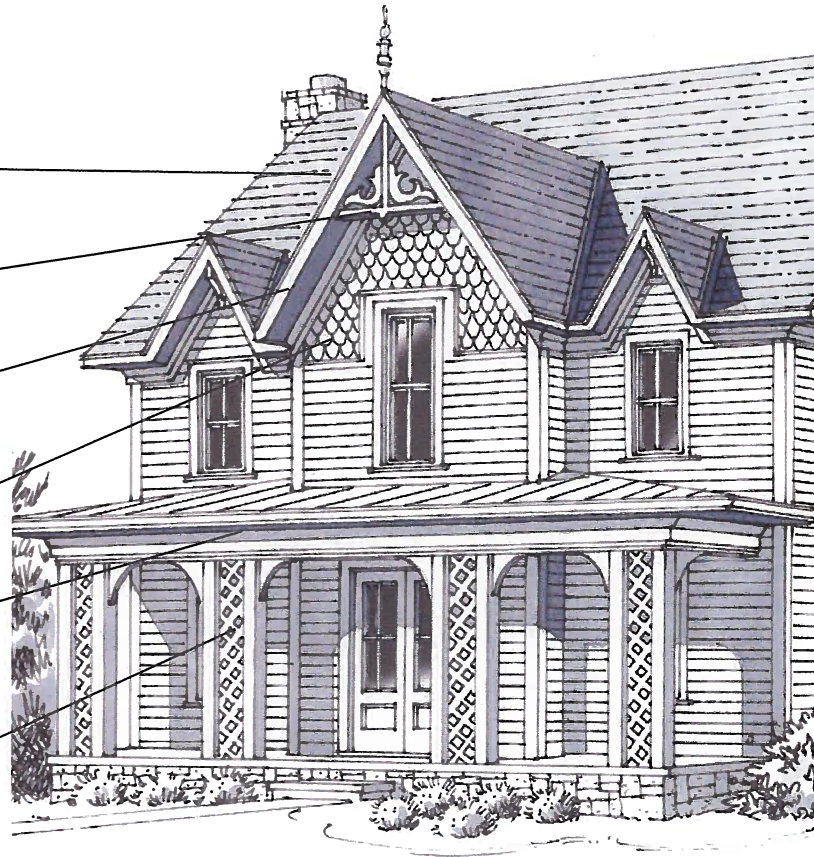
Steep pitch roofs with cross
gable bracing

Center or paired gables

Wall surface extending into
gable without break

One story full porch

Porch columns with decorative
bracing



Gothic Revival Style

Gothic Revival Style:

The Gothic Revival style was more complex and difficult to construct therefore less common. The style grew in popularity in the 1860's in the South. Considered one of the romantic houses using detailing from the European Swiss Chalet. This style became popular by the architect Andrew Jackson Downing's publication in 1842.



Residential Design by:
Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com

40 Cumming Street / 136 Manning Drive
Alpharetta, Georgia

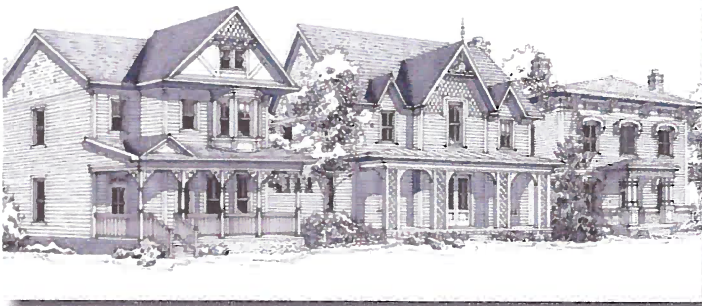
Date: May 22, 2017

TaylorMorrison.

4400 North Point Parkway, Suite 295
Alpharetta, GA 30022

The Manning Community

Product Overview



Single Family Streetscape View

Single Family Product Line:

- Alley Load Garage Single Family
- 2 Story
- Slab and Basement Conditions

Product Name: Square Footage:

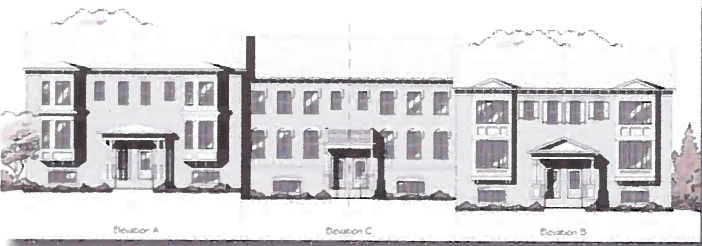
Buckingham	2,256 sq. ft.
Chastain	2,536 sq. ft.
Providence	2,958 sq. ft.
Rutland	2,900 sq. ft.
Cameron	3,104 sq. ft.

Townhome Product Line:

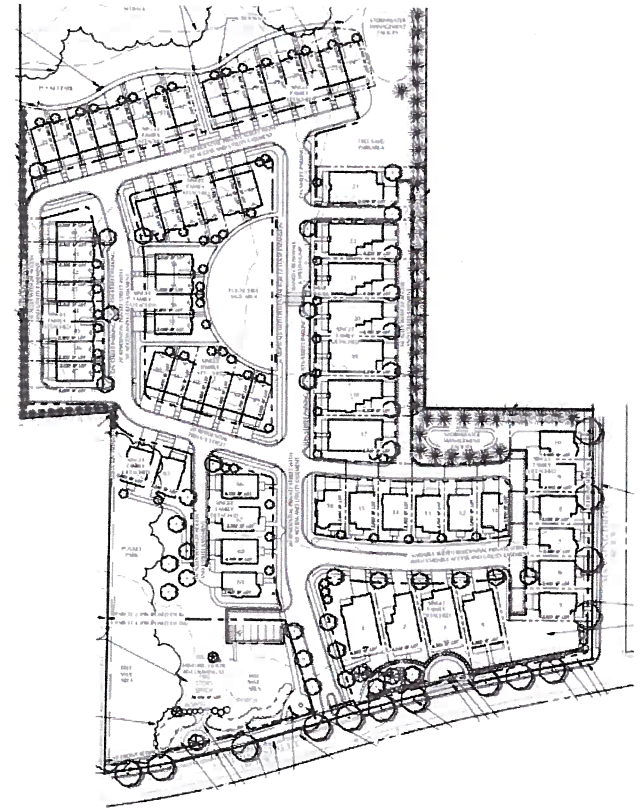
- Alley Load Garage
- 3 Story Drive Under
- Finished Terrace Level
- 2 & 3 Bedroom Options

Product Name: Square Footage:

Merlot	2,536 sq. ft.
Riesling	2,536 sq. ft.



Townhome Streetscape View



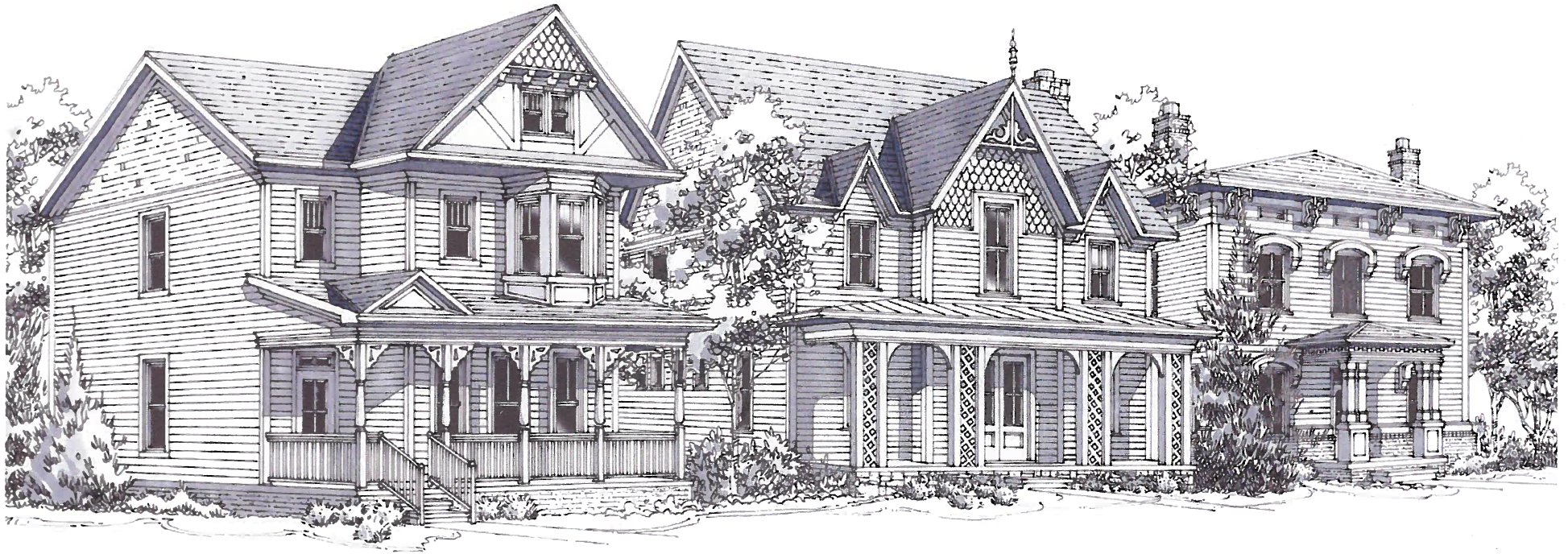
Residential Design by:
Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com

40 Cumming Street / 136 Manning Drive
Alpharetta, Georgia

Date: May 22, 2017

TaylorMorrison.

4400 North Point Parkway, Suite 295
Alpharetta, GA 30022



Single Family Product Line



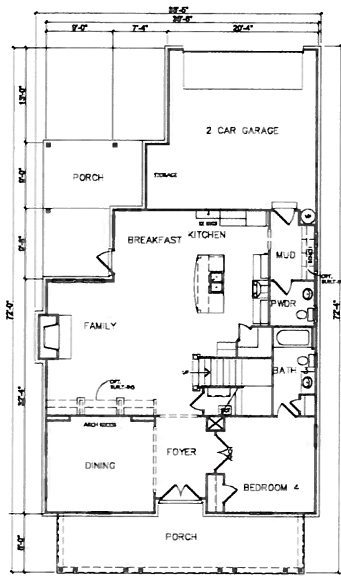
Residential Design by:
Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com

40 Cumming Street / 136 Manning Drive
Alpharetta, Georgia

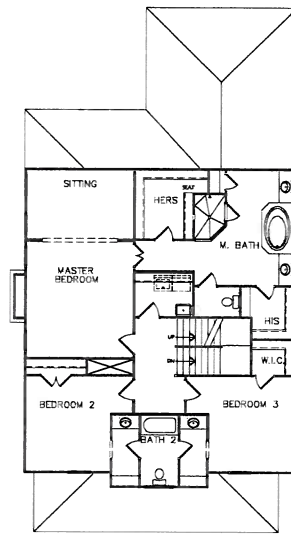
Date: May 22, 2017

TaylorMorrison.

4400 North Point Parkway, Suite 295
Alpharetta, GA 30022



1st FLOOR PLAN - RUTLAND "E"



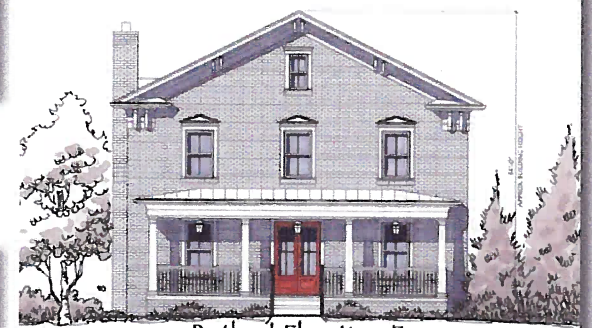
2nd FLOOR PLAN - RUTLAND "E"



Rutland Elevation E
Gothic Revival



Rutland Elevation G
Queen Anne



Rutland Elevation F
Italianate

The Rutland



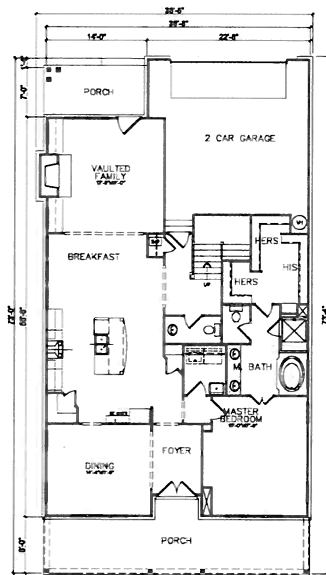
Residential Design by:
Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com

40 Cumming Street / 136 Manning Drive
Alpharetta, Georgia

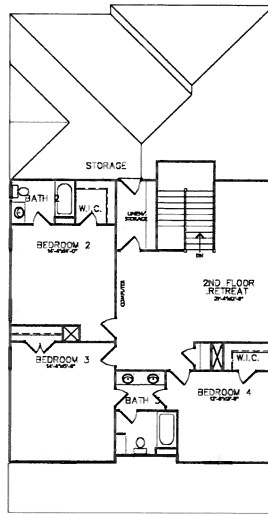
Date: May 22, 2017

TaylorMorrison.

4400 North Point Parkway, Suite 295
Alpharetta, GA 30022



1st FLOOR PLAN - CAMERON 'E'



2nd FLOOR PLAN - CAMERON 'E'



Cameron Elevation E
Gothic Revival



Cameron Elevation G
Queen Anne



Cameron Elevation F
Italianate

The Cameron



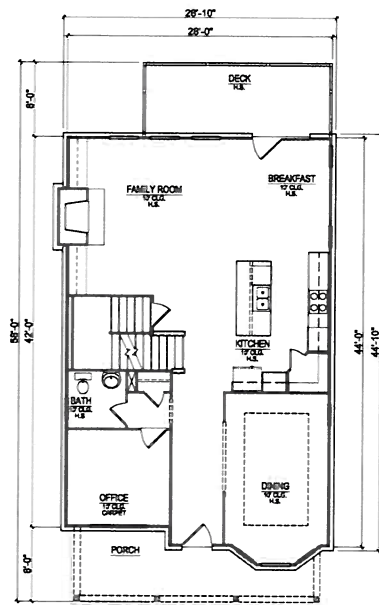
Residential Design by:
Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com

40 Cumming Street / 136 Manning Drive
Alpharetta, Georgia

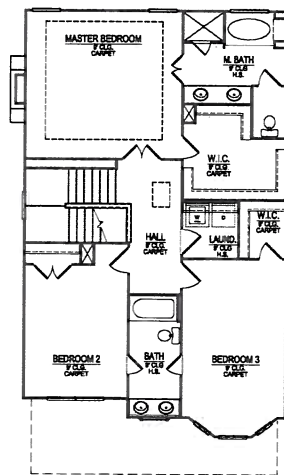
Date: May 22, 2017

TaylorMorrison.

4400 North Point Parkway, Suite 295
Alpharetta, GA 30022



1st FLOOR PLAN - BUCKINGHAM "E"



2nd FLOOR PLAN - BUCKINGHAM "E"

The Buckingham



Buckingham E
Queen Anne



Buckingham G
Gothic Revival



Buckingham F
Italianate



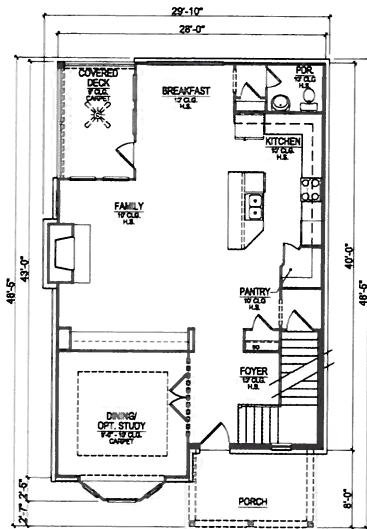
Residential Design by:
Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com

40 Cumming Street / 136 Manning Drive
Alpharetta, Georgia

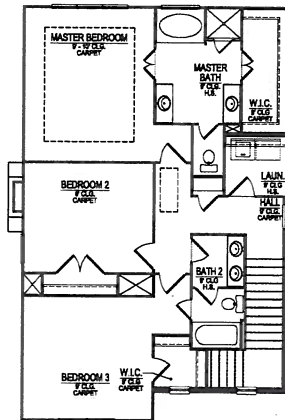
Date: May 22, 2017

TaylorMorrison.

4400 North Point Parkway, Suite 295
Alpharetta, GA 30022



1st FLOOR PLAN - CHASTAIN "E"



2nd FLOOR PLAN - CHASTAIN "E"

The Chastain



Chastain Elevation E

Italianate



Chastain Elevation G

Italianate



Chastain Elevation F

Gothic Revival



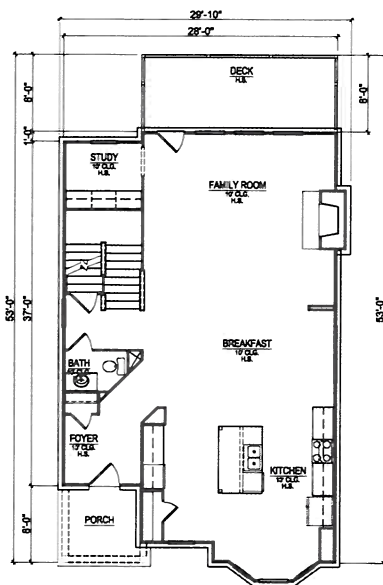
Residential Design by:
Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com

40 Cumming Street / 136 Manning Drive
Alpharetta, Georgia

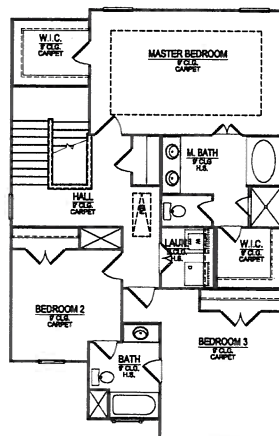
Date: May 22, 2017

TaylorMorrison.

4400 North Point Parkway, Suite 295
Alpharetta, GA 30022



1st FLOOR PLAN - PROVIDENCE "H"



2nd FLOOR PLAN - PROVIDENCE "H"

The Providence



Providence Elevation H

Gothic Revival



Providence Elevation K



Providence Elevation J

Queen Anne



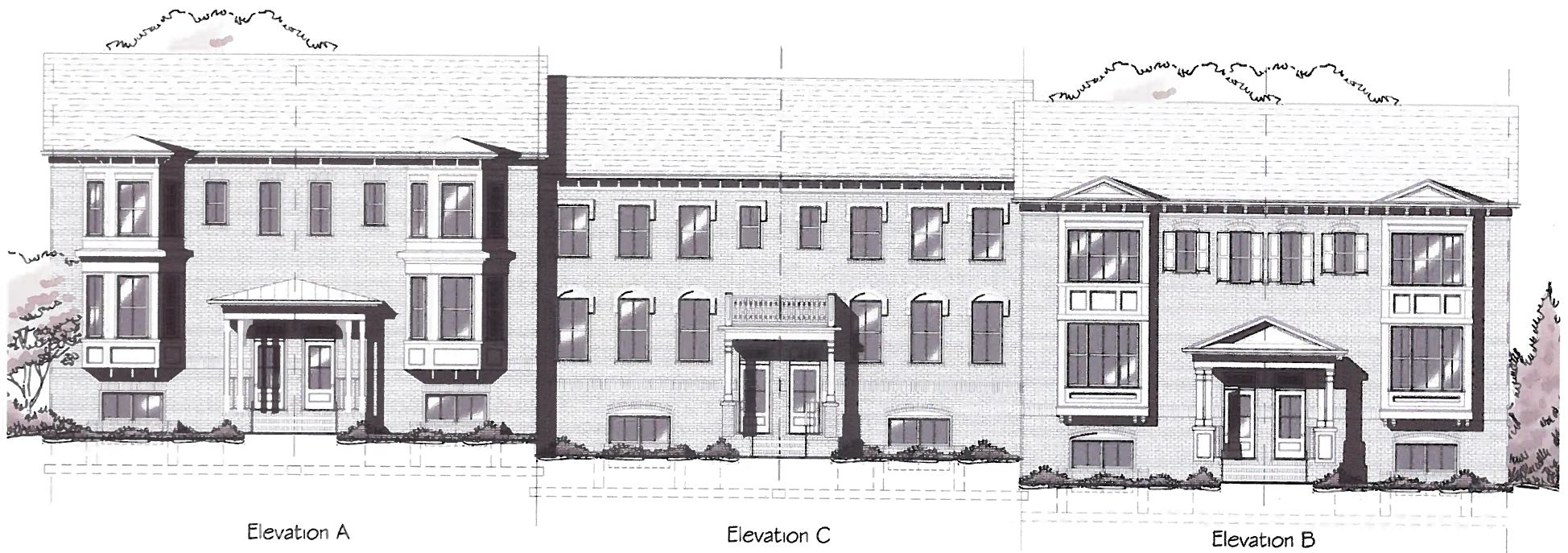
Residential Design by:
Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com

40 Cumming Street / 136 Manning Drive
Alpharetta, Georgia

Date: May 22, 2017

TaylorMorrison.

4400 North Point Parkway, Suite 295
Alpharetta, GA 30022



Front Elevation

Manning Townhomes



Residential Design by:
Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com

40 Cumming Street / 136 Manning Drive
Alpharetta, Georgia

Date: May 22, 2017

TaylorMorrison.

4400 North Point Parkway, Suite 295
Alpharetta, GA 30022

Italianate Style:

Identifying Features:



Townhome Elevation B

Two to three Stories

Low pitched main roof (5:12)

Wide cornice overhangs with decorative brackets beneath eaves

Narrow windows with 2 over 2 mullions

Bay Windows

Decorative or arched window crowns

Square porch columns with chisled-corners

Brick Veneer w/ rowlock detailing



Townhome Elevation A



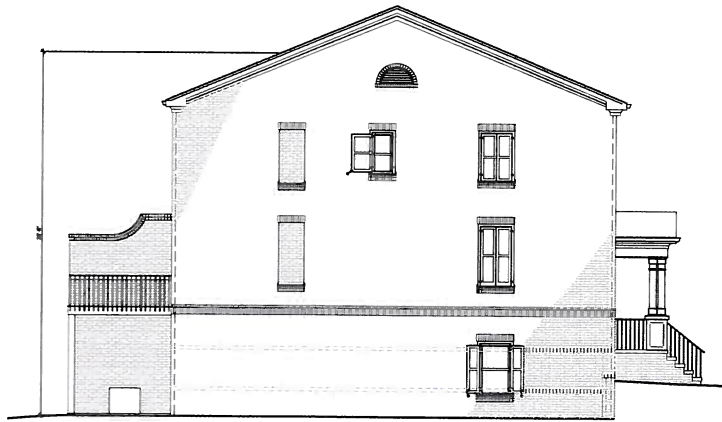
Residential Design by:
Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com

40 Cumming Street / 136 Manning Drive
Alpharetta, Georgia

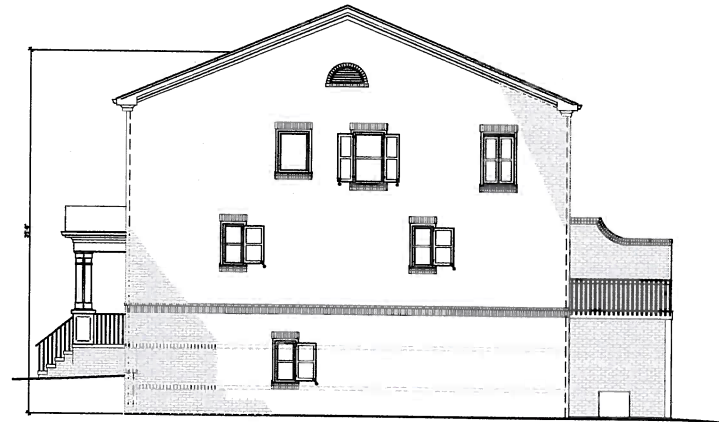
Date: May 22, 2017

TaylorMorrison.

4400 North Point Parkway, Suite 295
Alpharetta, GA 30022



Left Elevation



Right Elevation



Rear Elevation

Manning Townhomes



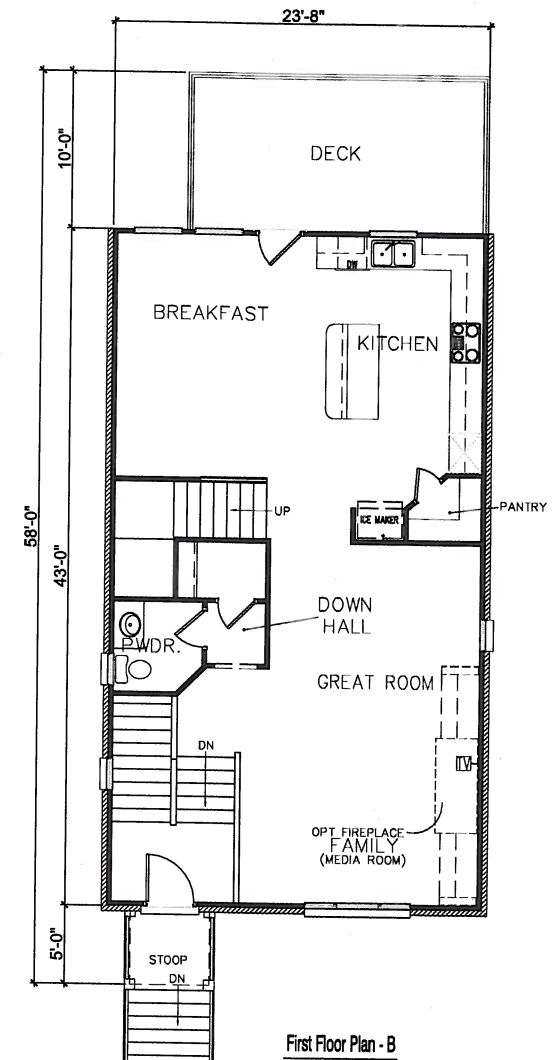
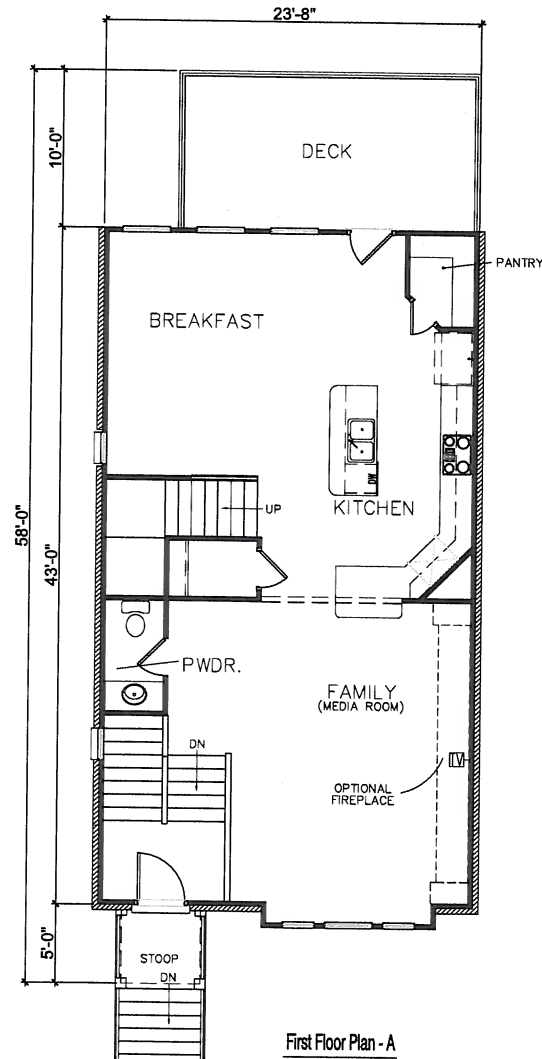
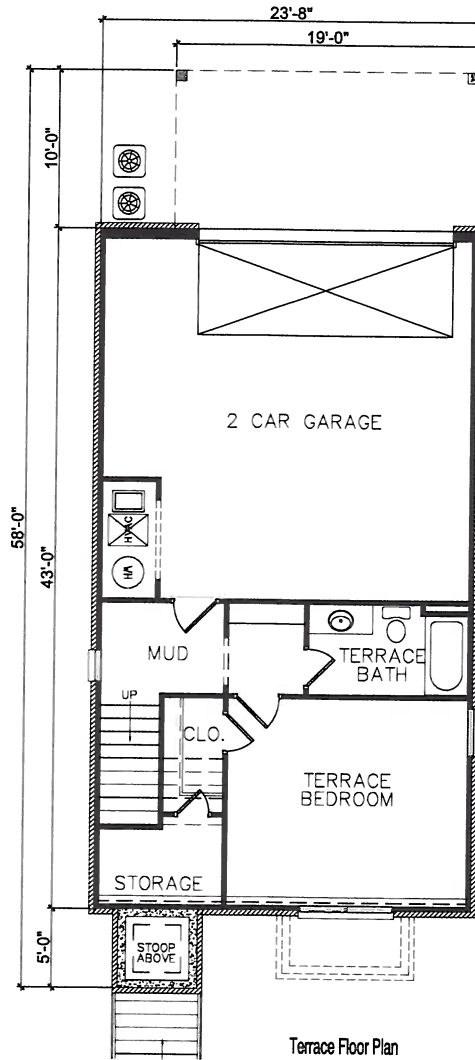
Residential Design by:
Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com

40 Cumming Street / 136 Manning Drive
Alpharetta, Georgia

Date: May 22, 2017

TaylorMorrison.

4400 North Point Parkway, Suite 295
Alpharetta, GA 30022



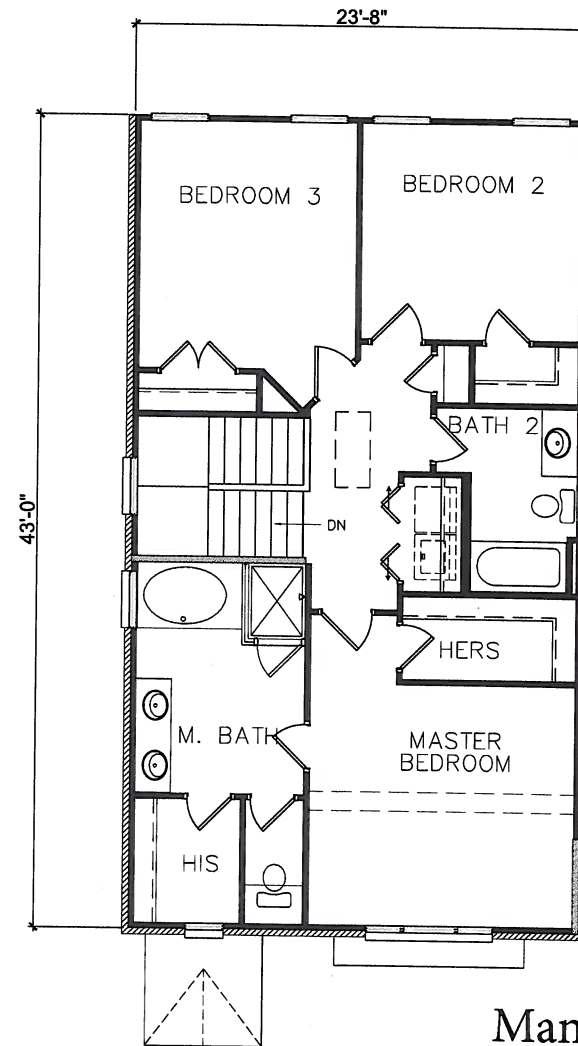
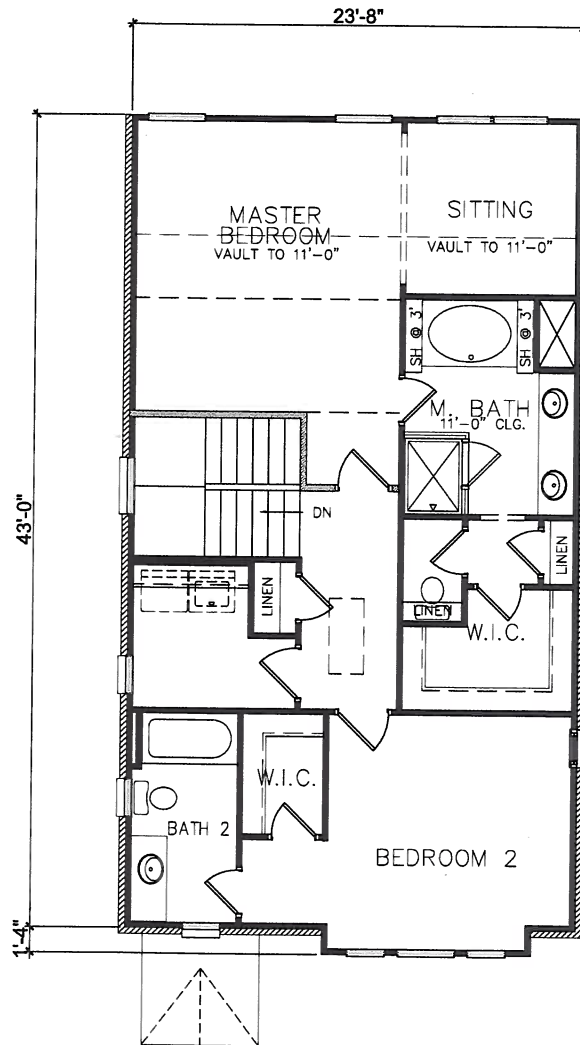
Residential Design by:
Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com

40 Cumming Street / 136 Manning Drive
Alpharetta, Georgia

Date: May 22, 2017

TaylorMorrison.

4400 North Point Parkway, Suite 295
Alpharetta, GA 30022



Manning Townhomes



Residential Design by:
Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com

40 Cumming Street / 136 Manning Drive
Alpharetta, Georgia

Date: May 22, 2017

TaylorMorrison.

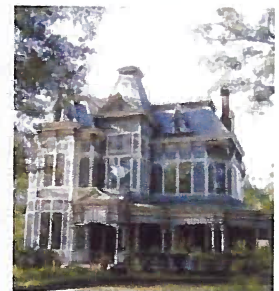
4400 North Point Parkway, Suite 295
Alpharetta, GA 30022

Queen Anne Style:

Queen Anne style became popular by the architect Richard Norman Shaw in the 19th Century. Distinguished by half timber and patterned masonry, ornate spindlework and intricate detailing. The Lewis-Manning House constructed in 1895 is modeled after the Queen Anne style.



The Lewis - Manning House



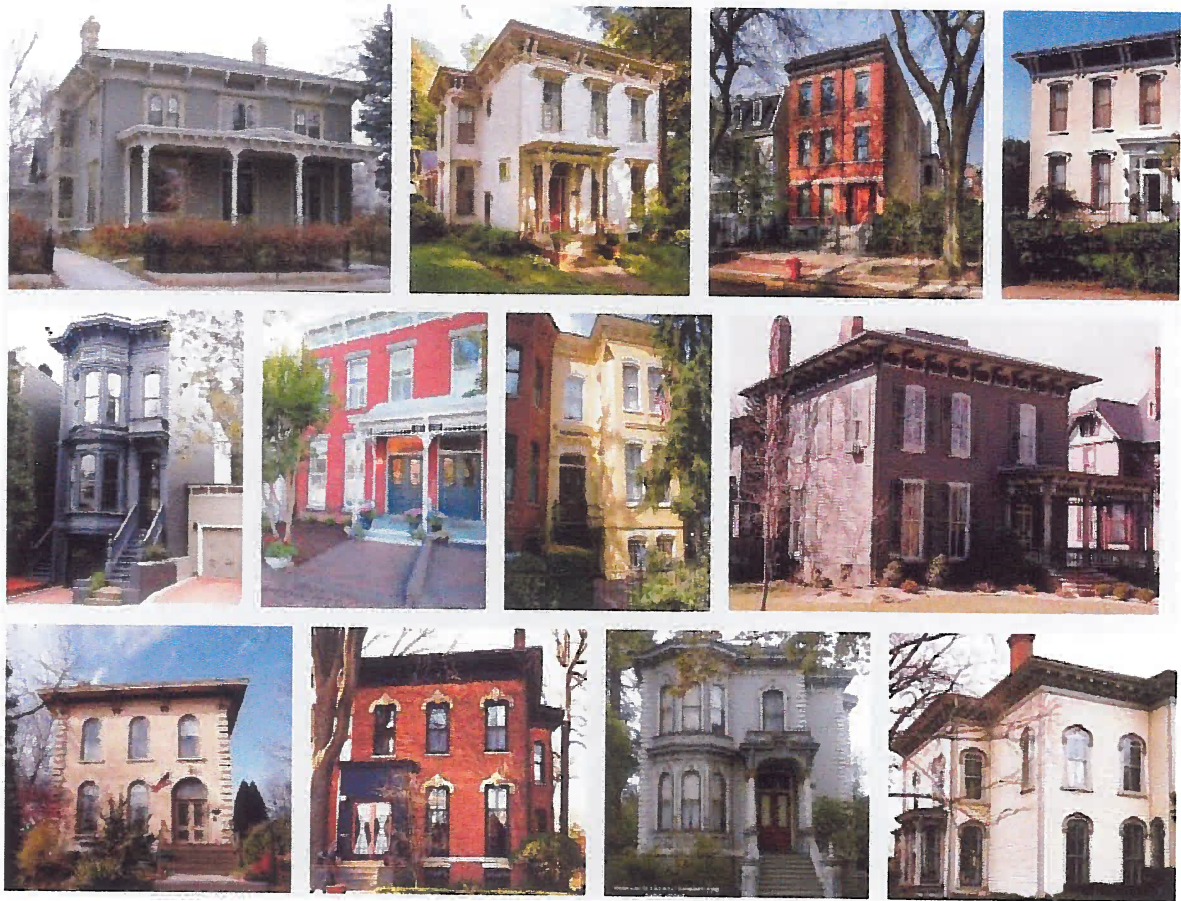
Residential Design by:
Main Street Designs of Georgia, LLC
3050 Royal Blvd. South, Suite 135
Alpharetta, GA 30022

40 Cumming Street / 136 Manning Drive
Alpharetta, Georgia

TaylorMorrison.
4400 North Point Parkway, Suite 295
Alpharetta, GA 30022

Italianate Style:

Italianate styling dominated urban housing in the decades between 1860 and 1880 in the Eastern and Midwest region. Italianate town houses are characterized by wide projecting cornices with brackets, low pitched roofs and decorative window trim.



Residential Design by:
Main Street Designs of Georgia, LLC
3050 Royal Blvd. South, Suite 135
Alpharetta, GA 30022

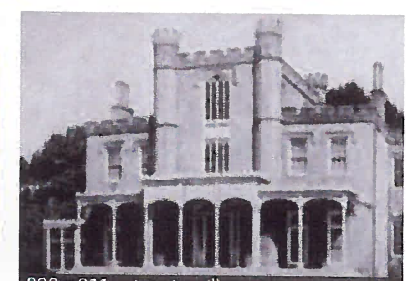
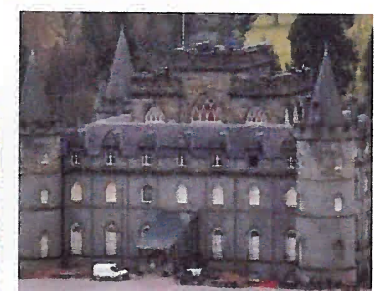
40 Cumming Street / 136 Manning Drive
Alpharetta, Georgia

TaylorMorrison.

4400 North Point Parkway, Suite 295
Alpharetta, GA 30022

Gothic Revival Style:

The Gothic Revival style was more complex and difficult to construct thefore less common. The style grew in popularity in the 1860's in the South. Considered one of the romantic houses using detailing from the European Swiss Chalet. This style became popular by the architect Andrew Jackson Downing's publication in 1842.



320 x 211 - victorianvilla.com



Residential Design by:
Main Street Designs of Georgia, LLC
3050 Royal Blvd. South, Suite 135
Alpharetta, GA 30022

40 Cumming Street / 136 Manning Drive
Alpharetta, Georgia

TaylorMorrison.

4400 North Point Parkway, Suite 295
Alpharetta, GA 30022



Traffic Impact Study

Manning Square TIA

City of Alpharetta, Georgia

Report Prepared:

April 2017

Prepared for:

Taylor Morrison of Georgia, LLC

Prepared by:

Kimley»Horn

Kimley-Horn and Associates, Inc.
2 Sun Court, Suite 450
Peachtree Corners, Georgia 30092
Project #017270004

Traffic Impact Study

Manning Square TIA

City of Alpharetta, Georgia

Report Prepared:

April 2017

Prepared for:

Taylor Morrison of Georgia, LLC

Prepared by:

Kimley»Horn

Kimley-Horn and Associates, Inc.
2 Sun Court, Suite 450
Peachtree Corners, Georgia 30092
Project #017270004



CONTENTS

1.0	Introduction	1
2.0	Study Area Determination	1
3.0	Existing Traffic Conditions.....	4
4.0	Projected Background (Non-Project) Traffic.....	6
	<i>4.1 Future Roadway / Intersection Projects</i>	<i>6</i>
5.0	Project Traffic.....	6
	<i>5.1 Project Site Access</i>	<i>7</i>
	<i>5.2 Trip Generation.....</i>	<i>7</i>
	<i>5.3 Trip Distribution and Assignment.....</i>	<i>7</i>
6.0	Level-of-Service Analysis	13
7.0	Conclusion.....	15
	<i>7.1 Recommendations</i>	<i>15</i>

FIGURES

Figure 1: Site Location Map	2
Figure 2: Site Aerial	3
Figure 3: Existing 2017 Traffic Conditions	5
Figure 4: Projected Re-Routed Trips	9
Figure 5: Projected 2020 No-Build Conditions	8
Figure 6: Trip Distribution and Assignment	10
Figure 7: Net New Project Trips	11
Figure 8: Projected 2020 Build Conditions	12

TABLES

Table 1: Project Trip Generation Summary	7
Table 2: Level-of-Service Summary	14

APPENDICES

Appendix A:	Site Photographs
Appendix B:	Traffic Count Data
Appendix C:	Future Roadway / Intersection Projects
Appendix D:	Proposed Site Plan
Appendix E:	Intersection Volume Worksheets
Appendix F:	<i>Synchro</i> Analysis Reports

1.0 INTRODUCTION

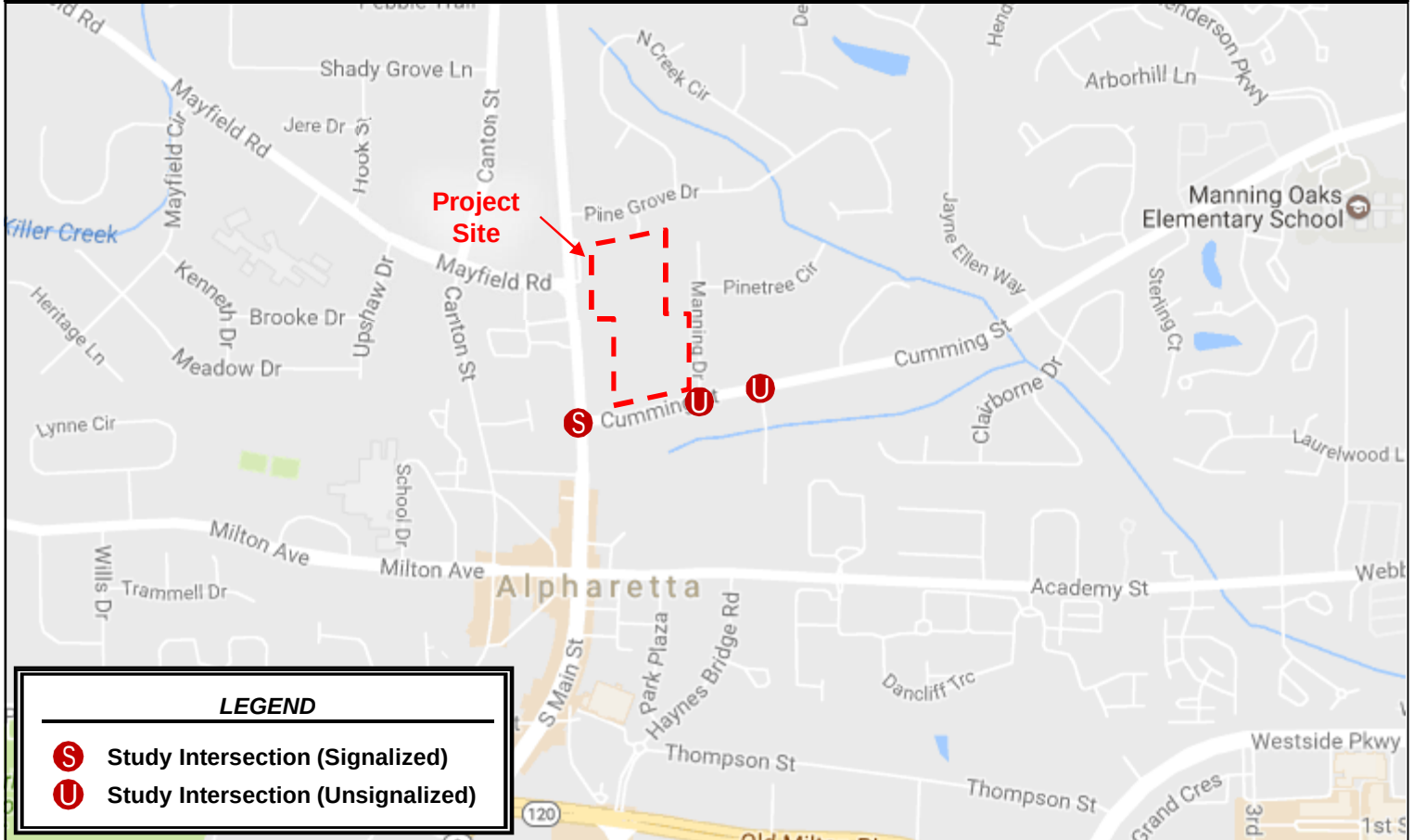
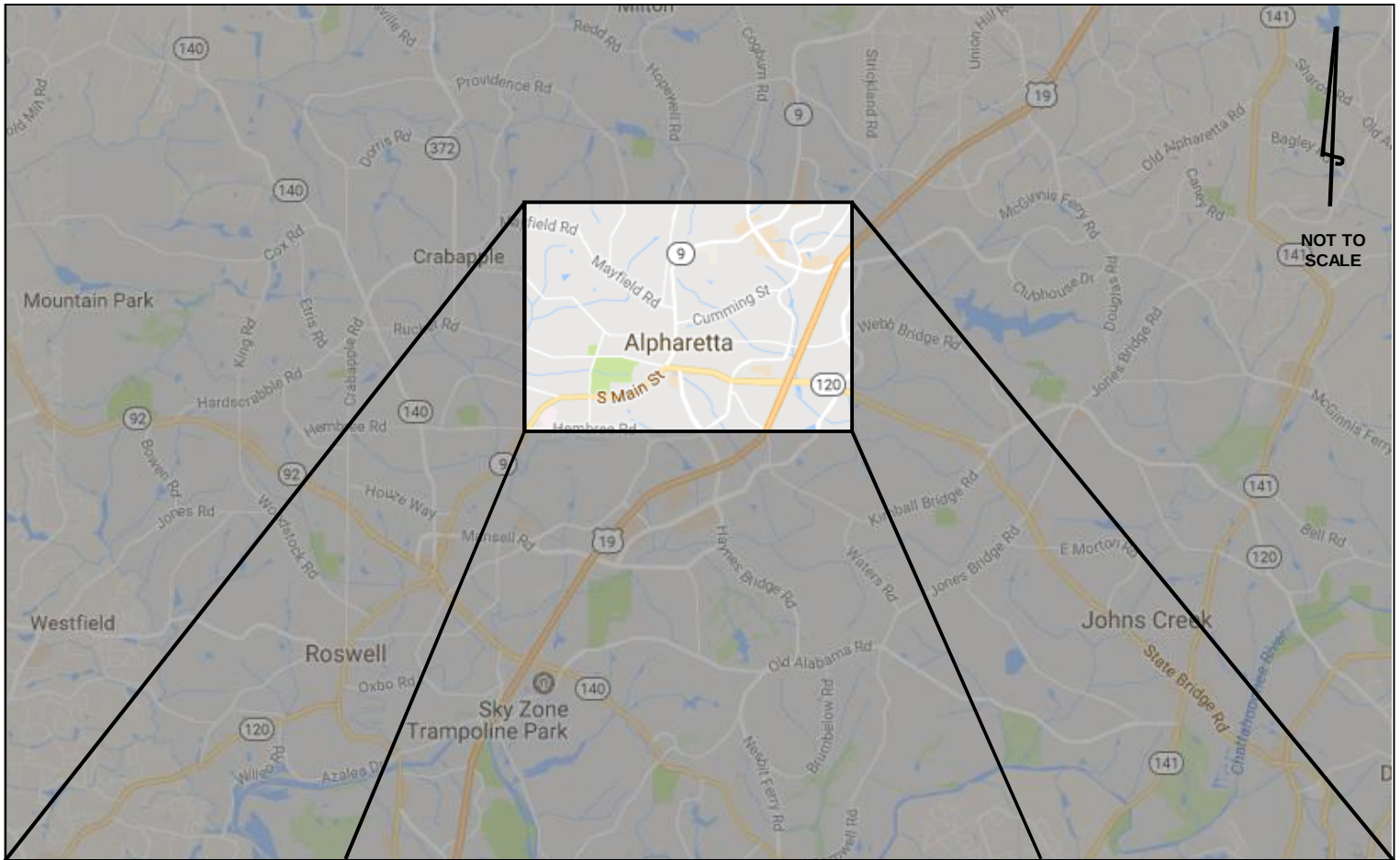
This report presents the analysis of the anticipated traffic impacts associated with the *Manning Square* development, which is expected to be completed in year 2020 (referred to herein as “build-out year”). This study evaluates the impact of constructing 52 dwelling units of residential condominium / townhouse, and 19 dwelling units of single-family detached housing.

The 11.705-acre *Manning Square* site is located northwest of the intersection of Cumming Street at Manning Drive in Alpharetta, Georgia. The proposed site is currently zoned as detached residential (R-15) / neighborhood commercial (C-1). The proposed rezoning is for downtown residential (DT-R). **Figure 1** provides a location map of the project site and the three (3) study intersections. **Figure 2** provides aerials that capture the project site and the study roadway network. Additionally, photographs collected adjacent to the site driveway are provided in **Appendix A**.

2.0 STUDY AREA DETERMINATION

A study area was selected which includes the intersections that will be primarily impacted by the development. The study area consists of the following three (3) existing intersections, one of which will provide access to the site.

1. SR 9 at Cumming Street (Signalized)
2. Cumming Street at Manning Drive (Unsignalized)
3. Cumming Street at Cricket Lane (Unsignalized)





LEGEND

----- Proposed Project Site

----- Site Driveway to serve Proposed Development

3.0 EXISTING TRAFFIC CONDITIONS

The roadways within the study network have the following characteristics:

SR 9 is a four-lane, undivided roadway south of Cumming Street that transitions to a two-lane, undivided roadway north of Cumming Street. SR 9 has a posted speed limit of 35 MPH in the vicinity of the project site. GDOT counts taken north of Cumming Street indicated an AADT of 25,600 vehicles per day in 2015.

Cumming Street is a two-lane, undivided roadway with a posted speed limit of 35 MPH. GDOT counts taken east of Cricket Lane indicated an AADT of 6,880 vehicles per day in 2015.

Cricket Lane is a two-lane, undivided roadway with a posted speed limit of 25 MPH. GDOT counts are not available along this roadway.

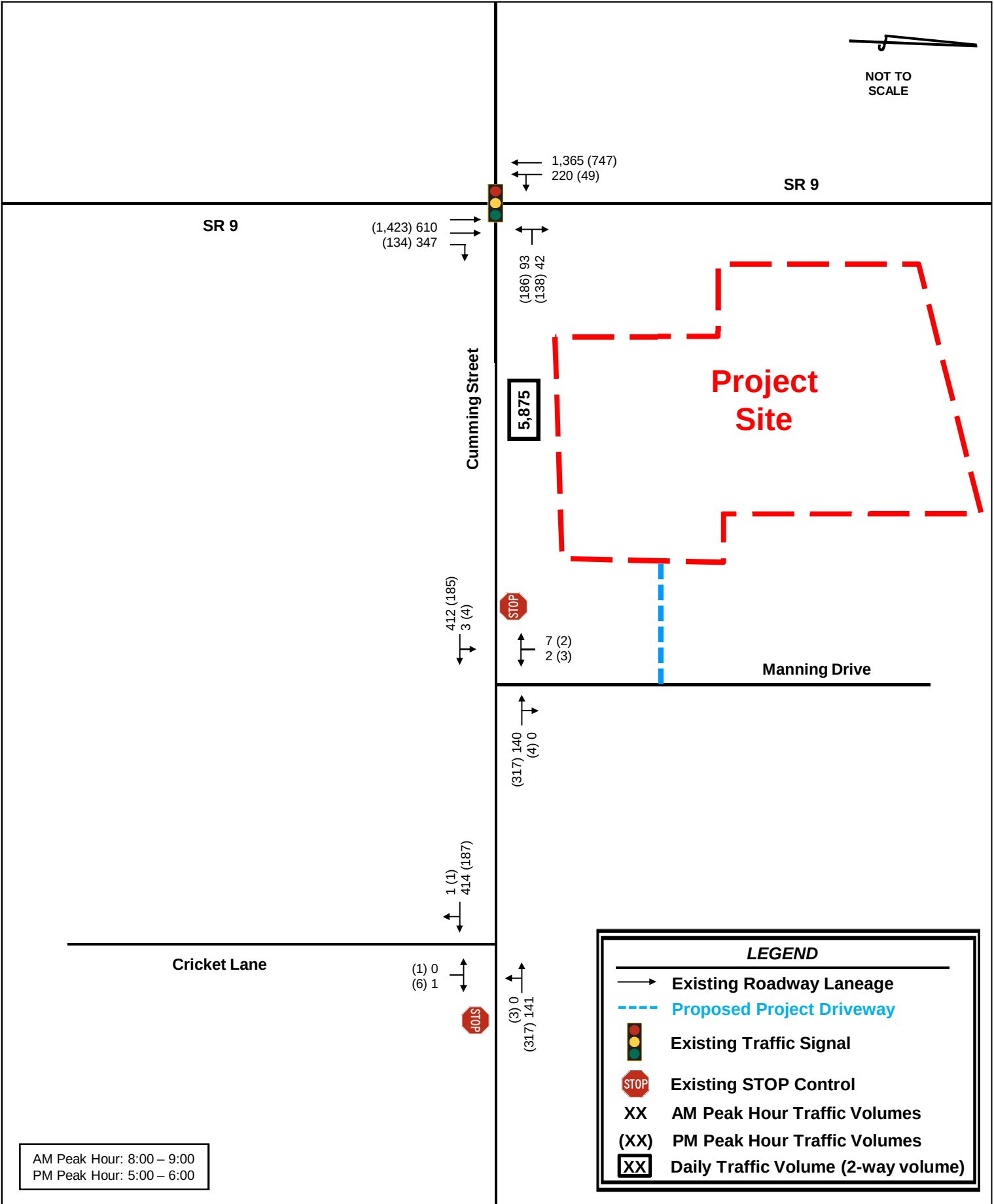
Manning Drive is a two-lane, undivided roadway with a posted speed limit of 25 MPH. GDOT counts are not available along this roadway.

Vehicle peak hour turning movement counts were performed at this following three (3) off-site study intersections:

1. SR 9 at Cumming Street (Signalized)
2. Cumming Street at Manning Drive (Unsignalized)
3. Cumming Street at Cricket Lane (Unsignalized)

The turning movement counts were performed on Tuesday, February 7, 2017. The counts performed determined that the AM peak hour generally occurred from 8:00 AM to 9:00 AM and the PM peak hour generally occurred from 5:00 PM to 6:00 PM. The peak hour traffic counts were used to perform the analysis presented in this report. The complete traffic count data is provided in **Appendix B**.

The study area was observed on February 22, 2017. Site photographs are provided in **Appendix A**. **Figure 3** illustrates the existing 2017 peak hour traffic volumes at the study intersections and existing roadway geometry (intersection layout).



4.0 PROJECTED BACKGROUND (NON-PROJECT) TRAFFIC

Projected background (non-project) traffic is defined as the expected traffic on the roadway network in the future year(s) absent the *Manning Square* development. The existing 2017 peak hour traffic volumes were increased by 2.0% per year for three (3) years to account for the expected background growth in traffic through year 2020, build-out of the project. The projected project trips associated with the build-out of the Academy Street Tract are also included in the Projected 2020 No-Build condition plus the impacts of Cricket Lane extension to Haynes Bridge Road. This accounts for the additional background growth in traffic expected to occur in the vicinity of the site. **Figure 5** illustrates the Projected 2020 No-Build traffic volumes.

4.1 FUTURE ROADWAY / INTERSECTION PROJECTS

The Atlanta Regional Commission's Regional Transportation Improvement Plan Update, the Atlanta Regions Plan, and GDOT Statewide TIP (STIP) were researched for currently programmed transportation projects within the vicinity of the proposed development.

1. **FN-067A:** Project includes widening along SR 9 from Academy Street to Windward Parkway.
2. **FN-067B:** Project includes operational improvements from Hembree Road to Academy Street.
3. **FN-222:** Project include widening along SR 9 from Windward Parkway to Forsyth County Line.

Fact sheets for the above-mentioned projects are included in **Appendix C**.

5.0 PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the proposed development, and the distribution and assignment of that traffic through the study roadway network. This traffic impact study evaluated the impacts of adding the trips created by the proposed *Manning Square* development containing 52 dwelling units of residential condominium / townhouse, and 19 dwelling units of single-family detached housing.

In addition to the trips generated by the proposed development, a minimal number of trips will re-route throughout the network to use the newly constructed public road connecting Hanes Bridge Road to Cricket Lane, which is associated with the Academy Street Tract development (under construction). These re-routed network trips were documented in the Academy Street Study and added to the trips generated by the proposed *Manning Square* development. **Figure 4** illustrates the projected re-routed trips added to the study intersections based on the Academy Street Tract Traffic Impact Study.

5.1 PROJECT SITE ACCESS

Access to the site will be provided at one site driveway which is shown on the proposed site plan in **Appendix D**. A brief description of the site driveway follows:

- Proposed Site Driveway (located along Manning Drive) – a full-movement driveway located approximately 150' north of Cumming Street. The intersection will operate under side-street stop-control.

The site driveway provides vehicular access to the entire development. Internal, private roadways throughout the site provides access to all buildings and parking facilities. See referenced site plan in **Appendix D** for a visual representation of vehicular access and circulation throughout the proposed development.

5.2 TRIP GENERATION

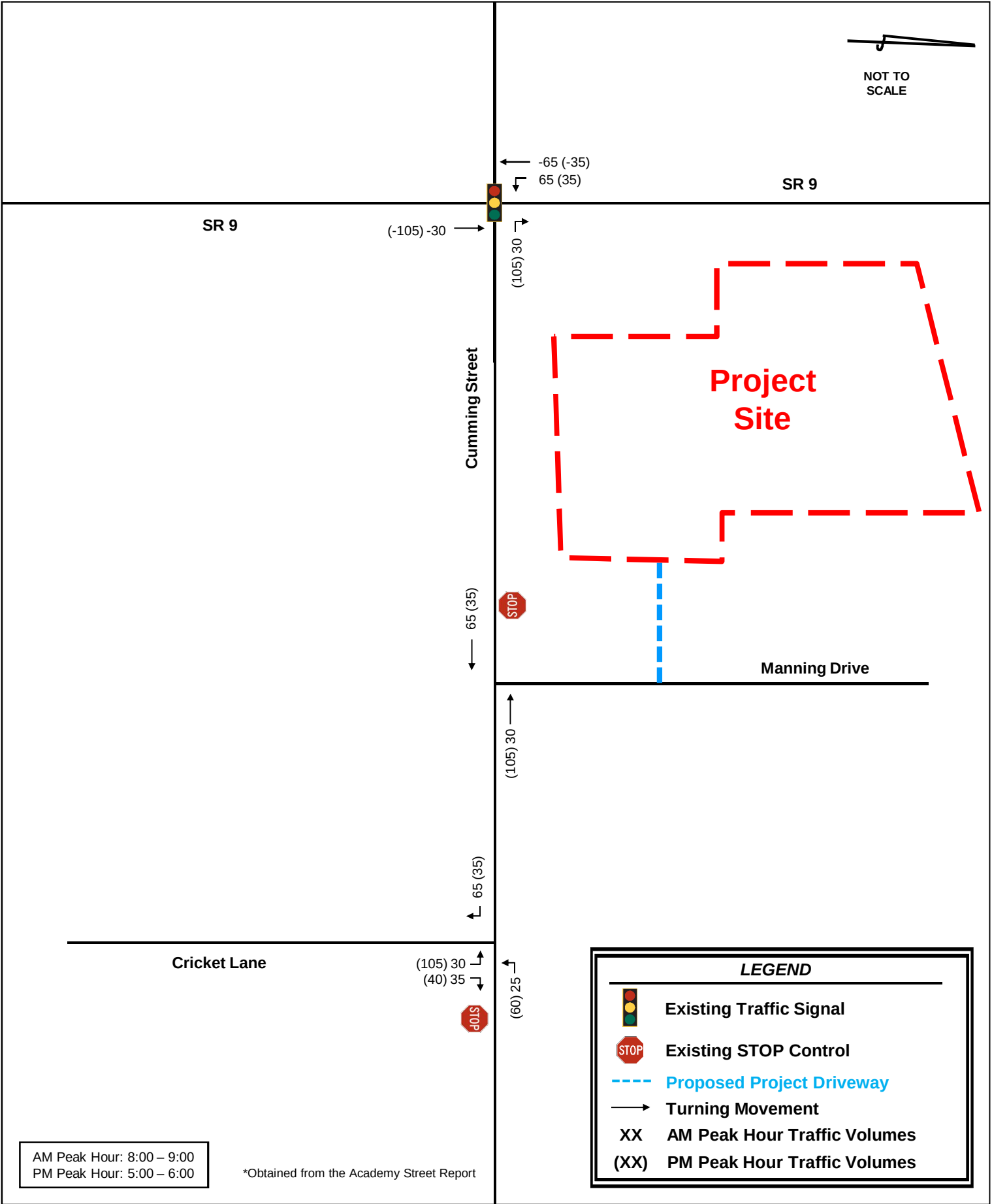
Gross trips associated with the proposed development were estimated using the *Institute of Transportation Engineers' (ITE) Trip Generation Manual, Ninth Edition, 2012*, using equations where available. Trip generation for the proposed developments were calculated based upon the following land uses:

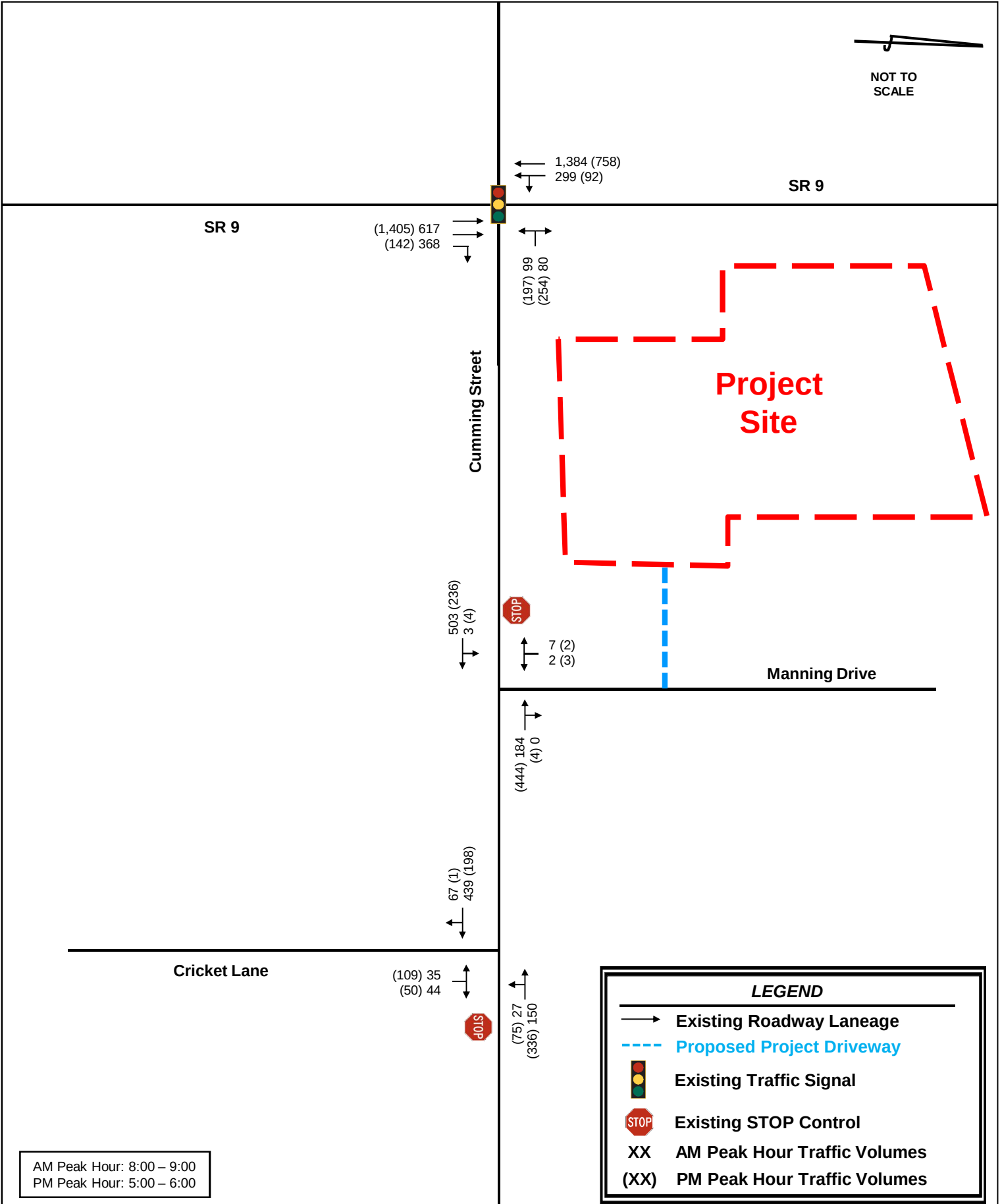
Table 1 summarizes the net trip generation for the proposed developments upon full build-out (2020).

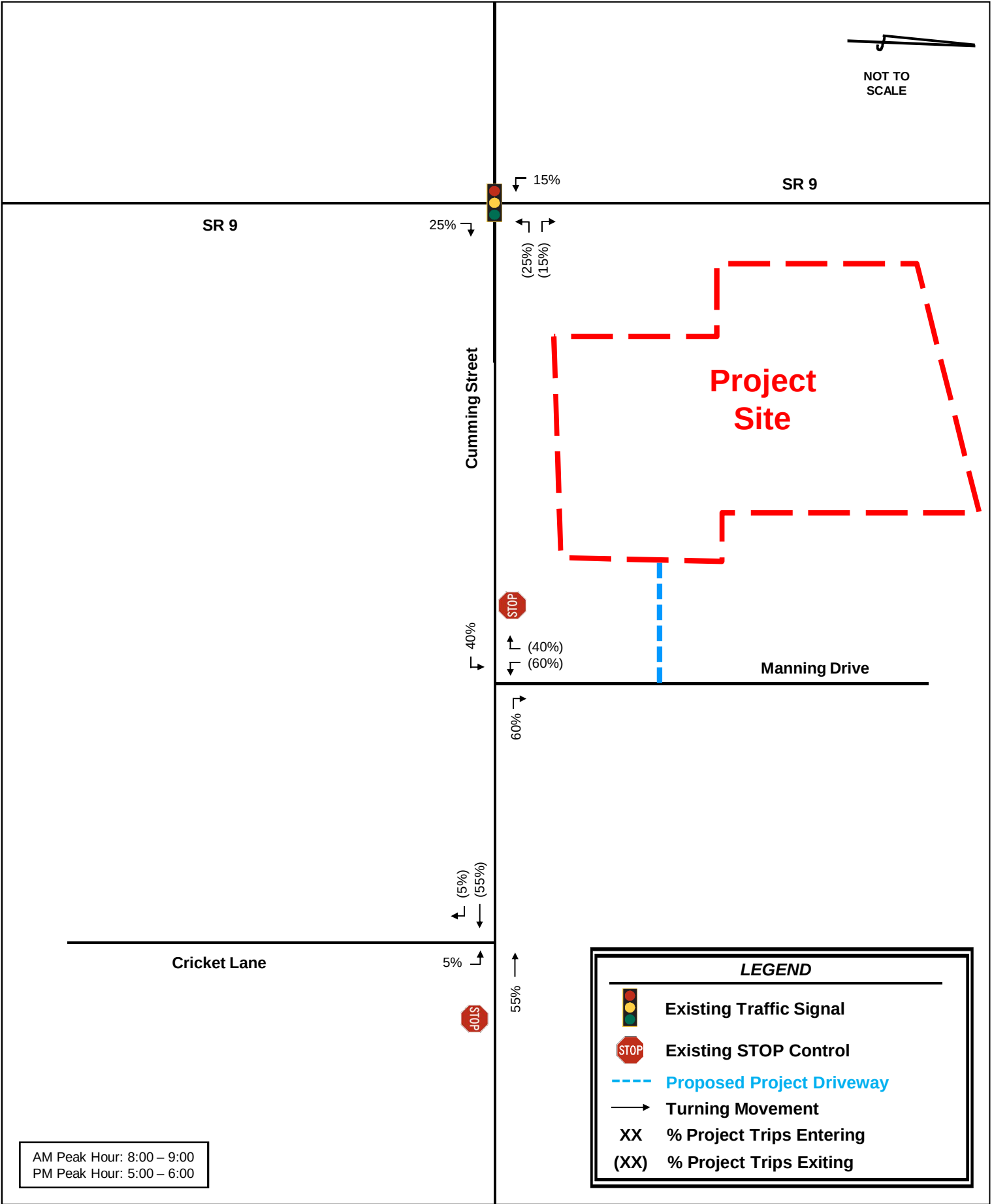
Table 1: Project Trip Generation Summary							
Land Use (Intensity)	ITE Code	Daily Traffic		AM Peak Hour		PM Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
19 units – Single-Family Detached Housing	210	113	113	6	17	15	9
52 units – Residential Condominium / Townhouse	230	182	182	5	26	23	12
Total New Trips		295	295	11	43	38	21

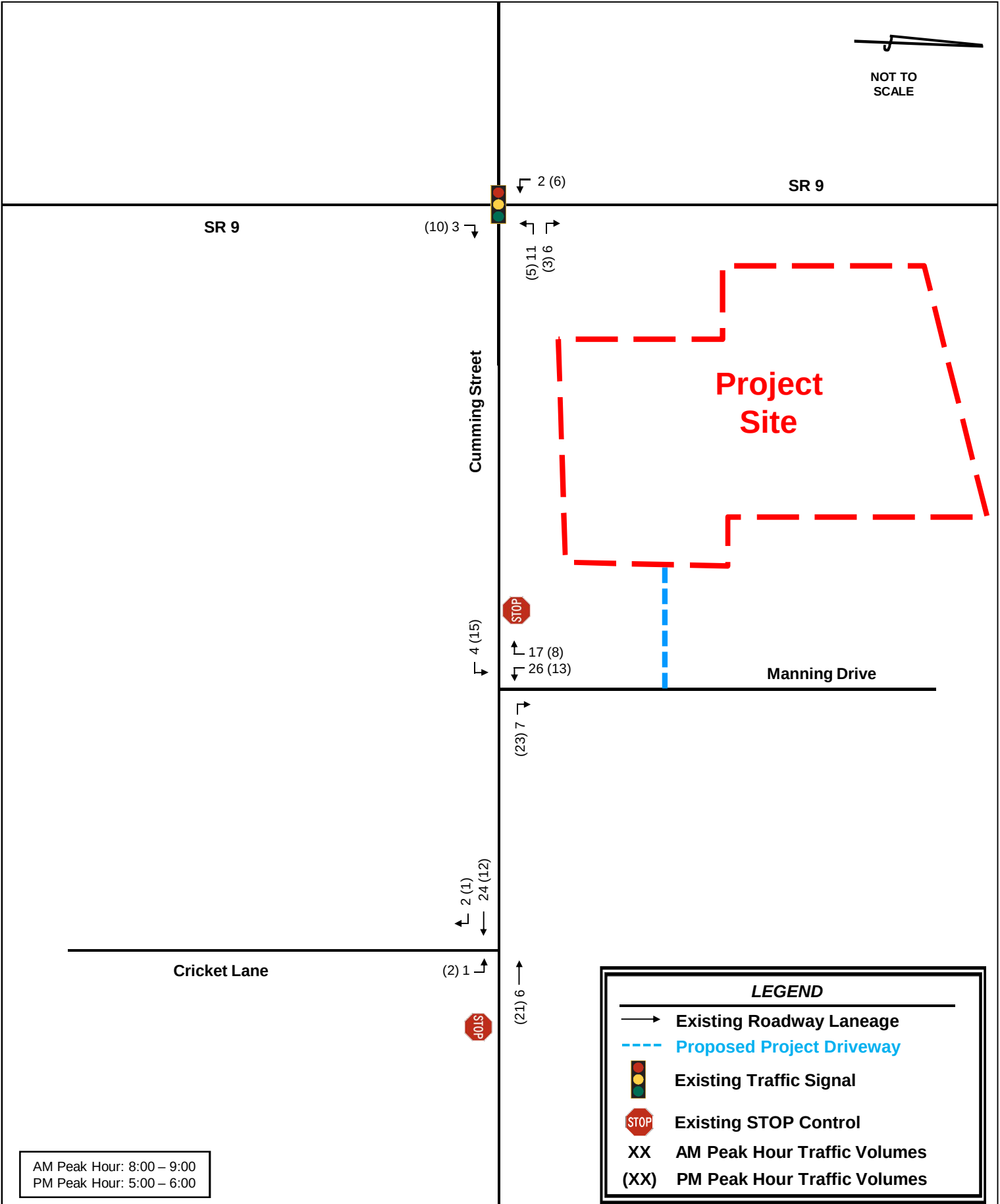
5.3 TRIP DISTRIBUTION AND ASSIGNMENT

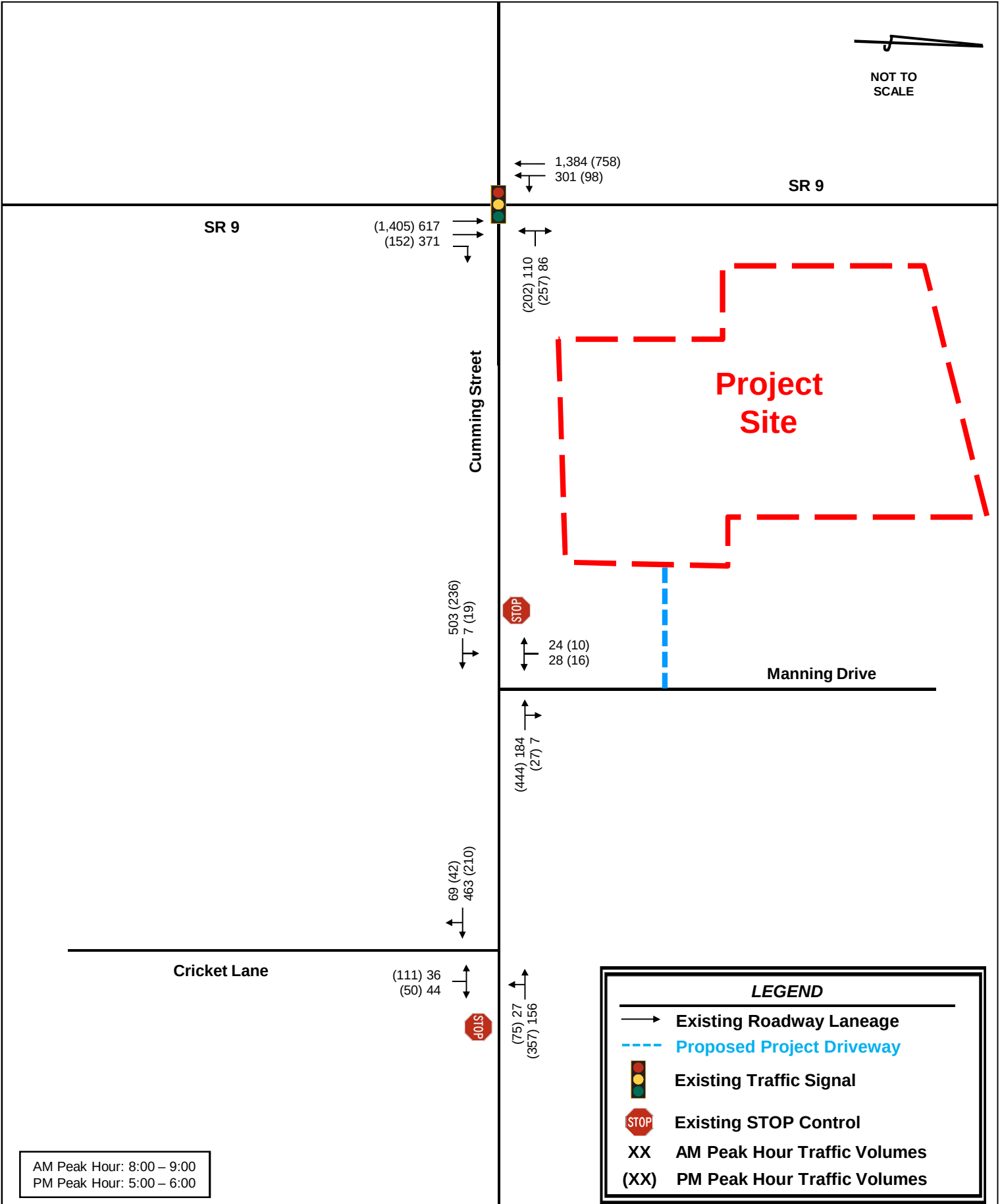
The directional distribution and assignment of adding new trips (project trips) related to the proposed development was based on a review of land uses and population densities in the area, and a review of the existing travel patterns in the area. A detailed trip distribution is illustrated **Figure 6**. **Figure 7** illustrates the net new project trips distributed throughout the study network for Projected 2020 Build conditions. Based on trip generation from **Table 1** and the anticipated trip distribution, net new project trips were assigned to the study roadway network. **Figure 8** illustrates the Projected 2020 Build traffic volumes for the AM and PM peak hours. **Appendix E** provides intersection volume worksheets for all study intersections.











6.0 LEVEL-OF-SERVICE ANALYSIS

Level-of-service determinations were made for the weekday AM and PM peak hours for the study network intersections using *Synchro, Version 9*. The program uses methodologies contained in the 2000 *Highway Capacity Manual* to determine the operating characteristics of an intersection. Capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a specified period under prevailing roadway, traffic, and control conditions.

Level-of-service (LOS) is used to describe the operating characteristics of a road segment or intersection in relation to its capacity. LOS is defined as a qualitative measure that describes operational conditions and motorists' perceptions of a traffic stream. The *Highway Capacity Manual* defines six levels of service, LOS A through LOS F, with A being the best and F the worst.

Levels-of-service for unsignalized intersections, with stop control on the minor street(s) only, are reported for the side-street approaches and major street left-turns. Low and failing levels-of-service for side street approaches are not uncommon, as vehicles may experience significant delay turning onto a major roadway.

Levels-of-service for signalized intersections are reported for the intersection as a whole. One or more movements at an intersection may experience a low level-of-service, while the intersection as a whole may operate acceptably. An overall signalized intersection LOS of D or better is generally desirable threshold for operating conditions.

In addition to the existing 2017 traffic conditions, an analysis was performed for the AM and PM peak hours for the Projected 2020 No-Build conditions and Projected 2020 Build conditions. The results of the LOS analysis are summarized for the AM and PM peak hour in **Table 2**. The *Synchro* analysis reports are included in **Appendix F**.

Table 2: Level-of-Service Summary <i>LOS (Delay in Seconds)</i>							
Intersection	Approach/ Movement	Existing 2017		Projected 2020 No-Build		Projected 2020 Build	
		AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak
SR 9 at Cumming Street	Overall	11.1 (B)	21.0 (C)	18.7 (B)	33.2 (C)	21.2 (C)	34.4 (C)
Cumming Street at Manning Drive	EB	0.1 (A)	0.2 (A)	0.1 (A)	0.2 (A)	0.2 (A)	0.9 (A)
	SB	B (10.1)	12.2 (B)	10.7 (B)	14.5 (B)	14.5 (B)	15.6 (C)
Cumming Street at Cricket Lane	WB	0 (A)	0.1 (A)	1.7 (A)	2.0 (A)	1.7 (A)	2.0 (A)
	NB	11.5 (B)	9.9 (A)	17.0 (C)	22.4 (C)	18.0 (C)	24.5 (C)

As shown in **Table 2**, the analysis indicates that all study intersections currently operate at an acceptable level-of-service. For both the Projected 2020 No-Build and the Projected 2020 Build, the study intersections are expected to operate at a slightly worse LOS, but still within the acceptable LOS ranges.

7.0 CONCLUSION

This traffic study evaluated the traffic impacts associated with the *Manning Square* development located northwest of the intersection of Cumming Street and Manning Drive in Alpharetta, Georgia. The development, which is approximately 11.705 acres, will include 52 dwelling units of residential condominium / townhouse, and 19 dwelling units of single-family detached housing. The study network, which consisted of three (3) off-site intersections, was analyzed for the weekday AM and PM peak hours under Existing 2017 conditions, Projected 2020 No-Build conditions (three years of background traffic growth), and Projected 2020 Build conditions (three years of background traffic growth plus traffic associated with the proposed development).

The intersections in the study area currently operate at level-of-service C or better and will continue to operate above the acceptable threshold level-of-service during the Projected 2020 Build conditions.

7.1 RECOMMENDATIONS

Based on the results of this traffic impact study, no off-site roadway improvements are recommended.

Site Photographs

Site Name: Manning Square

Photo No. 1



Comments:

Looking east from Manning Drive

Photo No. 2



Comments:

Looking west from Manning Drive

Traffic Count Data

Project ID: 17-9082-001

Location: N Main Street _ SR 9 & Cumming St

City: Cumming

Day: Tuesday

Date: 2/7/2017

Peak Start Times	
AM	7:00 AM
MD	12:00 AM
PM	4:00 PM

Groups Printed - Cars, PU, Vans - Heavy Trucks

	N Main Street _ SR 9 Northbound					N Main Street _ SR 9 Southbound					Cumming St Eastbound					Cumming St Westbound					
Start Time	Left	Thru	Rgt	Peds	App. Total	Left	Thru	Rgt	Peds	App. Total	Left	Thru	Rgt	Peds	App. Total	Left	Thru	Rgt	Peds	App. Total	Int. Total
7:00 AM	0	90	33	0	123	17	357	0	0	374	0	0	0	0	0	33	0	4	0	37	534
7:15 AM	0	121	48	0	169	24	352	0	0	376	0	0	0	0	0	52	0	14	0	66	611
7:30 AM	0	149	48	0	197	24	340	0	1	364	0	0	0	0	0	37	0	7	1	44	605
7:45 AM	0	144	65	0	209	27	383	0	0	410	0	0	0	0	0	36	0	4	0	40	659
Total	0	504	194	0	698	92	1432	0	1	1524	0	0	0	0	0	158	0	29	1	187	2409
8:00 AM	0	180	78	0	258	27	331	0	1	358	0	0	0	0	0	15	0	5	0	20	636
8:15 AM	0	137	65	0	202	44	380	0	0	424	0	0	0	0	0	15	0	13	1	28	654
8:30 AM	0	147	73	0	220	67	365	0	0	432	0	0	0	0	0	22	0	4	0	26	678
8:45 AM	0	146	131	0	277	82	289	0	0	371	0	0	0	0	0	41	0	20	0	61	709
Total	0	610	347	0	957	220	1365	0	1	1585	0	0	0	0	0	93	0	42	1	135	2677
BREAK																					
4:00 PM	0	263	28	0	291	12	199	0	0	211	0	0	0	0	0	41	0	31	0	72	574
4:15 PM	0	345	21	0	366	12	220	0	0	232	0	0	0	0	0	34	0	36	0	70	668
4:30 PM	0	331	36	0	367	13	182	0	0	195	0	0	0	0	0	44	0	39	1	83	645
4:45 PM	0	336	25	0	361	11	182	0	1	193	0	0	0	0	0	28	0	28	0	56	610
Total	0	1275	110	0	1385	48	783	0	1	831	0	0	0	0	0	147	0	134	1	281	2497
5:00 PM	0	337	39	0	376	12	185	0	0	197	0	0	0	0	0	55	0	38	0	93	666
5:15 PM	0	357	30	0	387	13	195	0	0	208	0	0	0	0	0	40	0	36	0	76	671
5:30 PM	0	384	35	0	419	9	176	0	0	185	0	0	0	0	0	43	0	36	0	79	683
5:45 PM	0	345	30	0	375	15	191	0	0	206	0	0	0	0	0	48	0	28	0	76	657
Total	0	1423	134	0	1557	49	747	0	0	796	0	0	0	0	0	186	0	138	0	324	2677
Grand Total	0	3812	785	0	4597	409	4327	0	3	4736	0	0	0	0	0	584	0	343	3	927	10260
Apprch %	0.0	82.9	17.1	0.0		8.6	91.4	0.0	0.1		0.0	0.0	0.0	0.0		63.0	0.0	37.0	0.3		
Total %	0.0	37.2	7.7	0.0	44.8	4.0	42.2	0.0	0.0	46.2	0.0	0.0	0.0	0.0	0.0	5.7	0.0	3.3	0.0	9.0	
Cars, PU, Vans	0	3804	784	0	4588	409	4313	0	3	4722	0	0	0	0	0	583	0	342	3	925	10235
% Cars, PU, Vans	0.0	99.8	99.9	0.0	99.8	100.0	99.7	0.0	100.0	99.7	0.0	0.0	0.0	0.0	0.0	99.8	0.0	99.7	100.0	99.8	99.8
Heavy Trucks	0	8	1		9	0	14	0		14	0	0	0		0	1	0	1		2	25
%Heavy Trucks	0.0	0.2	0.1	0.0	0.2	0.0	0.3	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.3	0.0	0.2	0.2

Project ID: 17-9082-002
Location: Manning Dr & Cumming St
City: Cumming

Day: Tuesday
Date: 2/7/2017

Peak Start Times	
AM	7:00 AM
MD	12:00 AM
PM	4:00 PM

Groups Printed - Cars, PU, Vans - Heavy Trucks

Start Time	Manning Dr Northbound					Manning Dr Southbound					Cumming St Eastbound					Cumming St Westbound					Int. Total
	Left	Thru	Rgt	Peds	App. Total	Left	Thru	Rgt	Peds	App. Total	Left	Thru	Rgt	Peds	App. Total	Left	Thru	Rgt	Peds	App. Total	
7:00 AM	0	0	0	0	0	1	0	1	0	2	0	53	0	0	53	0	46	0	0	46	101
7:15 AM	0	0	0	0	0	1	0	1	1	2	0	71	0	0	71	0	54	1	0	55	128
7:30 AM	0	0	0	0	0	1	0	4	0	5	0	67	0	0	67	0	42	1	0	43	115
7:45 AM	0	0	0	0	0	0	0	1	0	1	1	88	0	0	89	0	39	1	0	40	130
Total	0	0	0	0	0	3	0	7	1	10	1	279	0	0	280	0	181	3	0	184	474
8:00 AM	0	0	0	0	0	1	0	2	2	3	1	101	0	0	102	0	20	0	0	20	125
8:15 AM	0	0	0	0	0	0	0	4	1	4	0	90	0	0	90	0	33	0	0	33	127
8:30 AM	0	0	0	0	0	1	0	0	4	1	1	97	0	0	98	0	38	0	0	38	137
8:45 AM	0	0	0	0	0	0	0	1	1	1	1	124	0	0	125	0	49	0	0	49	175
Total	0	0	0	0	0	2	0	7	8	9	3	412	0	0	415	0	140	0	0	140	564
BREAK																					
4:00 PM	0	0	0	0	0	0	0	0	0	0	1	40	0	0	41	0	70	0	0	70	111
4:15 PM	0	0	0	0	0	1	0	1	1	2	3	28	0	0	31	0	68	2	1	70	103
4:30 PM	0	0	0	0	0	0	0	0	0	0	2	44	0	0	46	0	85	1	0	86	132
4:45 PM	0	0	0	0	0	1	0	1	0	2	0	40	0	0	40	0	54	0	0	54	96
Total	0	0	0	0	0	2	0	2	1	4	6	152	0	0	158	0	277	3	1	280	442
5:00 PM	0	0	0	0	0	1	0	1	0	2	0	52	0	0	52	0	99	2	0	101	155
5:15 PM	0	0	0	0	0	1	0	0	0	1	3	42	0	0	45	0	65	0	0	65	111
5:30 PM	0	0	0	0	0	0	0	1	0	1	1	47	0	0	48	0	78	2	0	80	129
5:45 PM	0	0	0	0	0	1	0	0	0	1	0	44	0	0	44	0	75	0	0	75	120
Total	0	0	0	0	0	3	0	2	0	5	4	185	0	0	189	0	317	4	0	321	515
Grand Total	0	0	0	0	0	10	0	18	10	28	14	1028	0	0	1042	0	915	10	1	925	1995
Apprch %	0.0	0.0	0.0	0.0		35.7	0.0	64.3	35.7		1.3	98.7	0.0	0.0		0.0	98.9	1.1	0.1		
Total %	0.0	0.0	0.0	0.0	0.0	0.5	0.0	0.9	0.5	1.4	0.7	51.5	0.0	0.0	52.2	0.0	45.9	0.5	0.1	46.4	
Cars, PU, Vans	0	0	0	0	0	10	0	18	10	28	14	1027	0	0	1041	0	913	10	1	923	1992
% Cars, PU, Vans	0.0	0.0	0.0	0.0	0.0	100.0	0.0	100.0	100.0	100.0	100.0	99.9	0.0	0.0	99.9	0.0	99.8	100.0	100.0	99.8	99.8
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2	0	0	2	3
%Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.1	0.0	0.2	0.0	0.0	0.2	0.2

Location: Manning Dr & Cumming St
City: Cumming

PEAK HOURS

Day: Tuesday
Date: 2/7/2017

AM

	Manning Dr Northbound				Manning Dr Southbound				Cumming St Eastbound				Cumming St Westbound				
Start Time	Left	Thru	Rgt	App. Total	Left	Thru	Rgt	App. Total	Left	Thru	Rgt	App. Total	Left	Thru	Rgt	App. Total	Int. Total
Peak Hour Analysis from 07:00 AM to 09:00 AM																	
Peak Hour for Entire Intersection Begins at 08:00 AM																	
8:00 AM	0	0	0	0	1	0	2	3	1	101	0	102	0	20	0	20	125
8:15 AM	0	0	0	0	0	0	4	4	0	90	0	90	0	33	0	33	127
8:30 AM	0	0	0	0	1	0	0	1	1	97	0	98	0	38	0	38	137
8:45 AM	0	0	0	0	0	0	1	1	1	124	0	125	0	49	0	49	175
Total Volume	0	0	0	0	2	0	7	9	3	412	0	415	0	140	0	140	564
% App. Total	0.0	0.0	0.0	0	22.2	0.0	77.8	100	0.7	99.3	0.0	100	0.0	100.0	0.0	100	
PHF	0.000				0.563				0.830				0.714				
Cars, PU, Vans	0	0	0	0	2	0	7	9	3	411	0	414	0	140	0	140	563
% Cars, PU, Vans	0.0	0.0	0.0	0.0	100.0	0.0	100.0	100.0	100.0	99.8	0.0	99.8	0.0	100.0	0.0	100.0	99.8
Heavy Trucks	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	1
%Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.2	0.0	0.0	0.0	0.0	0.2

PM

[illegible]

Project ID: 17-9082-003
Location: Cricket Ln & Cumming St
City: Cumming

Day: Tuesday
Date: 2/7/2017

Peak Start Times	
AM	7:00 AM
MD	12:00 AM
PM	4:00 PM

Groups Printed - Cars, PU, Vans - Heavy Trucks

	Cricket Ln Northbound					Cricket Ln Southbound					Cumming St Eastbound					Cumming St Westbound					
Start Time	Left	Thru	Rgt	Peds	App. Total	Left	Thru	Rgt	Peds	App. Total	Left	Thru	Rgt	Peds	App. Total	Left	Thru	Rgt	Peds	App. Total	Int. Total
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	53	0	0	53	0	46	0	0	46	99
7:15 AM	0	0	0	0	0	0	0	0	1	0	0	71	0	0	71	0	55	0	0	55	126
7:30 AM	1	0	0	0	1	0	0	0	0	0	0	67	0	0	67	0	44	0	0	44	112
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	87	0	0	87	0	39	0	0	39	126
Total	1	0	0	0	1	0	0	0	1	0	0	278	0	0	278	0	184	0	0	184	463
8:00 AM	0	0	0	0	0	0	0	0	1	0	0	103	0	0	103	0	20	0	0	20	123
8:15 AM	0	0	0	0	0	0	0	0	1	0	0	90	0	0	90	0	33	0	0	33	123
8:30 AM	0	0	0	0	0	0	0	0	4	0	0	96	0	0	96	0	38	0	0	38	134
8:45 AM	0	0	1	0	1	0	0	0	1	0	0	125	1	0	126	0	50	0	0	50	177
Total	0	0	1	0	1	0	0	0	7	0	0	414	1	0	415	0	141	0	0	141	557
BREAK																					
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	40	1	0	41	0	70	0	0	70	111
4:15 PM	0	0	1	0	1	0	0	0	1	0	0	28	1	0	29	0	70	0	0	70	100
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	41	1	0	42	0	86	0	0	86	128
4:45 PM	1	0	1	0	2	0	0	0	0	0	0	42	1	0	43	0	55	0	0	55	100
Total	1	0	2	0	3	0	0	0	1	0	0	151	4	0	155	0	281	0	0	281	439
5:00 PM	1	0	0	0	1	1	0	1	0	2	0	52	0	0	52	0	97	0	0	97	152
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	43	1	0	44	2	66	0	0	68	112
5:30 PM	0	0	3	0	3	0	0	0	0	0	0	47	0	0	47	1	80	0	0	81	131
5:45 PM	0	0	3	0	3	0	0	0	0	0	0	45	0	0	45	0	74	0	0	74	122
Total	1	0	6	0	7	1	0	1	0	2	0	187	1	0	188	3	317	0	0	320	517
Grand Total	3	0	9	0	12	1	0	1	9	2	0	1030	6	0	1036	3	923	0	0	926	1976
Apprch %	25.0	0.0	75.0	0.0		50.0	0.0	50.0	450.0		0.0	99.4	0.6	0.0		0.3	99.7	0.0	0.0		
Total %	0.2	0.0	0.5	0.0	0.6	0.1	0.0	0.1	0.5	0.1	0.0	52.1	0.3	0.0	52.4	0.2	46.7	0.0	0.0	46.9	
Cars, PU, Vans	3	0	9	0	12	1	0	1	9	2	0	1030	6	0	1036	3	921	0	0	924	1974
% Cars, PU, Vans	100.0	0.0	100.0	0.0	100.0	100.0	0.0	100.0	100.0	100.0	0.0	100.0	100.0	0.0	100.0	100.0	99.8	0.0	0.0	99.8	99.9
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	2
%Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.2	0.1

Location: Cricket Ln & Cumming St
City: Cumming

PEAK HOURS

Day: Tuesday
Date: 2/7/2017

AM

[illegible]

PM

[illegible]

VOLUME

Cumming St Bet. N Main Street & Manning Dr

Day: Tuesday
Date: 2/7/2017

City: Cumming
Project #: GA17_9083_001

DAILY TOTALS					NB	SB	EB					WB					Total	
					0	0											3,330	
AM Period	NB	SB	EB	WB	TOTAL		PM Period	NB	SB	EB	WB	TOTAL						
0:00			3	3	6		12:00			45	37	82						
0:15			3	4	7		12:15			51	40	91						
0:30			5	6	11		12:30			72	38	110						
0:45			2	13	2	15	12:45			117	285	42	157	159	442			
1:00			1	1	2		13:00			60	55	115						
1:15			4	1	5		13:15			34	34	68						
1:30			1	2	3		13:30			36	35	71						
1:45			1	7	0	4	13:45			41	171	30	154	71	325			
2:00			1	1	2		14:00			45	50	95						
2:15			1	0	1		14:15			41	31	72						
2:30			0	0	0		14:30			50	59	109						
2:45			1	3	0	1	14:45			29	165	34	174	63	339			
3:00			0	1	1		15:00			43	35	78						
3:15			0	0	0		15:15			31	41	72						
3:30			1	0	1		15:30			36	42	78						
3:45			2	3	0	1	15:45			43	153	46	164	89	317			
4:00			1	4	5		16:00			41	68	109						
4:15			0	1	1		16:15			32	69	101						
4:30			2	2	4		16:30			46	86	132						
4:45			4	7	7	17	16:45			37	156	54	277	91	433			
5:00			10	1	11		17:00			50	94	144						
5:15			4	6	10		17:15			46	69	115						
5:30			6	4	10		17:30			49	79	128						
5:45			10	30	23	54	17:45			42	187	75	317	117	504			
6:00			14	11	25		18:00			48	63	111						
6:15			22	9	31		18:15			47	55	102						
6:30			37	20	57		18:30			47	54	101						
6:45			58	131	78	191	18:45			39	181	55	227	94	408			
7:00			52	47	99		19:00			39	31	70						
7:15			72	55	127		19:15			32	28	60						
7:30			74	45	119		19:30			31	28	59						
7:45			90	288	130	475	19:45			20	122	18	105	38	227			
8:00			106	21	127		20:00			22	29	51						
8:15			110	34	144		20:15			26	29	55						
8:30			134	28	162		20:30			25	16	41						
8:45			208	558	255	688	20:45			29	102	16	90	45	192			
9:00			155	46	201		21:00			20	12	32						
9:15			99	32	131		21:15			15	17	32						
9:30			73	30	103		21:30			23	18	41						
9:45			42	369	64	499	21:45			14	72	8	55	22	127			
10:00			37	15	52		22:00			13	10	23						
10:15			36	25	61		22:15			12	7	19						
10:30			32	24	56		22:30			1	6	7						
10:45			34	139	65	234	22:45			5	31	5	28	10	59			
11:00			23	30	53		23:00			1	4	5						
11:15			36	20	56		23:15			2	1	3						
11:30			40	26	66		23:30			6	5	11						
11:45			45	144	89	264	23:45			4	13	3	13	7	26			
TOTALS	1692				777	2469	TOTALS	1638				1761	3399					
SPLIT %	68.5%				31.5%	42.1%	SPLIT %	48.2%				51.8%	57.9%					

DAILY TOTALS					NB	SB						EB	WB						Total
					0	0						3,330	2,538						5,868
AM Peak Hour			8:15	7:00	8:15		PM Peak Hour			12:15	17:00	17:00							
AM Pk Volume			607	187	762		PM Pk Volume			300	317	504							
Pk Hr Factor			0.730	0.850	0.747		Pk Hr Factor			0.641	0.843	0.875							
7 - 9 Volume	0	0	846	317	1163		4 - 6 Volume	0	0	343	594	937							
7 - 9 Peak Hour			8:00	7:00	8:00		4 - 6 Peak Hour			17:00	17:00	17:00							
7 - 9 Pk Volume	0	0	558	187	688		4 - 6 Pk Volume	0	0	187	317	504							
Pk Hr Factor	0.000	0.000	0.671	0.850	0.675		Pk Hr Factor	0.000	0.000	0.935	0.843	0.875							

Future Roadway / Intersection Projects

**The Atlanta Region's Plan
FY 2016-2021 Transportation Improvement Program - Sorted by ARC Project Number**

FA-356	FAYETTE COUNTY MASTER PATH PLAN	Jurisdiction	Fayette County	Existing	Planned	Length (mi.)	Network Year
0015075		Sponsor	Fayette County	N/A	N/A	N/A	TBD
Completed		Service Type	Other / Planning	Analysis Exempt from Air Quality Analysis (40 CFR 93)			LCI ☐ Flex ☐

Status	Year	Fund Type	Federal	State	Local	Bonds	Total		
SCP	AUTH	2017	Transportation Alternatives (Section 133(h)) - Urban (>200K) (ARC)		\$144,000	\$0,000	\$36,000	\$0,000	\$180,000
			\$144,000	\$0,000	\$36,000	\$0,000	\$180,000		

FN-067A	SR 9 (NORTH MAIN STREET / CUMMING HIGHWAY) WIDENING	Jurisdiction	Fulton County (North)	Existing	Planned	Length (mi.)	Network Year
721780-	FROM ACADEMY STREET TO WINDWARD PARKWAY	Sponsor	GDOT	2	4	2.0	2024
Programmed		Service Type	Roadway / General Purpose Capacity	Analysis In the Region's Air Quality Conformity Analysis			LCI ☐ Flex ☐

Status	Year	Fund Type	Federal	State	Local	Bonds	Total		
PE	AUTH	1993	STP - Statewide Flexible (GDOT)		\$816,000	\$204,000	\$500,000	\$0,000	\$1,520,000
PE	AUTH	2007	STP - Urban (>200K) (ARC)		\$740,064	\$185,016	\$500,000	\$0,000	\$1,425,080
PE	AUTH	2013	STP - Statewide Flexible (GDOT)		\$1,600,000	\$400,000	\$0,000	\$0,000	\$2,000,000
ROW	AUTH	2016	State of Georgia		\$0,000	\$23,330,000	\$0,000	\$0,000	\$23,330,000
UTL		2020	Surface Transportation Block Grant (STBG) Program Flex (GDOT)		\$318,863	\$79,716	\$0,000	\$0,000	\$398,579
CST		2020	Surface Transportation Block Grant (STBG) Program Flex (GDOT)		\$12,808,731	\$3,202,183	\$0,000	\$0,000	\$16,010,914
			\$16,283,658	\$27,400,915	\$1,000,000	\$0,000	\$44,684,573		

**The Atlanta Region's Plan
FY 2016-2021 Transportation Improvement Program - Sorted by ARC Project Number**

FN-067B	SR 9 (ALPHARETTA HIGHWAY / MAIN STREET) OPERATIONAL IMPROVEMENTS	Jurisdiction	Fulton County (North)	Existing	Planned	Length (mi.)	Network Year
721790	FROM UPPER HEMBREE ROAD TO ACADEMY STREET	Sponsor	GDOT	4	4	1.7	TBD
Programmed		Service Type	Roadway / Operations & Safety	Analysis		LCI ☐	
				Exempt from Air Quality Analysis (40 CFR 93)		Flex ☐	

	Status	Year	Fund Type	Federal	State	Local	Bonds	Total
PE	AUTH	2007	STP - Urban (>200K) (ARC)	\$740,064	\$185,016	\$500,000	\$0,000	\$1,425,080
PE	AUTH	2013	STP - Statewide Flexible (GDOT)	\$1,600,000	\$400,000	\$0,000	\$0,000	\$2,000,000
ROW	AUTH	2017	State of Georgia	\$0,000	\$15,860,000	\$0,000	\$0,000	\$15,860,000
UTL		2021	Surface Transportation Block Grant (STBG) Program Flex (GDOT)	\$488,881	\$122,220	\$0,000	\$0,000	\$611,101
CST		2021	Surface Transportation Block Grant (STBG) Program Flex (GDOT)	\$8,321,742	\$2,080,435	\$0,000	\$0,000	\$10,402,177
				\$11,150,687	\$18,647,671	\$500,000	\$0,000	\$30,298,358

FN-192H	HARDSCRABBLE ROAD COMPLETE STREET	Jurisdiction	Fulton County (North)	Existing	Planned	Length (mi.)	Network Year
0000265	FROM KING ROAD TO ETRIS ROAD	Sponsor	City of Roswell	N/A	N/A	1.3	TBD
Programmed		Service Type	Last Mile Connectivity / Sidepaths and Trails	Analysis		LCI ☐	
				Exempt from Air Quality Analysis (40 CFR 93)		Flex ☐	

	Status	Year	Fund Type	Federal	State	Local	Bonds	Total
PE	AUTH	2009	High Priority Projects from TEA-21	\$51,200	\$0,000	\$12,800	\$0,000	\$64,000
PE	AUTH	2014	STP - Statewide Flexible (GDOT)	\$40,000	\$0,000	\$10,000	\$0,000	\$50,000
ROW	AUTH	2014	Local Jurisdiction/Municipality Funds	\$0,000	\$0,000	\$1,200,000	\$0,000	\$1,200,000
UTL		2017	Surface Transportation Block Grant (STBG) Program - Urban (>200K) (ARC)	\$600,000	\$0,000	\$150,000	\$0,000	\$750,000
CST		2017	High Priority Projects from TEA-21	\$2,415,535	\$0,000	\$1,224,388	\$0,000	\$3,639,923
				\$3,106,735	\$0,000	\$2,597,188	\$0,000	\$5,703,923

**The Atlanta Region's Plan
FY 2016-2021 Transportation Improvement Program - Sorted by ARC Project Number**

FN-221	JOHNSON FERRY ROAD AND MOUNT VERNON HIGHWAY ONE-WAY PAIR IMPROVEMENT PROJECT	Jurisdiction	Fulton County (North)	Existing	Planned	Length (mi.)	Network Year
751420-	FROM US 19 (ROSWELL ROAD) TO HUNTING CREEK ROAD	Sponsor	City of Sandy Springs	2	2	TBD	TBD
Programmed		Service Type	Roadway / Operations & Safety	Analysis Exempt from Air Quality Analysis (40 CFR 93)			LCI ☐ Flex ☐

	Status	Year	Fund Type	Federal	State	Local	Bonds	Total
PE	AUTH	2007	High Priority Projects from TEA-21	\$500,000	\$125,000	\$0,000	\$0,000	\$625,000
PE	AUTH	2007	Federal Earmark Funding	\$689,193	\$172,298	\$0,000	\$0,000	\$861,491
ROW		2018	Federal Earmark Funding	\$117,980	\$29,495	\$0,000	\$0,000	\$147,475
ROW		2018	Surface Transportation Block Grant (STBG) Program - Urban (>200K) (ARC)	\$6,315,250	\$789,407	\$8,277,868	\$0,000	\$15,382,525
UTL		2020	Local Jurisdiction/Municipality Funds	\$0,000	\$0,000	\$1,168,000	\$0,000	\$1,168,000
CST		2020	Federal Earmark Funding	\$944,200	\$236,050	\$0,000	\$0,000	\$1,180,250
CST		2020	Federal Earmark Funding	\$1,799,800	\$449,950	\$0,000	\$0,000	\$2,249,750
CST		2020	Local Jurisdiction/Municipality Funds	\$0,000	\$0,000	\$371,972	\$0,000	\$371,972
				\$10,366,423	\$1,802,200	\$9,817,840	\$0,000	\$21,986,463

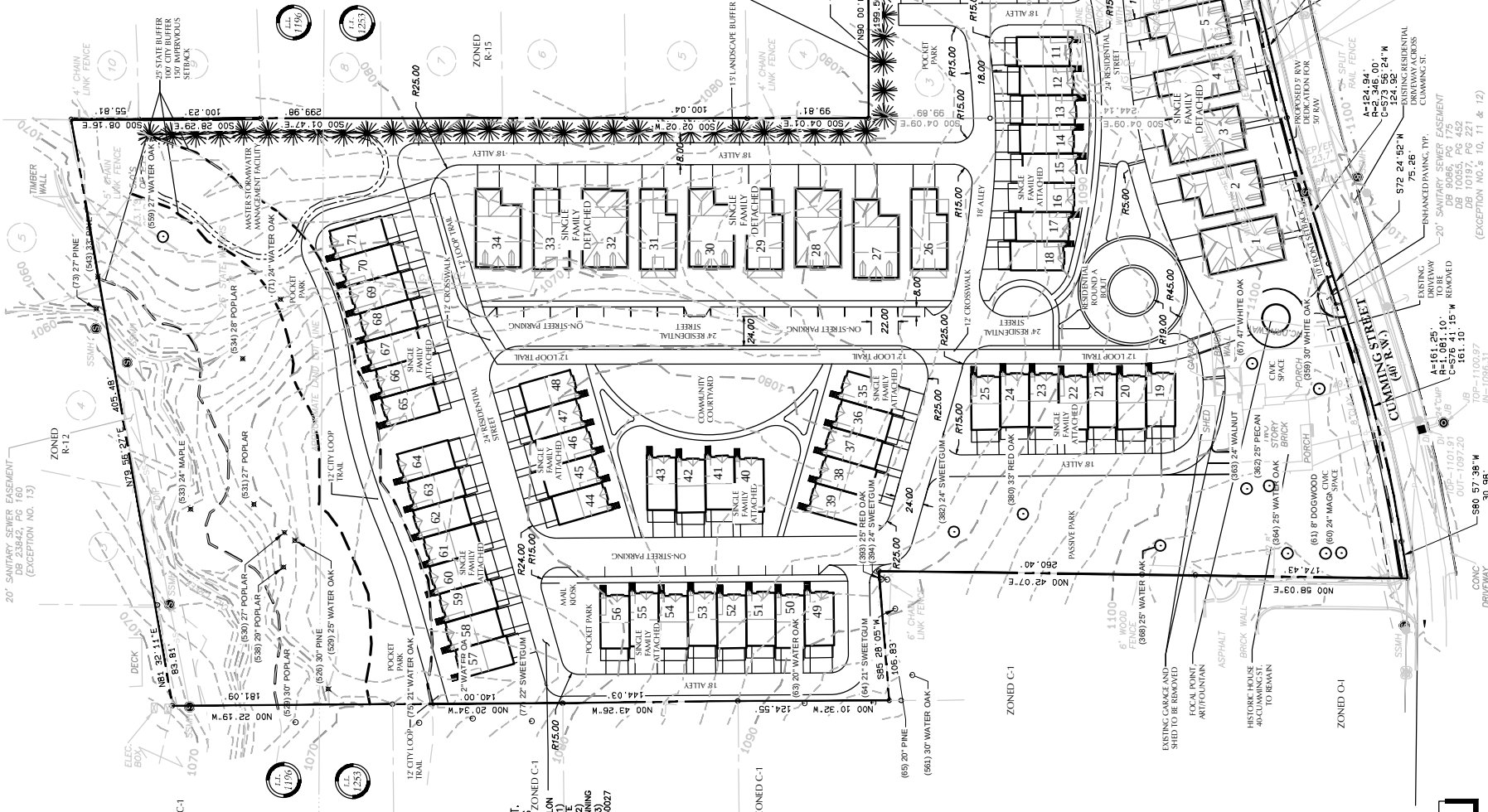
FN-222	SR 9 (CUMMING HIGHWAY) WIDENING	Jurisdiction	Fulton County (North)	Existing	Planned	Length (mi.)	Network Year
0007838	FROM WINDWARD PARKWAY TO FORSYTH COUNTY LINE	Sponsor	GDOT	2	4	3.0	2030
Programmed		Service Type	Roadway / General Purpose Capacity	Analysis In the Region's Air Quality Conformity Analysis			LCI ☐ Flex ☐

	Status	Year	Fund Type	Federal	State	Local	Bonds	Total
PE	AUTH	2013	STP - Statewide Flexible (GDOT)	\$1,689,882	\$422,471	\$0,000	\$0,000	\$2,112,353
ROW		2018	Surface Transportation Block Grant (STBG) Program Flex (GDOT)	\$6,686,313	\$1,671,578	\$0,000	\$0,000	\$8,357,891
UTL		LR 2022-2030	General Federal Aid 2022-2040	\$5,970,538	\$1,492,634	\$0,000	\$0,000	\$7,463,172
CST		LR 2022-2030	General Federal Aid 2022-2040	\$17,223,181	\$4,305,795	\$0,000	\$0,000	\$21,528,976
				\$31,569,914	\$7,892,478	\$0,000	\$0,000	\$39,462,392

Proposed Site Plan

SITE DATA:	
TOTAL SITE AREA	11.705 ACRES
ZONING	
CURRENT ZONING	R-15 / C-1
PROPOSED ZONING	DT-R
ZONING JURISDICTION	CITY OF ALPHARETTA
.....	COUNTY OF FULTON
DENSITY	
TOTAL RESIDENTIAL UNITS	71 HOMES
SF ATTACHED HOMES	52 UNITS
SF DETACHED HOMES	19 UNITS
MAX. DENSITY ALLOWED	8 UNITS/ACRE
DENSITY PROPOSED	6.06 UNITS/ACRE
BUILDING SETBACK SUMMARY	
FRONT/AGE PROPERTY SETBACK	10 FEET MAX.
SIDE YARD SETBACK	3.5 FEET
REAR YARD SETBACK	5 FEET
TRANSITIONAL BUFFER ZONE	N/A
(PROPERTY IS PROPOSED AS RESIDENTIAL AGAINST RESIDENTIAL/COM.)	
PARKING SUMMARY	
RESIDENTIAL TOTAL HOMES	71 HOMES
RESIDENTIAL PARKING REQUIRED	2sp. / HOME
.....	142 SPACES
GUEST PARKING REQUIRED	11 Sp. (0.15)
TOTAL PARKING REQUIRED	153 SPACES
RESIDENTIAL PARKING	308 SPACES
(2 GARAGE SPACES & 2 DRIVEWAY SPACES PER UNIT + 24 GUEST SPACES)	
CIVIC & AMENITY SPACE SUMMARY	
TOTAL OPEN SPACE REQUIRED	10% OF SITE
OPEN SPACE REQUIREMENTS ARE SATISFIED IN TOTAL BASED ON THE	
PRESERVATION OF 40 CUMMING STREET HOUSE ON THE SITE PER SEC. 3.2-4-1	
OPEN SPACE ON SITE	3.53 ACRES
(30.2% OF TOTAL SITE AREA)	

24 HOUR CONTACT:
JONATHAN JONES
jojones@taylormorrison.com



40 CUMMING STREET, 136 MANNING DRIVE
A MASTER PLANNED RESIDENTIAL COMMUNITY
FOR
TAYLOR MORRISON
4400 NORTH POINT PARKWAY
SUITE 295
ALPHARETTA, GA 30009
JOONES@TAYLORMORRISON.COM
CITY OF ALPHARETTA,
FULTON COUNTY, GEORGIA

[illegible]

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative.

TECHNICAL SITE PLAN

SCALE: 1" = 60'
DATE: JANUARY 02, 2017
PROJECT: 16334.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.



SEE SITE PLAN FOR CUMMING
STREET CIVIC SPACE CONCEPTS

TREE TREE PLAN FOR EXISTING TREES TO BE REMOVED, CUTTINGS, TREES TO BE REMOVED, TREES TO REMAIN

Intersection Volume Worksheets

Trip Generation Analysis (9th Ed.) Manning Square Proposed Plan (Proposed Zoning: DT-R) City/County, State								
Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
210 Single-Family Detached Housing	19 d.u.	226	23	6	17	24	15	9
230 Residential Condominium/Townhouse	52 d.u.	364	31	5	26	35	23	12
Gross Trips		590	54	11	43	59	38	21

k:\atl_tpto\017270004_manning square, alpharetta, january 2017\analysis\[2017-02-17_manningsquare_analysis.xls]trip generation

INTERSECTION VOLUME DEVELOPMENT

SR 9 at Cumming Street AM PEAK HOUR

Description	SR 9 Northbound			SR 9 Southbound			Cumming Street Eastbound			Cumming Street Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2017 Traffic Volumes	0	610	347	220	1,365	0	0	0	0	93	0	42
Pedestrians	0			3			0			2		
Conflicting Pedestrians	0		2	2		0	3		0	0		3
Heavy Vehicles	0	5	1	0	5	0	0	0	0	0	0	0
Heavy Vehicle %	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Peak Hour Factor	0.86			0.92			0.00			0.55		
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
New Road Adjustment		-30		65	-65							30
Other Proposed Developments				1								5
2020 Background Traffic	0	617	368	299	1,384	0	0	0	0	99	0	80
Project Trips												
Trip Distribution IN			25%	15%								
Trip Distribution OUT										25%		15%
Residential Trips	0	0	3	2	0	0	0	0	0	11	0	6
Total Project Trips	0	0	3	2	0	0	0	0	0	11	0	6
2020 Buildout Total	0	617	371	301	1,384	0	0	0	0	110	0	86

PM PEAK HOUR

Description	SR 9 Northbound			SR 9 Southbound			Cumming Street Eastbound			Cumming Street Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2017 Traffic Volumes	0	1,423	134	49	747	0	0	0	0	186	0	138
Pedestrians				1						1		
Conflicting Pedestrians	0		1	1		0	1		0	0		1
Heavy Vehicles	0	1	0	0	1	0	0	3	0	0	2	0
Heavy Vehicle %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Peak Hour Factor	0.93			0.96			0.00			0.87		
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
New Road Adjustment		-105		35	-35							105
Other Proposed Developments				5								3
2020 Background Traffic	0	1,405	142	92	758	0	0	0	0	197	0	254
Project Trips												
Trip Distribution IN			25%	15%								
Trip Distribution OUT										25%		15%
Residential Trips	0	0	10	6	0	0	0	0	0	5	0	3
Total Project Trips	0	0	10	6	0	0	0	0	0	5	0	3
2020 Buildout Total	0	1,405	152	98	758	0	0	0	0	202	0	257

INTERSECTION VOLUME DEVELOPMENT

Cumming Street at Manning Square AM PEAK HOUR

Description	Manning Square Northbound			Manning Square Southbound			Cumming Street Eastbound			Cumming Street Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2017 Traffic Volumes	0	0	0	2	0	7	3	412	0	0	140	0
Pedestrians				9								
Conflicting Pedestrians	0		0	0		0	9		0	0		9
Heavy Vehicles	0	0	0	0	0	0	0	1	0	0	0	0
Heavy Vehicle %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Peak Hour Factor	0.00			0.56			0.83			0.71		
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
New Road Adjustment								65			30	
Other Proposed Developments								1			5	
2020 Background Traffic	0	0	0	2	0	7	3	503	0	0	184	0
Project Trips												
Trip Distribution IN							40%					60%
Trip Distribution OUT				60%		40%						
Residential Trips	0	0	0	26	0	17	4	0	0	0	0	7
Total Project Trips	0	0	0	26	0	17	4	0	0	0	0	7
2020 Buildout Total	0	0	0	28	0	24	7	503	0	0	184	7

PM PEAK HOUR

Description	Manning Square Northbound			Manning Square Southbound			Cumming Street Eastbound			Cumming Street Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2017 Traffic Volumes	0	0	0	3	0	2	4	185	0	0	317	4
Pedestrians				1						1		
Conflicting Pedestrians	0		1	1		0	1		0	0		1
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0
Heavy Vehicle %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Peak Hour Factor	0.00			0.63			0.91			0.80		
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
New Road Adjustment								35			105	
Other Proposed Developments								5			3	
2020 Background Traffic	0	0	0	3	0	2	4	236	0	0	444	4
Project Trips												
Trip Distribution IN							40%					60%
Trip Distribution OUT				60%		40%						
Residential Trips	0	0	0	13	0	8	15	0	0	0	0	23
Total Project Trips	0	0	0	13	0	8	15	0	0	0	0	23
2020 Buildout Total	0	0	0	16	0	10	19	236	0	0	444	27

INTERSECTION VOLUME DEVELOPMENT

Cumming Street at Cricket Lane AM PEAK HOUR

Description	Cricket Lane <u>Northbound</u>			Cricket Lane <u>Southbound</u>			Cumming Street <u>Eastbound</u>			Cumming Street <u>Westbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2017 Traffic Volumes	0	0	1	0	0	0	0	414	1	0	141	0
Pedestrians	0			8			0			2		
Conflicting Pedestrians	0		2	2		0	8		0	0		8
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0
Heavy Vehicle %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Peak Hour Factor	0.25			0.00			0.82			0.71		
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
New Road Adjustment	30		35						65	25		
Other Proposed Developments	5		8						1	2		
2020 Background Traffic	35	0	44	0	0	0	0	439	67	27	150	0
Project Trips												
Trip Distribution IN	5%										55%	
Trip Distribution OUT								55%	5%			
Residential Trips	1	0	0	0	0	0	0	24	2	0	6	0
Total Project Trips	1	0	0	0	0	0	0	24	2	0	6	0
2020 Buildout Total	36	0	44	0	0	0	0	463	69	27	156	0

PM PEAK HOUR

Description	Cricket Lane <u>Northbound</u>			Cricket Lane <u>Southbound</u>			Cumming Street <u>Eastbound</u>			Cumming Street <u>Westbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2017 Traffic Volumes	1	0	6	0	0	0	0	187	1	3	317	0
Pedestrians	0			1			0			0		
Conflicting Pedestrians	0		0	0		0	1		0	0		1
Heavy Vehicles	0	1	0	0	0	0	0	3	0	0	2	0
Heavy Vehicle %	0%	0%	0%	0%	0%	0%	0%	2%	0%	0%	1%	0%
Peak Hour Factor	0.58			0.25			0.90			0.83		
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
New Road Adjustment	105		40						35	65		
Other Proposed Developments	3		4						5	7		
2020 Background Traffic	109	0	50	0	0	0	0	198	41	75	336	0
Project Trips												
Trip Distribution IN	5%										55%	
Trip Distribution OUT								55%	5%			
Residential Trips	2	0	0	0	0	0	0	12	1	0	21	0
Total Project Trips	2	0	0	0	0	0	0	12	1	0	21	0
2020 Buildout Total	111	0	50	0	0	0	0	210	42	75	357	0

Synchro Analysis Reports

Manning Square TIA
1: SR 9 & Cumming St

Existing 2017 AM Conditions

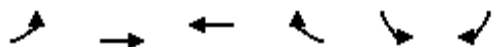
02/22/2017

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations			 			 
Traffic Volume (vph)	93	42	610	347	220	1365
Future Volume (vph)	93	42	610	347	220	1365
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.4		5.7	5.7		5.7
Lane Util. Factor	1.00		0.95	1.00		0.95
Frpb, ped/bikes	0.99		1.00	0.98		1.00
Flpb, ped/bikes	1.00		1.00	1.00		1.00
Frt	0.96		1.00	0.85		1.00
Flt Protected	0.97		1.00	1.00		0.99
Satd. Flow (prot)	1714		3539	1550		3515
Flt Permitted	0.97		1.00	1.00		0.72
Satd. Flow (perm)	1714		3539	1550		2553
Peak-hour factor, PHF	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	99	45	649	369	234	1452
RTOR Reduction (vph)	12	0	0	35	0	0
Lane Group Flow (vph)	132	0	649	334	0	1686
Confl. Peds. (#/hr)		3		2	2	
Turn Type	Prot		NA	Perm	pm+pt	NA
Protected Phases	4		6		5	2
Permitted Phases				6	2	
Actuated Green, G (s)	17.6		131.3	131.3		131.3
Effective Green, g (s)	17.6		131.3	131.3		131.3
Actuated g/C Ratio	0.11		0.82	0.82		0.82
Clearance Time (s)	5.4		5.7	5.7		5.7
Vehicle Extension (s)	3.0		5.0	5.0		5.0
Lane Grp Cap (vph)	188		2904	1271		2095
v/s Ratio Prot	c0.08		0.18			
v/s Ratio Perm				0.22		c0.66
v/c Ratio	0.70		0.22	0.26		0.80
Uniform Delay, d1	68.7		3.2	3.3		7.6
Progression Factor	1.00		1.00	1.00		1.00
Incremental Delay, d2	10.8		0.2	0.5		2.3
Delay (s)	79.5		3.3	3.8		9.9
Level of Service	E		A	A		A
Approach Delay (s)	79.5		3.5			9.9
Approach LOS	E		A			A
Intersection Summary						
HCM 2000 Control Delay			11.1		HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio			0.83			
Actuated Cycle Length (s)			160.0		Sum of lost time (s)	17.7
Intersection Capacity Utilization			82.8%		ICU Level of Service	E
Analysis Period (min)			15			
c Critical Lane Group						

Manning Square TIA
2: Cumming St & Manning Drive

Existing 2017 AM Conditions

02/22/2017



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	3	412	140	0	2	7
Future Volume (Veh/h)	3	412	140	0	2	7
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.81	0.81	0.81	0.81	0.81	0.81
Hourly flow rate (vph)	4	509	173	0	2	9
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)		842				
pX, platoon unblocked						
vC, conflicting volume	173				690	173
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	173				690	173
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				100	99
cM capacity (veh/h)	1404				410	871
Direction, Lane #	EB 1	WB 1	SB 1			
Volume Total	513	173	11			
Volume Left	4	0	2			
Volume Right	0	0	9			
cSH	1404	1700	723			
Volume to Capacity	0.00	0.10	0.02			
Queue Length 95th (ft)	0	0	1			
Control Delay (s)	0.1	0.0	10.1			
Lane LOS	A		B			
Approach Delay (s)	0.1	0.0	10.1			
Approach LOS			B			
Intersection Summary						
Average Delay		0.2				
Intersection Capacity Utilization		34.1%		ICU Level of Service		A
Analysis Period (min)		15				

Manning Square TIA
3: Cricket Lane & Cumming St

Existing 2017 AM Conditions

02/22/2017

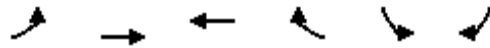
	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↶			↶	↘↗	
Traffic Volume (veh/h)	414	1	0	141	0	1
Future Volume (Veh/h)	414	1	0	141	0	1
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.79	0.79	0.79	0.79	0.79	0.79
Hourly flow rate (vph)	524	1	0	178	0	1
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)	1281					
pX, platoon unblocked						
vC, conflicting volume			525		702	524
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			525		702	524
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			100		100	100
cM capacity (veh/h)			1042		404	553
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	525	178	1			
Volume Left	0	0	0			
Volume Right	1	0	1			
cSH	1700	1042	553			
Volume to Capacity	0.31	0.00	0.00			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	0.0	0.0	11.5			
Lane LOS			B			
Approach Delay (s)	0.0	0.0	11.5			
Approach LOS			B			
Intersection Summary						
Average Delay			0.0			
Intersection Capacity Utilization			31.9%	ICU Level of Service		A
Analysis Period (min)			15			

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	186	138	1423	134	49	747
Future Volume (vph)	186	138	1423	134	49	747
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.4		5.7	5.7		5.7
Lane Util. Factor	1.00		0.95	1.00		0.95
Frpb, ped/bikes	0.99		1.00	0.98		1.00
Flpb, ped/bikes	1.00		1.00	1.00		1.00
Frt	0.94		1.00	0.85		1.00
Flt Protected	0.97		1.00	1.00		1.00
Satd. Flow (prot)	1695		3539	1550		3528
Flt Permitted	0.97		1.00	1.00		0.69
Satd. Flow (perm)	1695		3539	1550		2427
Peak-hour factor, PHF	0.98	0.98	0.98	0.98	0.98	0.98
Adj. Flow (vph)	190	141	1452	137	50	762
RTOR Reduction (vph)	16	0	0	10	0	0
Lane Group Flow (vph)	315	0	1452	127	0	812
Confl. Peds. (#/hr)		3		2	2	
Turn Type	Prot		NA	Perm	pm+pt	NA
Protected Phases	4		6		5	2
Permitted Phases				6	2	
Actuated Green, G (s)	37.6		131.3	131.3		131.3
Effective Green, g (s)	37.6		131.3	131.3		131.3
Actuated g/C Ratio	0.21		0.73	0.73		0.73
Clearance Time (s)	5.4		5.7	5.7		5.7
Vehicle Extension (s)	3.0		5.0	5.0		5.0
Lane Grp Cap (vph)	354		2581	1130		1770
v/s Ratio Prot	c0.19		c0.41			
v/s Ratio Perm				0.08		0.33
v/c Ratio	0.89		0.56	0.11		0.46
Uniform Delay, d1	69.2		11.2	7.2		9.9
Progression Factor	1.00		1.00	1.00		1.00
Incremental Delay, d2	23.2		0.9	0.2		0.2
Delay (s)	92.3		12.1	7.4		10.1
Level of Service	F		B	A		B
Approach Delay (s)	92.3		11.7			10.1
Approach LOS	F		B			B
Intersection Summary						
HCM 2000 Control Delay			21.0		HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio			0.66			
Actuated Cycle Length (s)			180.0		Sum of lost time (s)	17.7
Intersection Capacity Utilization			85.7%		ICU Level of Service	E
Analysis Period (min)			15			
c Critical Lane Group						

Manning Square TIA
2: Cumming St & Manning Drive

Existing 2017 PM Conditions

02/22/2017



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	4	185	317	4	3	2
Future Volume (Veh/h)	4	185	317	4	3	2
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.83	0.83	0.83	0.83	0.83	0.83
Hourly flow rate (vph)	5	223	382	5	4	2
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)		842				
pX, platoon unblocked						
vC, conflicting volume	387				618	384
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	387				618	384
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				99	100
cM capacity (veh/h)	1171				451	663
Direction, Lane #	EB 1	WB 1	SB 1			
Volume Total	228	387	6			
Volume Left	5	0	4			
Volume Right	0	5	2			
cSH	1171	1700	505			
Volume to Capacity	0.00	0.23	0.01			
Queue Length 95th (ft)	0	0	1			
Control Delay (s)	0.2	0.0	12.2			
Lane LOS	A		B			
Approach Delay (s)	0.2	0.0	12.2			
Approach LOS			B			
Intersection Summary						
Average Delay		0.2				
Intersection Capacity Utilization		26.9%		ICU Level of Service		A
Analysis Period (min)		15				

Manning Square TIA
3: Cricket Lane & Cumming St

Existing 2017 PM Conditions

02/22/2017

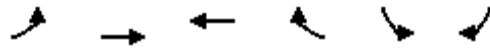
						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	187	1	3	317	1	6
Future Volume (Veh/h)	187	1	3	317	1	6
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Hourly flow rate (vph)	220	1	4	373	1	7
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)	1281					
pX, platoon unblocked						
vC, conflicting volume			221		602	220
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			221		602	220
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			100		100	99
cM capacity (veh/h)			1348		462	819
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	221	377	8			
Volume Left	0	4	1			
Volume Right	1	0	7			
cSH	1700	1348	747			
Volume to Capacity	0.13	0.00	0.01			
Queue Length 95th (ft)	0	0	1			
Control Delay (s)	0.0	0.1	9.9			
Lane LOS		A	A			
Approach Delay (s)	0.0	0.1	9.9			
Approach LOS			A			
Intersection Summary						
Average Delay			0.2			
Intersection Capacity Utilization			29.1%	ICU Level of Service	A	
Analysis Period (min)			15			

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	99	80	617	368	299	1384
Future Volume (vph)	99	80	617	368	299	1384
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.4		5.7	5.7		5.7
Lane Util. Factor	1.00		0.95	1.00		0.95
Frpb, ped/bikes	0.99		1.00	0.98		1.00
Flpb, ped/bikes	1.00		1.00	1.00		1.00
Frt	0.94		1.00	0.85		1.00
Flt Protected	0.97		1.00	1.00		0.99
Satd. Flow (prot)	1689		3539	1550		3508
Flt Permitted	0.97		1.00	1.00		0.69
Satd. Flow (perm)	1689		3539	1550		2430
Peak-hour factor, PHF	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	105	85	656	391	318	1472
RTOR Reduction (vph)	22	0	0	41	0	0
Lane Group Flow (vph)	168	0	656	350	0	1790
Confl. Peds. (#/hr)		3		2	2	
Turn Type	Prot		NA	Perm	pm+pt	NA
Protected Phases	4		6		5	2
Permitted Phases				6	2	
Actuated Green, G (s)	21.3		127.6	127.6		127.6
Effective Green, g (s)	21.3		127.6	127.6		127.6
Actuated g/C Ratio	0.13		0.80	0.80		0.80
Clearance Time (s)	5.4		5.7	5.7		5.7
Vehicle Extension (s)	3.0		5.0	5.0		5.0
Lane Grp Cap (vph)	224		2822	1236		1937
v/s Ratio Prot	c0.10		0.19			
v/s Ratio Perm				0.23		c0.74
v/c Ratio	0.75		0.23	0.28		0.92
Uniform Delay, d1	66.8		4.0	4.2		12.5
Progression Factor	1.00		1.00	1.00		1.00
Incremental Delay, d2	13.3		0.2	0.6		8.0
Delay (s)	80.1		4.2	4.8		20.5
Level of Service	F		A	A		C
Approach Delay (s)	80.1		4.4			20.5
Approach LOS	F		A			C
Intersection Summary						
HCM 2000 Control Delay			18.7		HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio			0.94			
Actuated Cycle Length (s)			160.0		Sum of lost time (s)	17.7
Intersection Capacity Utilization			88.5%		ICU Level of Service	E
Analysis Period (min)			15			
c Critical Lane Group						

Manning Square TIA
2: Cumming St & Manning Drive

Projected 2020 No-Build AM Conditions

02/22/2017



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↩	↩		↩	↩
Traffic Volume (veh/h)	3	503	184	0	2	7
Future Volume (Veh/h)	3	503	184	0	2	7
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.81	0.81	0.81	0.81	0.81	0.81
Hourly flow rate (vph)	4	621	227	0	2	9
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)		842				
pX, platoon unblocked						
vC, conflicting volume	227				856	227
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	227				856	227
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				99	99
cM capacity (veh/h)	1341				327	812
Direction, Lane #	EB 1	WB 1	SB 1			
Volume Total	625	227	11			
Volume Left	4	0	2			
Volume Right	0	0	9			
cSH	1341	1700	640			
Volume to Capacity	0.00	0.13	0.02			
Queue Length 95th (ft)	0	0	1			
Control Delay (s)	0.1	0.0	10.7			
Lane LOS	A		B			
Approach Delay (s)	0.1	0.0	10.7			
Approach LOS			B			
Intersection Summary						
Average Delay			0.2			
Intersection Capacity Utilization			38.9%	ICU Level of Service		A
Analysis Period (min)			15			

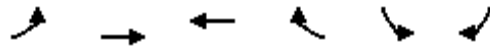
						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	439	67	27	150	35	44
Future Volume (Veh/h)	439	67	27	150	35	44
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.79	0.79	0.79	0.79	0.79	0.79
Hourly flow rate (vph)	556	85	34	190	44	56
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh						
Upstream signal (ft)	1281					
pX, platoon unblocked						
vC, conflicting volume			641		856	598
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			641		856	598
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			96		86	89
cM capacity (veh/h)			943		316	502
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	641	224	100			
Volume Left	0	34	44			
Volume Right	85	0	56			
cSH	1700	943	399			
Volume to Capacity	0.38	0.04	0.25			
Queue Length 95th (ft)	0	3	24			
Control Delay (s)	0.0	1.7	17.0			
Lane LOS		A	C			
Approach Delay (s)	0.0	1.7	17.0			
Approach LOS			C			
Intersection Summary						
Average Delay			2.2			
Intersection Capacity Utilization			42.2%	ICU Level of Service		A
Analysis Period (min)			15			

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	197	254	1405	142	92	758
Future Volume (vph)	197	254	1405	142	92	758
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.4		5.7	5.7		5.7
Lane Util. Factor	1.00		0.95	1.00		0.95
Frpb, ped/bikes	0.99		1.00	0.98		1.00
Flpb, ped/bikes	1.00		1.00	1.00		1.00
Frt	0.92		1.00	0.85		1.00
Flt Protected	0.98		1.00	1.00		0.99
Satd. Flow (prot)	1670		3539	1549		3520
Flt Permitted	0.98		1.00	1.00		0.54
Satd. Flow (perm)	1670		3539	1549		1926
Peak-hour factor, PHF	0.98	0.98	0.98	0.98	0.98	0.98
Adj. Flow (vph)	201	259	1434	145	94	773
RTOR Reduction (vph)	26	0	0	12	0	0
Lane Group Flow (vph)	434	0	1434	133	0	867
Confl. Peds. (#/hr)		3		2	2	
Turn Type	Prot		NA	Perm	pm+pt	NA
Protected Phases	4		6		5	2
Permitted Phases				6	2	
Actuated Green, G (s)	44.6		124.3	124.3		124.3
Effective Green, g (s)	44.6		124.3	124.3		124.3
Actuated g/C Ratio	0.25		0.69	0.69		0.69
Clearance Time (s)	5.4		5.7	5.7		5.7
Vehicle Extension (s)	3.0		5.0	5.0		5.0
Lane Grp Cap (vph)	413		2443	1069		1330
v/s Ratio Prot	c0.26		0.41			
v/s Ratio Perm				0.09		c0.45
v/c Ratio	1.05		0.59	0.12		0.65
Uniform Delay, d1	67.7		14.5	9.4		15.7
Progression Factor	1.00		1.00	1.00		1.00
Incremental Delay, d2	58.6		1.0	0.2		1.2
Delay (s)	126.3		15.5	9.7		16.8
Level of Service	F		B	A		B
Approach Delay (s)	126.3		15.0			16.8
Approach LOS	F		B			B
Intersection Summary						
HCM 2000 Control Delay			33.2		HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio			0.79			
Actuated Cycle Length (s)			180.0		Sum of lost time (s)	17.7
Intersection Capacity Utilization			103.2%		ICU Level of Service	G
Analysis Period (min)			15			
c Critical Lane Group						

Manning Square TIA
2: Cumming St & Manning Drive

Projected 2020 No-Build PM Conditions

02/22/2017



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	4	236	444	4	3	2
Future Volume (Veh/h)	4	236	444	4	3	2
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.83	0.83	0.83	0.83	0.83	0.83
Hourly flow rate (vph)	5	284	535	5	4	2
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)		842				
pX, platoon unblocked						
vC, conflicting volume	540				832	538
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	540				832	538
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				99	100
cM capacity (veh/h)	1028				338	544
Direction, Lane #	EB 1	WB 1	SB 1			
Volume Total	289	540	6			
Volume Left	5	0	4			
Volume Right	0	5	2			
cSH	1028	1700	386			
Volume to Capacity	0.00	0.32	0.02			
Queue Length 95th (ft)	0	0	1			
Control Delay (s)	0.2	0.0	14.5			
Lane LOS	A		B			
Approach Delay (s)	0.2	0.0	14.5			
Approach LOS			B			
Intersection Summary						
Average Delay			0.2			
Intersection Capacity Utilization		33.6%		ICU Level of Service		A
Analysis Period (min)		15				

Manning Square TIA
3: Cricket Lane & Cumming St

Projected 2020 No-Build PM Conditions

02/22/2017

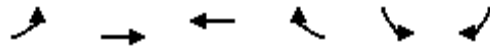
						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	198	41	75	336	109	50
Future Volume (Veh/h)	198	41	75	336	109	50
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Hourly flow rate (vph)	233	48	88	395	128	59
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None		None			
Median storage veh)						
Upstream signal (ft)	1281					
pX, platoon unblocked						
vC, conflicting volume			281		828	257
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			281		828	257
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			93		60	92
cM capacity (veh/h)			1282		318	782
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	281	483	187			
Volume Left	0	88	128			
Volume Right	48	0	59			
cSH	1700	1282	391			
Volume to Capacity	0.17	0.07	0.48			
Queue Length 95th (ft)	0	6	63			
Control Delay (s)	0.0	2.0	22.4			
Lane LOS		A	C			
Approach Delay (s)	0.0	2.0	22.4			
Approach LOS			C			
Intersection Summary						
Average Delay			5.4			
Intersection Capacity Utilization			53.8%	ICU Level of Service	A	
Analysis Period (min)			15			

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	110	86	617	371	301	1384
Future Volume (vph)	110	86	617	371	301	1384
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.4		5.7	5.7		5.7
Lane Util. Factor	1.00		0.95	1.00		0.95
Frpb, ped/bikes	0.99		1.00	0.98		1.00
Flpb, ped/bikes	1.00		1.00	1.00		1.00
Frt	0.94		1.00	0.85		1.00
Flt Protected	0.97		1.00	1.00		0.99
Satd. Flow (prot)	1691		3539	1550		3508
Flt Permitted	0.97		1.00	1.00		0.68
Satd. Flow (perm)	1691		3539	1550		2424
Peak-hour factor, PHF	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	117	91	656	395	320	1472
RTOR Reduction (vph)	21	0	0	44	0	0
Lane Group Flow (vph)	187	0	656	351	0	1792
Confl. Peds. (#/hr)		3		2	2	
Turn Type	Prot		NA	Perm	pm+pt	NA
Protected Phases	4		6		5	2
Permitted Phases				6	2	
Actuated Green, G (s)	23.1		125.8	125.8		125.8
Effective Green, g (s)	23.1		125.8	125.8		125.8
Actuated g/C Ratio	0.14		0.79	0.79		0.79
Clearance Time (s)	5.4		5.7	5.7		5.7
Vehicle Extension (s)	3.0		5.0	5.0		5.0
Lane Grp Cap (vph)	244		2782	1218		1905
v/s Ratio Prot	c0.11		0.19			
v/s Ratio Perm				0.23		c0.74
v/c Ratio	0.77		0.24	0.29		0.94
Uniform Delay, d1	65.9		4.5	4.7		14.0
Progression Factor	1.00		1.00	1.00		1.00
Incremental Delay, d2	13.5		0.2	0.6		9.9
Delay (s)	79.4		4.7	5.3		23.9
Level of Service	E		A	A		C
Approach Delay (s)	79.4		4.9			23.9
Approach LOS	E		A			C
Intersection Summary						
HCM 2000 Control Delay			21.2		HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio			0.96			
Actuated Cycle Length (s)			160.0		Sum of lost time (s)	17.7
Intersection Capacity Utilization			89.6%		ICU Level of Service	E
Analysis Period (min)			15			
c Critical Lane Group						

Manning Square TIA
2: Cumming St & Manning Drive

Projected 2020 Build AM Conditions

02/22/2017



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	7	503	184	7	28	24
Future Volume (Veh/h)	7	503	184	7	28	24
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.81	0.81	0.81	0.81	0.81	0.81
Hourly flow rate (vph)	9	621	227	9	35	30
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh						
Upstream signal (ft)		842				
pX, platoon unblocked						
vC, conflicting volume	236				870	232
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	236				870	232
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	99				89	96
cM capacity (veh/h)	1331				320	808
Direction, Lane #	EB 1	WB 1	SB 1			
Volume Total	630	236	65			
Volume Left	9	0	35			
Volume Right	0	9	30			
cSH	1331	1700	443			
Volume to Capacity	0.01	0.14	0.15			
Queue Length 95th (ft)	1	0	13			
Control Delay (s)	0.2	0.0	14.5			
Lane LOS	A		B			
Approach Delay (s)	0.2	0.0	14.5			
Approach LOS			B			
Intersection Summary						
Average Delay		1.1				
Intersection Capacity Utilization		42.1%		ICU Level of Service		A
Analysis Period (min)		15				

Manning Square TIA
3: Cricket Lane & Cumming St

Projected 2020 Build AM Conditions

02/22/2017

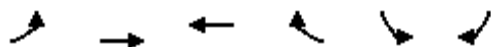
	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↶			↷	↶	↷
Traffic Volume (veh/h)	463	69	27	156	36	44
Future Volume (Veh/h)	463	69	27	156	36	44
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.79	0.79	0.79	0.79	0.79	0.79
Hourly flow rate (vph)	586	87	34	197	46	56
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)	1281					
pX, platoon unblocked						
vC, conflicting volume			673		894	630
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			673		894	630
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			96		85	88
cM capacity (veh/h)			918		300	482
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	673	231	102			
Volume Left	0	34	46			
Volume Right	87	0	56			
cSH	1700	918	378			
Volume to Capacity	0.40	0.04	0.27			
Queue Length 95th (ft)	0	3	27			
Control Delay (s)	0.0	1.7	18.0			
Lane LOS		A	C			
Approach Delay (s)	0.0	1.7	18.0			
Approach LOS			C			
Intersection Summary						
Average Delay		2.2				
Intersection Capacity Utilization		42.5%	ICU Level of Service	A		
Analysis Period (min)		15				

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	202	257	1405	152	98	758
Future Volume (vph)	202	257	1405	152	98	758
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.4		5.7	5.7		5.7
Lane Util. Factor	1.00		0.95	1.00		0.95
Frpb, ped/bikes	0.99		1.00	0.98		1.00
Flpb, ped/bikes	1.00		1.00	1.00		1.00
Frt	0.92		1.00	0.85		1.00
Flt Protected	0.98		1.00	1.00		0.99
Satd. Flow (prot)	1670		3539	1549		3519
Flt Permitted	0.98		1.00	1.00		0.53
Satd. Flow (perm)	1670		3539	1549		1893
Peak-hour factor, PHF	0.98	0.98	0.98	0.98	0.98	0.98
Adj. Flow (vph)	206	262	1434	155	100	773
RTOR Reduction (vph)	26	0	0	13	0	0
Lane Group Flow (vph)	442	0	1434	142	0	873
Confl. Peds. (#/hr)		3		2	2	
Turn Type	Prot		NA	Perm	pm+pt	NA
Protected Phases	4		6		5	2
Permitted Phases				6	2	
Actuated Green, G (s)	44.6		124.3	124.3		124.3
Effective Green, g (s)	44.6		124.3	124.3		124.3
Actuated g/C Ratio	0.25		0.69	0.69		0.69
Clearance Time (s)	5.4		5.7	5.7		5.7
Vehicle Extension (s)	3.0		5.0	5.0		5.0
Lane Grp Cap (vph)	413		2443	1069		1307
v/s Ratio Prot	c0.26		0.41			
v/s Ratio Perm				0.09		c0.46
v/c Ratio	1.07		0.59	0.13		0.67
Uniform Delay, d1	67.7		14.5	9.5		16.0
Progression Factor	1.00		1.00	1.00		1.00
Incremental Delay, d2	64.6		1.0	0.3		1.3
Delay (s)	132.3		15.5	9.7		17.3
Level of Service	F		B	A		B
Approach Delay (s)	132.3		15.0			17.3
Approach LOS	F		B			B
Intersection Summary						
HCM 2000 Control Delay			34.4		HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio			0.81			
Actuated Cycle Length (s)			180.0		Sum of lost time (s)	17.7
Intersection Capacity Utilization			103.8%		ICU Level of Service	G
Analysis Period (min)			15			
c Critical Lane Group						

Manning Square TIA
2: Cumming St & Manning Drive

Projected 2020 Build PM Conditions

02/22/2017



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	19	236	444	27	16	10
Future Volume (Veh/h)	19	236	444	27	16	10
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.83	0.83	0.83	0.83	0.83	0.83
Hourly flow rate (vph)	23	284	535	33	19	12
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)		842				
pX, platoon unblocked						
vC, conflicting volume	568				882	552
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	568				882	552
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	98				94	98
cM capacity (veh/h)	1004				310	534
Direction, Lane #	EB 1	WB 1	SB 1			
Volume Total	307	568	31			
Volume Left	23	0	19			
Volume Right	0	33	12			
cSH	1004	1700	370			
Volume to Capacity	0.02	0.33	0.08			
Queue Length 95th (ft)	2	0	7			
Control Delay (s)	0.9	0.0	15.6			
Lane LOS	A		C			
Approach Delay (s)	0.9	0.0	15.6			
Approach LOS			C			
Intersection Summary						
Average Delay			0.8			
Intersection Capacity Utilization			38.1%	ICU Level of Service		A
Analysis Period (min)			15			

Manning Square TIA
3: Cricket Lane & Cumming St

Projected 2020 Build PM Conditions

02/22/2017

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	210	42	75	357	111	50
Future Volume (Veh/h)	210	42	75	357	111	50
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Hourly flow rate (vph)	247	49	88	420	131	59
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)	1281					
pX, platoon unblocked						
vC, conflicting volume			296		868	272
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			296		868	272
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			93		56	92
cM capacity (veh/h)			1265		301	767
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	296	508	190			
Volume Left	0	88	131			
Volume Right	49	0	59			
cSH	1700	1265	371			
Volume to Capacity	0.17	0.07	0.51			
Queue Length 95th (ft)	0	6	70			
Control Delay (s)	0.0	2.0	24.5			
Lane LOS		A	C			
Approach Delay (s)	0.0	2.0	24.5			
Approach LOS			C			
Intersection Summary						
Average Delay		5.7				
Intersection Capacity Utilization		55.7%		ICU Level of Service		B
Analysis Period (min)		15				

Supply & Demand Analysis: Alpharetta Current & Future Supply

As part of our analysis, we looked at current and future supplies for single-family detached homes and townhomes in the City of Alpharetta and within a 2-mile radius of the Subject (Downtown Alpharetta). We then compared recent new home closings to both current and future supply levels within each geography. A “healthy” current supply level is typically seen as 2 years, with levels significantly below 2 years considered “under-supplied” and levels significantly above 2 years as “over-supplied”. As the chart to the lower left highlights, both the City of Alpharetta and the Subject’s 2-mile ring are both “healthy” (orange) to “under-supplied” (green). For future supply, normal market “health” is typically 5 years of future supply. Again, in both cases the future supplies within both geographies are considered “under-supplied” to “healthy”.

As a second measure of supply/demand, we also compared the projected household growth over the next 5 years (using ESRI projections) as compared to the future supply for each geography (charted to the lower right below). Based on the projected household growth for the City of Alpharetta, the future housing supply will not adequately meet the projected increase in demand. Within the Subject’s 2-mile ring, there is a slight under-supply projected for the next 5 years.

	City of Alpharetta		Cumming St 2-Mile Ring	
	Single-Family	Townhomes	Single-Family	Townhomes
Closings Last12Mo.	174	246	68	94
Current Supply	157	548	150	79
Supply Remaining	0yr11mo	2yr2mo	2yr2mo	0yr10mo
Future Supply	381	650	286	411
Future Remaining	2yr2mo	2yr8mo	4yr3mo	4yr4mo



	City of Alpharetta	Cumming St. 2-Mile Ring
2016 Households	23,145	9,519
2021 Households	24,697	10,230
Net Gain (2016-2021)	1,552	711
Less Future Supply (SF&MF)	1,031	697
Under/Over Supply	521	14



Supply & Demand Analysis: Current Supply

Below is a list of the single-family and townhome projects within a 2-mile ring of the Subject with current lot supplies (developed lots able to be built on today) that were included in this analysis.

Subdivision	Product	Builder/Developer	Current Supply
Avalon	SF	Monte Hewett	11
Cogburn Parc	SF	Providence Group	3
East of Main	SF	Providence Group	36
Harris Walk	SF	Waterford Homes	13
Hearthstone	SF	Sharp Residential	10
Hopewell Plantation	SF	Mark Anthony	2
Kensley	SF	John Wieland	24
Mayfield Walk	SF	Scott Johnson	1
Rumson Point	SF	Pinnacle Homes	16
Twelve on Canton	SF	Talon Homes	12
Voysey	SF	Hedgewood	17
Wills Park/Enclave	SF	Taylor Morrison	5
Total			150

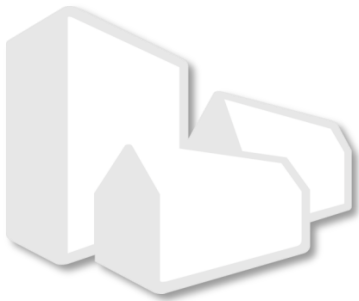
Subdivision	Product	Builder/Developer	Current Supply
Avalon	TH	Monte Hewett	4
East of Main	TH	Providence Group	27
Sonoma	TH	Taylor Morrison	25
Windsong	TH	Talon Homes	23
Total			79

Supply & Demand Analysis: Future Projects

Below is a list of the single-family and townhome projects within a 2-mile ring of the Subject with future lots that were included in this analysis.

Subdivision	Product	Builder/Developer	Future Lots
Braeden	SF	John Wieland	74
Canton St.	SF	Peachtree Residential	21
Downtown Main	SF	Duke Land Group	6
Foundry	SF	John Wieland	25
Hearthstone	SF	Sharp Residential	33
Kensley	SF	John Wieland	45
Milton Place	SF	Fuqua & Associates	11
Stonewalk	SF	Stonewalk Mayfield Corners LLC	3
Thompson Street	SF	Aycock	7
Thompson Street	SF	Hedgewood	3
Voysey	SF	Hedgewood	22
Westside Parkway	SF	Ashton Woods	36
Total			286

Subdivision	Product	Builder/Developer	Future Lots
Appen	TH	Ray Appen	17
Walk at Braeden	TH	Pulte Group	56
Canton St. Common	TH	Peachtree Residential	9
Chelsea Walk	TH	Providence Group	49
Downtown Main	TH	Duke Land Group	55
Foundry	TH	John Wieland	88
Innovation	TH	MetLife	25
Newvale	TH	D & G Development	23
Stonewalk	TH	Stonewalk Mayfield Corners LLC	16
Thompson Street	TH	Edward Andrews	40
Westside Parkway	TH	Ashton Woods	33
Total			411



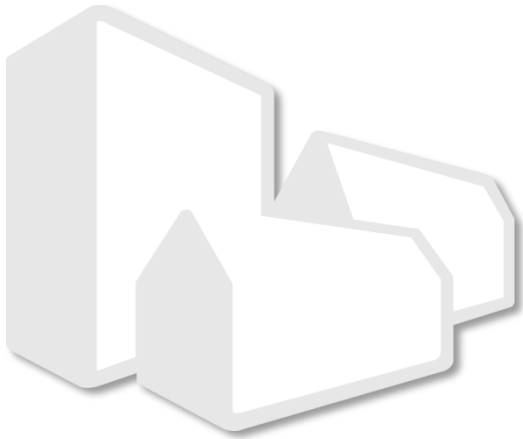
Taylor Morrison Homes

Cumming Street Walkable Community - Alpharetta, GA Market Opportunity Assessment

May, 2017

Table of Contents

BACKGROUND AND OBJECTIVES	3
EXECUTIVE SUMMARY	5
LOCATION ANALYSIS	9
COMPETITIVE NEW TOWNHOME ANALYSIS	25
COMPETITIVE NEW SINGLE-FAMILY DETACHED ANALYSIS	37
HOUSING MARKET TRENDS - MSA	49
DEMOGRAPHIC AND ECONOMIC TRENDS – MSA	62
LOCAL DEMOGRAPHIC TRENDS	68
MARKET RISK INFORMATION	78
APPENDIX	82



Background and Objectives

Background

John Burns Real Estate Consulting, LLC (“JBREC”) was retained to provide Taylor Morrison Homes (“Taylor Morrison” or “Client”) with an independent third-party evaluation of the location, product, pricing and sales potential for a single-family detached and townhome community on Cumming Street (“Subject”) in Alpharetta, Georgia. The Subject is located within walking distance to Downtown Alpharetta, which is home to popular new restaurants, Saturday Farmers Market, Thursday Night Food Truck Alley, and a host of popular events including concerts, festivals, food tastings, and annual Christmas tree lighting.

Objective

The objective of this assignment is to compile and evaluate pertinent new home and resale market information in order to provide recommendations relative to the pricing and absorption of the Subject single-family detached and townhomes to be offered including: base prices, average lot premiums, average option and upgrade revenues, incentives, and absorption and price appreciation projections given the Client’s current plans. Additionally, JBREC will provide a broader perspective on the overall Atlanta and local Alpharetta economies and housing markets.

Key Assumptions

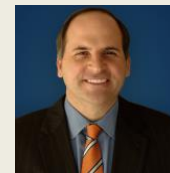
The pricing and absorption recommendations in this report assume that the Builder will provide excellent execution of the following: 1) offer floor plan sizes, types, and amenity levels as proposed and recommended, 2) the development will be completed in a quality “market appropriate” manner with a community entrance, entry monumentation, landscaping, amenities, spec levels, and unit finishes in-line with market expectations, 3) provide sufficient advertising and marketing efforts to generate shopper traffic commensurate with market comps achieving comparable home sales rates and prices, 4) have an on-site sales office open seven days per week, 5) have fully decorated model homes, and 6) have experienced, professionally trained sales agents familiar with the local market.

Contact Information

This analysis was prepared by John Burns Real Estate Consulting, LLC. David Kalosis, Principal, served as Project Manager. Follow-up questions should be directed to us at:

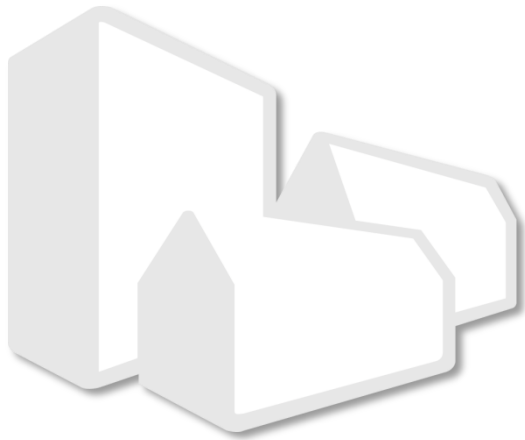
12600 Deerfield Parkway, Suite 200
Alpharetta, GA 30004
(770) 286-3493
dkalosis@realestateconsulting.com

Market Expert:



David Kalosis
Consulting

dkalosis@realestateconsulting.com



Executive Summary

Below is a summary of JBREC's market-guided recommendations for both the townhome and single-family detached product series planned for the Cumming Street community in Downtown Alpharetta. For each of these series, we assumed the Builder's unit counts and base plan ranges, which are consistent with market expectations.

Summary of Cumming Street Product and Pricing Recommendations

	Cumming Street - JBREC Recommendations	
	Townhomes	Single-Family Detached
Unit Count	40	30
Avg Plan Size	2,500	2,859
Average Base Price	\$399,900	\$555,900
Average Incentive	(\$6,000)	(\$15,000)
Average Options and Upgrades	\$25,000	\$40,000
Average Lot Premium (inc End Unit)	\$10,000	\$4,000
Average Total Net Home Price (base+premiums+options–incentives)	\$428,900	\$584,900
Total Revenue	\$17,156,000	\$17,547,000
Monthly HOA Fees	\$250	\$200
Sales Rate	2.0/month	2.0/month
Sales Cycle	1yr8mo	1yr3mo
Sales Start	Mar-18	Mar-18
Avg Annual Price Appreciation 2017-2020	2.8%	2.8%

- **Location:** The Subject will be truly walkable to Downtown Alpharetta, which is becoming a popular destination for families and empty nesters alike given the new retail, restaurants and entertainment venues that continue to place Alpharetta among the top cities in the country and rank among the fastest growing suburbs. The Alpharetta Farmer's Market, Foody Truck Alley, concerts and events, the new City Hall and the Alpharetta Library are all within an easy stroll down Main Street.
- **Accessibility:** In a city plagued with traffic headaches, Alpharetta provides historic charm couples with modern conveniences and access to major employment nearby. Residents are within 10 minutes of anywhere within the Alpharetta Tech Hub, a major employment hub in North Atlanta. Retail shopping centers (including popular Avalon Mall), restaurants, grocery stores (including Whole Foods and Publix), daily conveniences and entertainment are all less than one mile away. Local churches and regional hospitals are also right nearby.
- **Public Schools:** The Alpharetta area of North Fulton County is well regarded for its excellent public schools, which is a major driver for families. The local public school assignments all perform extremely well.
- **Strong 55+ Demand:** North Fulton County (and Alpharetta in particular) has a large and growing 55+ population that are buying homes here today. Our proprietary 55+ demand analysis identifies Alpharetta as a target area for empty nester buyers in North Atlanta based on criteria that includes current 55+ population, growth projections, and housing demand today.
- **Townhome Buyers:** Empty Nesters are gravitating toward new Surban™ (urbanized areas within suburban locations) developments that provide lifestyle conveniences of low maintenance products with walkability to retail and restaurants. New townhome communities in the area have also become a destination for young ethnic families (as well as mature single-parent households) that work in the Alpharetta Tech Hub and desire Alpharetta's local public schools, with a low maintenance home and yard for their busy lifestyles.
- **Single-Family Detached Buyers:** Many Young Families and Empty Nesters alike are trading square footage and large lots for low maintenance and easy access. They're downsizing their homes and maintenance responsibilities and engaging more in their lifestyle.
- **Products:** The townhome product series is consistent with what the Builder is already producing at Sonoma THs less than 1 mile to the north, with the Subject offering true walkability to Downtown Alpharetta that will command a significant premium over the current pricing at Sonoma. Likewise, many families and empty nesters alike will trade the Enclave at Wills Park setting for walkability to Downtown Alpharetta. Given the strong empty nester population buying in the area, the Builder will need to include master-on-main and full bedroom suites on the main level plans within the single-family detached series. From our experience with townhomes in other Surban™ locations throughout North Atlanta, empty nesters will accept stairs in locations that offer a walkable lifestyle.
- **Pricing:** JBREC's market-guided pricing recommendations are based on the product offerings, location, desirability, and competitive performance in the submarket.
- **Standard Features:** The Builder should offer standard features that are commensurate with our higher price recommendations including 10ft ceilings on main, 8ft doors, granite countertops, tile backsplash, hardwood floors on main, 2" cabinets and lawn maintenance..
- **Absorptions:** JBREC supports an average monthly sales rate of 2.0 per month per product series at the Subject from grand opening through sell out given the Builder's planned product offerings and our recommended pricing strategy.

S

Strengths

- Desirable submarket location with growing demand.
- Multiple product/buyer targets that fit the local demographic demand profile.
- Proximity and accessibility to major employment centers nearby.
- Walkable to retail shopping and restaurants.
- North Fulton County public schools.
- Proven products within the market.
- Marketing window should drive strong traffic volume to the site.

W

Weaknesses

- Traffic along Hwy-9/North Main Street may be a deterrent for some shoppers.
- No gated access.
- No community amenities.

O

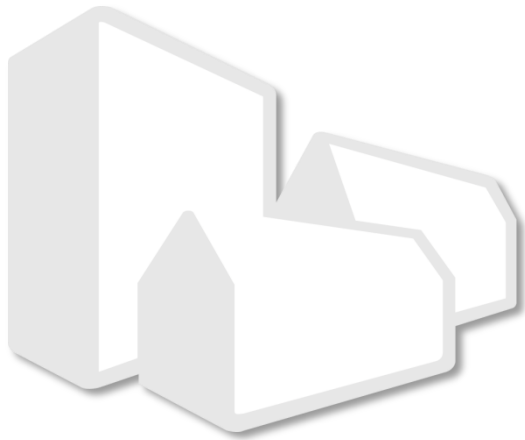
Opportunities

- Excellent housing market fundamentals including strong demand, low supply and relative affordability today.
- Lack of affordability in North Fulton driving demand for low maintenance lifestyle products.
- Projected growth among key demographics supports strong demand locally.
- Alpharetta Loop Trail could further improve the desirability/walkability.

T

Threats

- Increasing competition throughout North Atlanta for mature buyers and townhome market.
- Economic shifts, including potential tech bubble and rising interest rates, would impact local buyers.
- National immigration policies could have direct impact on ethnic buyer demand.

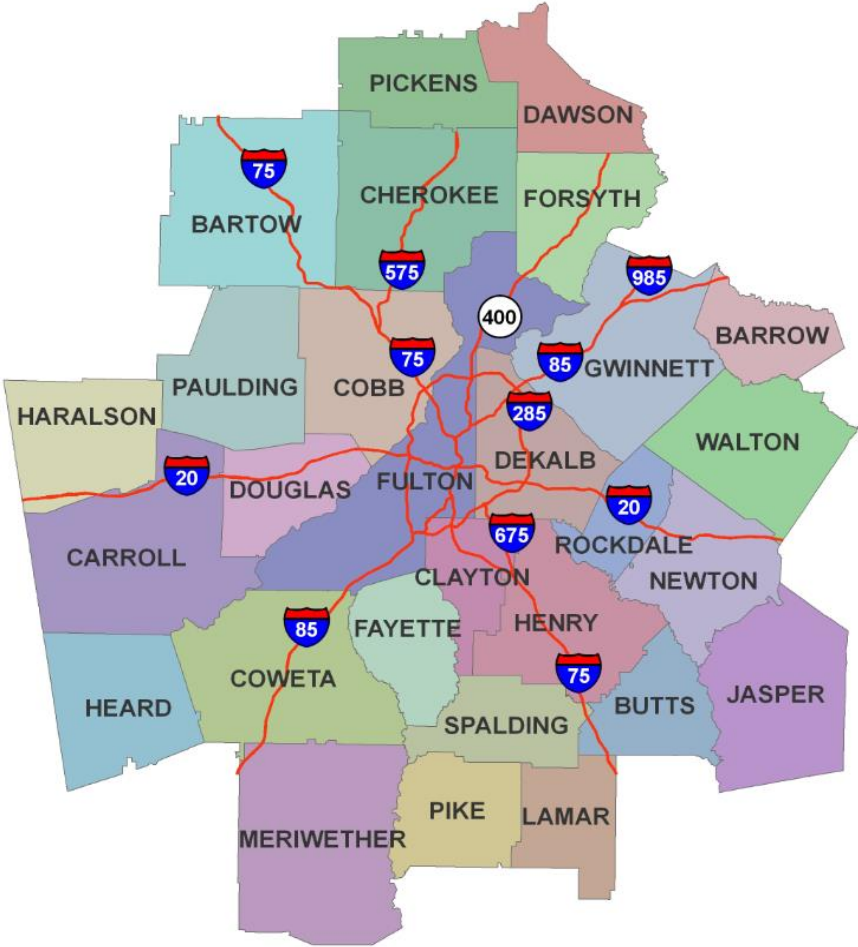


Location Analysis

There are 29 counties included in the Atlanta, GA MSA; the core population centers, which account for nearly 60% of all metro area households today, are concentrated in Fulton, Cobb, DeKalb and Gwinnett Counties. North Fulton County is the region's center of economic growth, yet has managed to maintain much of its original identity. Area residents enjoy a rich and diverse cultural scene, wide-ranging recreational activities, world-class educational and medical facilities, and numerous retail and dining experiences.

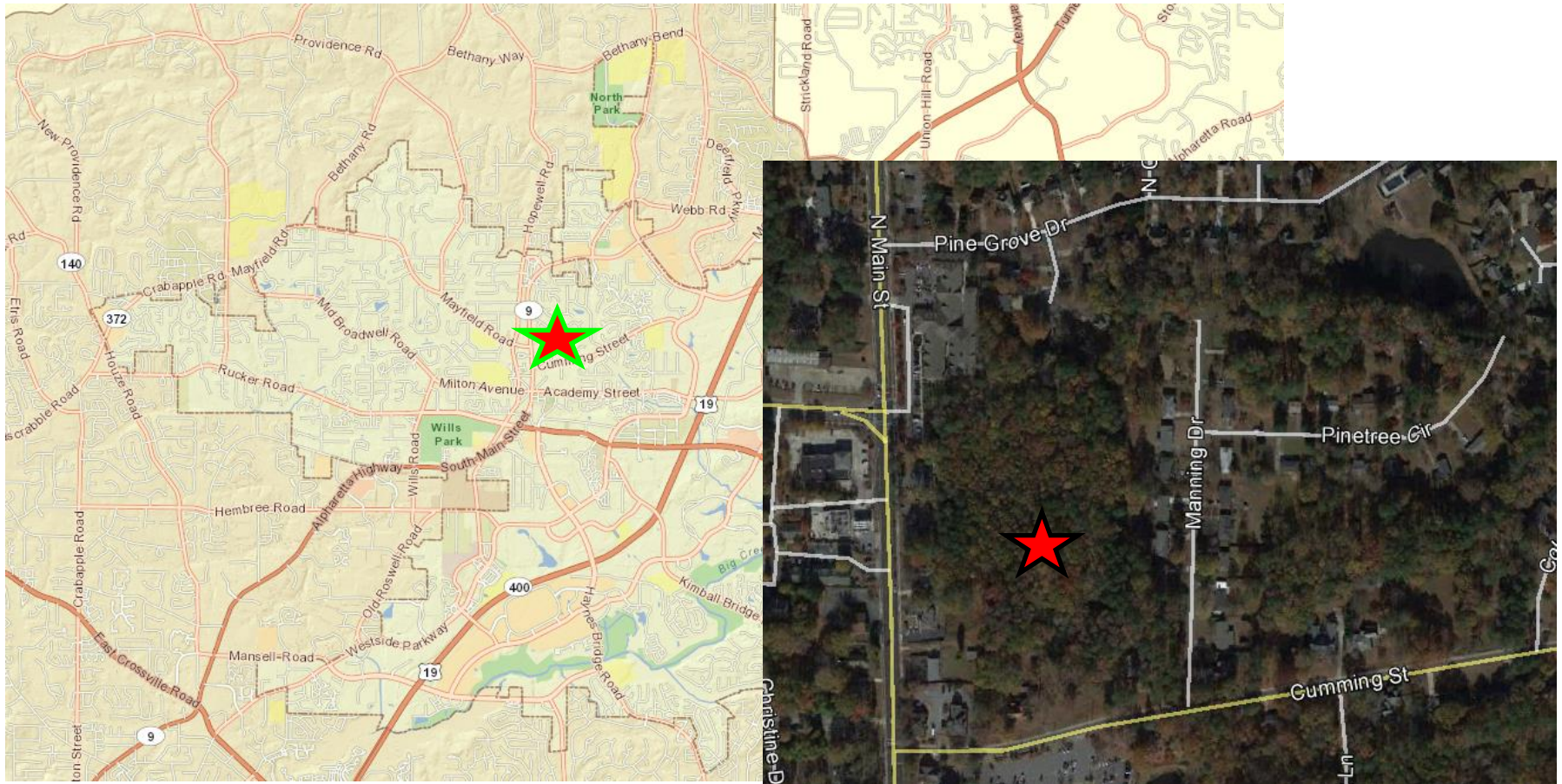
Atlanta MSA	
Population	5,870,000
Population Growth	1.9%
Employment Growth	3.6%
Unemployment Rate	4.9%
New Home Sales Volume	19,428
New Home Sales Growth	16.5%
New Home Sales \$	\$295,200
Existing Home Sales Volume	104,946
Existing Home Sales Growth	10.0%
Existing Home Sales \$	\$189,100
Total Permits	35,565
Total Permit Growth	7.7%

Rolling 12mos ending March 2017



Location Analysis – Cumming Street Site

The Subject is located within the City of Alpharetta, which is home to over 62,000 people making up 23,000 households. It is one of the fastest growing cities in America and home to major employment, residential and retail developments that make Alpharetta a true live-work-play lifestyle destination community. More specifically, the Subject is located along Cumming Street, across from the Alpharetta First United Methodist Church, near the intersection with Hwy-9/North Main Street. This central location is truly walkable to Downtown Alpharetta, which will have strong appeal to families and empty nesters alike who enjoy all the arts, culture, restaurants, and activities that go on every day in Downtown Alpharetta. The Subject is also within easy access to Avalon Mall, GA-400, regional hospitals, and the Alpharetta Tech Hub, which has become a major employment center within North Atlanta.



Location Analysis – **Subject Preliminary Site Plan**

The Cumming Street site is approximately 11.7 acres located along Cumming Street, just west of Hwy-9/North Main Street. The site is located across the street from Alpharetta First United Methodist Church and within a one block walk south to Downtown Alpharetta. The Client is considering developing this site to include 30 single-family lots that will be alley-loaded and 40 townhomes. The site will also include neighborhood parks/open space, as well as civic space dedicated along its northern boundary. An additional benefit of the site will be its location along the planned Alpharetta Loop Trail, which will provide safe walking, jogging and biking connectivity throughout much of Alpharetta.



Location Analysis – Downtown Alpharetta

The Cumming Street site is only one block to Downtown Alpharetta, where a leisurely stroll through the welcoming downtown district offers restaurants, retail shopping and weekly events that draw in couples, families, and even their furry friends. The historic downtown showcases work from local artists and craftsmen during the Main Street Market events held monthly between March and November including a Farmers Market held most Saturday mornings and Food Truck Alley is held on Thursday evenings. City Hall is also located downtown, as well as the library and a number of popular churches.



Location Analysis – Downtown Alpharetta & Avalon

While all the activities of Downtown Alpharetta are within walking distance, other modern conveniences are also within a short drive including Avalon, a sustainably designed, 86-acre development with more than 500,000 square feet of retail, a 12-screen all premium theater, a full-service hotel, Class A office, single-family residences and luxury rental homes within a walkable, connected community of shopping, dining, entertainment, living and working. There's also grocery shopping, pharmacies, and other daily conveniences right nearby. There are more than 600 technology companies concentrated within the nearby Alpharetta Tech Hub and GA-400 is only 1.5 miles away, providing easy access to the rest of Atlanta.



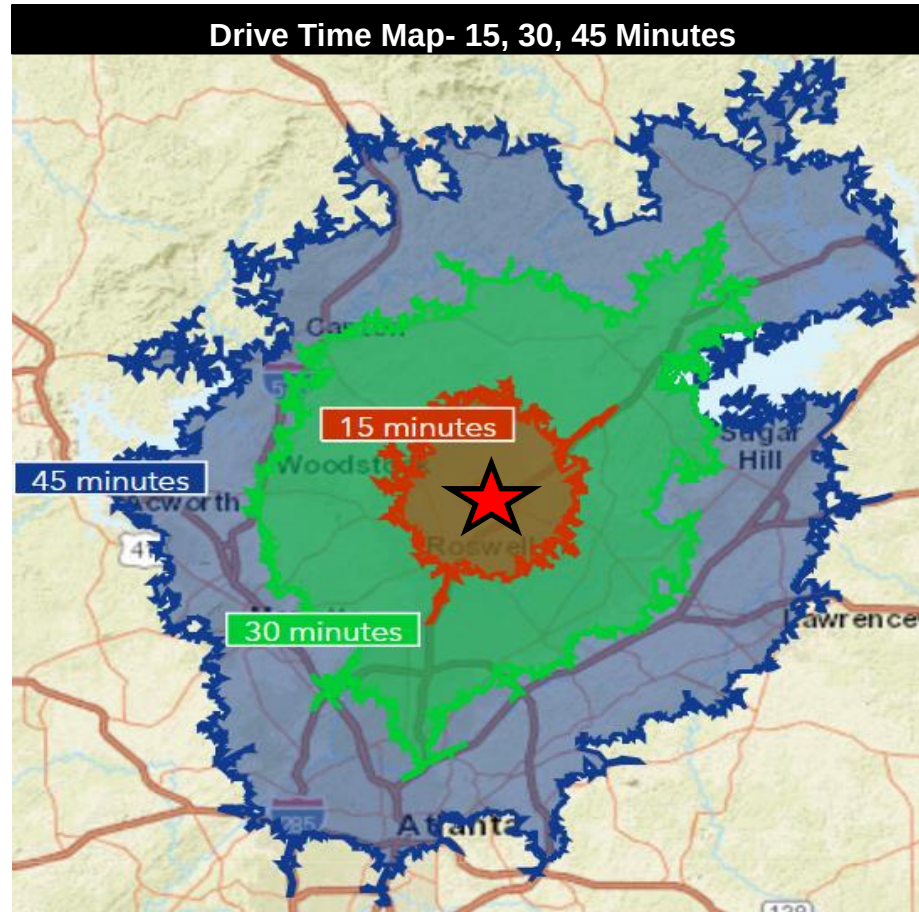
Alpharetta has been a popular destination for decades, particularly among move-up and upscale families given the strength of the local schools, but also among empty nesters that are either downsizing in place or following their grandchildren to the area. Alpharetta is regularly named among the top cities in the country and continues to rank among the fastest growing suburbs.

Awards

1. Named one of the Best Suburbs To Live In Georgia by Niche.com – 2017
2. Named one of the 30 best neighborhoods in America – 2017
3. Named one of the 50 safest cities in Georgia – 2017
4. Named 25 best places to visit in Georgia by Vacationidea.com – 2016
5. Named best cities for Tech (Outside California and New York) by Datafox – 2016
6. Named #1 place where business is thriving by Entrepreneur – 2015
7. Named one of the 10 best Atlanta suburbs by Movoto – 2015
8. Named one of the best places to start a business in Georgia by Nerdwallet – 2015
9. Named one of the best cities to start a restaurant by Nerdwallet – 2015
10. Named one of the best cities for Women Entrepreneur by Goodcall – 2015
11. Named best small city in Georgia by WalletHub – 2015
12. Alpharetta is the 6th fastest growing city according to U.S. Census Bureau – 2013
13. Named 7th friendliest city in the nation by Forbes – 2012
14. Alpharetta listed as the top place to move by Forbes – 2009

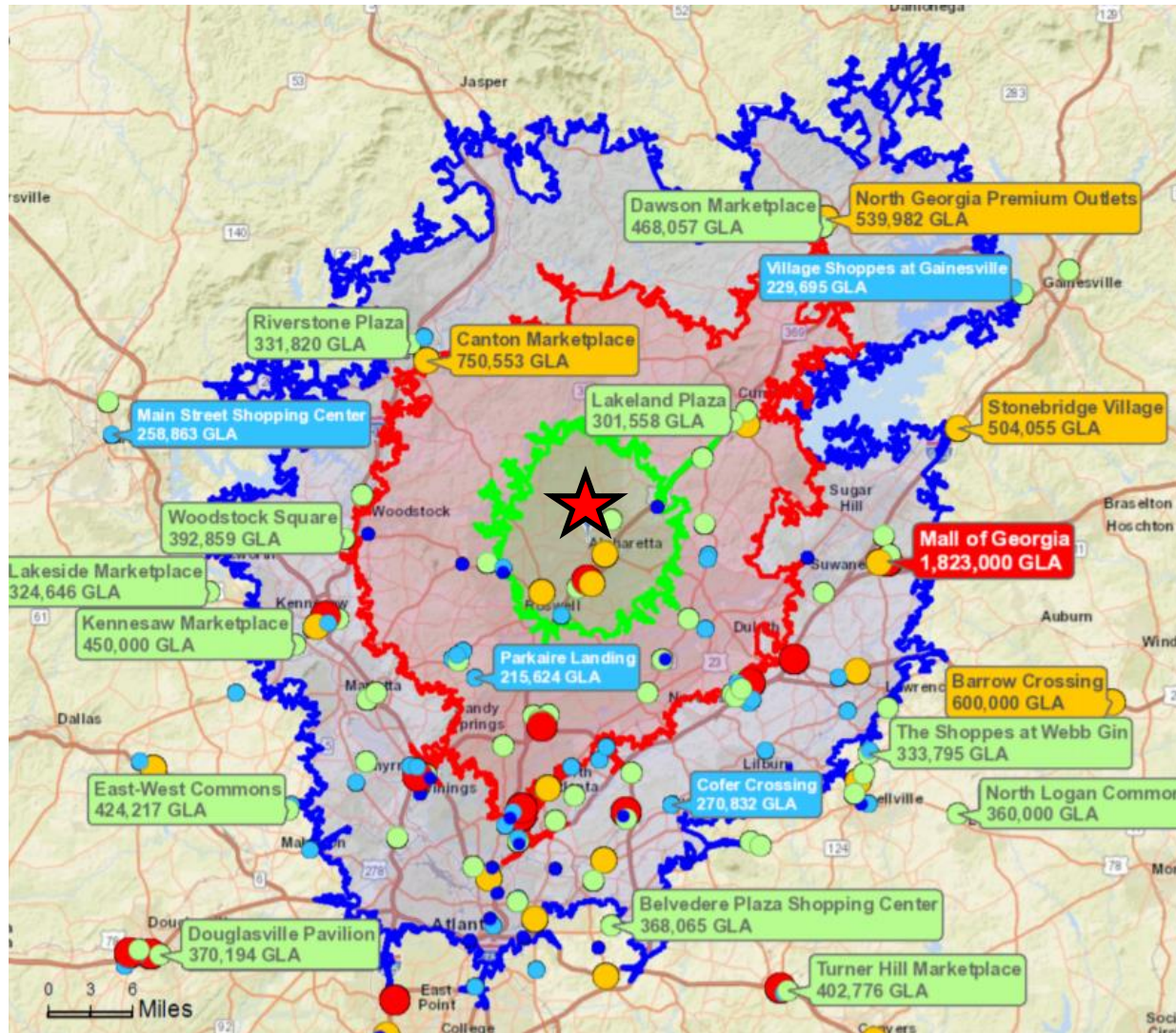
Source: Alpharetta Convention & Visitors Bureau

The Cumming Street site is near GA-400 supporting wide ranging accessibility to most areas in the MSA within a 45 minute drive. All daily conveniences are within fifteen minutes of the site.



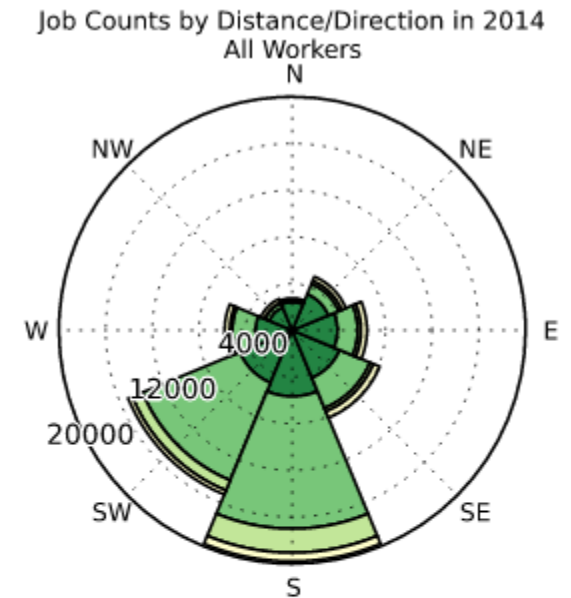
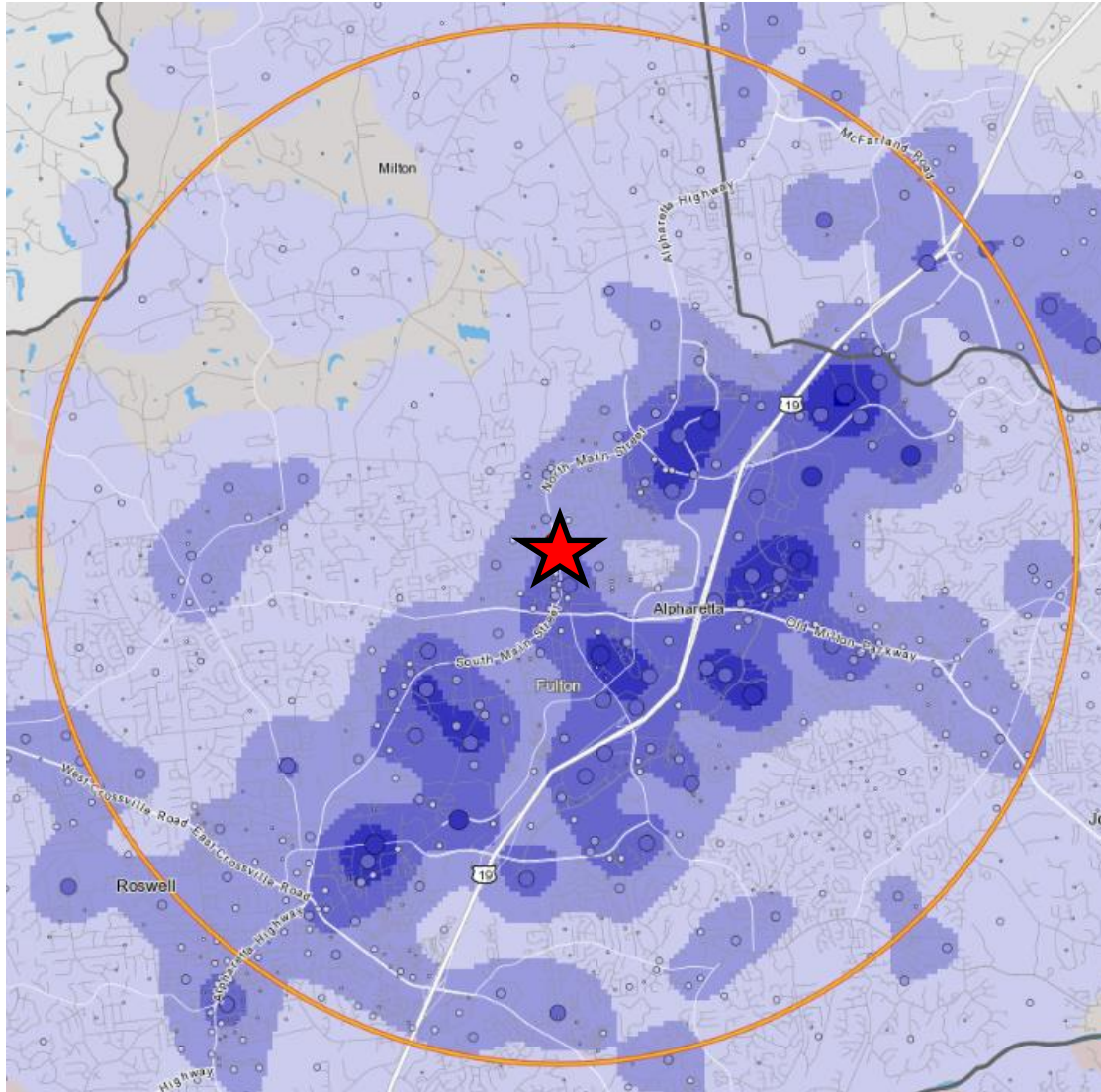
Location Analysis – Shopping & Entertainment Map

There are a variety of shopping, dining and entertainment options within fifteen minutes of the Cumming Street site; including the North Point and Avalon malls. The site is within walking distance of Downtown Alpharetta, home to unique shops, restaurants and boutiques.



Location Analysis – Proximity to Employment

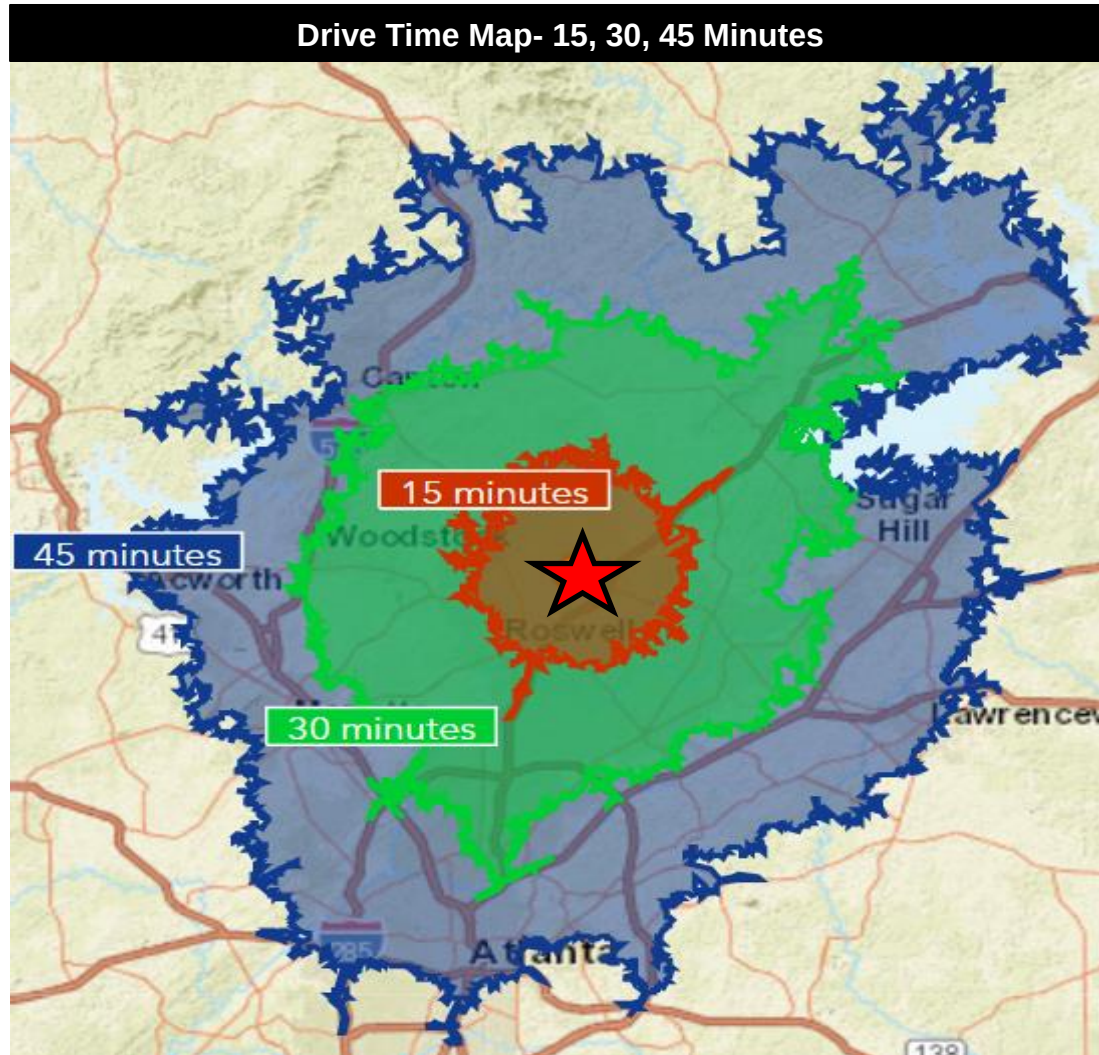
Residents within five miles of the Subject site primarily commute south between Alpharetta and Roswell for employment; most commute less than ten miles. Alpharetta is home to multiple major employers; during the workday nearly 75,000 non-resident workers enter the city, increasing the daytime population to greater than 100,000.



View as Radar Chart

Jobs by Distance - Home Census Block to Work Census Block		
2014		
	Count	Share
Total Primary Jobs	65,952	100.0%
Less than 10 miles	29,861	45.3%
10 to 24 miles	28,374	43.0%
25 to 50 miles	4,255	6.5%
Greater than 50 miles	3,462	5.2%

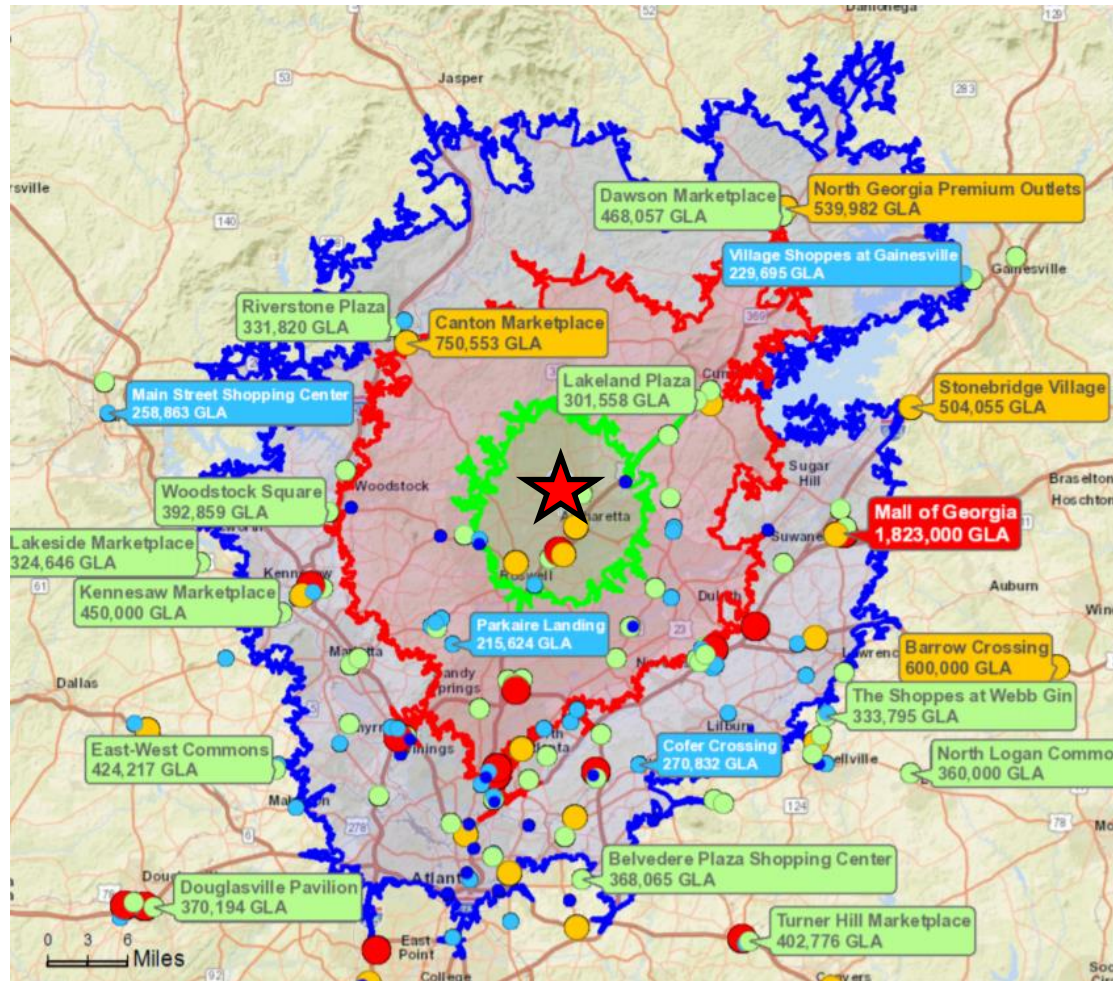
The Cumming Street site is near GA-400 supporting wide ranging accessibility to most areas in the MSA within a 45 minute drive. All daily conveniences are within fifteen minutes of the site.



Location Analysis – Shopping & Entertainment

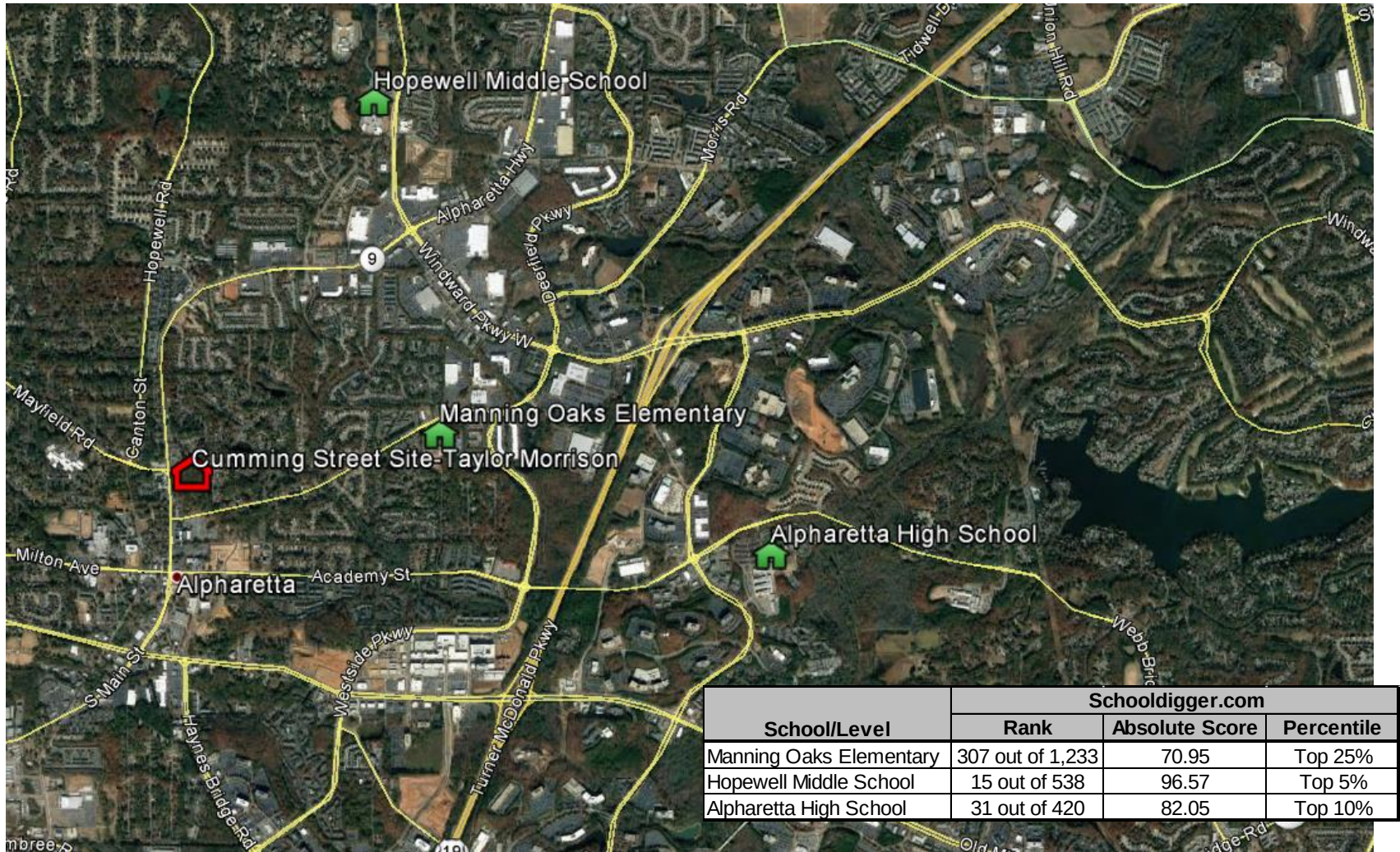
There are plentiful shopping, dining and entertainment amenities, grocery stores and daily conveniences within a fifteen minute drive from the Subject site. Notable projects include:

- Avalon, a popular new mixed-use development south of the Subject along Old Milton Parkway, includes popular boutique shops, restaurants, Whole Foods, a movie theater, outdoor events, and a mix of for sale residential, apartments and hotels.
- Big box retailers, restaurants and grocery stores are all located along Windward Parkway to the north of the site, as well as North Point Mall to the southeast, providing everything residents here need for their daily living.



Location Analysis – School Assignments and Performance

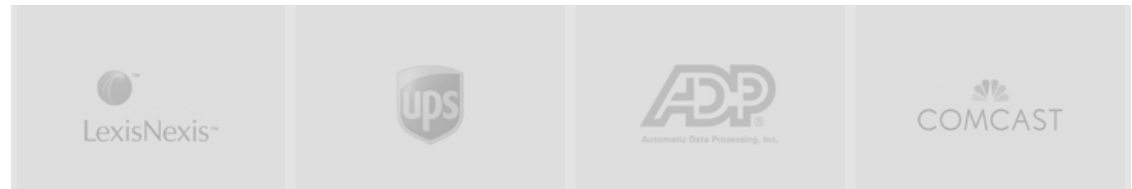
The Cumming Street site is within the Fulton County school district. Local school assignments include strong performing Manning Oaks Elementary and Hopewell Middle School, as well as Alpharetta High School. While the local school assignments perform exceptionally, we believe that these low-maintenance products and higher price points will primarily target Empty Nesters (55-64 year olds) looking to downsize, but not downgrade, their lifestyle within a community that's easily walkable to Downtown Alpharetta.



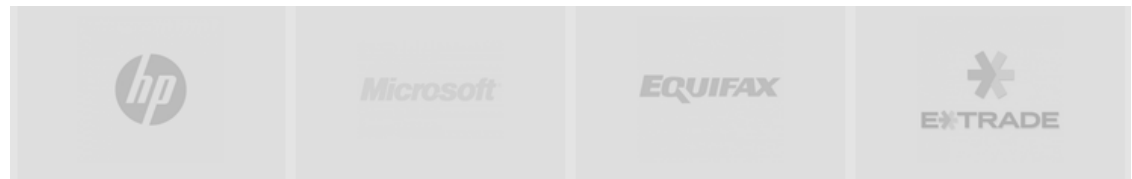
Alpharetta is home to more than 600 technology-centric companies and a 20 million square foot office market. Its major employers include the “who’s-who” of technology companies. The following list includes the 25 top employers in Alpharetta, as well as the top companies by sector/specialty.

RANK	COMPANY
1	ADP, INC.
2	MCKESSON INFORMATION SOLUTIONS
3	LEXIS NEXIS RISK SOLUTIONS
4	VERIZON BUSINESS NETWORK SERVICES
5	COMCAST
6	UPS SUPPLY CHAIN SOLUTIONS GENERAL SVCS
7	HEWLETT-PACKARD
8	EQUIFAX INFORMATION SERVICES
9	E TRADEFINANCIAL CORPORATION
10	CHARTIS INSURANCE (AIG)
11	GE CONSUMER FINANCE-AMERICA
12	RADIANT SYSTEMS
13	COCA-COLA REFRESHMENTS
14	RYDER TRUCK RENTAL INC
15	MARKETSOURCE, INC.
16	ALCATEL-LUCENT USA, INC.
17	MACY’S RETAIL HOLDINGS
18	VERINT AMERICAS
19	LEASE PLAN USA
20	NDC HEALTH CORPORATION
21	THE CLOROX SALES COMPANY
22	AMDOCS
23	PRIORITY PAYMENT SYSTEMS, LLC
24	COLONIAL PIPELINE COMPANY
25	TOTAL SYSTEM SERVICES

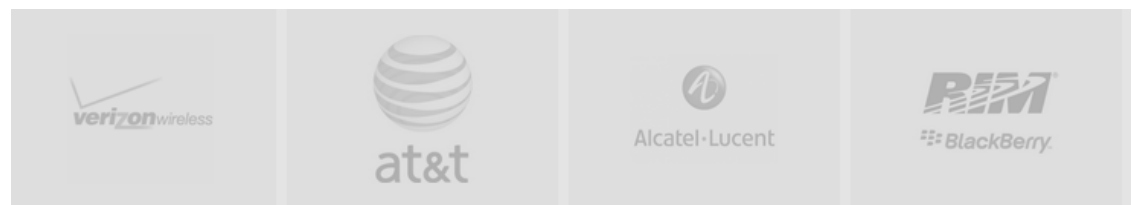
Corporate and Regional Headquarters



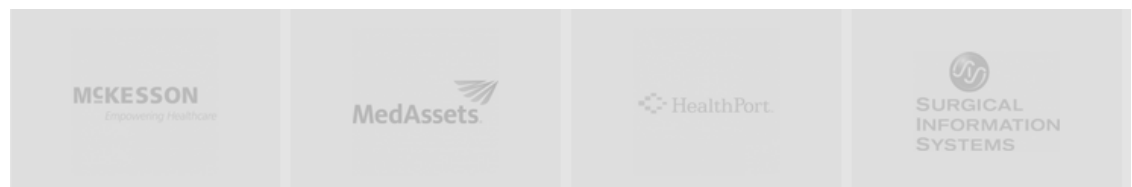
Information Services



Telecommunications

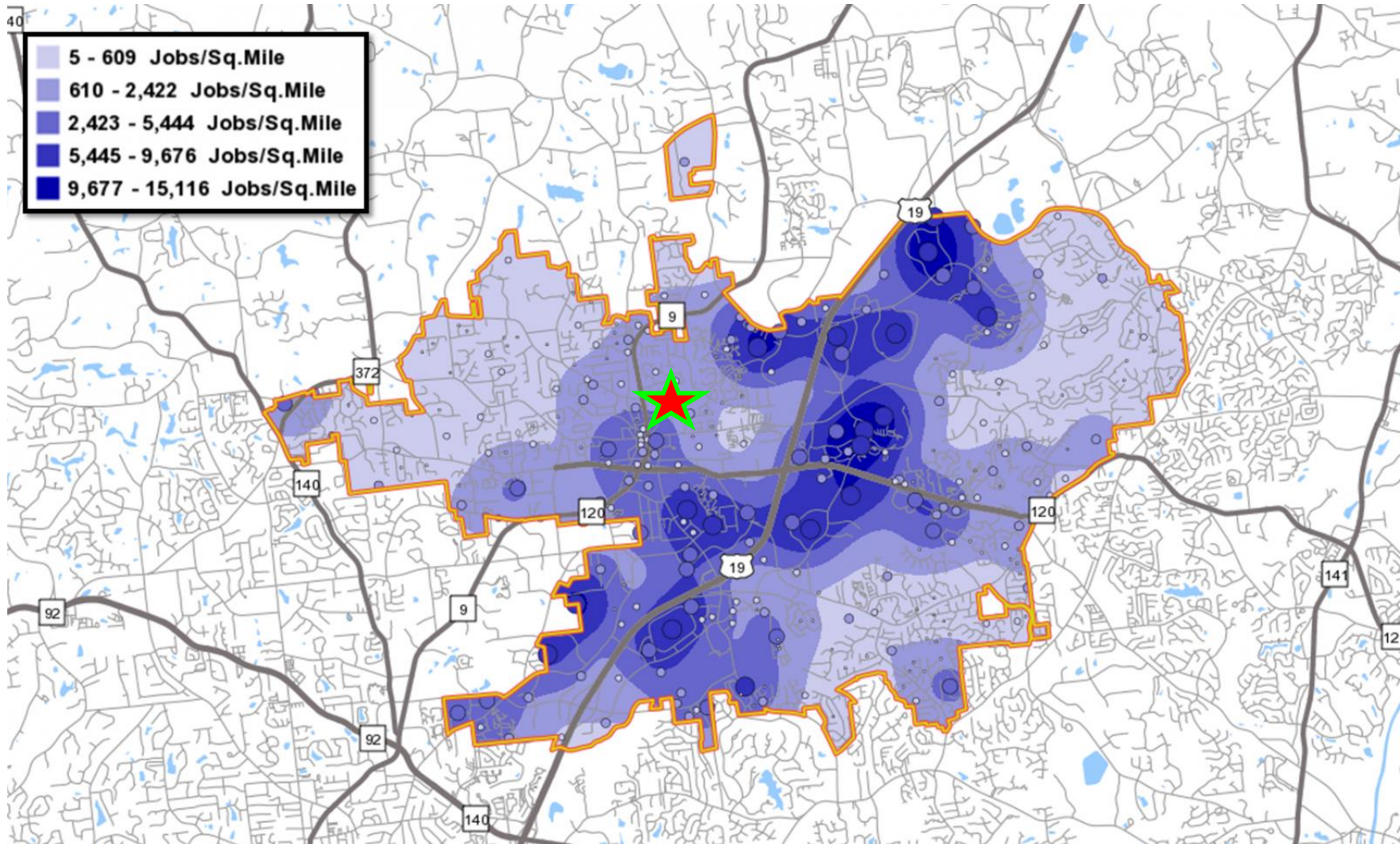


Health IT



Location Analysis – At the Heart of a Major Employment Hub

The Cumming Street site is within easy access to major employment concentrations throughout the Alpharetta area, including the Alpharetta Tech Hub, which spans basically from exits 8-11 along GA-400. Alpharetta is home to a daytime population of more than 100,000 people and over 9,000 companies, with ¼ of all Atlanta's top 25 technology companies located here. Residents living at the Cumming Street community will be within a 10-minute commute to one of Atlanta's largest employment concentrations.

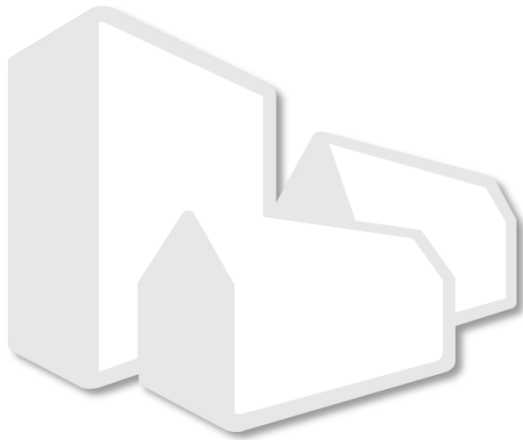


Location Analysis – Competitive Local Housing Market

As the corporate landscape is re-shaping the demographic complexion of the local market in Alpharetta, their expectations of housing products are changing as well. This area had previously been an outer suburban location with a residential base of predominantly single-family detached homes in amenitized communities. Limited land availability and increased home prices are driving higher density projects to maintain reasonable affordability that is in line with the local workforce income levels. However, most of these high-density new townhome and condo communities don't offer any significant neighborhood amenities package other than their location.

The majority of recently approved townhome projects are concentrated within the Avalon-Downtown area of Alpharetta, which accounts for a full $\frac{3}{4}$ of approved multi-family developments. The map below identifies the active and approved multi-family (in blue) and single-family detached (in green) new home communities in Alpharetta today. There are 10 multi-family (condo or townhome) subdivisions and 4 single-family detached that offer true walkability to either Downtown Alpharetta or Avalon. These are the most sought after locations, particularly among upscale empty nesters, where both pricing and demand will be the greatest.





Competitive New Townhome Analysis

Townhome Series: JBREC Pricing & Absorption Recommendation

The chart below provides our recommended base pricing and total (sales) price estimates for the townhome series at the Cumming Street site assuming the Builder's product plans. These recommendations are based on our independent evaluation of the performance of actively selling and recently closed out new townhome communities in the area, coupled with our understanding of the relative strengths of this location.

								JBREC Recommendations									
				MIX	Sq. Ft.	Tax Rate	HOA	Base Price	Total / All Incentives O/U+CC+\$	Net Base Price (All Incentives)	Net Base Price/ Sq. Ft.	Average Options	Average Lot & End Premiums	Total Price/ Sq. Ft.	80% 4.25% Net Pmt.	31% Income to Qualify*	
CUMMING STREET THS																	
Cumming Street THs		JBREC Recommend		1	2,400	1.50%	\$250	\$389,900	(\$6,000)	\$383,900	\$160	\$ 25,000	\$10,000	\$418,900	\$175	\$2,422	\$94,000
Product: Townhomes		Total Units: 40		1	2,600	1.50%	\$250	\$409,900	(\$6,000)	\$403,900	\$155	\$ 25,000	\$10,000	\$438,900	\$169	\$2,526	\$98,000
		Units Sold: 0															
% Remaining: 100%		Units Remaining: 40															
Sales Open Date: Mar-18		Proj Sales Rate: 2.0															
Totals/Averages:					2,500			\$399,900	(\$6,000)	\$393,900	\$158	\$25,000	\$10,000	\$428,900	\$172	\$2,474	\$96,000

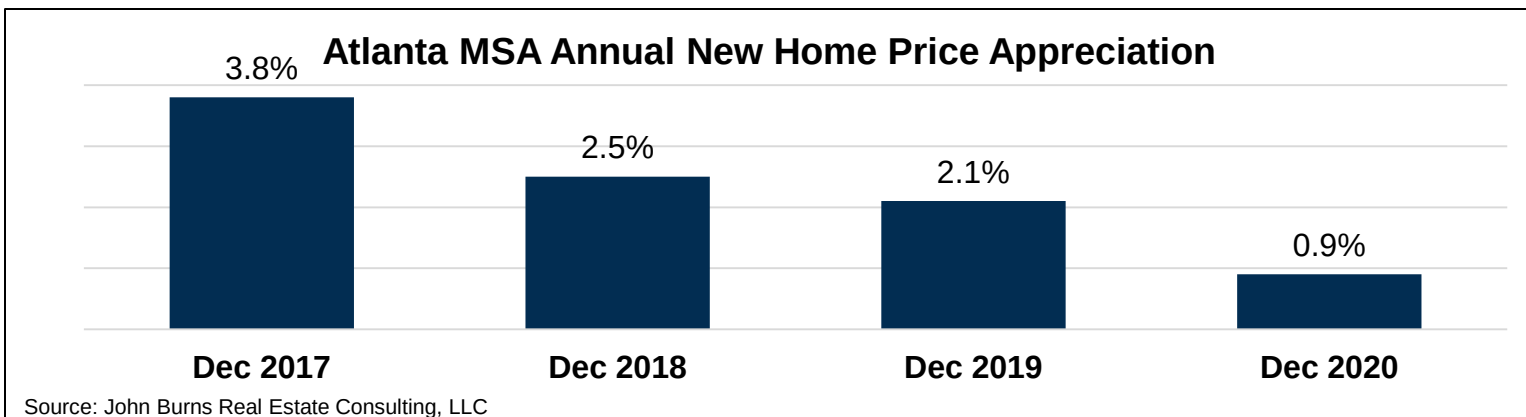
Townhome Series: Appreciation & Build Out Assumptions

The following chart provides JBREC's recommended sales price and build out scenario for the townhome series at Cumming Street given JBREC's new home price appreciation forecasts and estimated sales rates. For 2017-2020, we see annual new home price appreciation rates for the Atlanta market that tail off over time. JBREC's market-guided price and pace recommendations would generate an average sales price of \$456,000 over life of project.

Price Appreciation				3.8%	2.5%	2.1%	0.9%
Community	Source	Units	JBREC ASP	Dec-17	Dec-18	Dec-19	Dec-20
Cumming Street THs	JBREC Recommend	40	\$428,900	\$445,198	\$456,328	\$465,911	\$470,104

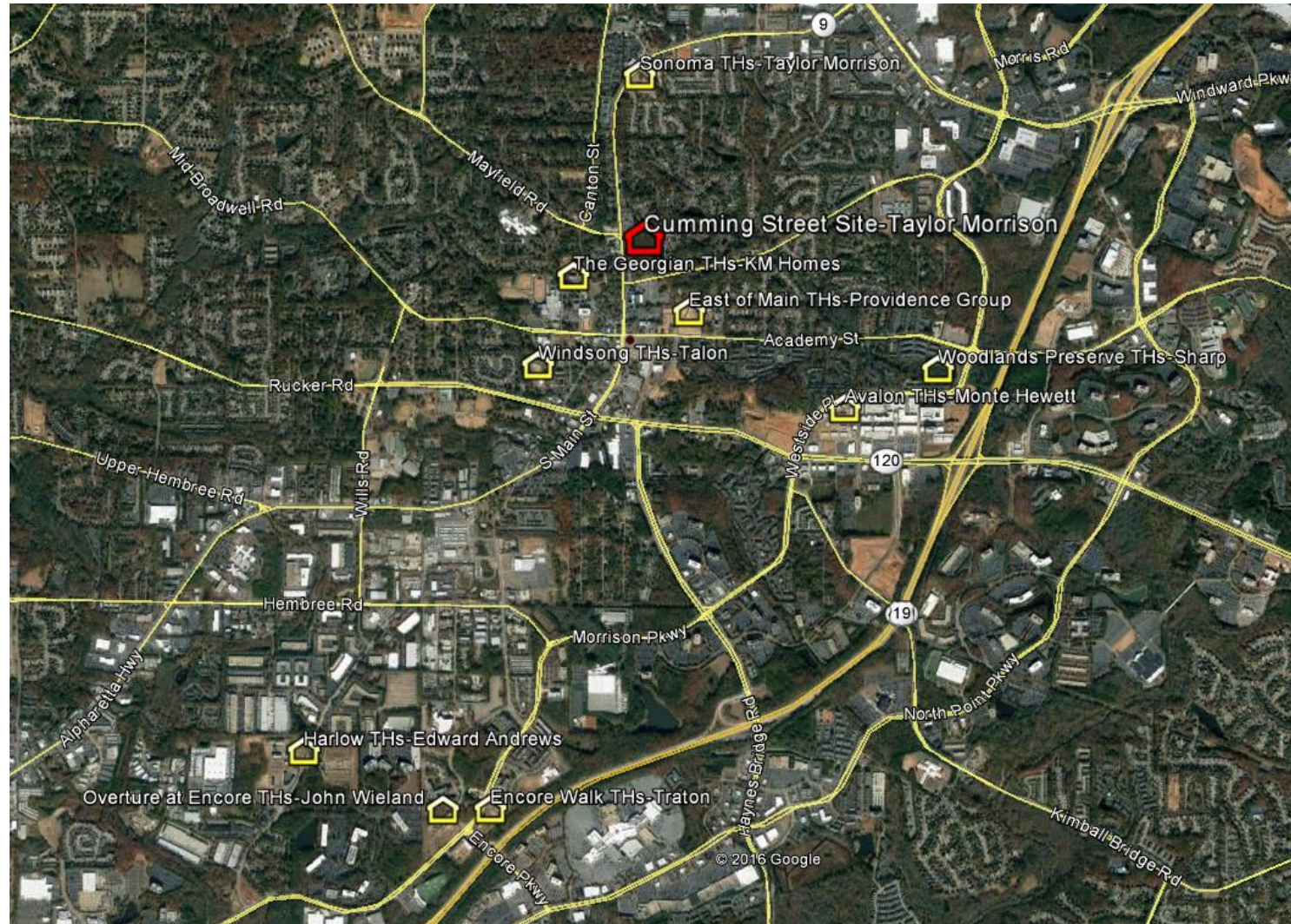
Absorption Appreciation				0%	0%	0%	0%
Community	Source	Units	JBREC Abs.	Dec-17	Dec-18	Dec-19	Dec-20
Cumming Street THs	JBREC Recommend	40	2.0	2.0	2.0	2.0	2.0

Potential Buildout			Annual Sales Per Year			
Community	Source	Units	2017	2018	2019	2020
Cumming Street THs	JBREC Recommend	40	0	20	20	0



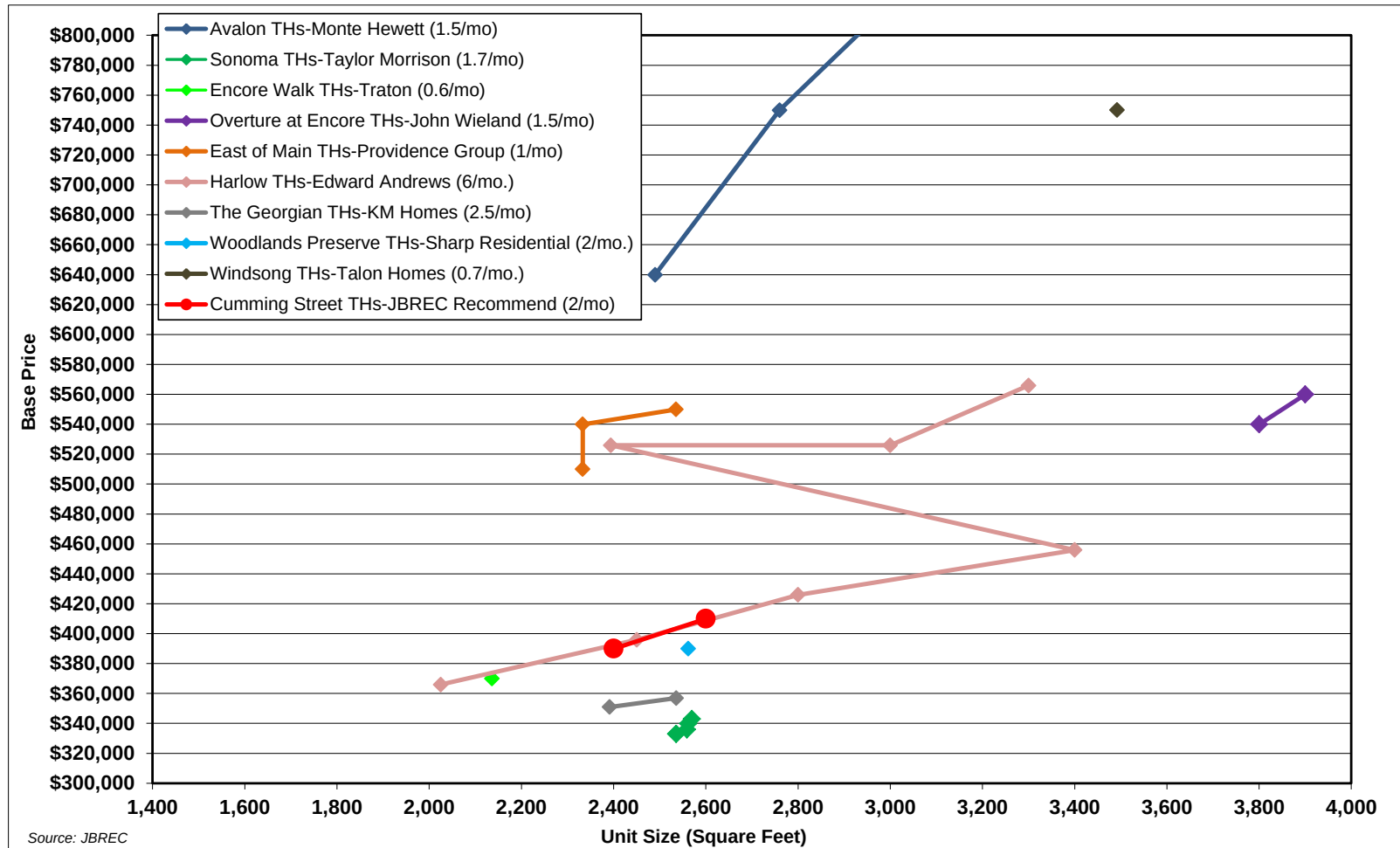
Townhome Series: Comparable Communities

For our competitive analysis, JBREC selected only those actively selling and recently sold out townhome communities located west of GA-400 and within the City of Alpharetta. There were a total of 9 competitive townhome communities selected for this analysis, with the most direct competitors being Taylor Morrison's own Sonoma THs, as well as Providence Group's East of Main THs and Sharp's Woodlands Preserve TH communities.



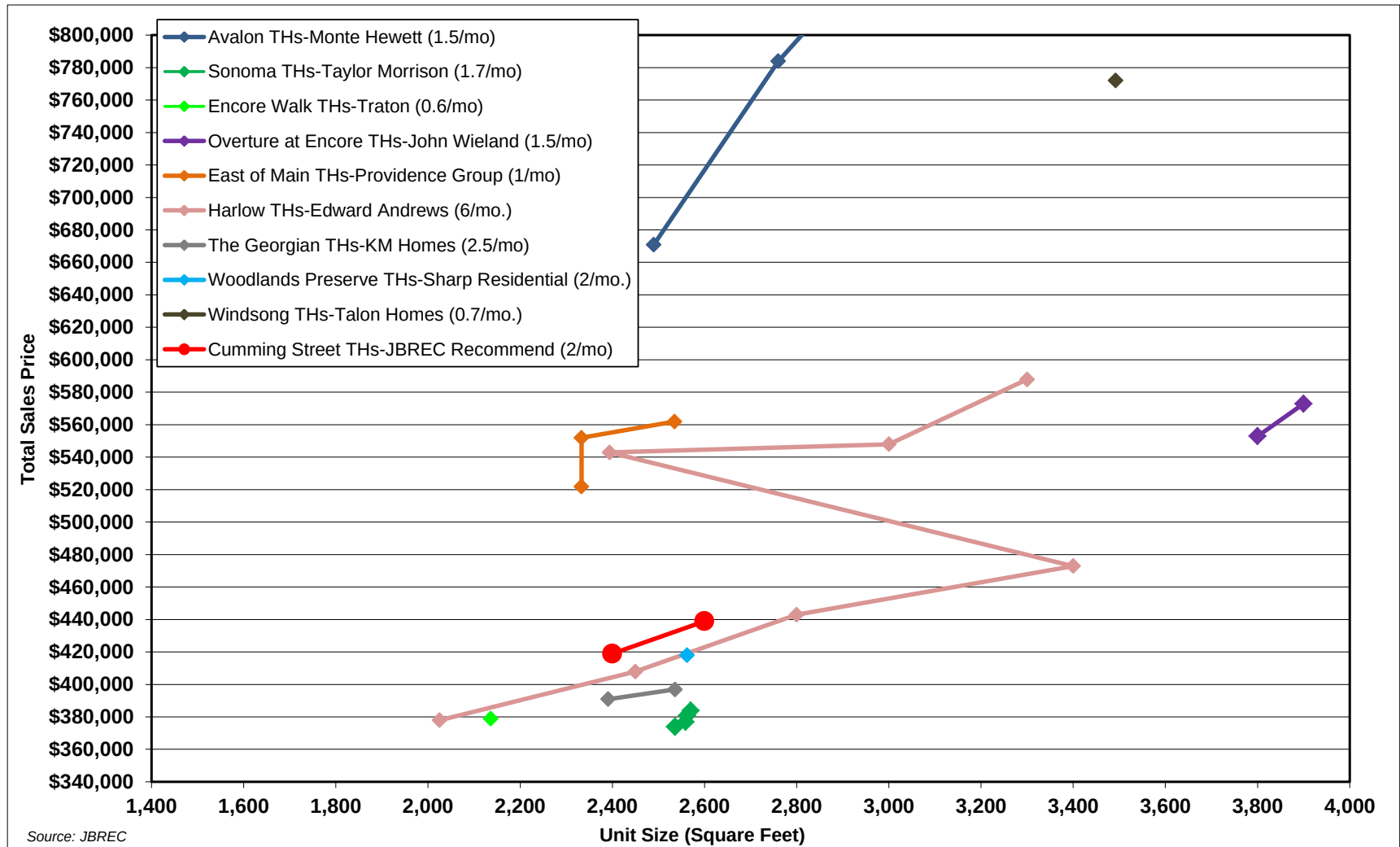
Townhome Series: Net Base Price Positioning

Below are the base price positioning of the competitive set, coupled with JBREC's pricing recommendations. Given the community's location advantage, we believe the Subject should be positioned between Providence Group's East of Main THs, which benefit from even more direct access to Downtown Alpharetta and a generally more appealing community design, and Taylor Morrison's current products/sales at Sonoma THs, which are one mile north of Downtown Alpharetta. The community should also be positioned at a slight premium to Harlow THs' less accessible location and Sharp's Woodlands Preserve which, while located across the street from Avalon, was part of an existing townhome community. The Subject should also be positioned above The Georgian THs, which offered easier walkability, but closed out a full year ago with considerably older contract dates.



Townhome Series: Total Price Positioning

On a total price basis (which includes options and lot premiums, less incentives), our pricing recommendation continues to position the Subject at a premium to Sonoma THs, The Georgian THs, Woodlands Preserve THs, and recent sales at Harlow THs, with the Subject having location and/or community advantages over each of these competitors. The Subject continues to remain a real competitive value to East of Main THs, offering a \$120K average sales price discount for residents willing to walk the extra block.



Townhome Series: Comparables Summary

Based on the strengths of the Subject's location and community design, we have base price positioned it at a premium to the more value-centered townhome communities in the market, yet still at a considerable discount to the competitive median. Based on this relative value, our recommended incentives are slightly lower than the competitive average. Options are slightly lower than the competitive median, yet consistent with their base price ratios. Our premium recommendations are higher, as they include end unit premiums to be consistent with how we reported the same for Taylor Morrison's Sonoma TH community. Even with the community's strengths, our recommended sales prices continue to remain a real considerable value relative to the competitive set, which should drive consistent absorptions of 2.0 per month (which is higher than the competitive median sales pace).

COMPETITORS	BUILDER	STATUS	BASE PRICE RANGE	ABSORPTION		AVERAGE SUMMARY OF COMPETITORS						
				OVERALL	3 MOS RATE	BASE PRICE	INCENTIVES	OPTIONS	PREMIUMS	TOTAL PRICE	UNIT SIZE (SF)	TOTAL \$/SQ. FT.
Encore Walk THs	Traton	Active	\$370K - \$370K	0.6	0.7	\$369,900	(\$5,000)	\$10,000	\$4,000	\$378,900	2,136	\$177
Avalon THs	Monte Hewett	Active	\$640K - \$870K	1.5	1.7	\$753,233	(\$10,000)	\$41,667	\$4,000	\$788,900	2,804	\$281
East of Main THs	Providence Group	New	\$510K - \$550K	1.0	1.0	\$533,233	(\$10,000)	\$20,000	\$2,000	\$545,233	2,400	\$227
Overture at Encore THs	John Wieland	Active	\$540K - \$560K	1.5	1.5	\$549,900	(\$10,000)	\$20,000	\$3,000	\$562,900	3,850	\$227
Harlow THs	Edward Andrews	Active	\$366K - \$566K	4.9	6.0	\$465,900	(\$10,000)	\$25,000	\$2,000	\$482,900	2,767	\$175
Sonoma THs	Taylor Morrison	Active	\$333K - \$343K	1.7	2.0	\$336,900	(\$4,000)	\$30,000	\$15,000	\$377,900	2,553	\$148
The Georgian THs	KM Homes	Sold Out	\$351K - \$357K	2.5	--	\$353,900	(\$5,000)	\$40,000	\$5,000	\$393,900	2,464	\$160
Woodlands Preserve THs	Sharp Residential	Sold Out	\$390K - \$390K	2.0	2.0	\$389,900	(\$15,000)	\$40,000	\$3,000	\$417,900	2,562	\$163
Windsong THs	Talon Homes	New	\$750K - \$750K	0.7	0.7	\$750,000	(\$10,000)	\$30,000	\$2,000	\$772,000	3,492	\$221
AVERAGE				1.8	2.0	\$500,319	(\$8,778)	\$28,519	\$4,444	\$524,504	2,781	\$198
MEDIAN				1.5	1.6	\$465,900	(\$10,000)	\$30,000	\$3,000	\$482,900	2,562	\$177

SUBJECT RECOMMENDATIONS	BUILDER	STATUS	BASE PRICE RANGE	ABSORPTION		AVERAGE SUMMARY OF COMPETITORS						
				PROJ	3 MOS RATE	BASE PRICE	INCENTIVES	OPTIONS	PREMIUMS	TOTAL PRICE	UNIT SIZE (SF)	TOTAL \$/SQ. FT.
Cumming Street THs	JBREC Recommend	Future	\$390K - \$410K	2.0	--	\$399,900	(\$6,000)	\$25,000	\$10,000	\$428,900	2,500	\$172

Sources: Community sales offices, John Burns Real Estate Consulting, LLC

Townhome Series: Competitive Details

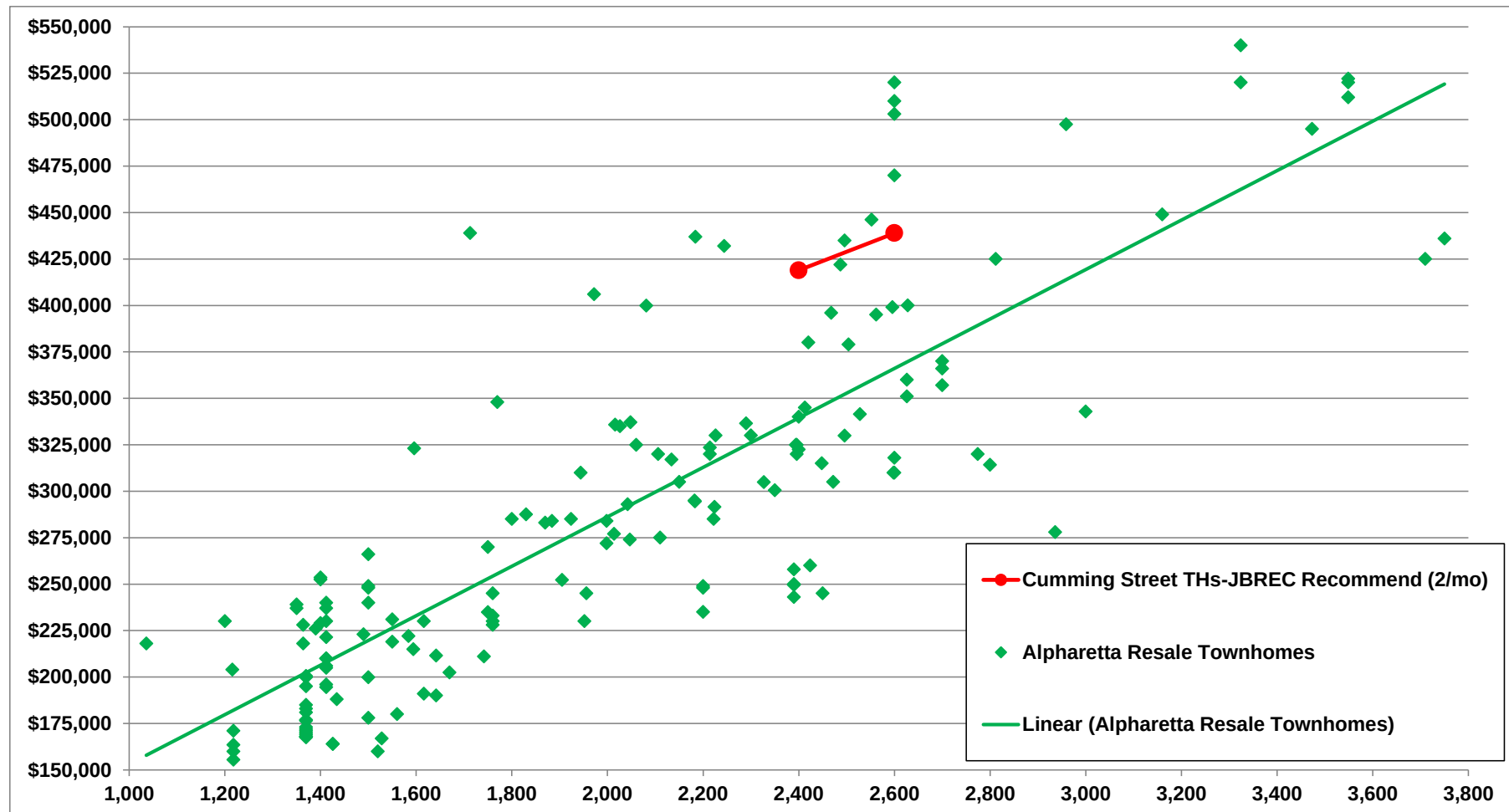
				MIX	PRODUCT						TAX & HOA														
					Sq.	Plan Configuration				Tax	HOA	Base		Net Base Price (All	Net Base Price/	Average	Average Lot/View	Total	Total Price/	80% 4.25%	31% Income				
Project Name	Builder	Ft.	Bed	Bath		Level	Pkg	Rate														Price	Incentives	Incentives)	Sq. Ft.
SONOMA THS																									
Sonoma THs				Taylor Morrison				1	2,536	3	2.5	3	2	1.50%	\$242	\$332,900	(\$4,000)	\$328,900	\$130	\$30,000	\$15,000	\$373,900	\$147	\$2,181	\$84,000
Alpharetta								1	2,536	3	3.5	3	2	1.50%	\$242	\$332,900	(\$4,000)	\$328,900	\$130	\$30,000	\$15,000	\$373,900	\$147	\$2,181	\$84,000
Product:	Townhomes	Total Units:	47	1	2,559	3	3.0	3	2	1.50%	\$242	\$335,900	(\$4,000)	\$331,900	\$130	\$30,000	\$15,000	\$376,900	\$147	\$2,196	\$85,000				
		Units Sold:	20	1	2,562	3	3.0	3	2	1.50%	\$242	\$339,900	(\$4,000)	\$335,900	\$131	\$30,000	\$15,000	\$380,900	\$149	\$2,217	\$86,000				
		Last 3 Months	6	1	2,570	3	3.0	3	2	1.50%	\$242	\$342,900	(\$4,000)	\$338,900	\$132	\$30,000	\$15,000	\$383,900	\$149	\$2,232	\$86,000				
% Remaining	57%	Units Remaining:	27																						
Sales Open Date:	May-16	Overall Sales Rate:	1.7																						
		3 Mo Sales Rate:	2.0																						
Totals/Averages:				2,553								\$336,900	(\$4,000)	\$332,900	\$130	\$30,000	\$15,000	\$377,900	\$148	\$2,201	\$85,000				
AVALON THS																									
Avalon THs				Monte Hewett				1	2,490	3	2.5	2	2	1.50%	\$275	\$639,900	(\$8,000)	\$631,900	\$254	\$35,000	\$4,000	\$670,900	\$269	\$3,754	\$145,000
Alpharetta								1	2,760	3	2.5	2	2	1.50%	\$275	\$749,900	(\$10,000)	\$739,900	\$268	\$40,000	\$4,000	\$783,900	\$284	\$4,340	\$168,000
Product:	Townhomes	Total Units:	77	1	3,163	3	2.5	2	2	1.50%	\$275	\$869,900	(\$12,000)	\$857,900	\$271	\$50,000	\$4,000	\$911,900	\$288	\$5,004	\$194,000				
		Units Sold:	56																						
		Last 3 Months	5																						
% Remaining	27%	Units Remaining:	21																						
Sales Open Date:	May-14	Overall Sales Rate:	1.5																						
		3 Mo Sales Rate:	1.7																						
Totals/Averages:				2,804								\$753,233	(\$10,000)	\$743,233	\$264	\$41,667	\$4,000	\$788,900	\$281	\$4,366	\$169,000				
ENCORE WALK THS																									
Encore Walk THs				Traton				1	2,136	3	2.5	3	2	1.50%	\$175	\$369,900	(\$5,000)	\$364,900	\$171	\$10,000	\$4,000	\$378,900	\$177	\$2,140	\$83,000
Alpharetta																									
Product:	Townhomes	Total Units:	38																						
		Units Sold:	8																						
		Last 3 Months	2																						
% Remaining	79%	Units Remaining:	30																						
Sales Open Date:	Mar-16	Overall Sales Rate:	0.6																						
		3 Mo Sales Rate:	0.7																						
Totals/Averages:				2,136								\$369,900	(\$5,000)	\$364,900	\$171	\$10,000	\$4,000	\$378,900	\$177	\$2,140	\$83,000				
EAST OF MAIN THS																									
East of Main THs				Providence Group				1	2,333	3	3.5	3	2	1.50%	\$200	\$509,900	(\$10,000)	\$499,900	\$214	\$20,000	\$2,000	\$521,900	\$224	\$2,906	\$113,000
Alpharetta								1	2,333	3	3.5	3	2	1.50%	\$200	\$539,900	(\$10,000)	\$529,900	\$227	\$20,000	\$2,000	\$551,900	\$237	\$3,062	\$119,000
Product:	Townhomes	Total Units:	42	1	2,535	3	3.5	2	2	1.50%	\$200	\$549,900	(\$10,000)	\$539,900	\$213	\$20,000	\$2,000	\$561,900	\$222	\$3,114	\$121,000				
		Units Sold:	2																						
		Last 3 Months	2																						
% Remaining	95%	Units Remaining:	40																						
Sales Open Date:	Mar-17	Overall Sales Rate:	1.0																						
		3 Mo Sales Rate:	1.0																						
Totals/Averages:				2,400								\$533,233	(\$10,000)	\$523,233	\$218	\$20,000	\$2,000	\$545,233	\$227	\$3,027	\$117,667				

Townhome Series: Competitive Details Cont.

				MIX	PRODUCT						TAX & HOA											
					Sq.	Plan Configuration				Tax	HOA	Base		Net Base Price (All	Net Base Price/	Average	Average Lot/View	Total	Total Price/	80% 4.25%	31% Income	
Project Name				Builder	Ft.	Bed	Bath	Level	Pkg	Rate		Price	Incentives	Incentives)	Sq. Ft.	Options	Premiums	Price	Sq. Ft.	Net Pmt.	to Qualify*	
OVERTURE AT ENCORE THS																						
Overture at Encore THS				John Wieland	1	3,800	4	3.5	3	2	1.50%	\$300	\$539,900	(\$10,000)	\$529,900	\$139	\$20,000	\$3,000	\$552,900	\$146	\$3,167	\$123,000
Product:	Townhomes	Total Units:	76	1	3,900	3	4.5	3	2	1.50%	\$300	\$559,900	(\$10,000)	\$549,900	\$141	\$20,000	\$3,000	\$572,900	\$147	\$3,271	\$127,000	
		Units Sold:	28																			
		Last 3 Months	0																			
% Remaining	63%	Units Remaining:	48																			
Sales Open Date:	May-15	Overall Sales Rate:	1.5																			
		3 Mo Sales Rate:	1.5																			
Totals/Averages:						3,850							\$549,900	(\$10,000)	\$539,900	\$140	\$20,000	\$3,000	\$562,900	\$146	\$3,219	\$125,000
THE GEORGIAN THS																						
The Georgian THS				KM Homes	1	2,391	3	3.0	3	2	1.50%	\$250	\$350,900	(\$5,000)	\$345,900	\$145	\$40,000	\$5,000	\$390,900	\$163	\$2,277	\$88,000
Product:	Townhomes	Total Units:	54	1	2,536	3	3.5	3	2	1.50%	\$250	\$356,900	(\$5,000)	\$351,900	\$139	\$40,000	\$5,000	\$396,900	\$157	\$2,308	\$89,000	
		Units Sold:	54																			
		Last 3 Months	0																			
% Remaining	0%	Units Remaining:	0																			
Sales Open Date:	May-14	Overall Sales Rate:	2.5																			
		3 Mo Sales Rate:	--																			
Totals/Averages:						2,464							\$353,900	(\$5,000)	\$348,900	\$142	\$40,000	\$5,000	\$393,900	\$160	\$2,293	\$88,500
HARLOW THS																						
Harlow THS				Edward Andrews	1	2,025	3	3.5	3.0	2	1.50%	\$200	\$365,900	(\$10,000)	\$355,900	\$176	\$20,000	\$2,000	\$377,900	\$187	\$2,160	\$84,000
Product:	Townhomes	Total Units:	350	1	2,450	3	2.5	3.0	2	1.50%	\$200	\$395,900	(\$10,000)	\$385,900	\$158	\$20,000	\$2,000	\$407,900	\$166	\$2,315	\$90,000	
		Units Sold:	60	1	2,800	3	2.5	3.0	2	1.50%	\$200	\$425,900	(\$10,000)	\$415,900	\$149	\$25,000	\$2,000	\$442,900	\$158	\$2,497	\$97,000	
		3 Mon. Sold:	18	1	3,400	3	3.5	3.0	2	1.50%	\$200	\$455,900	(\$10,000)	\$445,900	\$131	\$25,000	\$2,000	\$472,900	\$139	\$2,652	\$103,000	
		Units Remaining:	290	1	2,394	2	2.5	3.0	2	1.50%	\$200	\$525,900	(\$10,000)	\$515,900	\$215	\$25,000	\$2,000	\$542,900	\$227	\$3,015	\$117,000	
% Remaining	83%	Units Remaining:	290	1	3,000	3	3.5	3.0	2	1.50%	\$200	\$525,900	(\$10,000)	\$515,900	\$172	\$30,000	\$2,000	\$547,900	\$183	\$3,041	\$118,000	
				1	3,300	4	3.5	3.0	2	1.50%	\$200	\$565,900	(\$10,000)	\$555,900	\$168	\$30,000	\$2,000	\$587,900	\$178	\$3,249	\$126,000	
Sales Open Date:	Apr-16	Overall Sales Rate:	4.9																			
		3 Mon. Sales Rate:	6.0																			
Totals/Averages:						2,767				1.50%	\$200	\$465,900	(\$10,000)	\$455,900	\$165	\$25,000	\$2,000	\$482,900	\$175	\$2,704	\$105,000	
WOODLANDS PRESERVE THS																						
Woodlands Preserve THS				Sharp Residential	1	2,562	4	3.5	3.0	2	1.50%	\$180	\$389,900	(\$15,000)	\$374,900	\$146	\$40,000	\$3,000	\$417,900	\$163	\$2,347	\$91,000
Product:	Townhomes	Total Units:	18																			
		Units Sold:	18																			
		3 Mon. Sold:	6																			
% Remaining	0%	Units Remaining:	0																			
Sales Open Date:	Apr-16	Overall Sales Rate:	2.0																			
		3 Mon. Sales Rate:	2.0																			
Totals/Averages:						2,562				1.50%	\$180	\$389,900	(\$15,000)	\$374,900	\$146	\$40,000	\$3,000	\$417,900	\$163	\$2,347	\$91,000	
WINDSONG THS																						
Windsong THS				Talon Homes	1	3,492	4	3.5	3.0	2	1.50%	\$180	\$750,000	(\$10,000)	\$740,000	\$212	\$30,000	\$2,000	\$772,000	\$221	\$4,183	\$162,000
Product:	Townhomes	Total Units:	24																			
		Units Sold:	2																			
		3 Mon. Sold:	2																			
% Remaining	92%	Units Remaining:	22																			
Sales Open Date:	Jan-17	Overall Sales Rate:	0.7																			
		3 Mon. Sales Rate:	0.7																			
Totals/Averages:						3,492				1.50%	\$180	\$750,000	(\$10,000)	\$740,000	\$212	\$30,000	\$2,000	\$772,000	\$221	\$4,183	\$162,000	

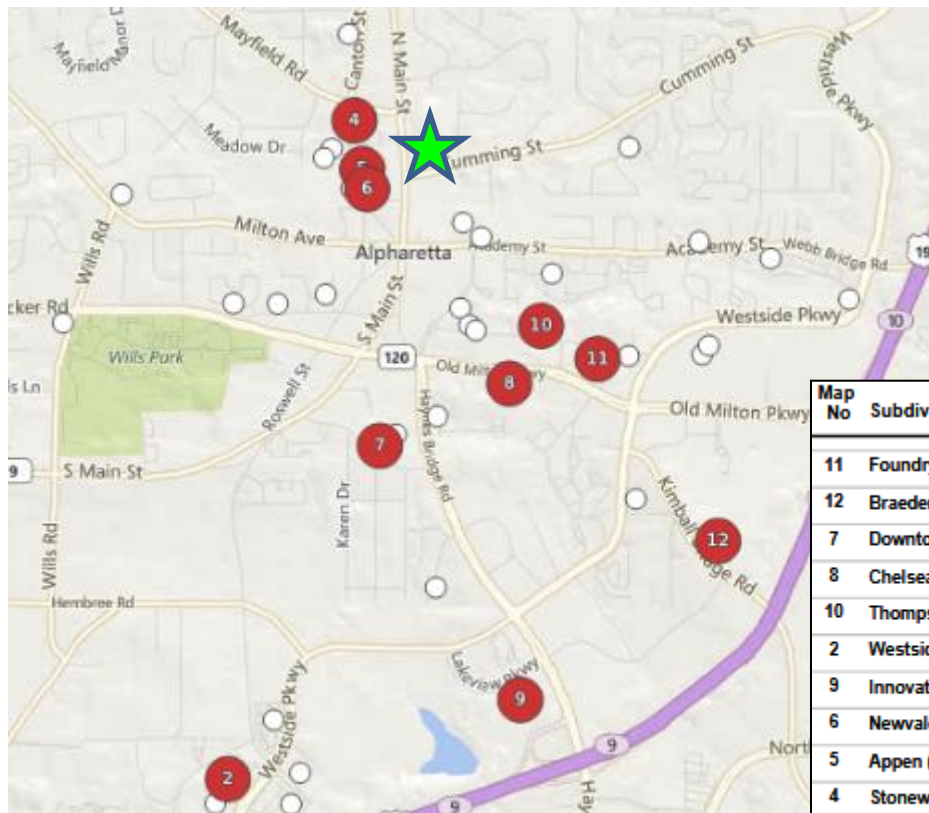
Townhome Series: Resale Townhome Sales

We pulled recent resale townhome transactions that closed within the last 6 months, that were built since 2000, and located within Alpharetta (Fulton County), GA. The Builder's pro forma sales prices are 10% higher than comparable resales within Alpharetta that were built since 2000. This gap would be reasonable for a traditional townhome community in a typical suburban location. However, given the community's walkability to Downtown Alpharetta and the community design that combines with single-family detached, we believe that our recommended sales price premium at 20% is reasonable.



Competitive Analysis – Alpharetta Future Townhome Communities

A full three quarters of all future townhome development planned for Alpharetta will be concentrated within a 2-mile ring of the Avalon/Downtown Alpharetta area. Within a 2-mile ring of the Subject property, there are 9,500 households representing nearly half the total household size of the City of Alpharetta. According to ESRI, this area of Downtown Alpharetta is projected to add 700 net new households over the next 5 years. While the number of competitive townhome offerings within Downtown Alpharetta are expected to increase by 400 units of future supply (which is comparable to a 5-year forecast supply), it will likely meet just over half of the projected natural demand increase (with the rest of that growth being supplemented by single-family detached). While historical demand for townhomes was concentrated below \$400,000, the majority of these future communities are planned from the upper \$400s-\$600s, which is reflective of the increasing household income levels.

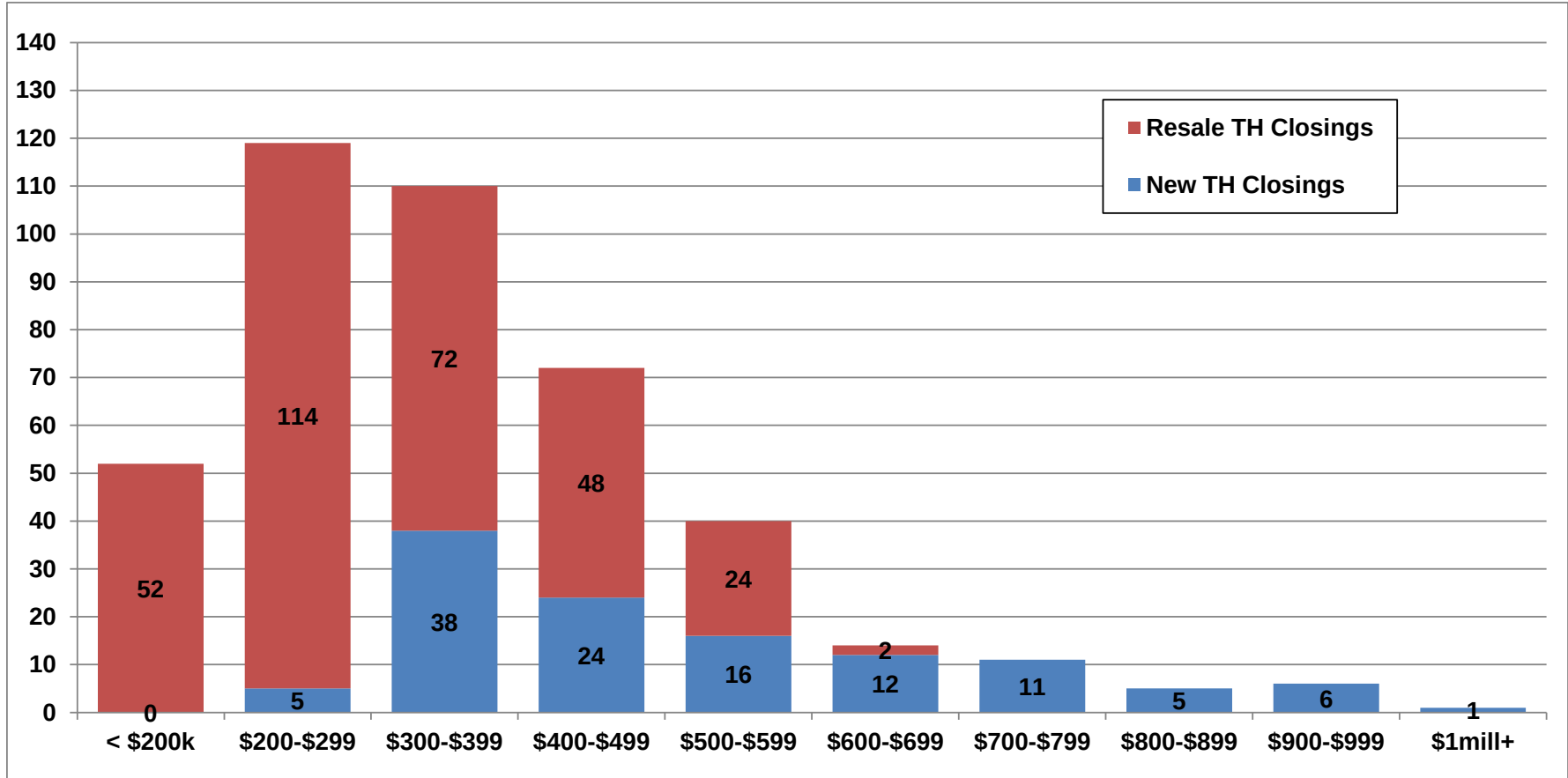


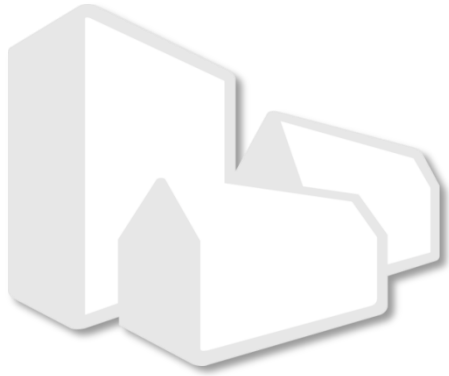
Source: Metrostudy

Map No	Subdivision Name	Sub Area	Status	Lot Size	VDL	Future	Total
11	Foundry(TH)	NFul-Alph	Future	20'	0	88	88
12	Braeden,Walk(TH)	NFul-Alph	Future	20'	0	56	56
7	Downtown Main/(TH)	NFul-Alph	Future	20'	0	55	55
8	Chelsea Walk(TH)	NFul-Alph	Future	20'-25'	0	49	49
10	Thompson St(TH)	NFul-Alph	Future	25'	0	40	40
2	Westside Pkwy(TH)	NFul-Alph	Future	20'	0	33	33
9	Innovation(TH)	NFul-Alph	Future	20'	0	25	25
6	Newvale(TH)	NFul-Alph	Future	30'	0	23	23
5	Appen (TH)	NFul-Alph	Future	20'	0	17	17
4	Stonewalk(TH)	NFul-Alph	Future	25'	0	16	16
Selection Totals					0	402	402

Competitive Analysis – Alpharetta New & Resale Townhome Sales

There were a total of 430 new and resale townhome transactions recorded within the primary Alpharetta area in the last 12 months according to Redfin. The majority of those transactions were resales occurring within the \$200s-\$300s. However, there were a total of 149 combined townhome transactions above \$400k. At a sales rate of 2.0/month, the Cumming Street THs would need to capture about 16% of the townhome market above \$400k, which we believe the Subject can do given its location and pricing advantages.





Competitive New Single-Family Detached Analysis

Single-Family Series: JBREC Pricing & Absorption Recommendation

The chart below provides our recommended base pricing and total (sales) price estimates for the single-family detached products assuming the Builder's product plans. These recommendations are based on our independent evaluation of the performance of actively selling and recently closed out new single-family detached communities in the area, coupled with our understanding of the relative strengths of this location.

				MIX	PRODUCT	TAX & HOA											
					Unit Size (Sq. Ft.)	Tax Rate	HOA	Base Price	Incentives	Net Base Price (All Incentives)	Net Base Price/ Sq. Ft.	Average Options	Average Premiums	Total Net Price	Total Net Price/ Sq. Ft.	80% 4.25% Ttl Net Pmt.	31% Income to Qualify*
CUMMING STREET SFD -JBREC Recommend																	
Cumming Street SFD				JBREC Recommend	1	2,536	1.50% \$200	\$529,900	(\$15,000)	\$514,900	\$203	\$40,000	\$4,000	\$558,900	\$220	\$3,098	\$120,000
					1	2,829	1.50% \$200	\$553,900	(\$15,000)	\$538,900	\$190	\$40,000	\$4,000	\$582,900	\$206	\$3,223	\$125,000
Product:	Single-Family	Total Units:	30	1	2,916	1.50% \$200	\$559,900	(\$15,000)	\$544,900	\$187	\$40,000	\$4,000	\$588,900	\$202	\$3,254	\$126,000	
		Units Sold:	0	1	3,154	1.50% \$200	\$579,900	(\$15,000)	\$564,900	\$179	\$40,000	\$4,000	\$608,900	\$193	\$3,357	\$130,000	
		3 Mon. Sold:	0														
% Remaining:	100%	Units Remaining:	30														
		Targeted Sales Rate:	2.0														
Totals/Averages:				4	2,859	1.50% \$200	\$555,900	(\$15,000)	\$540,900	\$189	\$40,000	\$4,000	\$584,900	\$205	\$3,233	\$125,250	

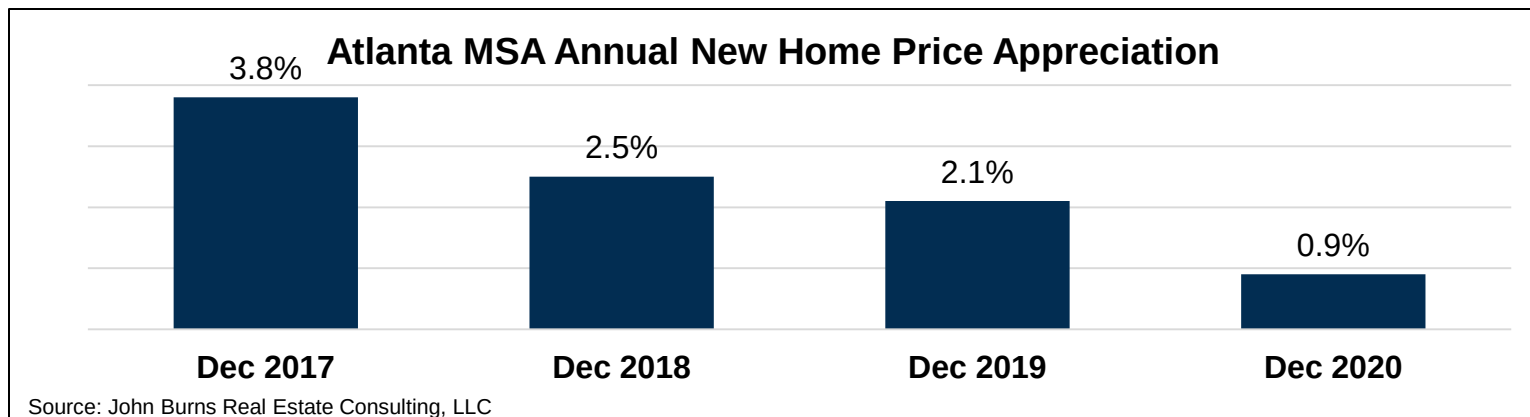
Single-Family Series: Appreciation & Build Out Assumptions

The following chart provides JBREC's recommended sales price and build out scenario for the single-family detached series at Cumming Street given JBREC's new home price appreciation forecasts and estimated sales rates. For 2017-2020, we see annual new home price appreciation rates for the Atlanta market that tail off over time. JBREC's market-guided price and pace recommendations would generate an average sales price of \$619,000 over life of project.

Price Appreciation				3.8%	2.5%	2.1%	0.9%
Community	Source	Units	JBREC ASP	Dec-17	Dec-18	Dec-19	Dec-20
Cumming Street SFD	JBREC Recommend	30	\$584,900	\$607,126	\$622,304	\$635,373	\$641,091

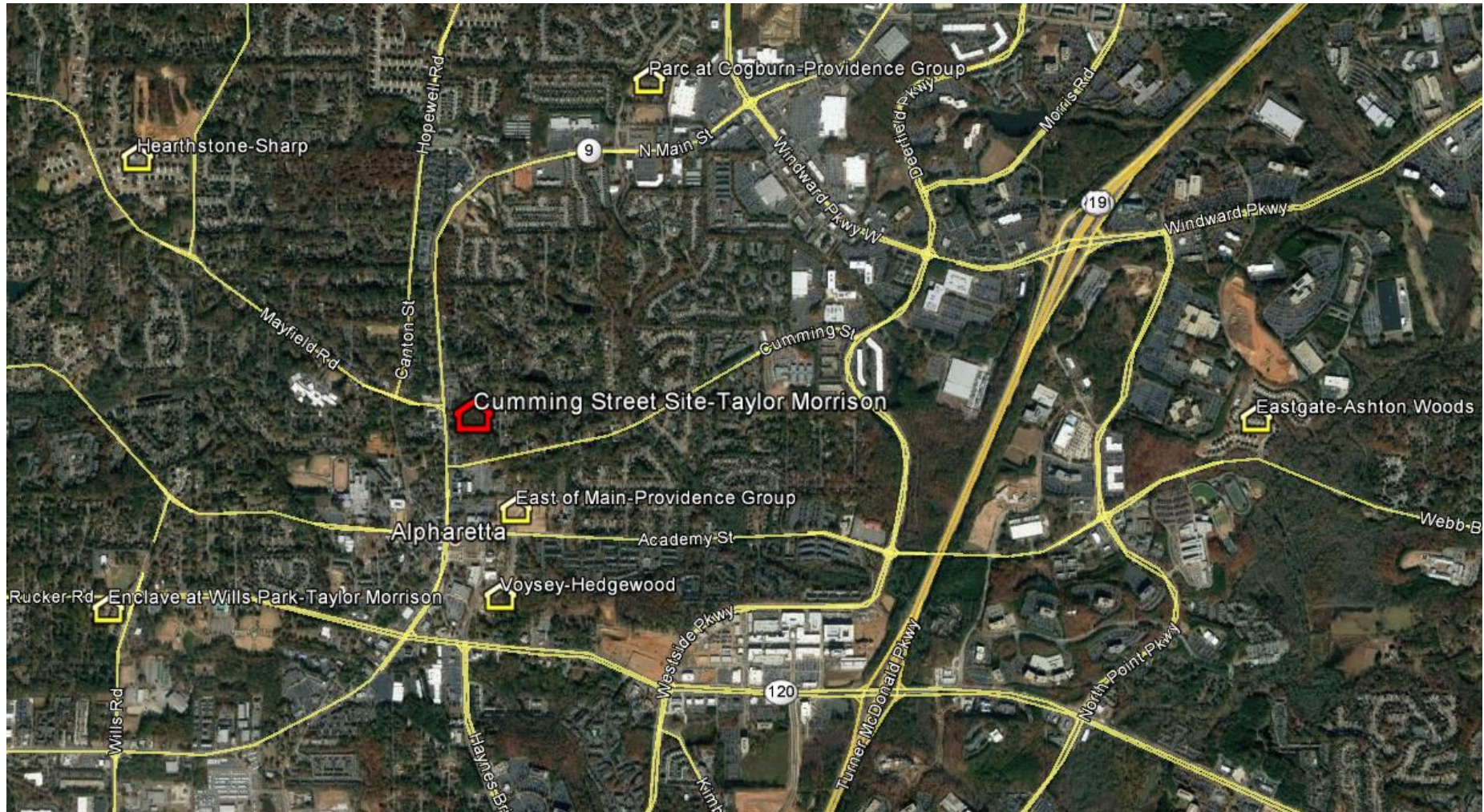
Absorption Appreciation				0%	0%	0%	0%
Community	Source	Units	JBREC Abs.	Dec-17	Dec-18	Dec-19	Dec-20
Cumming Street SFD	JBREC Recommend	30	2.0	2.0	2.0	2.0	2.0

Potential Buildout						
Community	Source	Units	2017	2018	2019	2020
Cumming Street SFD	JBREC Recommend	30	0	20	10	0



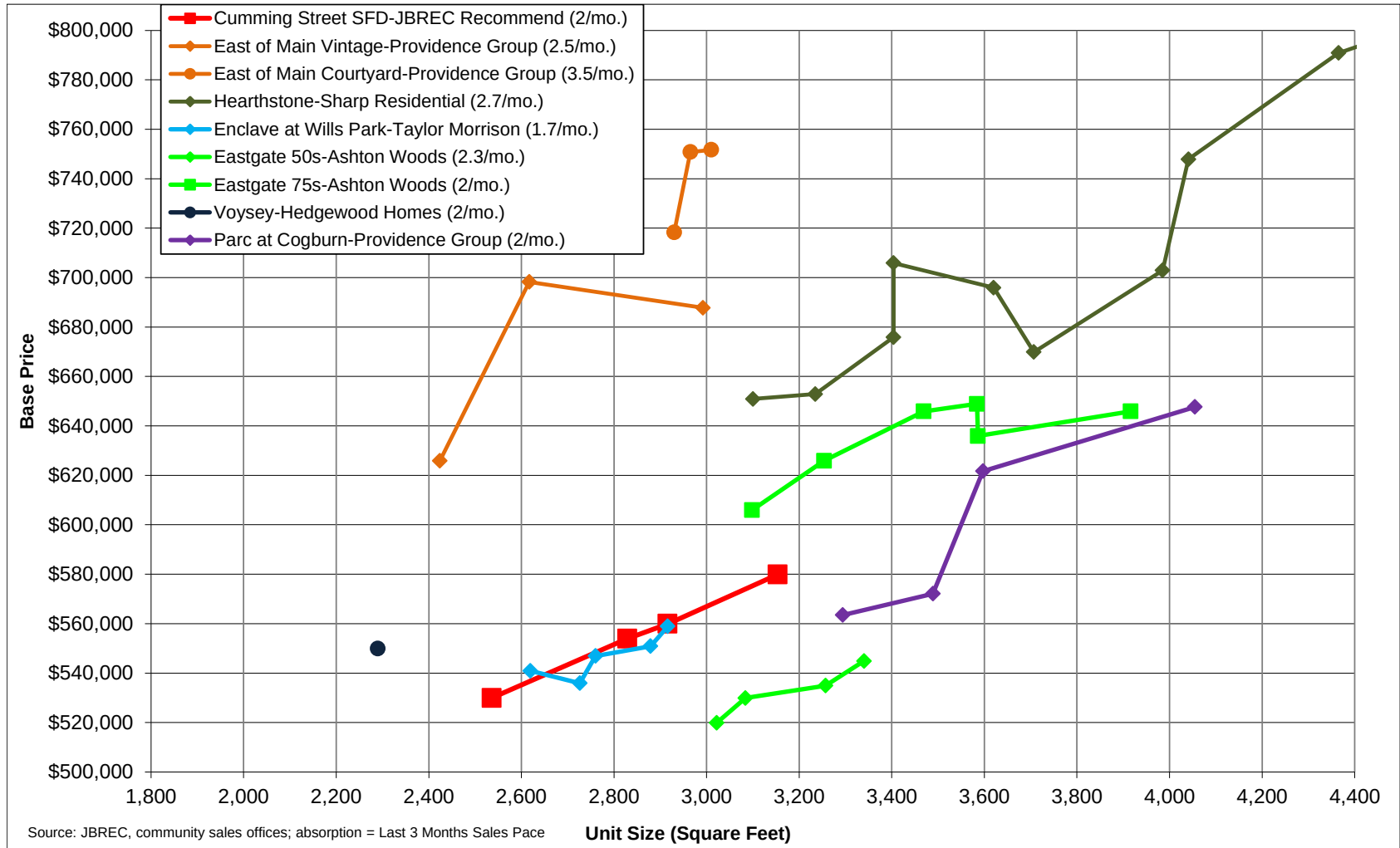
Single-Family Series: Comparable Communities

For our single-family competitive analysis, JBREC selected the most direct single-family detached new home competitors within Alpharetta that vie for the move-up and upscale family and empty nester buyers in the area. There were 6 competitive new single-family communities, with a total of 8 product series selected for this analysis. We believe the Subject is better located than Enclave at Wills Park and Parc at Cogburn, yet less desirable than East of Main's community and location.



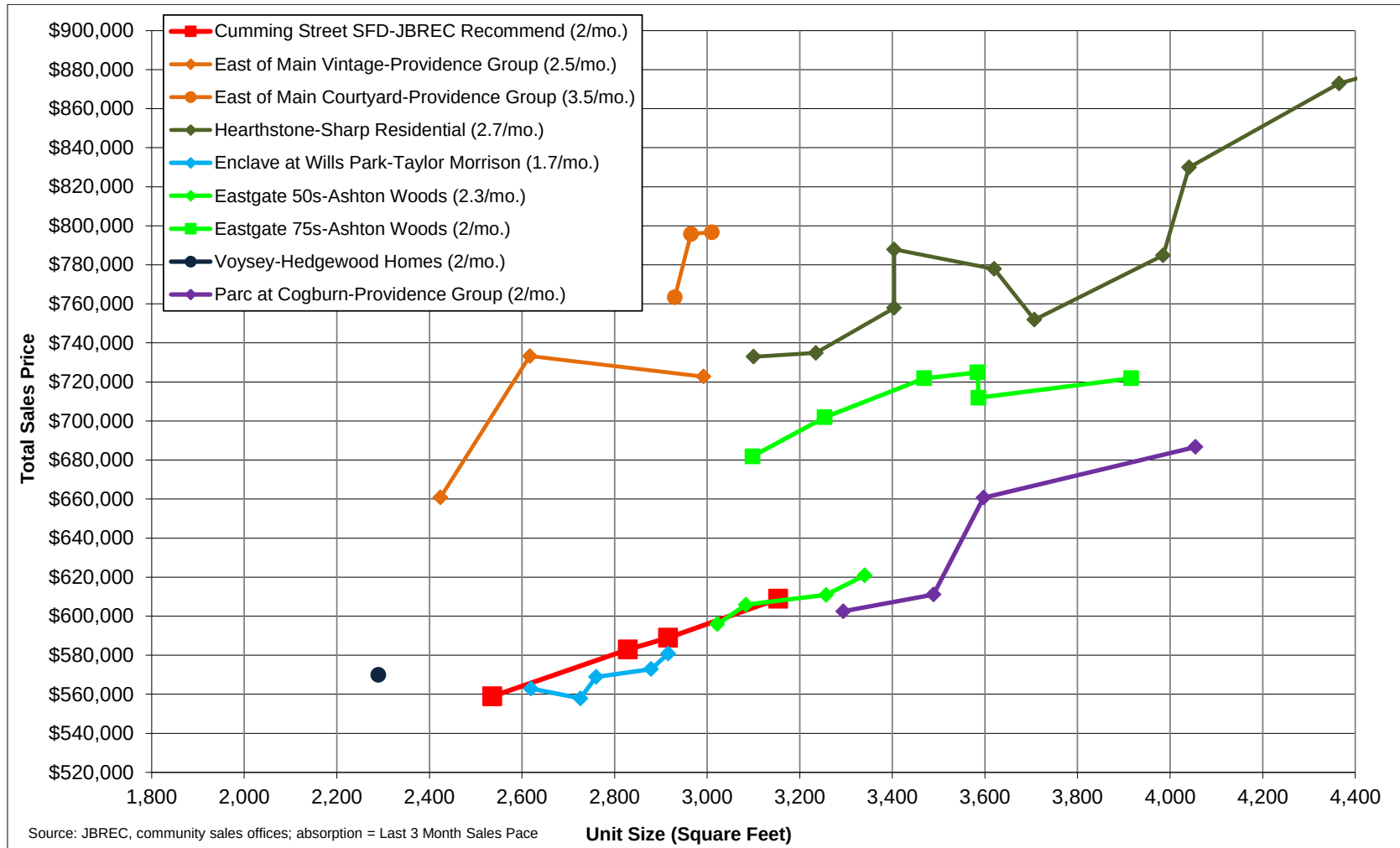
Single-Family Series: Net Base Price Positioning

Below are the base price positioning of the single-family detached competitive set, coupled with JBREC's pricing recommendation. We believe the Subject should be base price positioned consistent with most direct competitors (Enclave at Wills Park, Eastgate 50s, Parc at Cogburn, and Voysey), yet at a discount to East of Main and the larger lot traditional single-family competitors in the market (Eastgate 75s and Hearthstone).



Single-Family Series: Total Price Positioning

On a total price basis (which includes options and lot premiums, less incentives), our pricing recommendation continues to position the Subject in line with Enclave at Wills Park, Eastgate 50s and Parc at Cogburn, yet at a value to East of Main, Eastgate 75s and Hearthstone. Our total price recommendations will continue to position the Subject's single-family detached series as a value in the market.



Single-Family Series: Comparables Summary

JBREC's recommended total sales prices are consistent with the competitive median sales price per square foot (\$205/sqft), even as the Subject will be 200sqft smaller. Base prices are lower than every major single-family new home competitor in this Downtown Alpharetta area. We have increased incentives to boost initial sales, though these incentives are still lower than the Builder is currently offering (\$20K on average and \$30K back pocket) at their Enclave at Wills Park community. Options are consistent with the competitive median, while lot premiums are slightly lower given the current site plan. The net result is total sales prices that are below any direct competitor within the target market. As a result, we feel confident the Builder can consistently sell 2.0 homes per month at Cumming Street single-family community.

COMPETITORS	BUILDER	STATUS	BASE PRICE RANGE	ABSORPTION		AVERAGE SUMMARY OF COMPETITORS						
				OVERALL	MOS RAT	BASE PRICE	INCENTIVES	OPTIONS	PREMIUMS	TOTAL PRICE	UNIT SIZE (SF)	TOTAL \$/SQ. FT.
East of Main Vintage	Providence Group	Active	\$626K - \$688K	2.8	2.5	\$670,638	(\$10,000)	\$40,000	\$5,000	\$705,638	2,678	\$264
East of Main Courtyard	Providence Group	Active	\$718K - \$752K	3.9	3.5	\$740,268	(\$10,000)	\$50,000	\$5,000	\$785,268	2,968	\$265
Hearthstone	Sharp Residential	Active	\$651K - \$828K	2.7	2.7	\$712,100	(\$25,000)	\$95,000	\$12,000	\$794,100	3,780	\$210
Enclave at Wills Park	Taylor Morrison	Active	\$541K - \$559K	0.8	1.7	\$548,733	(\$20,000)	\$40,000	\$2,000	\$570,733	2,803	\$204
Eastgate 50s	Ashton Woods	Sold Out	\$520K - \$545K	2.3	--	\$532,400	(\$5,000)	\$40,000	\$6,000	\$608,400	3,176	\$192
Eastgate 75s	Ashton Woods	Active	\$606K - \$646K	2.3	2.0	\$634,733	(\$5,000)	\$75,000	\$6,000	\$710,733	3,485	\$204
Voysey	Hedgewood Homes	Active	\$550K	1.5	2.0	\$549,900	(\$10,000)	\$30,000	\$0	\$569,900	2,290	\$249
Parc at Cogburn	Providence Group	Active	\$563K - \$648K	1.4	2.0	\$601,245	(\$10,000)	\$45,000	\$4,000	\$640,245	3,609	\$177
			AVERAGE	2.2	2.3	\$623,752	(\$11,875)	\$51,875	\$5,000	\$673,127	3,098	\$220
			MEDIAN	2.3	2.0	\$617,989	(\$10,000)	\$42,500	\$5,000	\$672,942	3,072	\$207
SUBJECT RECOMMEND.	SOURCE	STATUS	BASE PRICE RANGE	ABSORPTION		AVERAGE SUMMARY OF COMPETITORS						
				PROJ	MOS RAT	BASE PRICE	INCENTIVES	OPTIONS	PREMIUMS	TOTAL PRICE	UNIT SIZE (SF)	TOTAL \$/SQ. FT.
Cumming Street SFD	JBREC Recommend	Future	\$500K - \$580K	2.0	--	\$555,900	(\$15,000)	\$40,000	\$4,000	\$584,900	2,859	\$205

Sources: Community sales offices, John Burns Real Estate Consulting, LLC

Single-Family Series: Competitive Details

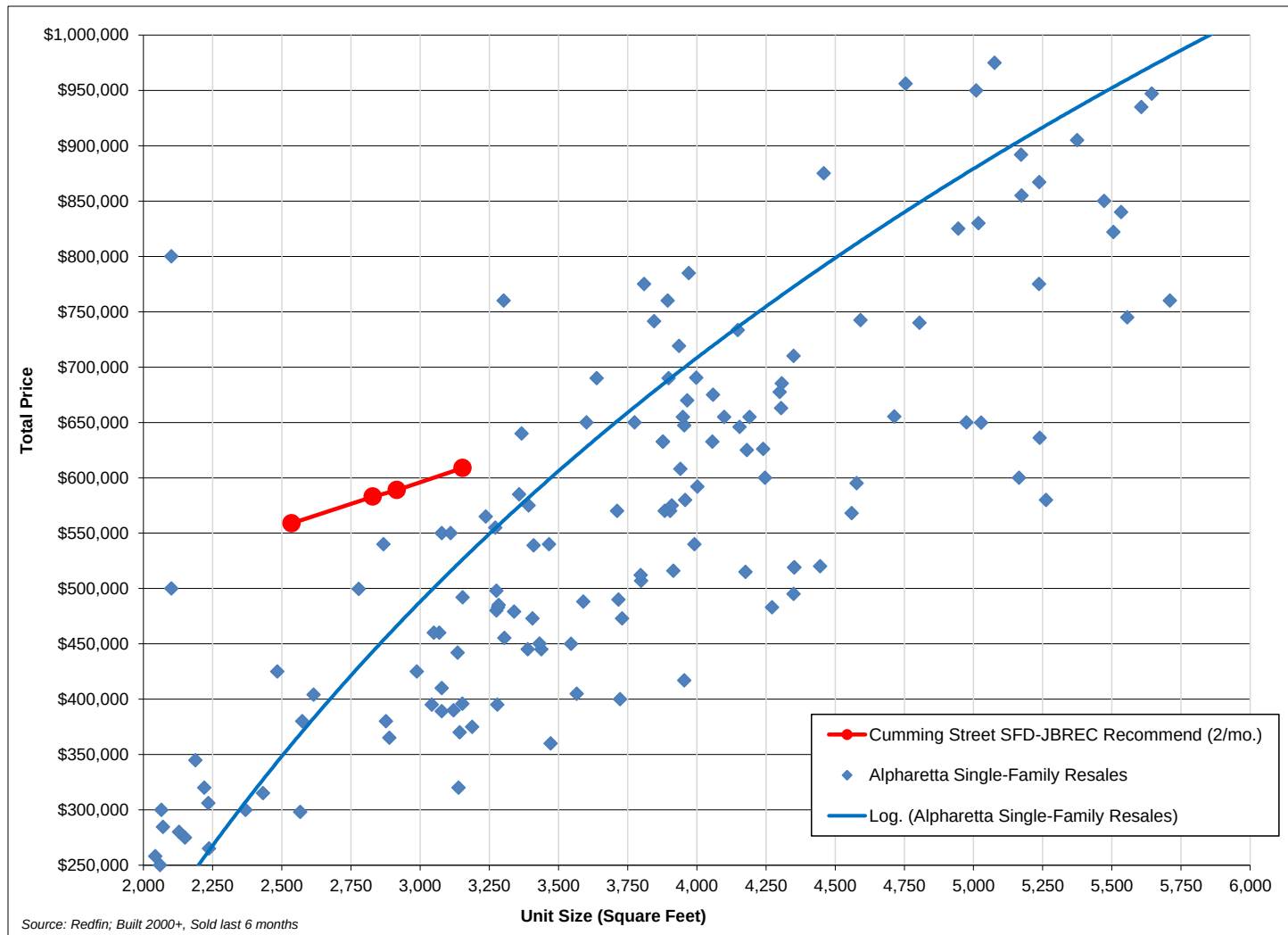
New Home Comps Survey Date: 4/24/2017				MIX	PRODUCT				TAX & HOA													
Project Name		Builder			Sq. Ft.	Plan Configuration			Tax Rate	HOA	Base Price	Incentives	Net Base Price (All Incentives)	Net Base Price/ Sq. Ft.	Average Options	Average Basement Option	Average Premiums	Total Total Net	Total Net Price/ Sq. Ft.	80% 4.25% Ttl Net Pmt	31% Income to Qualify*	
EAST OF MAIN VINTAGE																						
East of Main Vintage		Providence Group		1	2,424	3	2.5	2	2	1.50%	\$200	\$625,900	(\$10,000)	\$615,900	\$254	\$40,000	\$0	\$5,000	\$660,900	\$273	\$3,627	\$140,000
				1	2,617	4	3.5	2	2	1.50%	\$200	\$698,240	(\$10,000)	\$688,240	\$263	\$40,000	\$0	\$5,000	\$733,240	\$280	\$4,002	\$155,000
Product:	Single Family	Total Units:	16	1	2,992	4	3.5	2	2	1.50%	\$200	\$687,775	(\$10,000)	\$677,775	\$227	\$40,000	\$0	\$5,000	\$722,775	\$242	\$3,948	\$153,000
		Units Sold:	5																			
		3 Mon. Sold:	5																			
% Remaining	6%	Units Remaining:	1																			
Sales Open Date:	Mar-17	Overall Sales Rate:	2.8																			
		3 Mon. Sales Rate:	2.5																			
Totals/Averages:					2,678					1.50%	\$200	\$670,638	(\$10,000)	\$660,638	\$247	\$40,000	\$0	\$5,000	\$705,638	\$264	\$3,859	\$149,333
EAST OF MAIN COURTYARD																						
East of Main Courtyard		Providence Group		1	2,930	4	4.0	2	2	1.50%	\$200	\$718,300	(\$10,000)	\$708,300	\$242	\$50,000	\$0	\$5,000	\$763,300	\$261	\$4,158	\$161,000
				1	2,965	5	4.5	2	2	1.50%	\$200	\$750,800	(\$10,000)	\$740,800	\$250	\$50,000	\$0	\$5,000	\$795,800	\$268	\$4,327	\$167,000
Product:	Single Family	Total Units:	16	1	3,010	4	3.5	2	2	1.50%	\$200	\$751,705	(\$10,000)	\$741,705	\$246	\$50,000	\$0	\$5,000	\$796,705	\$265	\$4,331	\$168,000
		Units Sold:	7																			
		3 Mon. Sold:	7																			
% Remaining	56%	Units Remaining:	9																			
Sales Open Date:	Mar-17	Overall Sales Rate:	3.9																			
		3 Mon. Sales Rate:	3.5																			
Totals/Averages:					2,968					1.50%	\$200	\$740,268	(\$10,000)	\$730,268	\$246	\$50,000	\$0	\$5,000	\$785,268	\$265	\$4,272	\$165,333
HEARTHSTONE																						
Hearthstone		Sharp Residential		1	3,100	5	4.0	2	2	1.50%	\$79	\$650,900	(\$25,000)	\$625,900	\$202	\$75,000	\$20,000	\$12,000	\$732,900	\$236	\$3,879	\$150,000
				1	3,235	5	4.0	2	2	1.50%	\$79	\$652,900	(\$25,000)	\$627,900	\$194	\$75,000	\$20,000	\$12,000	\$734,900	\$227	\$3,890	\$151,000
Product:	Single Family	Total Units:	106	1	3,404	5	3.0	2	3	1.50%	\$79	\$675,900	(\$25,000)	\$650,900	\$191	\$75,000	\$20,000	\$12,000	\$757,900	\$223	\$4,009	\$155,000
		Units Sold:	85	1	3,404	5	4.5	2	3	1.50%	\$79	\$705,900	(\$25,000)	\$680,900	\$200	\$75,000	\$20,000	\$12,000	\$787,900	\$231	\$4,165	\$161,000
		3 Mon. Sold:	8	1	3,620	5	5.0	2	3	1.50%	\$79	\$695,900	(\$25,000)	\$670,900	\$185	\$75,000	\$20,000	\$12,000	\$777,900	\$215	\$4,113	\$159,000
% Remaining	20%	Units Remaining:	21	1	3,707	4	4.5	2	3	1.50%	\$79	\$669,900	(\$25,000)	\$644,900	\$174	\$75,000	\$20,000	\$12,000	\$751,900	\$203	\$3,978	\$154,000
				1	3,985	5	5.0	2	3	1.50%	\$79	\$702,900	(\$25,000)	\$677,900	\$170	\$75,000	\$20,000	\$12,000	\$784,900	\$197	\$4,149	\$161,000
				1	4,041	5	4.5	2	2	1.50%	\$79	\$747,900	(\$25,000)	\$722,900	\$179	\$75,000	\$20,000	\$12,000	\$829,900	\$205	\$4,382	\$170,000
Sales Open Date:	Sep-14	Overall Sales Rate:	2.7	1	4,365	5	5.5	2	3	1.50%	\$79	\$790,900	(\$25,000)	\$765,900	\$175	\$75,000	\$20,000	\$12,000	\$872,900	\$200	\$4,605	\$178,000
		3 Mon. Sales Rate:	2.7	1	4,942	5	4.0	2	2	1.50%	\$79	\$827,900	(\$25,000)	\$802,900	\$162	\$75,000	\$20,000	\$12,000	\$909,900	\$184	\$4,797	\$186,000
Totals/Averages:					3,780					1.50%	\$79	\$712,100	(\$25,000)	\$687,100	\$182	\$75,000	\$20,000	\$12,000	\$794,100	\$210	\$4,197	\$162,500
ENCLAVE AT WILLS PARK																						
Enclave at Wills Park		Taylor Morrison		1	2,619	3	3.5	2	2	1.50%	\$175	\$540,900	(\$20,000)	\$520,900	\$199	\$40,000	\$0	\$2,000	\$562,900	\$215	\$3,094	\$120,000
				1	2,726	4	3.5	2	2	1.50%	\$175	\$535,900	(\$20,000)	\$515,900	\$189	\$40,000	\$0	\$2,000	\$557,900	\$205	\$3,068	\$119,000
Product:	Single Family	Total Units:	27	1	2,760	4	3.5	2	2	1.50%	\$175	\$546,900	(\$20,000)	\$526,900	\$191	\$40,000	\$0	\$2,000	\$568,900	\$206	\$3,125	\$121,000
		Units Sold:	20	1	2,879	4	3.5	2	2	1.50%	\$175	\$550,900	(\$20,000)	\$530,900	\$184	\$40,000	\$0	\$2,000	\$572,900	\$199	\$3,146	\$122,000
		3 Mon. Sold:	5	2	2,916	4	3.5	2	2	1.50%	\$175	\$558,900	(\$20,000)	\$538,900	\$185	\$40,000	\$0	\$2,000	\$580,900	\$199	\$3,187	\$123,000
% Remaining	26%	Units Remaining:	7																			
Sales Open Date:	May-15	Overall Sales Rate:	0.8																			
		3 Mon. Sales Rate:	1.7																			
Totals/Averages:					2,803					1.50%	\$175	\$548,733	(\$20,000)	\$528,733	\$189	\$40,000	\$0	\$2,000	\$570,733	\$204	\$3,135	\$121,333

Single-Family Series: Competitive Details Cont.

New Home Comps				MIX	PRODUCT					TAX & HOA												
Survey Date: 4/24/2017					Sq. Ft.	Plan Configuration				Tax Rate	HOA	Base Price	Incentives	Net Base Price (All Incentives)	Net Base Price/ Sq. Ft.	Average Options	Average Basement Option	Average Premiums	Total Total Net	Total Net Price/ Sq. Ft.	80% 4.25% Trl Net Pmt.	31% Income to Qualify*
Project Name			Builder			Bed	Bath	Level	Pkg													
EASTGATE 50S																						
Eastgate 50s			Ashton Woods	1	3,022	4	2.5	2	2	1.50%	\$125	\$519,900	(\$5,000)	\$514,900	\$170	\$45,000	\$30,000	\$6,000	\$595,900	\$197	\$3,215	\$124,000
				1	3,084	4	2.5	2	2	1.50%	\$125	\$529,900	(\$5,000)	\$524,900	\$170	\$45,000	\$30,000	\$6,000	\$605,900	\$196	\$3,267	\$126,000
Product:	Single Family	Total Units:	45	1	3,257	4	2.5	2	2	1.50%	\$125	\$534,900	(\$5,000)	\$529,900	\$163	\$45,000	\$30,000	\$6,000	\$610,900	\$188	\$3,293	\$127,000
		Units Sold:	45	1	3,340	4	2.5	2	2	1.50%	\$125	\$544,900	(\$5,000)	\$539,900	\$162	\$45,000	\$30,000	\$6,000	\$620,900	\$186	\$3,345	\$129,000
		3 Mon. Sold:	0																			
% Remaining			0%																			
		Units Remaining:	0																			
Sales Open Date: Sep-15			Overall Sales Rate:	2.3																		
			3 Mon. Sales Rate:	--																		
Totals/Averages:					3,176					1.50%	\$125	\$532,400	(\$5,000)	\$527,400	\$166	\$45,000	\$30,000	\$6,000	\$608,400	\$192	\$3,280	\$126,500
EASTGATE 75S																						
Eastgate 75s			Ashton Woods	1	3,098	4	2.5	2	2	1.50%	\$125	\$605,900	(\$5,000)	\$600,900	\$194	\$45,000	\$30,000	\$6,000	\$681,900	\$220	\$3,661	\$142,000
				1	3,254	4	3.5	2	2	1.50%	\$125	\$625,900	(\$5,000)	\$620,900	\$191	\$45,000	\$30,000	\$6,000	\$701,900	\$216	\$3,765	\$146,000
Product:	Single Family	Total Units:	46	1	3,469	4	3.5	2	2	1.50%	\$125	\$645,900	(\$5,000)	\$640,900	\$185	\$45,000	\$30,000	\$6,000	\$721,900	\$208	\$3,868	\$150,000
		Units Sold:	45	1	3,584	5	4.0	2	2	1.50%	\$125	\$648,900	(\$5,000)	\$643,900	\$180	\$45,000	\$30,000	\$6,000	\$724,900	\$202	\$3,884	\$150,000
		3 Mon. Sold:	6	1	3,586	4	3.5	2	2	1.50%	\$125	\$635,900	(\$5,000)	\$630,900	\$176	\$45,000	\$30,000	\$6,000	\$711,900	\$199	\$3,817	\$148,000
% Remaining			2%		3,916	4	3.5	2	2	1.50%	\$125	\$645,900	(\$5,000)	\$640,900	\$164	\$45,000	\$30,000	\$6,000	\$721,900	\$184	\$3,868	\$150,000
		Units Remaining:	1																			
Sales Open Date: Sep-15			Overall Sales Rate:	2.3																		
			3 Mon. Sales Rate:	2.0																		
Totals/Averages:					3,485					1.50%	\$125	\$634,733	(\$5,000)	\$629,733	\$181	\$45,000	\$30,000	\$6,000	\$710,733	\$204	\$3,811	\$147,667
VOYSEY																						
Voysey			Hedgewood Homes	1	2,290	4	3.5	3	2	1.50%	\$250	\$549,900	(\$10,000)	\$539,900	\$236	\$30,000	\$0	\$0	\$569,900	\$249	\$3,205	\$124,000
Product:	Single Family	Total Units:	42																			
		Units Sold:	10																			
		3 Mon. Sold:	6																			
% Remaining			76%																			
		Units Remaining:	32																			
Sales Open Date: Oct-16			Overall Sales Rate:	1.5																		
			3 Mon. Sales Rate:	2.0																		
Totals/Averages:					2,290					1.50%	\$250	\$549,900	(\$10,000)	\$539,900	\$236	\$30,000	\$0	\$0	\$569,900	\$249	\$3,205	\$124,000
PARC AT COGBURN																						
Parc at Cogburn			Providence Group	1	3,294	5	4.5	2	2	1.50%	\$250	\$563,480	(\$10,000)	\$553,480	\$168	\$45,000	\$0	\$4,000	\$602,480	\$183	\$3,374	\$131,000
				1	3,489	4	3.5	2	2	1.50%	\$250	\$572,095	(\$10,000)	\$562,095	\$161	\$45,000	\$0	\$4,000	\$611,095	\$175	\$3,419	\$132,000
Product:	Single Family	Total Units:	19	1	3,597	5	4.0	2	2	1.50%	\$250	\$621,710	(\$10,000)	\$611,710	\$170	\$45,000	\$0	\$4,000	\$660,710	\$184	\$3,676	\$142,000
		Units Sold:	15	1	4,055	6	5.5	2	2	1.50%	\$250	\$647,695	(\$10,000)	\$637,695	\$157	\$45,000	\$0	\$4,000	\$686,695	\$169	\$3,811	\$148,000
		3 Mon. Sold:	6																			
% Remaining			21%																			
		Units Remaining:	4																			
Sales Open Date: Jun-16			Overall Sales Rate:	1.4																		
			3 Mon. Sales Rate:	2.0																		
Totals/Averages:					3,609					1.50%	\$250	\$601,245	(\$10,000)	\$591,245	\$164	\$45,000	\$0	\$4,000	\$640,245	\$177	\$3,570	\$138,250

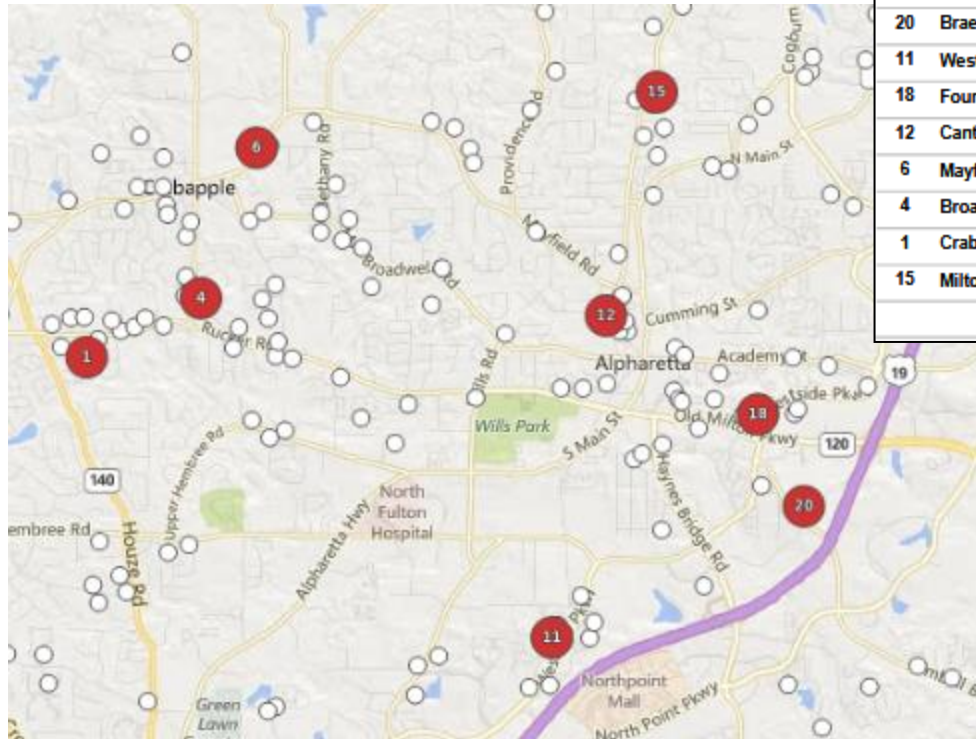
Single-Family Series: Resale Sales

We pulled recent resale single-family detached transactions that closed within the last 6 months, that were built since 2000, and located within Alpharetta (Fulton County), GA. While there are a number of more affordable resales offering larger floor plans, the average single-family detached resale sold for \$670K, which is well above our pricing recommendations for the Subject (granted the average resale was also much larger at 3,998sqft). In fact, a full half of the recent resale transactions of single-family detached homes built since 2000 sold at prices above our recommended average sales price at the Subject.



Competitive Analysis – Alpharetta Future Single-Family Communities

Contrary to future townhome development, which will be heavily concentrated within the corridor between Downtown Alpharetta and Avalon, record high land prices will limit most single-family detached development within Alpharetta to outlying locations. Expect to see increased future development between Crabapple and Roswell in the west, north of Windward Pkwy, and in the Johns Creek areas of Alpharetta. According to ESRI, this area of Downtown Alpharetta is projected to add 700 net new households over the next 5 years. While the number of competitive townhome offerings within Downtown Alpharetta are expected to increase by 400 units of future supply (which is comparable to a 5-year forecast supply), the future single-family lots at 217 will not be enough to keep up with growing demand within the area.

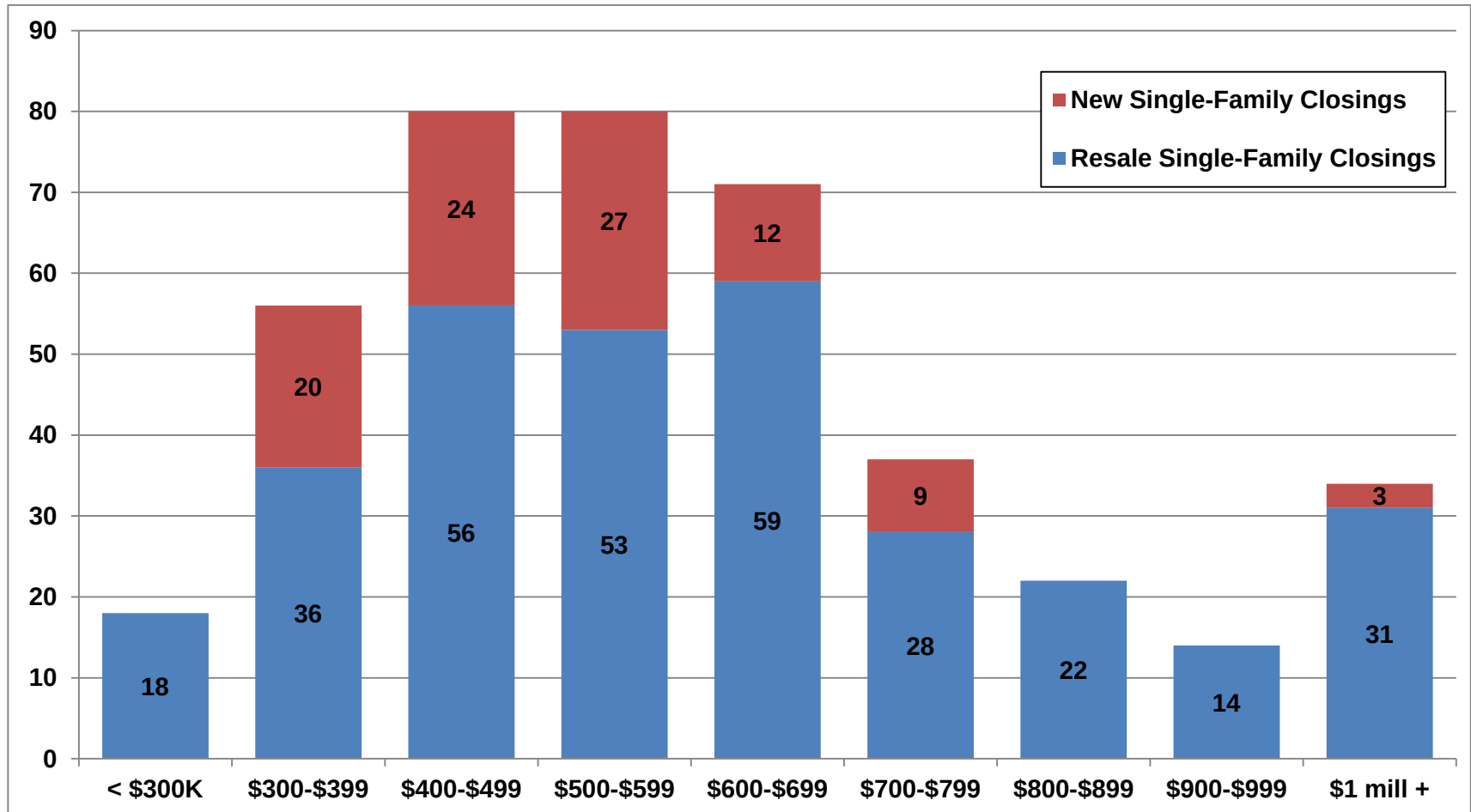


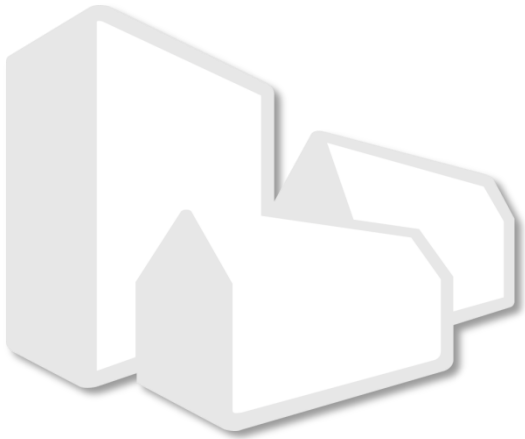
Map No	Subdivision Name	Sub Area	Status	Lot Size	VDL	Future	Total
20	Braeden	NFul-Alph	Future	40'	0	74	74
11	Westside Pkwy	NFul-Alph	Future	50'	0	38	38
18	Foundry	NFul-Alph	Future	40'	0	25	25
12	Canton Street Commons	NFul-Alph	Future	30'	0	21	21
6	Mayfield, 980	NFul-Alph	Future	0'	0	20	20
4	Broadwell Rd Tract2 Ashton	NFul-Alph	Future	50'	0	18	18
1	Crabapple/Berkdale	NFul-Alph	Future	60'	0	12	56
15	Milton Place NF	NFul-Alph	Future	100'	0	11	38
Selection Totals					0	217	288

Source: Metrostudy

Competitive Analysis – Alpharetta New & Resale Single-Family Sales

There were a total of 412 new and resale single-family detached home transactions recorded within the primary Alpharetta area in the last 12 months according to Redfin. The majority of those transactions were resales occurring within the \$400s-\$700s. Among those sales between \$400-\$700K, which would be the target qualified buyers at the Subject's single-family detached series, there were more than 230 closings. With a sales pace of 2.0 per month, the Subject would need to capture 10% of the combined transactions from within the primary Alpharetta target area.

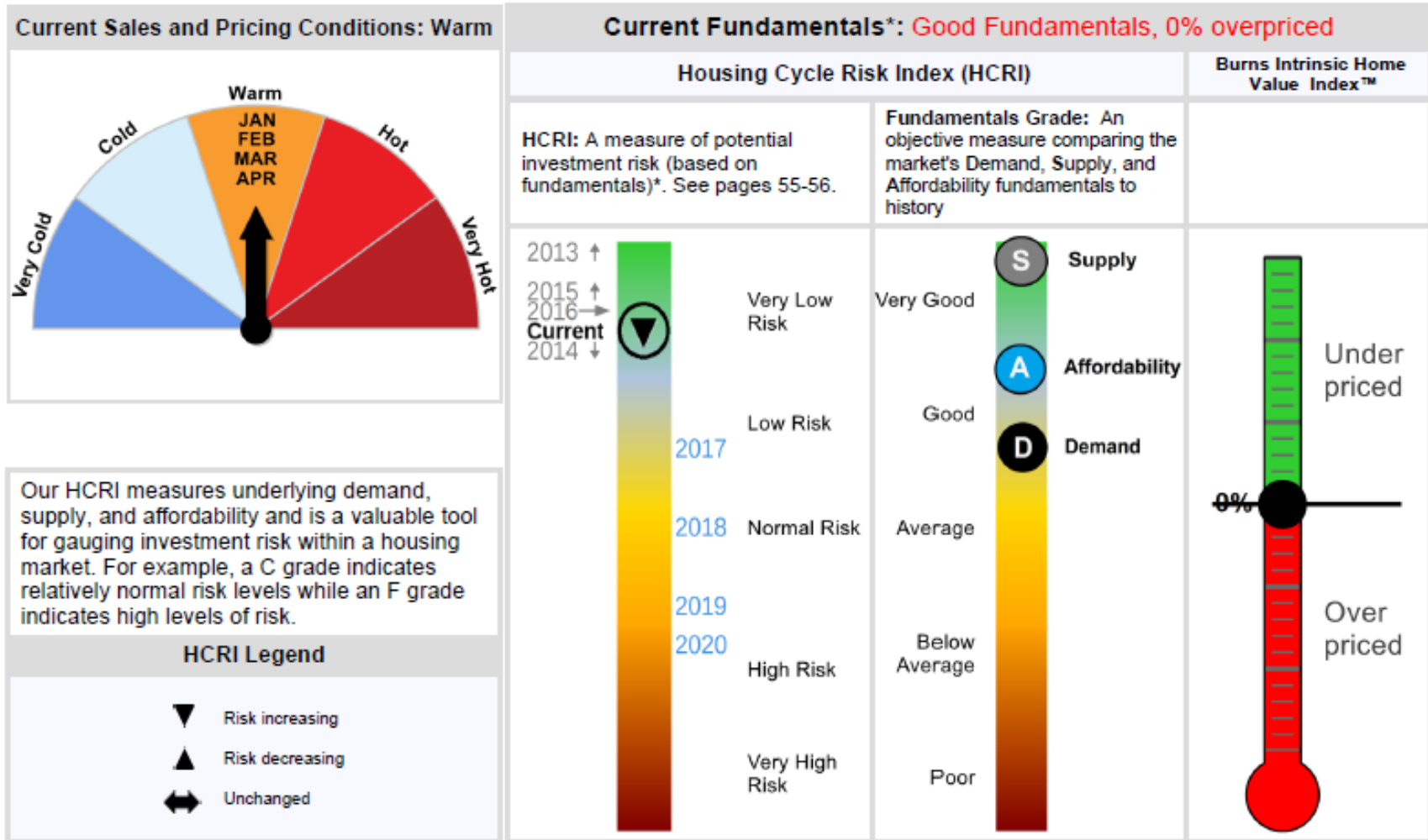




Housing Market Trends Atlanta, GA MSA

Atlanta, GA MSA – Current Market Trends & Fundamentals

The housing market in the Atlanta, GA MSA has strong fundamentals with solid demand, very good affordability and tight supply. Through 2020, softening market drives will increase the risk for operators in the market.



Housing Market Trends – Key Housing Trends & Projections

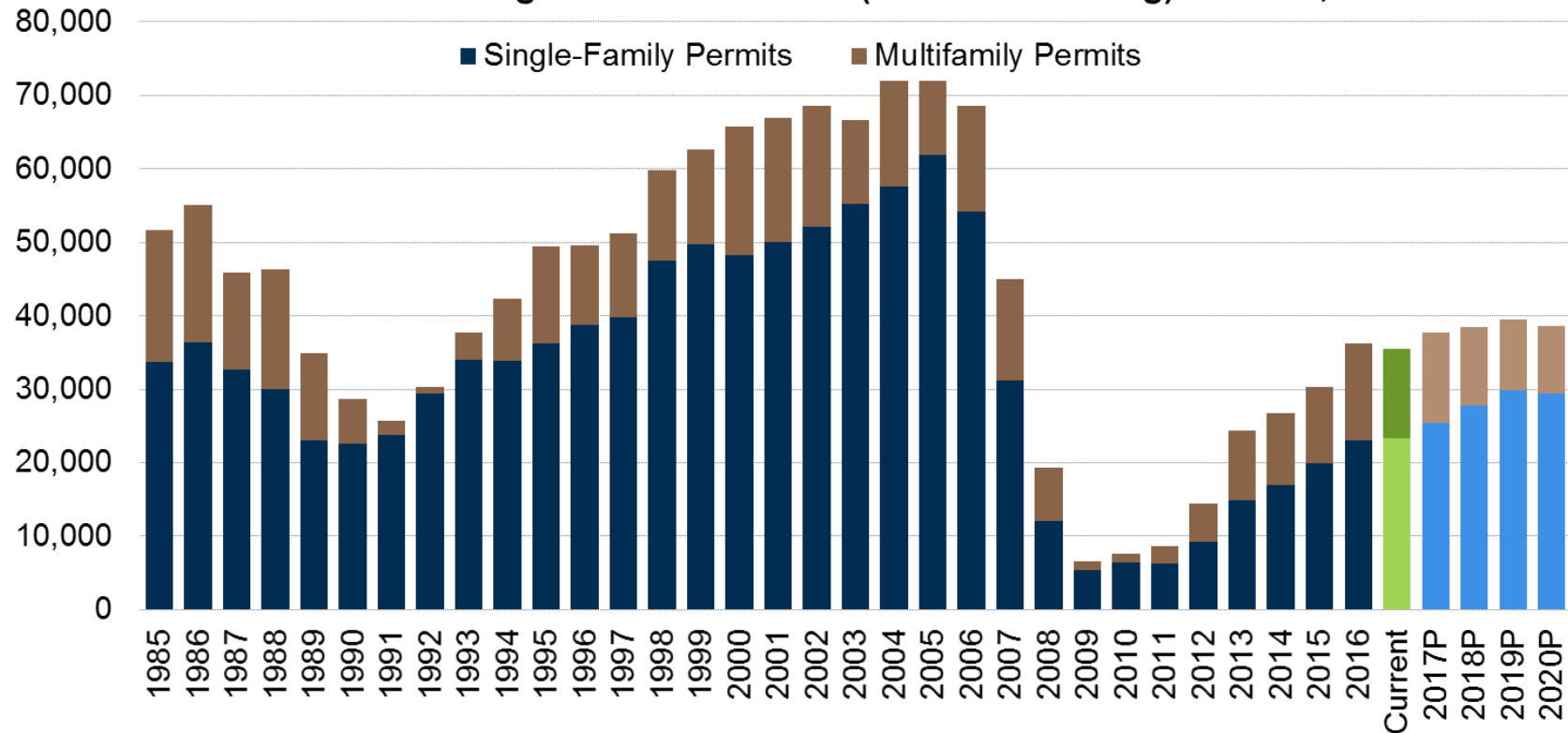
The housing market fundamentals are excellent today, with record resale home sales volume and prices, while the new home market has been enjoying double digit growth with new home prices recently hitting new record prices. Housing market conditions are projected to remain favorable, albeit with a gradually slowing rate of growth over the next four years.

KEY STATISTICS HISTORY AND PROJECTIONS										
	2014	2015	2016	1 Year Ago	Current	2017P	2018P	2019P	2020P	Detail Page
EXISTING HOMES										
Home Value Appreciation Dec. to Dec. (BHVI)	8.4%	8.1%	5.6%	7.4%	5.3%	5.7%	4.5%	3.5%	1.6%	12
% of Current Yr Price Apprec. Remaining	-	-	-	-	-	4.8%	-	-	-	12
Existing Median Home Price (34)	\$178,500	\$196,900	\$202,500	\$182,200	\$188,000	n/a	n/a	n/a	n/a	11
Existing Median Price Apprec. (34)	12.8%	10.3%	2.8%	4.0%	3.2%	n/a	n/a	n/a	n/a	11
Existing Sales Volume (75)	85,209	93,248	103,890	93,857	105,116	104,500	106,100	106,900	105,400	10
NEW SUPPLY										
Single-Family Permits	16,984	19,995	23,003	20,249	23,206	25,400	27,800	29,800	29,400	34
Multifamily Permits	9,699	10,347	13,190	11,215	13,424	12,300	10,600	9,700	9,200	35
Total Permits	26,683	30,342	36,193	31,464	36,630	37,700	38,400	39,500	38,600	33
E/P Ratio	3.3	2.7	2.1	2.5	1.9	1.7	1.3	0.9	0.2	36
NEW HOMES										
New Home Median Price (76)	\$270,700	\$283,400	\$286,600	\$295,000	\$292,300	n/a	n/a	n/a	n/a	18
New Home Med. Price Apprec (a)	4.7%	4.7%	1.1%	1.3%	(0.9%)	-	-	-	-	18
Net New Home Apprec. Forecast Dec.- Dec. (a)	-	-	-	-	-	3.8%	2.5%	2.1%	0.9%	19
% of Current Yr Price Apprec. Remaining	-	-	-	-	-	3.2%	-	-	-	19
New Home Sales (75)	13,102	16,127	19,140	16,410	19,399	21,400	23,300	24,800	24,500	17

Economic and Housing Market Trends – Building Permits

A contraction in multifamily permitting slowed total permit growth to 8% over the past twelve months; however, single family permitting remains strong with continued double digit growth. We expect total permitting activity to slow over the short term, driven by a protracted decline in multifamily permits. Continued strength in single-family permitting will contribute to positive total permit growth through 2019.

Residential Building Permit Issuances (12-Month Rolling): Atlanta, GA

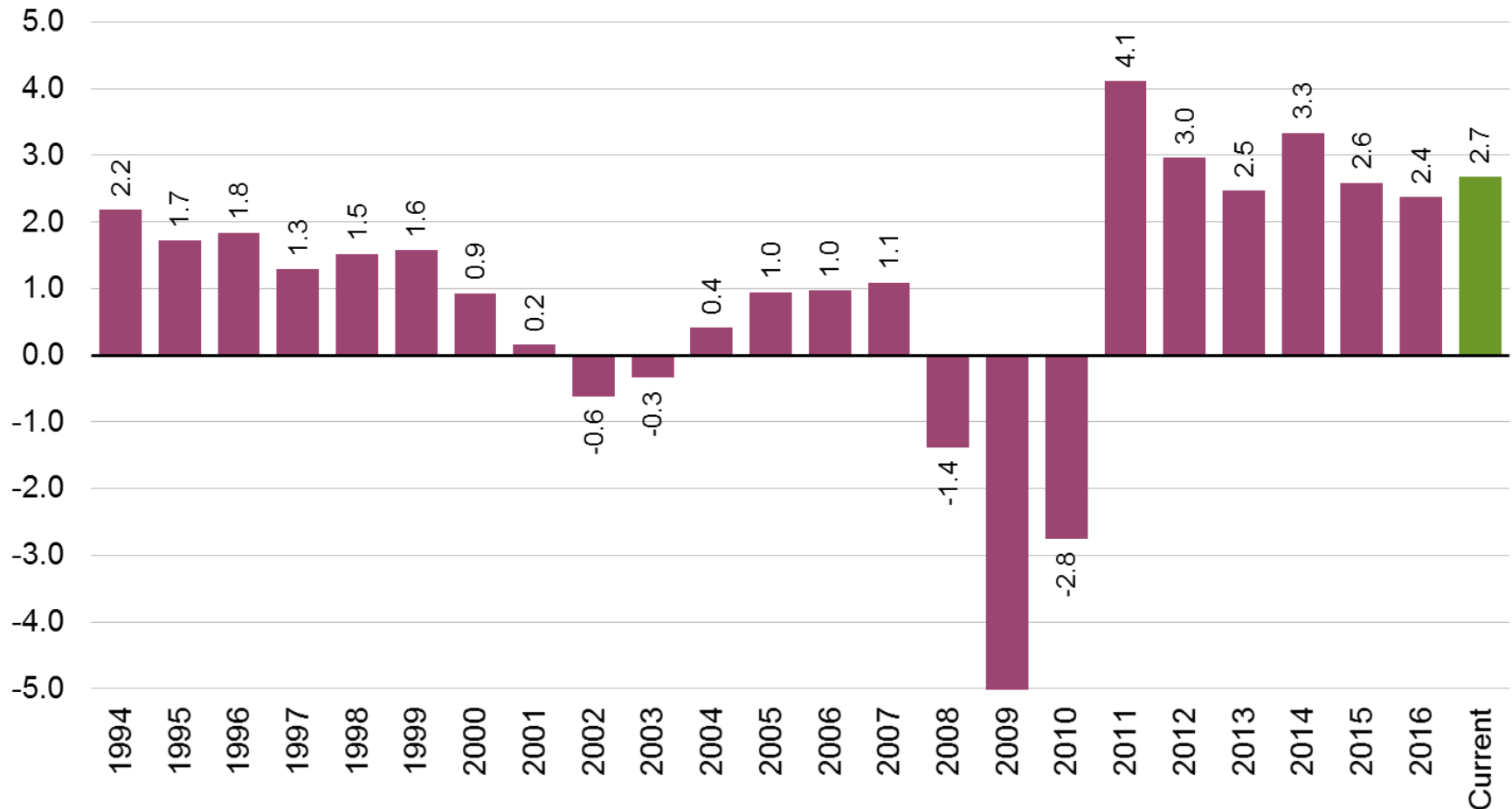


Sources: Census; John Burns Real Estate Consulting, LLC (Data as of February 2017, projections as of April 2017)

Permit History & Projections	2009	2010	2011	2012	2013	2014	2015	2016	Current	2017P	2018P	2019P	2020P
Single-Family Permits	5,455	6,417	6,248	9,182	14,864	16,984	19,995	23,003	23,266	25,400	27,800	29,800	29,400
1-Year Growth Rate	-55%	18%	-3%	47%	62%	14%	18%	15%	13%	10%	9%	7%	-1%
Multifamily Permits	1,112	1,191	2,420	5,213	9,473	9,699	10,347	13,190	12,299	12,300	10,600	9,700	9,200
1-Year Growth Rate	-85%	7%	103%	115%	82%	2%	7%	27%	-1%	-7%	-14%	-8%	-5%
Total Permits	6,567	7,608	8,668	14,395	24,337	26,683	30,342	36,193	35,565	37,700	38,400	39,500	38,600
1-Year Growth Rate	-66%	16%	14%	66%	69%	10%	14%	19%	8%	4%	2%	3%	-2%

Driven by strong jobs gains, the current employment growth to building permit ratio in Atlanta is very strong at nearly 3:1 (2.7 jobs are created for each new permit). Both employment and permitting activity are projected to slow over the next three years, but we expect the market will remain balanced (1.0 to 1.5 job-to-permit ratio).

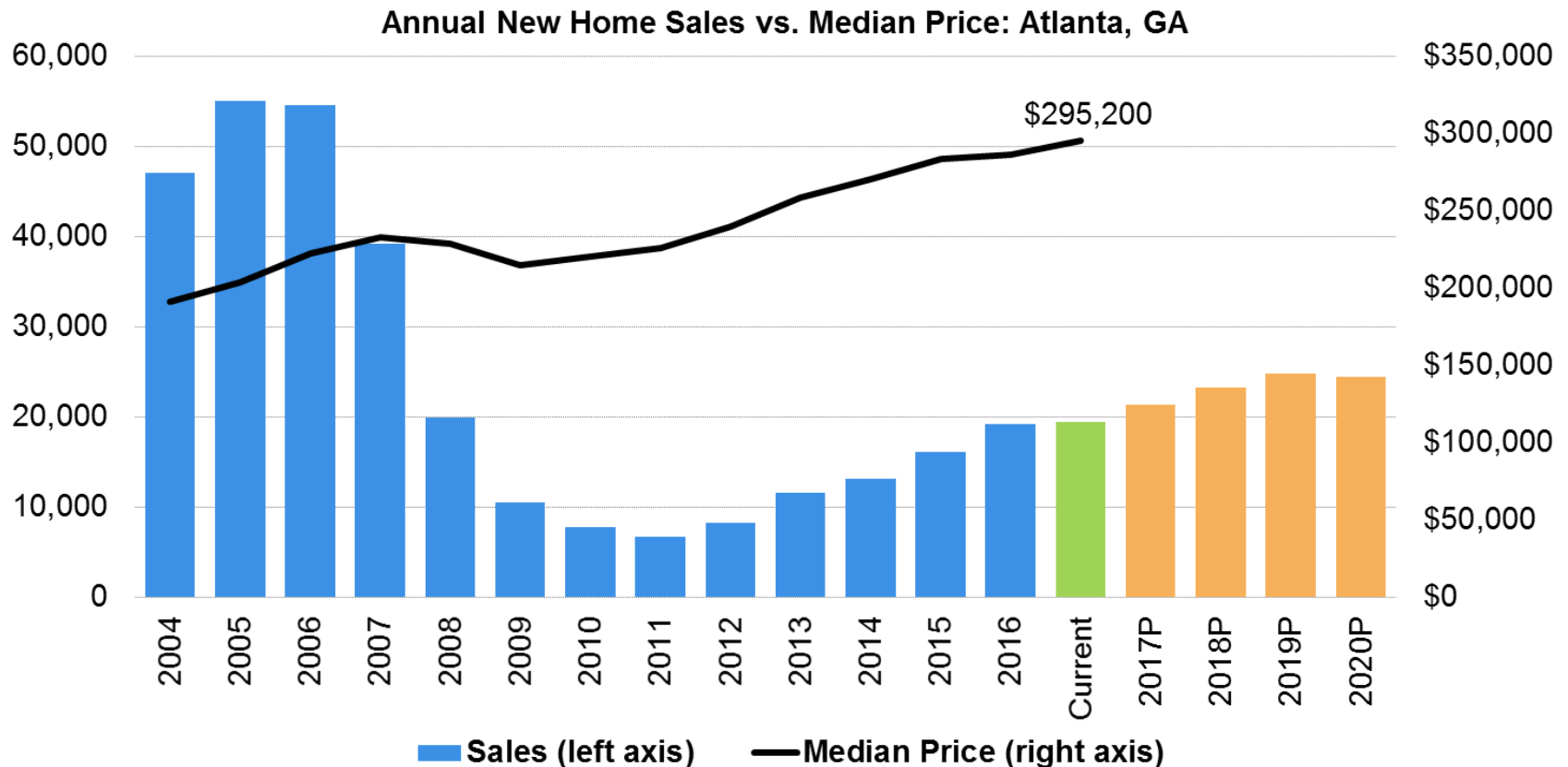
Employment / Permit Ratio: Atlanta, GA



Sources: Census, BLS; John Burns Real Estate Consulting, LLC (Data as of February 2017, projections as of April 2017)

Economic and Housing Market Trends – New Home Sales and Pricing

New home sales are up 17% over the past twelve months, continuing a five year expansion streak. We anticipate strong, but slowing annual sales growth in 2017 (+12%) with annual softening through 2020. Median new home prices are up 7.5% on a rolling twelve month basis. We project new home price appreciation will average +2.3% annually from 2017 through 2020.



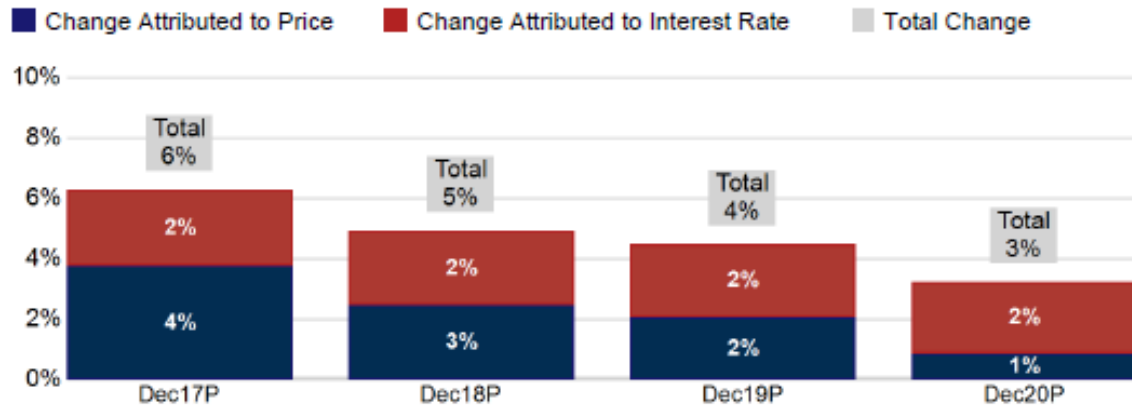
Sources: CoreLogic; John Burns Real Estate Consulting, LLC (Data as of February 2017, projections as of April 2017)

New Home Projections	2009	2010	2011	2012	2013	2014	2015	2016	Current	2017P	2018P	2019P	2020P
Annualized New Home Sales	10,500	7,838	6,664	8,297	11,610	13,102	16,127	19,185	19,428	21,400	23,300	24,800	24,500
1-Year Growth Rate	-47%	-25%	-15%	25%	40%	13%	23%	19%	17%	12%	9%	6%	-1%
Median New Home Price	\$215,000	\$220,600	\$225,800	\$239,700	\$258,500	\$270,700	\$283,400	\$286,500	\$295,200	n/a	n/a	n/a	n/a
1-Year Growth Rate	-6%	3%	2%	6%	8%	5%	5%	1%	8%	n/a	n/a	n/a	n/a
New Home Price Appreciation Forecast	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	3.8%	2.5%	2.1%	0.9%

The year-over-year payment change for new homes considers both the change attributed to annual new home price appreciation and the projected annual change in interest rates. We expect payment changes to range to increase by 6% in 2017, driven by near 4% price appreciation expectations. New home payments are forecast to increase between 3 and 5% from 2018 to 2020. Overall, net price appreciation is projected to increase at 2.3% on an average annual basis from 2017 to 2020 and changes in interest rates will account for approximately 2% of payment increases between 2017 and 2020.

YEAR-OVER-YEAR PAYMENT CHANGE

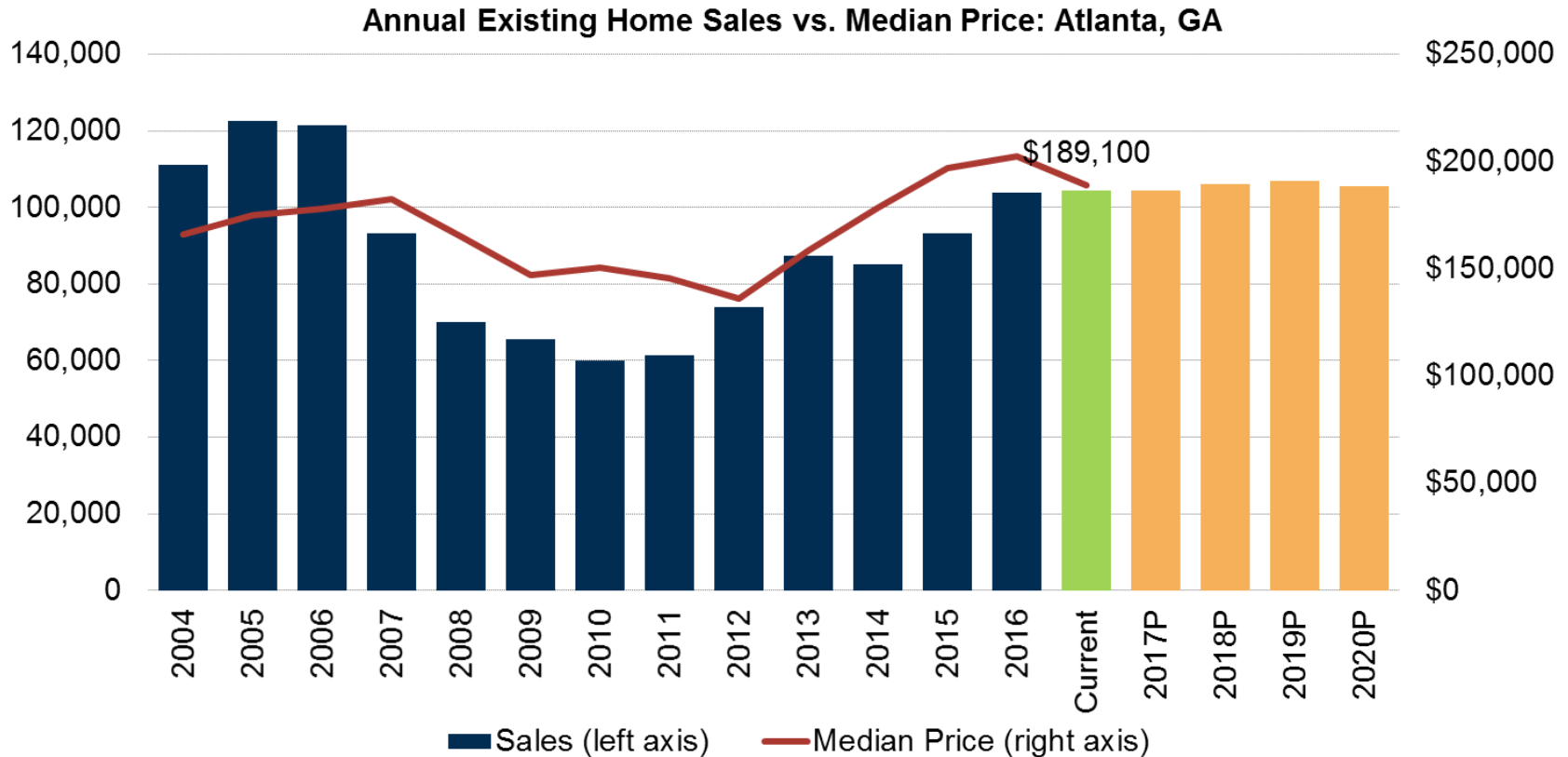
Based on New Home Price Appreciation Forecasts **



** Principal and interest payment only, based on JBREC net of incentive new home appreciation rates and forecasted annual average mortgage rates.

Economic and Housing Market Trends – Existing Home Sales and Pricing

Existing home sales are up 10% (nearly 105,000 homes) on a twelve month basis; and the median existing home price is up a healthy 6% to \$189,100. We expect existing home sales will have relatively flat growth over the next four years and price appreciation will moderate to near 4% annual growth through 2020.



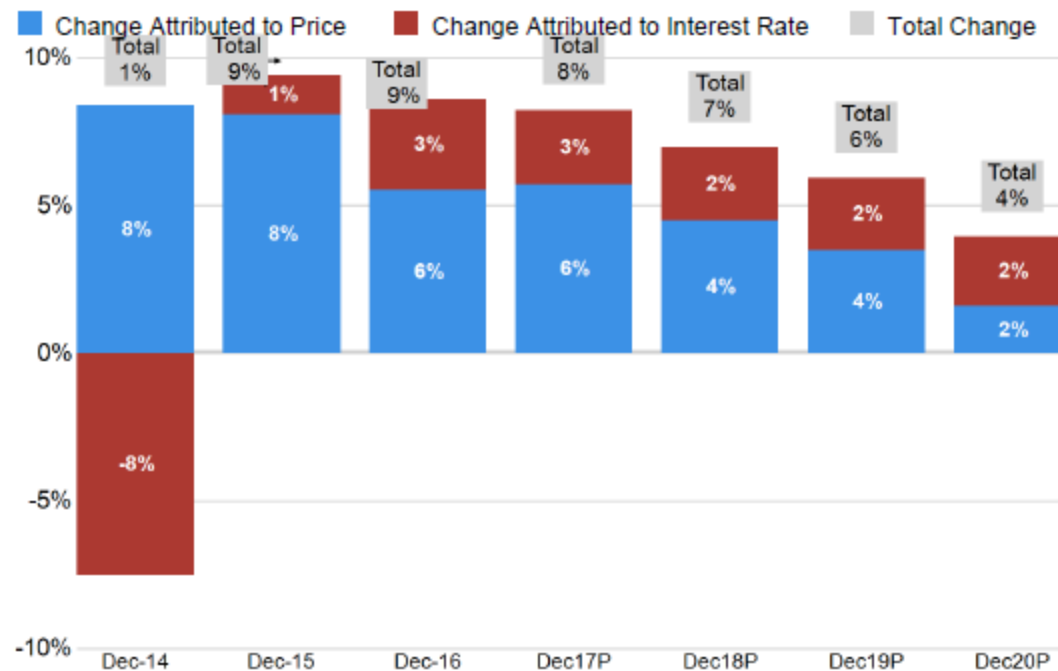
Sources: CoreLogic; John Burns Real Estate Consulting, LLC (Data as of February 2017, projections as of April 2017)

Resale Home History & Projections	2009	2010	2011	2012	2013	2014	2015	2016	Current	2017P	2018P	2019P	2020P
Annualized Existing Home Sales	65,561	59,908	61,509	74,080	87,370	85,209	93,248	103,895	104,496	104,500	106,100	106,900	105,400
1-Year Growth Rate	-6%	-9%	3%	20%	18%	-2%	9%	11%	10%	1%	2%	1%	-1%
Median Existing Home Price	\$147,000	\$150,500	\$145,600	\$136,000	\$158,300	\$178,500	\$196,900	\$202,600	\$189,100	n/a	n/a	n/a	n/a
1-Year Growth Rate	-11%	2%	-3%	-7%	16%	13%	10%	3%	6%				
Burns Home Value Index™	-5%	-7%	-8%	4%	12%	8%	8%	6%	5%	6%	4%	4%	2%

We anticipated total payments for existing homes will increase by 8% in 2017, driven by 5.7% price appreciation and rising interest rates. Total payment changes will range between 4% and 7% from 2018 to 2020.

Year-over-Year Payment Change

Median Existing Home Value*



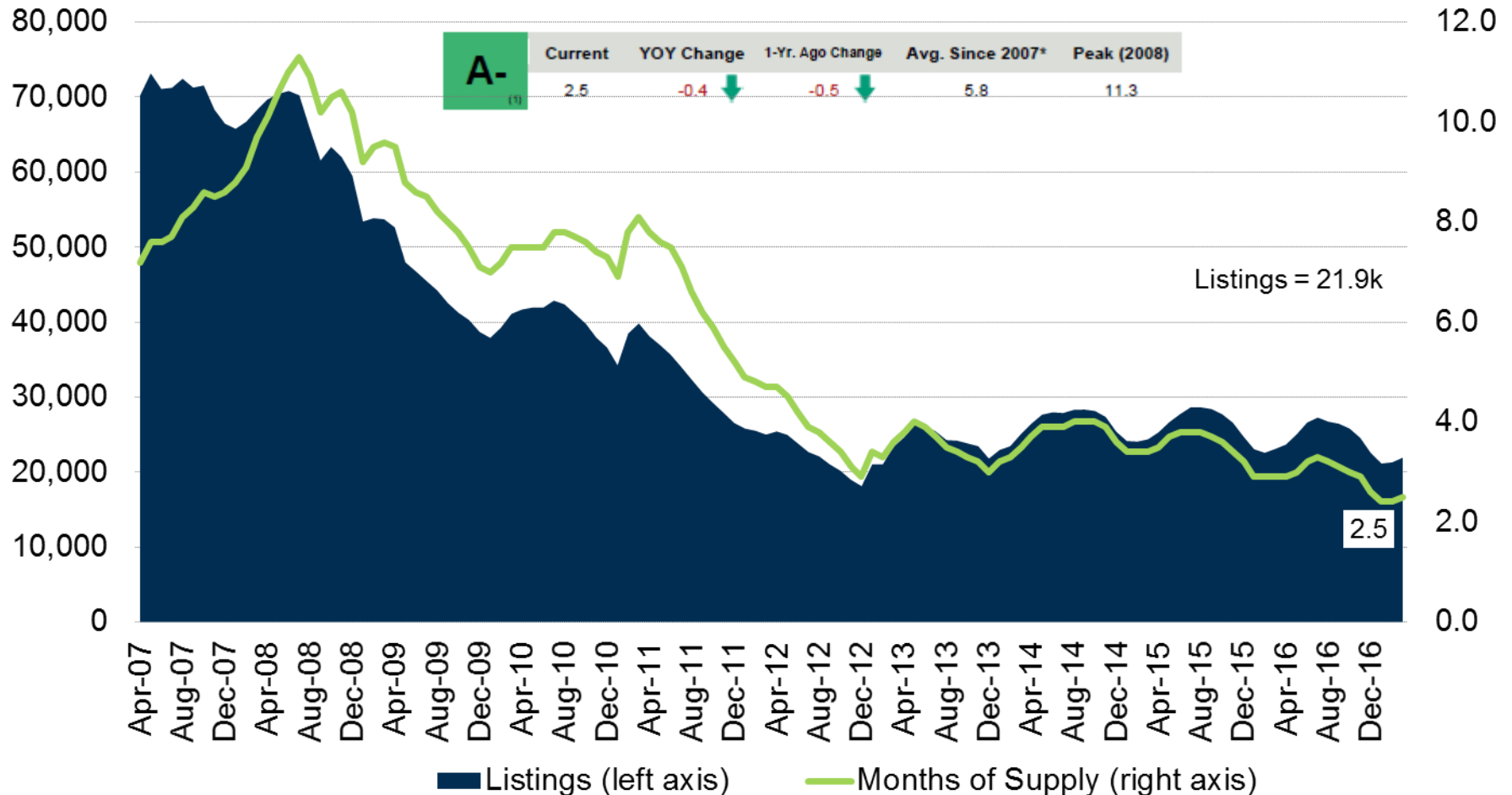
Change % Attributed to:			
Year	Price	Interest Rate	Total Change %
Dec-01	4.9 %	-3.2 %	1.7 %
Dec-02	3.6 %	-10.4 %	-6.8 %
Dec-03	3.8 %	-1.9 %	1.9 %
Dec-04	4.1 %	-1.5 %	2.6 %
Dec-05	4.2 %	6.0 %	10.2 %
Dec-06	1.9 %	-1.4 %	0.5 %
Dec-07	-2.0 %	-0.4 %	-2.4 %
Dec-08	-9.8 %	-7.6 %	-17.5 %
Dec-09	-5.2 %	-3.8 %	-9.0 %
Dec-10	-6.9 %	-2.3 %	-9.2 %
Dec-11	-7.8 %	-7.8 %	-15.6 %
Dec-12	4.1 %	-7.5 %	-3.4 %
Dec-13	11.9 %	16.2 %	28.1 %
Dec-14	8.4 %	-7.5 %	0.9 %
Dec-15	8.1 %	1.3 %	9.4 %
Dec-16	5.5 %	3.1 %	8.6 %
Dec17P	5.7 %	2.5 %	8.2 %
Dec18P	4.5 %	2.5 %	7.0 %
Dec19P	3.5 %	2.4 %	5.9 %
Dec20P	1.8 %	2.4 %	3.9 %

*Principal and interest payment only, based on Burns Home Value Index™ appreciation rates and forecasted annual average mortgage rates

Economic and Housing Market Trends – Inventory

There is a very low 2.5 month supply of resale units across the Atlanta MSA, down 0.5 months from 3.0 months one year ago. A five to six month supply of existing homes is considered to be equilibrium for this market.

Monthly Home Inventory (Existing): Atlanta, GA

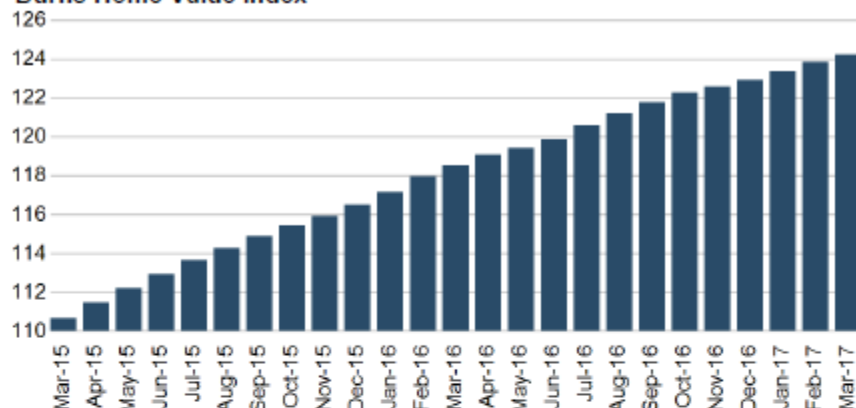


Sources: John Burns Real Estate Consulting, LLC estimates or various MLS sources (Data as of March 2017, projections as of April 2017)

Economic and Housing Market Trends – Burns Home Value Index (BHVI)

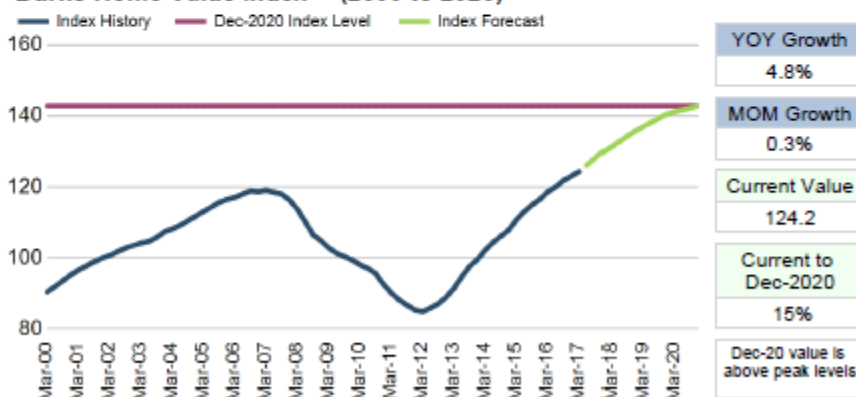
The Burns Home Value Index (BHVI) measures housing value trends for the entire market. On a rolling twelve month basis, prices in the Atlanta MSA, are up 4.8%. We expect a total 15.5% in price appreciation through 2020.

Burns Home Value Index™



BHVI Indexed to 100 in January 2002

Burns Home Value Index™ (2000 to 2020)



Source: John Burns Real Estate Consulting, LLC (Data: Mar 17, Pub: Apr 17)

AVG. SINCE 1981*

3.2%

NOW

4.8%

Monthly Data

Date	Value	YOY %
May-15	112.2	8.2%
Jun-15	112.9	8.3%
Jul-15	113.7	8.4%
Aug-15	114.3	8.4%
Sep-15	114.9	8.4%
Oct-15	115.4	8.4%
Nov-15	115.9	8.3%
Dec-15	116.5	8.1%
Jan-16	117.2	7.8%
Feb-16	118.0	7.5%
Mar-16	118.5	7.1%
Apr-16	119.1	6.8%
May-16	119.4	6.5%
Jun-16	119.9	6.2%
Jul-16	120.6	6.1%
Aug-16	121.2	6.0%
Sep-16	121.7	6.0%
Oct-16	122.2	5.9%
Nov-16	122.6	5.8%
Dec-16	122.9	5.5%
Jan-17	123.4	5.3%
Feb-17	123.8	5.0%
Mar-17	124.2	4.8%

Year End Values

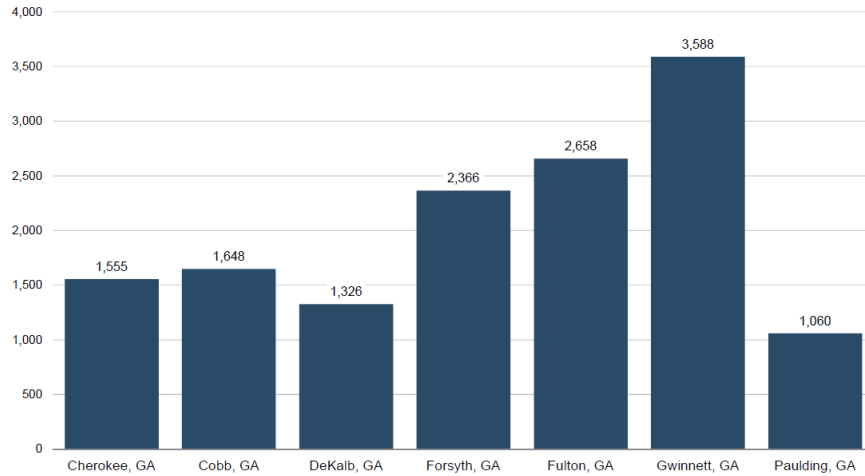
Date	Value	YOY %
Dec-00	95.1	
Dec-01	99.8	4.9%
Dec-02	103.4	3.6%
Dec-03	107.3	3.8%
Dec-04	111.7	4.1%
Dec-05	116.4	4.2%
Dec-06	118.6	1.9%
Dec-07	116.2	-2.0%
Dec-08	104.8	-9.8%
Dec-09	99.3	-5.2%
Dec-10	92.5	-6.9%
Dec-11	85.3	-7.8%
Dec-12	88.8	4.1%
Dec-13	99.4	11.9%
Dec-14	107.8	8.4%
Dec-15	116.5	8.1%
Dec-16	122.9	5.5%
Dec-17P	129.9	5.7%
Dec-18P	135.8	4.5%
Dec-19P	140.5	3.5%
Dec-20P	142.8	1.6%

BHVI indexed to 100 in January 2002

* Historical average growth rate based on annual averages.

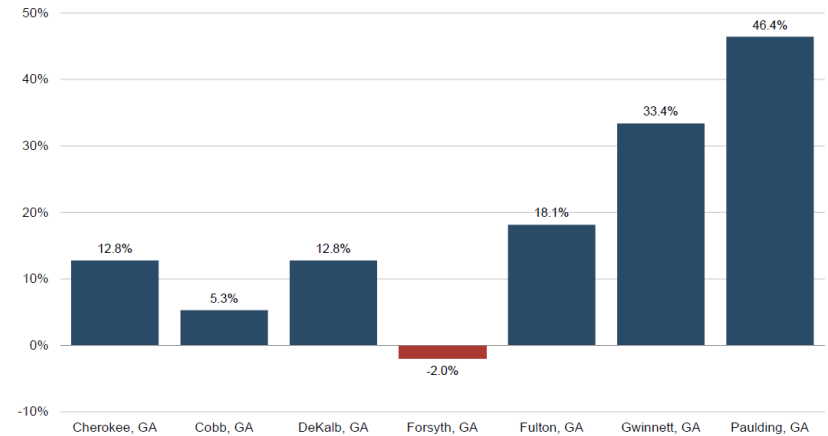
Fulton County is the second highest selling (total sales) county in the MSA behind Gwinnett County today. New home sales in Fulton County are up 18% over the past twelve months and the median new home price (\$325,000) is the third highest among counties in the Atlanta MSA.

New Home Sales Volume



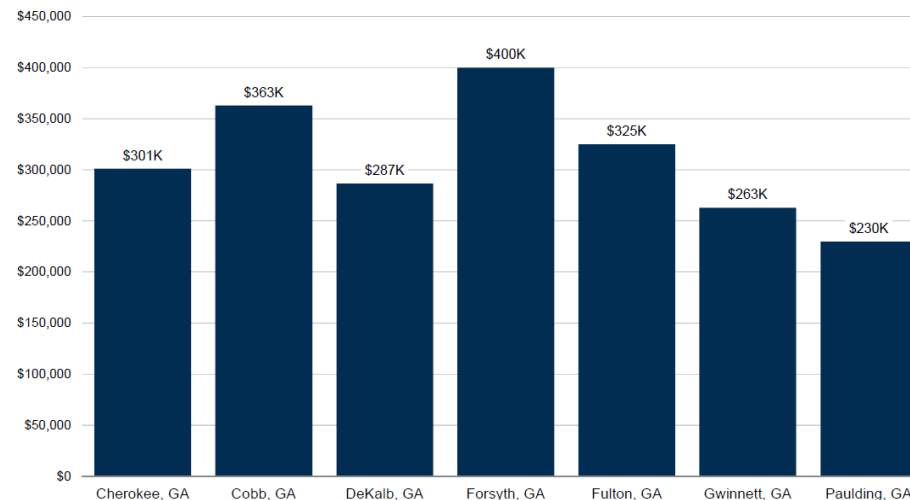
Source: Corelogic (Data: Jan-17, Pub: Mar-17)
Trailing Twelve Month

New Home Sales Growth YOY %



Source: Corelogic (Data: Jan-17, Pub: Mar-17)
Trailing Twelve Month

New Home Median Price

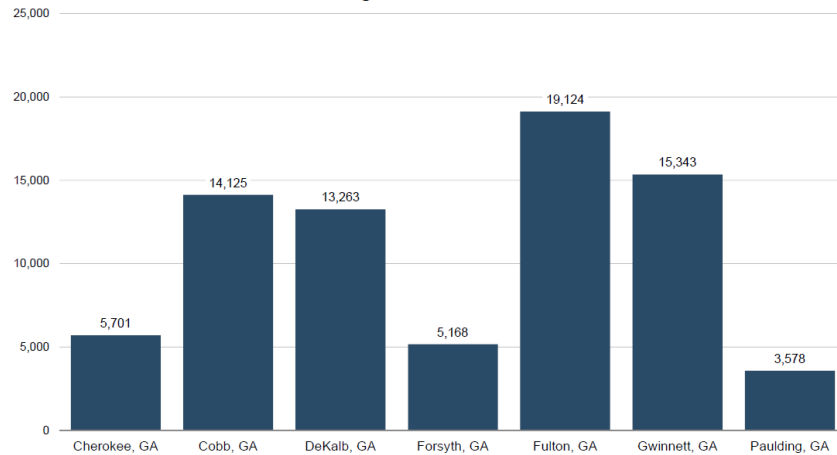


Source: Corelogic (Data: Jan-17, Pub: Mar-17)

Economic and Housing Market Trends – Existing Home Sales by County

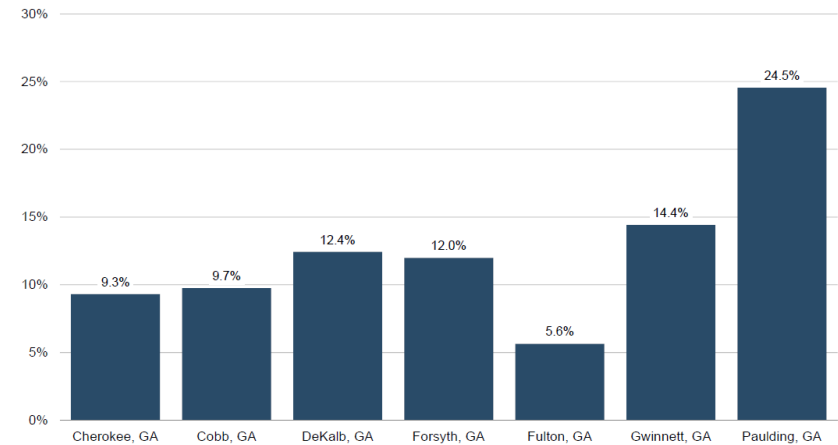
Due to the extensive recovery within Fulton County, existing home sales are up only 5.6%, while prices are down -16%. This is due to product mix, as demand for townhomes in North Fulton and affordable single-family detached in South Fulton are weighing in on sales prices. The delta between new and resale homes in Fulton County is 48%, which is slightly narrower than the 55% average across the MSA.

Existing Home Sales Volume



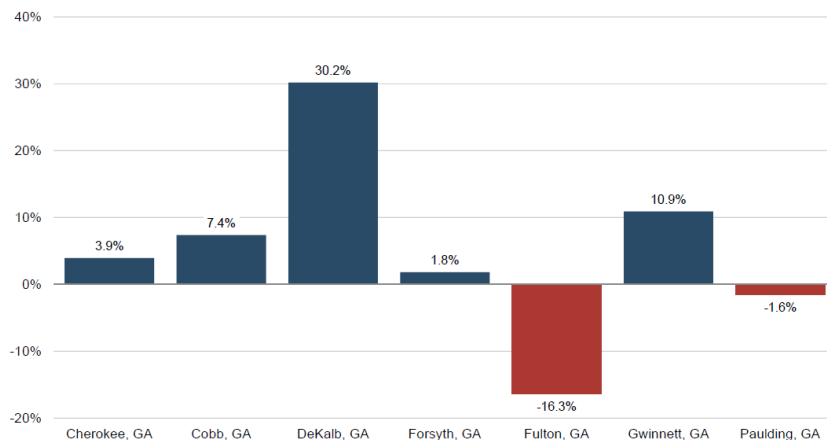
Source: Corelogic (Data: Jan-17, Pub: Mar-17)
Trailing Twelve Month

Existing Home Sales Growth YOY %



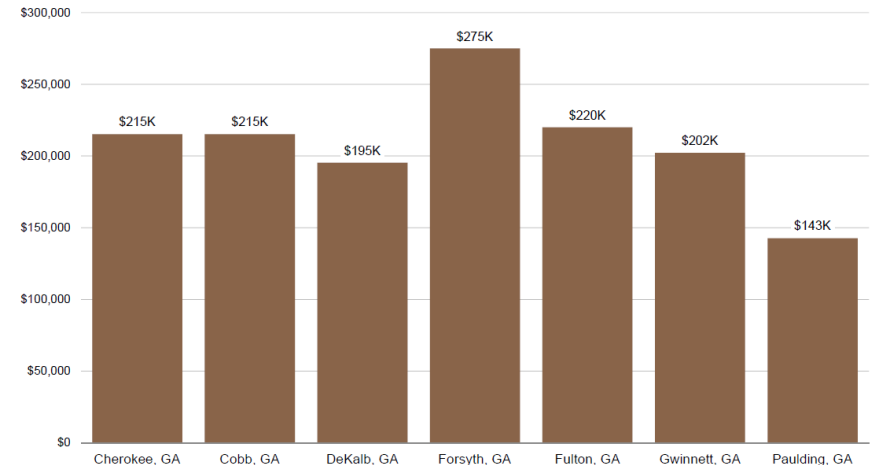
Source: Corelogic (Data: Jan-17, Pub: Mar-17)
Trailing Twelve Month

Existing Home Price Growth YOY %

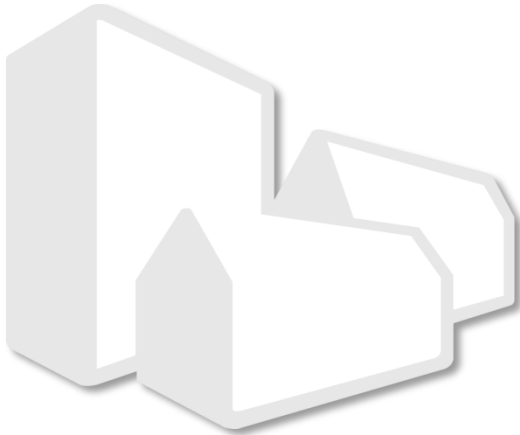


Source: Corelogic (Data: Jan-17, Pub: Mar-17)

Existing Median Home Price



Source: Corelogic (Data: Jan-17, Pub: Mar-17)

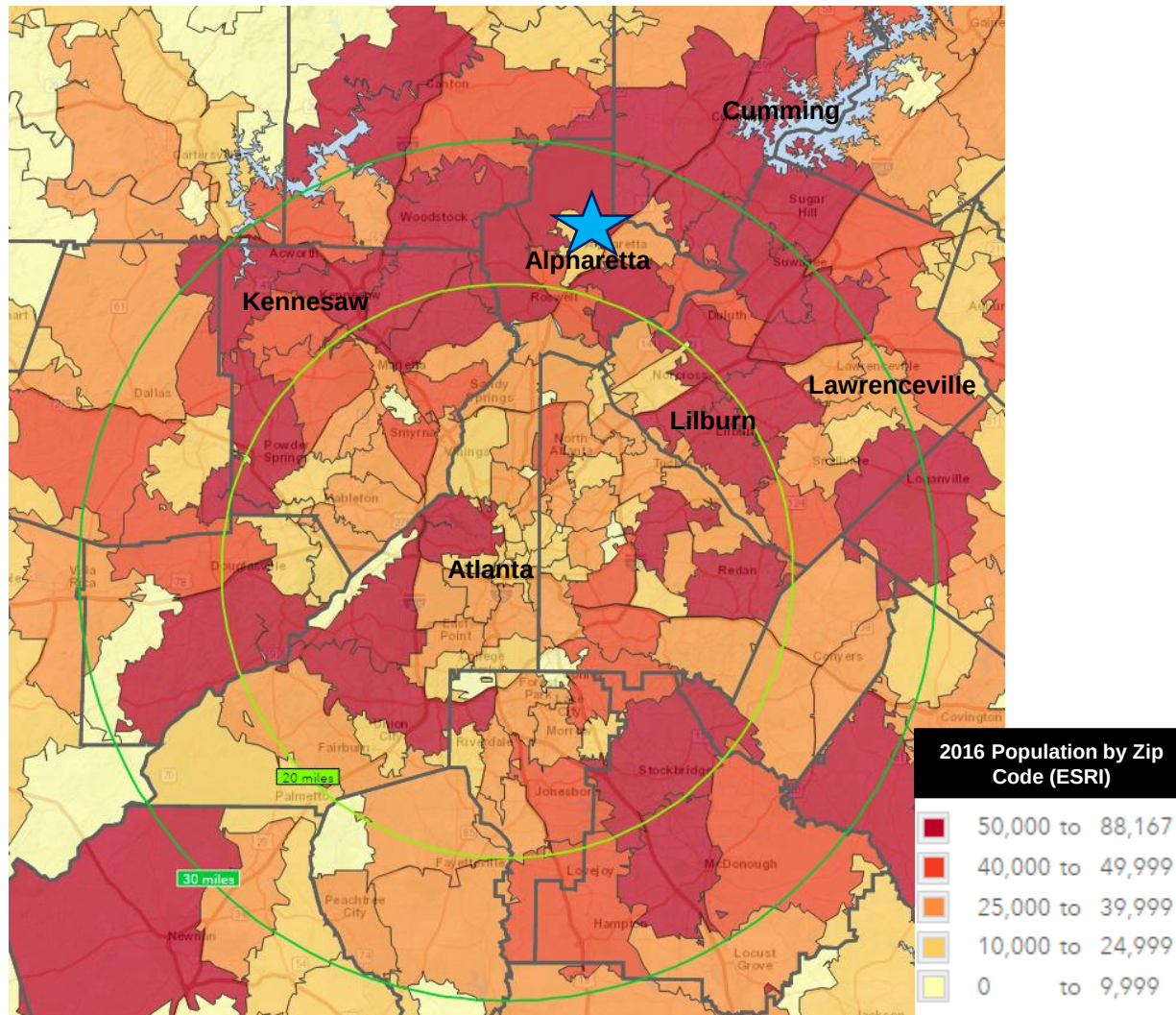


Demographic and Economic Trends Atlanta, GA MSA

Atlanta, GA MSA – Current Population Heat Map of Atlanta

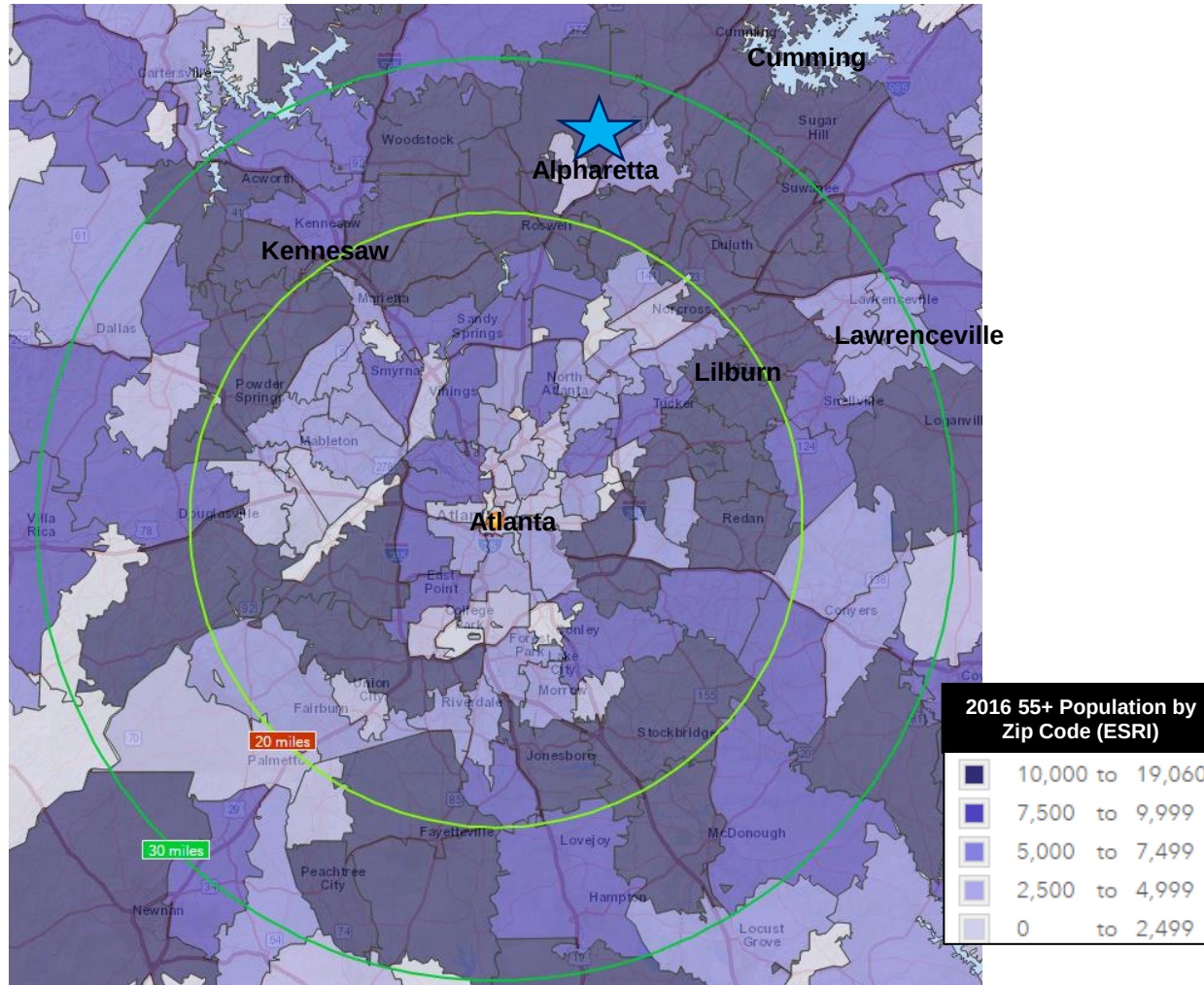
Atlanta's population is highly concentrated within the northern suburbs.

- This population “donut” is between 20-30 miles from Central Atlanta (Which includes the areas of Downtown, Midtown and Buckhead) and is characterized as a family destination with excellent schools.
- This area was part of the first phases of the local housing recovery and currently enjoys strong housing demand.



Atlanta, GA MSA – Current 55+ Population Heat Map of Atlanta

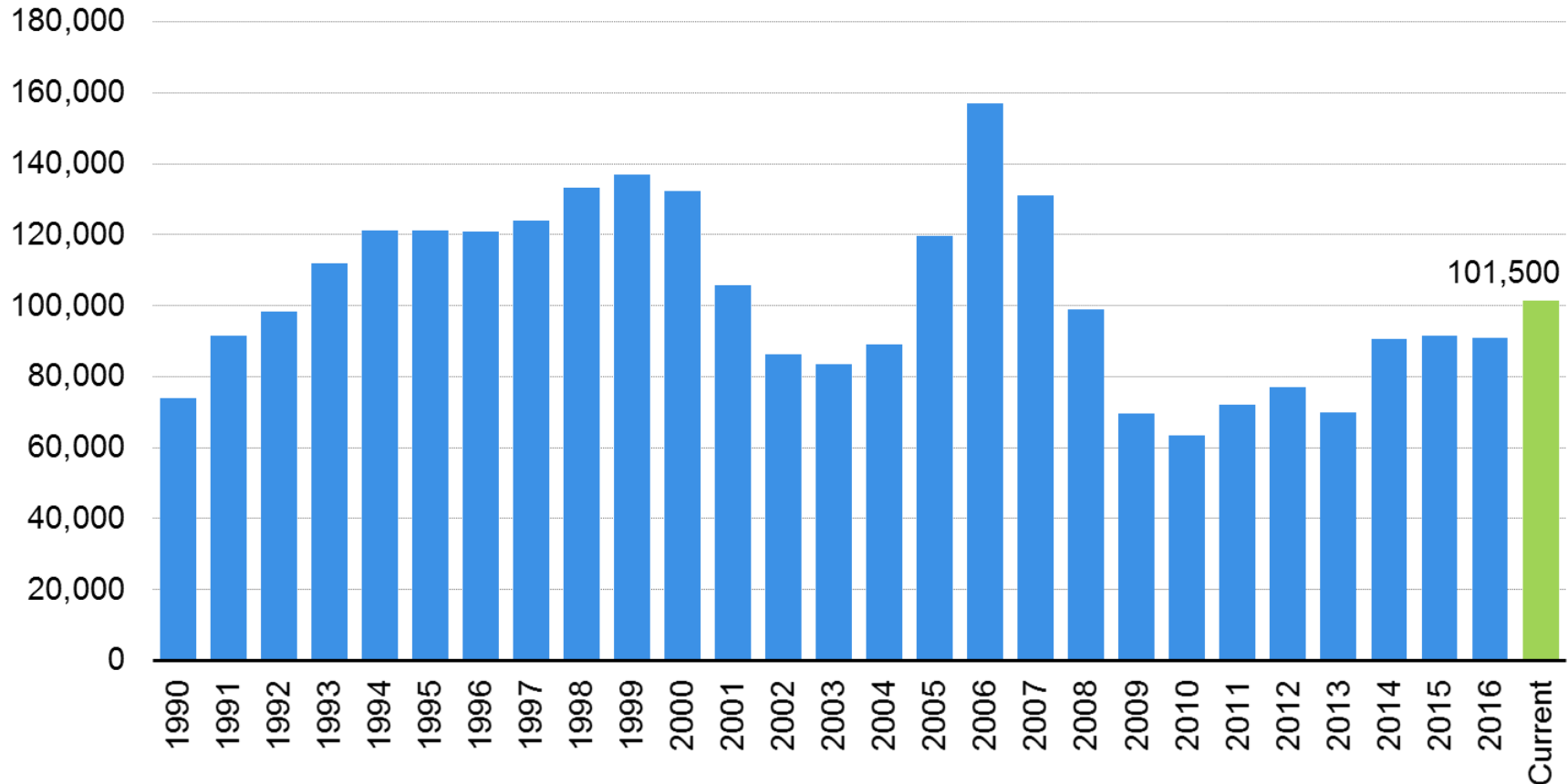
Atlanta's mature population is highly concentrated within the outer suburbs/exurbs including the areas of North Fulton into Forsyth County. The population above 55 years is projected to grow at an average 6.1% annually in Fulton County over the next five years.



Economic and Housing Market Trends – Population Growth

The metro continues to expand via birth and in-migration adding over 101,000 new residents over the past twelve months. This growth is a slight acceleration compared to the past recent years and the ten-year average.

Annual Average Population Growth: Atlanta, GA (1990 to Current)

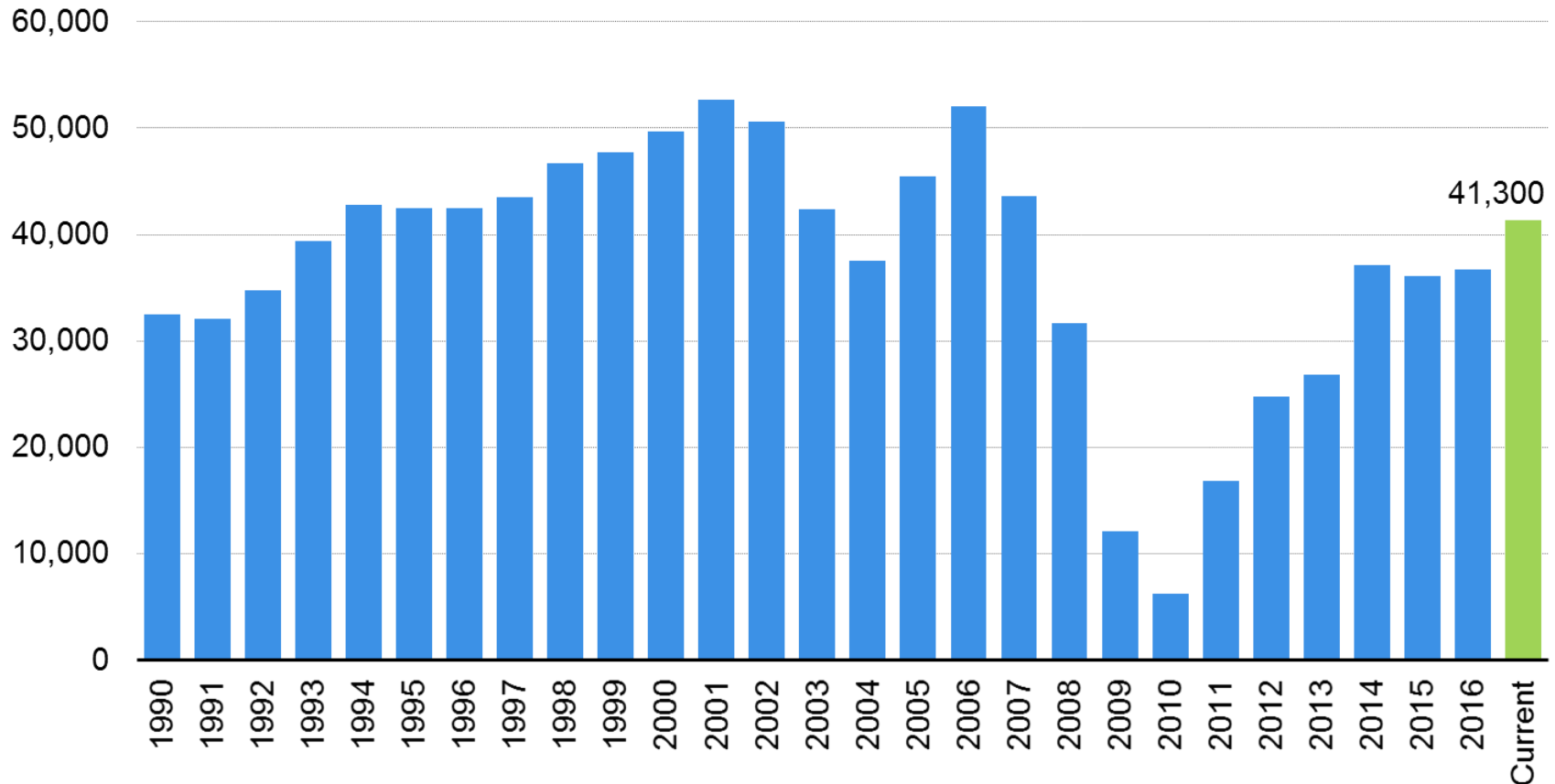


Sources: Moody's Analytics; John Burns Real Estate Consulting, LLC (Data as of February 2017, projections as of April 2017)

Population History & Projections	2009	2010	2011	2012	2013	2014	2015	2016	Current
Population Total	5,248,600	5,312,200	5,384,300	5,461,300	5,531,100	5,621,700	5,713,200	5,804,000	5,870,000
1-Year Change	69,600	63,600	72,100	77,000	69,800	90,600	91,500	90,800	101,500
1-Year Growth Rate	1.3%	1.2%	1.4%	1.4%	1.3%	1.6%	1.6%	1.6%	1.8%

Household growth is consistent with population growth, up 2.0% (41,000 households) over the past twelve months.

Annual Average Household Growth: Atlanta, GA (1990 to Current)



Sources: Moody's Analytics; John Burns Real Estate Consulting, LLC (Data as of February 2017, projections as of April 2017)

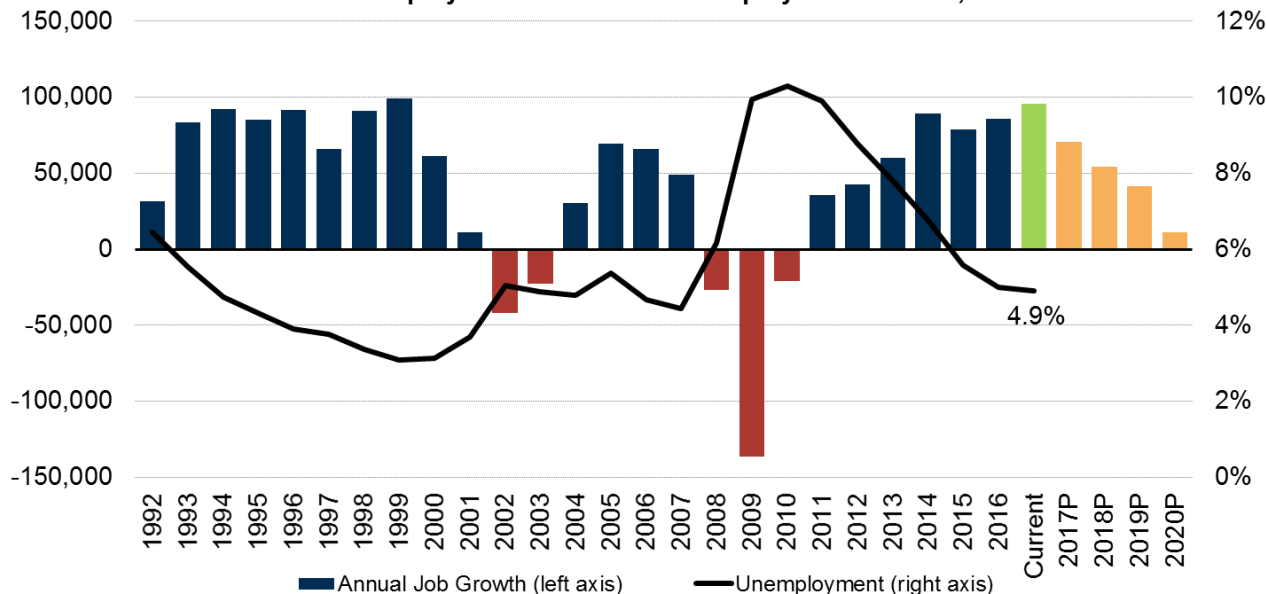
Household History & Projections	2009	2010	2011	2012	2013	2014	2015	2016	Current
Household Total	1,947,100	1,953,300	1,970,100	1,994,900	2,021,700	2,058,800	2,094,900	2,131,600	2,158,400
1-Year Change	12,100	6,200	16,800	24,800	26,800	37,100	36,100	36,700	41,300
1-Year Growth Rate	0.6%	0.3%	0.9%	1.3%	1.3%	1.8%	1.8%	1.8%	2.0%

Economic and Housing Market Trends – Employment

Employment growth continues to experience healthy expansion, the MSA added over 95,000 net new jobs over the past twelve months (+3.6%). The 4.9% unemployment rate slightly lags the national average (4.5%). We expect employment growth will moderate over the short term, growing at 2.7% in 2017 and softening to flat, 0.4% growth by 2020.

Over the past twelve months, 36% of total job growth occurred in high income sectors Professional and Business Services, Financial Activities, and Information. The Leisure & Hospitality and Trade, Transportation & Utilities sector also drove employment expansion, accounting for 18% and 14% of growth respectively. The Atlanta, GA MSA has a higher concentration of jobs in the Professional and Business Services and Transportation & Utilities sectors than the US.

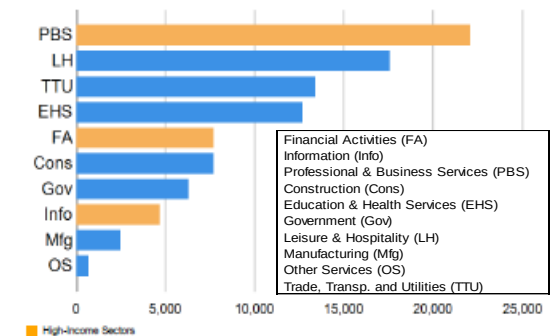
Annual Employment Growth vs. Unemployment: Atlanta, GA



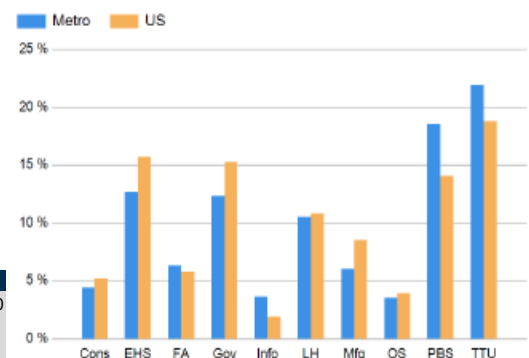
Sources: BLS; John Burns Real Estate Consulting, LLC (Data as of February 2017, projections as of April 2017)

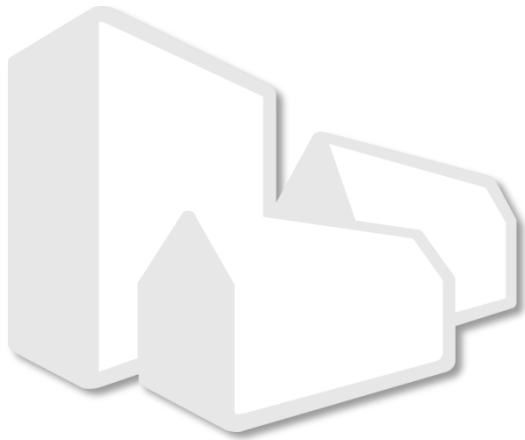
Employment History & Projections	2009	2010	2011	2012	2013	2014	2015	2016	Current	2017P	2018P	2019P	2020P
Payroll Survey Total	2,297,000	2,276,100	2,311,700	2,354,300	2,414,300	2,503,400	2,582,100	2,667,800	2,710,900	2,738,600	2,792,800	2,834,100	2,845,000
1-Year Change	-136,400	-20,900	35,600	42,600	60,000	89,100	78,700	85,700	95,400	70,800	54,200	41,300	10,900
1-Year Growth Rate	-5.6%	-0.9%	1.6%	1.8%	2.5%	3.7%	3.1%	3.3%	3.6%	2.7%	2.0%	1.5%	0.4%
Unemployment Rate	9.9%	10.3%	9.9%	8.8%	7.8%	6.7%	5.6%	5.0%	4.9%				

CURRENT EMPLOYMENT GROWTH BY SECTOR



EMPLOYMENT BY SECTOR - % OF TOTAL

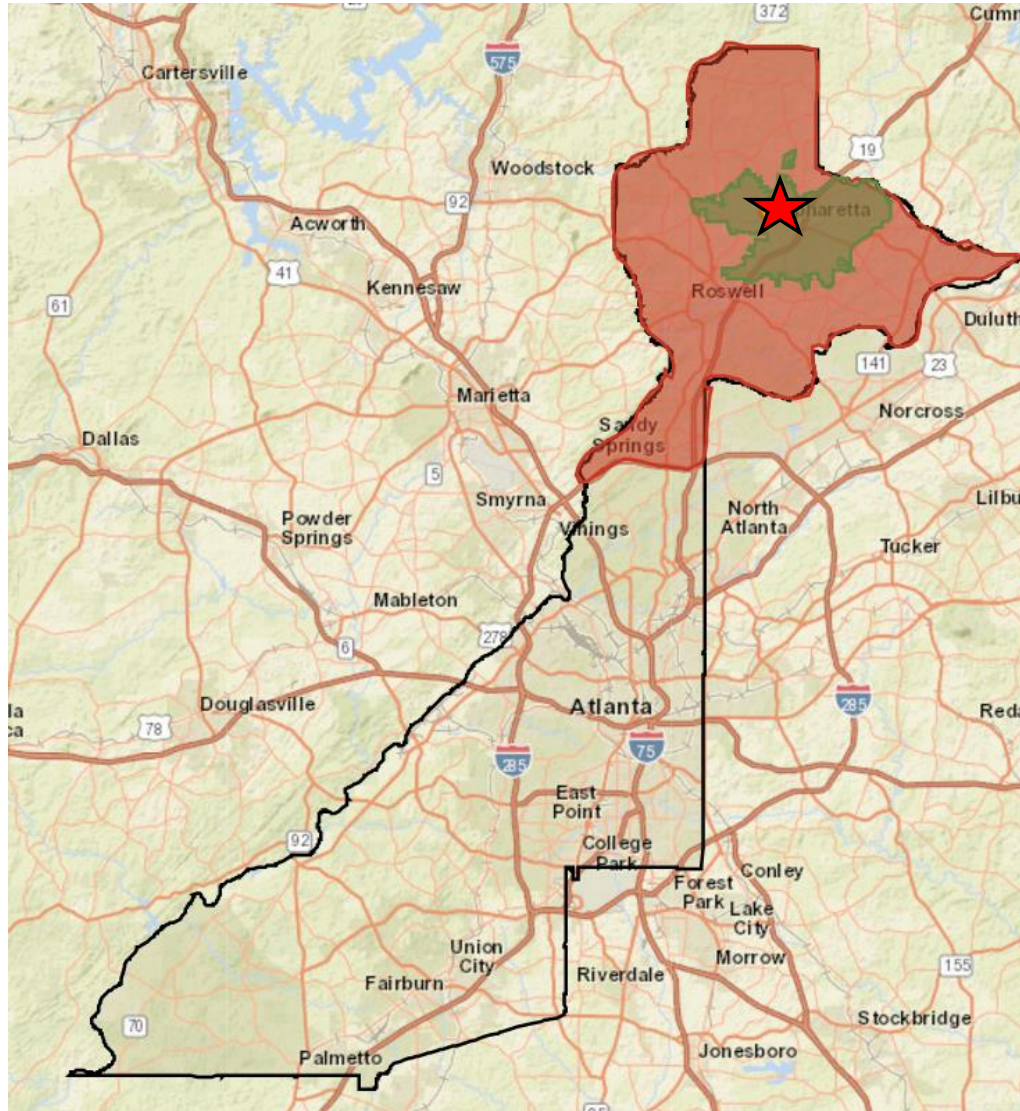




Local Demographic Trends

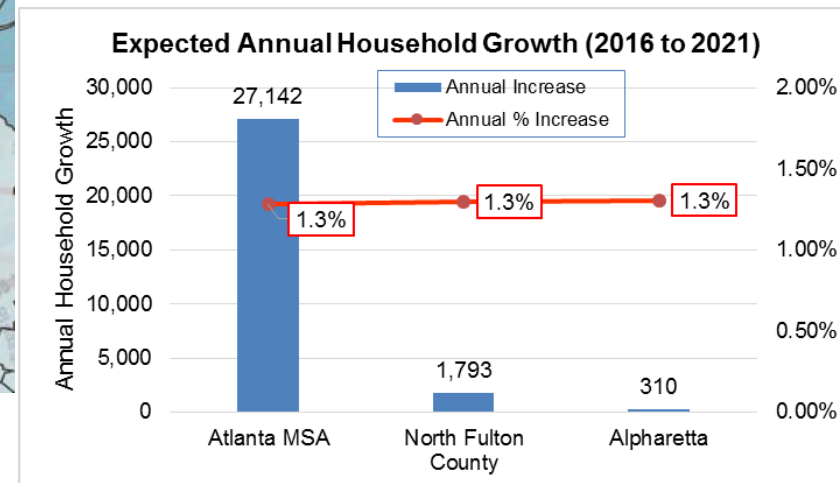
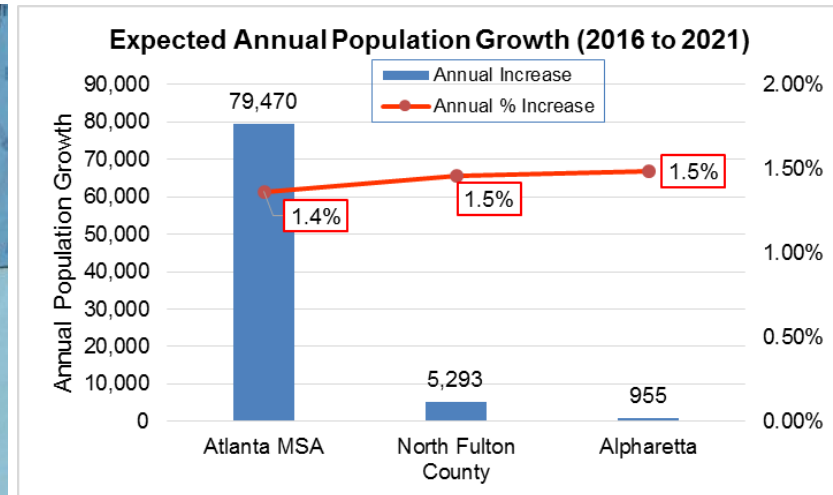
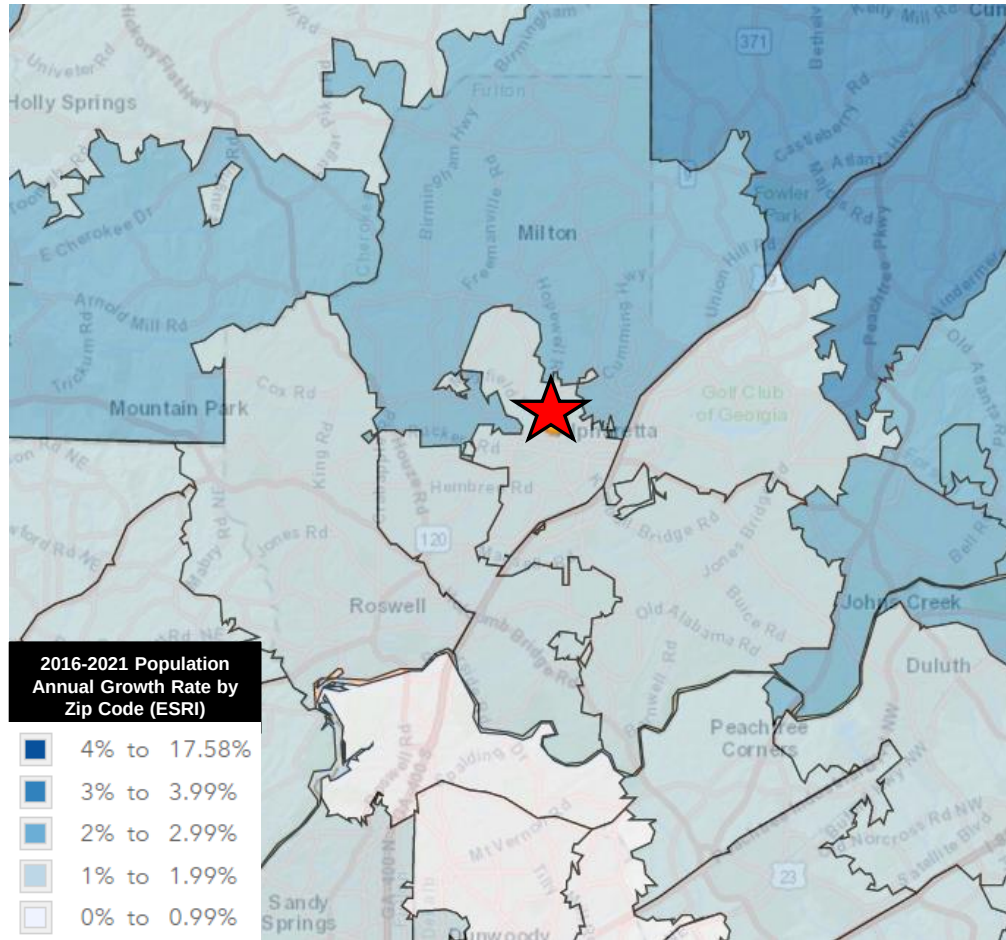
Demographic Trends – Analysis Areas

The map below defines the custom areas analyzed in this report. Demographic and psychographic information is detailed on the following pages for the City of Alpharetta, North Fulton County (outside I-285) and the Atlanta, GA MSA.



Demographic Trends – Population Concentration

Population and household growth rates projections are comparable across all compared areas and consistent with average annual growth since the 2010 Census.



Demographic Trends – Population Profile

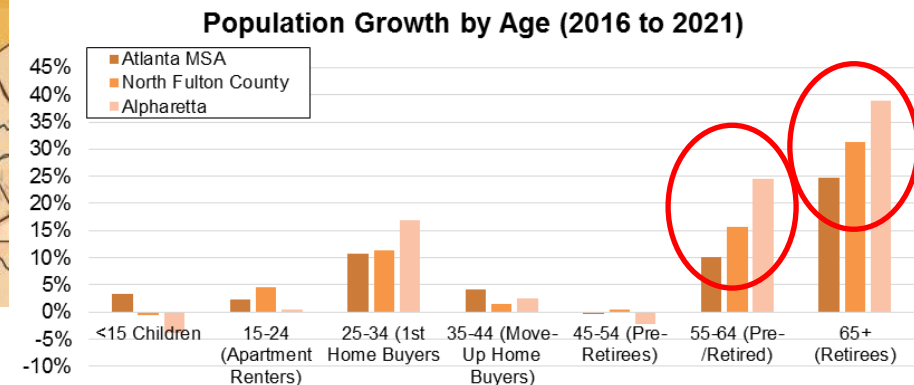
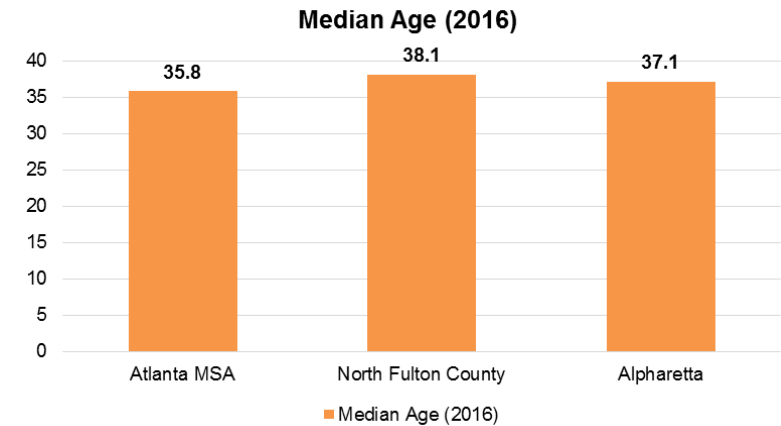
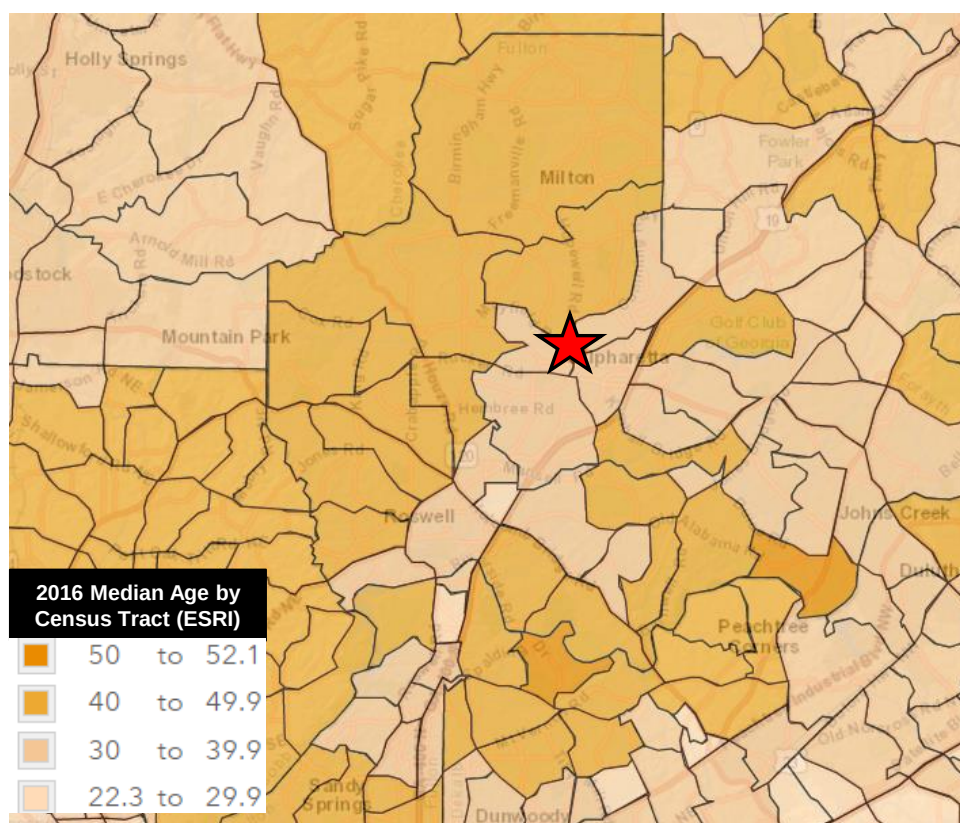
Mature career professionals (45 to 54) are the largest single population group in Alpharetta and North Fulton County, comprising 17.2% and 16.1% of the area population respectively. This cohort often has older children, many are preparing for retirement. Population and household growth rates in Alpharetta are projected to lead the state and grow at nearly twice the national rate through 2021, with the fastest segment being those 55+, who will continue to gain market share in Alpharetta.

Demographic and Income Profile

	Alpharetta				North Fulton County				Atlanta MSA			
Summary	Census 2010		2016	2021	Census 2010		2016	2021	Census 2010		2016	2021
Population	57,500		62,424	67,200	324,418		352,530	378,995	5,286,728		5,665,958	6,063,308
Households	21,710		23,145	24,697	125,844		134,608	143,571	1,943,885		2,065,785	2,201,496
Families	15,122		15,911	16,946	85,448		90,910	96,683	1,326,189		1,396,798	1,482,091
Average Household Size	2.65		2.69	2.72	2.57		2.61	2.63	2.68		2.70	2.72
Owner Occupied Housing Units	14,129		13,706	14,661	81,816		82,868	88,394	1,285,066		1,282,688	1,365,140
Renter Occupied Housing Units	7,581		9,439	10,036	44,028		51,741	55,177	658,819		783,097	836,356
Median Age	36.6		37.1	38.4	36.9		38.1	39.2	34.9		35.8	36.4
Trends: 2016 - 2021 Annual Rate	Area	State	National		Area	State	National		Area	State	National	
Population	149%		102%	0.84%	146%		102%	0.84%	136%		102%	0.84%
Households	131%		0.96%	0.79%	130%		0.96%	0.79%	128%		0.96%	0.79%
Families	127%		0.87%	0.72%	124%		0.87%	0.72%	119%		0.87%	0.72%
Owner HHs	136%		0.93%	0.73%	130%		0.93%	0.73%	125%		0.93%	0.73%
Median Household Income	181%		2.34%	189%	2.31%		2.34%	189%	2.66%		2.34%	186%
Population by Age	2016		2021		2016		2021		2016		2021	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,760	6.0%	3,955	5.9%	21,002	6.0%	22,013	5.8%	380,008	6.7%	398,252	6.6%
5 - 9	4,321	6.9%	4,133	6.2%	24,348	6.9%	23,688	6.3%	392,983	6.9%	401,183	6.6%
10 - 14	5,181	8.3%	4,676	7.0%	27,635	7.8%	26,882	7.1%	406,441	7.2%	419,251	6.9%
15 - 19	4,649	7.4%	4,750	7.1%	24,424	6.9%	25,619	6.8%	385,702	6.8%	408,131	6.7%
20 - 24	3,570	5.7%	3,506	5.2%	19,979	5.7%	20,778	5.5%	389,646	6.9%	384,816	6.3%
25 - 34	7,853	12.6%	9,181	13.7%	43,303	12.3%	48,211	12.7%	812,298	14.3%	899,650	14.8%
35 - 44	9,539	15.3%	9,776	14.5%	52,444	14.9%	53,246	14.0%	814,478	14.4%	848,808	14.0%
45 - 54	10,708	17.2%	10,469	15.6%	56,775	16.1%	57,041	15.1%	802,580	14.2%	799,999	13.2%
55 - 64	7,557	12.1%	9,416	14.0%	44,395	12.6%	51,314	13.5%	655,952	11.6%	722,579	11.9%
65 - 74	3,420	5.5%	4,918	7.3%	24,240	6.9%	32,162	8.5%	402,246	7.1%	497,614	8.2%
75 - 84	1,349	2.2%	1,811	2.7%	9,513	2.7%	13,033	3.4%	163,879	2.9%	214,731	3.5%
85+	515	0.8%	609	0.9%	4,471	1.3%	5,009	1.3%	59,745	1.1%	68,294	1.1%

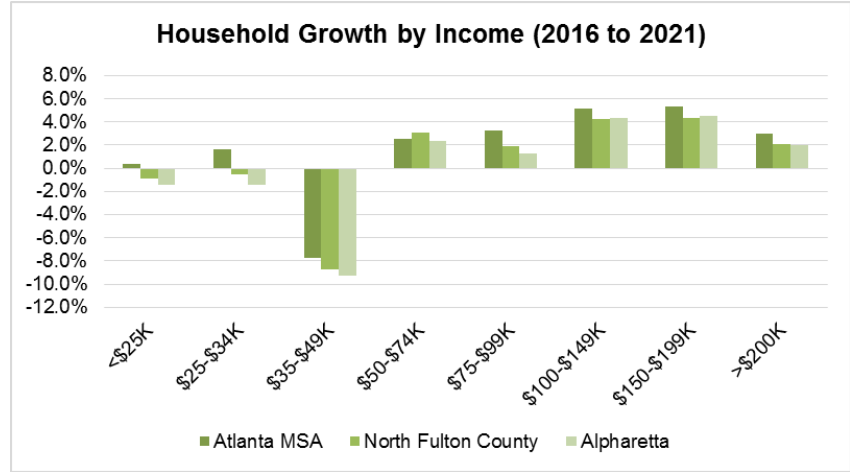
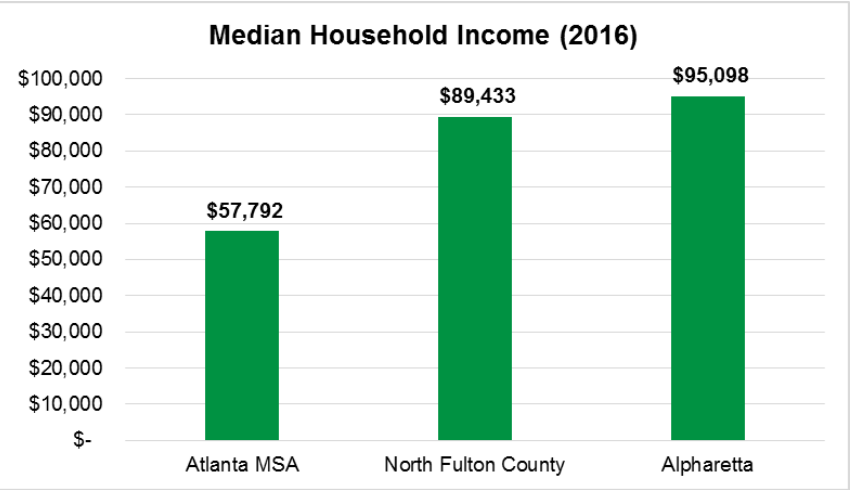
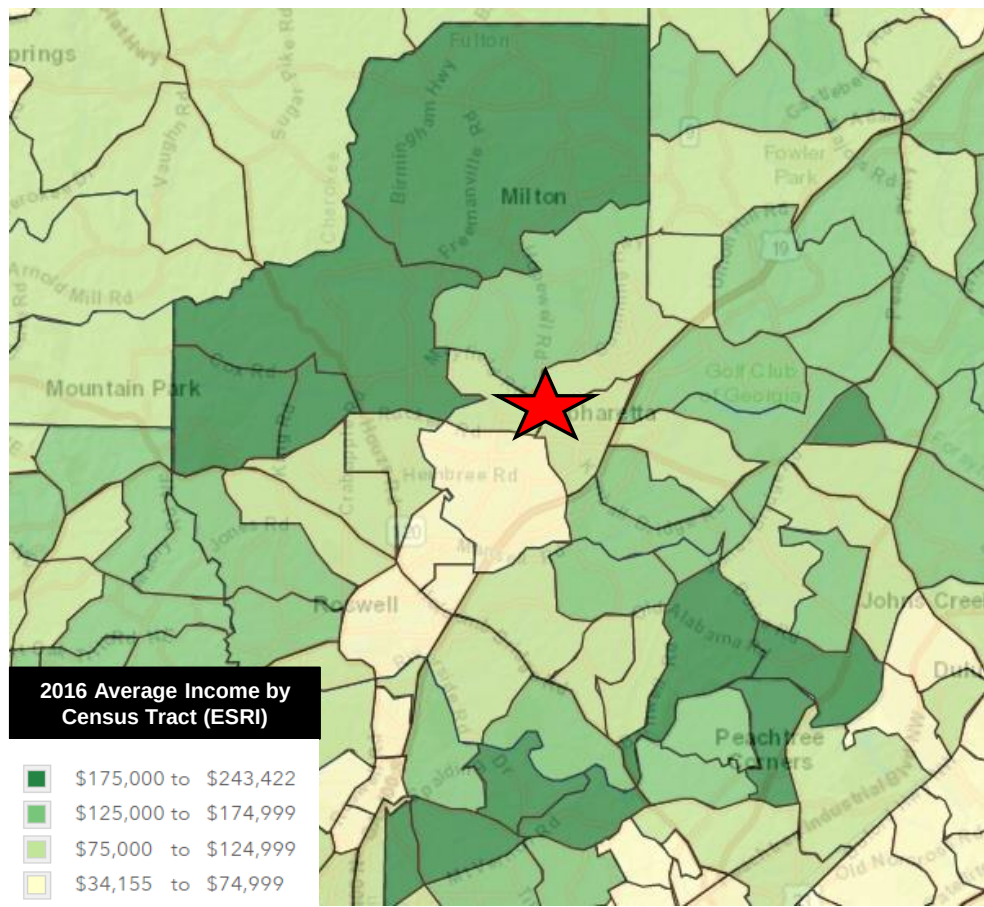
Demographic Trends – Median Age

The median age is comparable in North Fulton County and Alpharetta; both are slightly older than the median age in the MSA. Consistent with the national trend, the population over 55 years will have the strongest population growth over the next five years, with secondary growth among young, first time home buyers.



Demographic Overview – Income Concentration

Median household income in Alpharetta is significantly higher than income levels in the MSA and leads income levels in North Fulton County. Over the next five years, household incomes between \$100,000 and \$199,999 are projected to have the strongest growth.



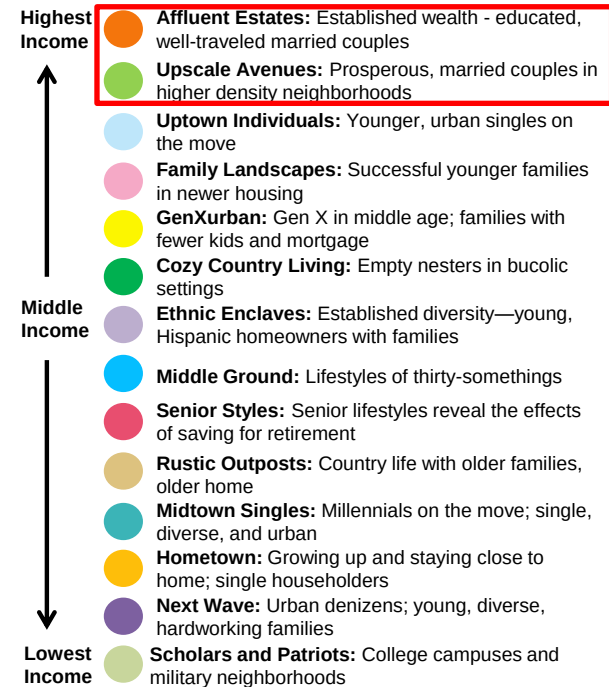
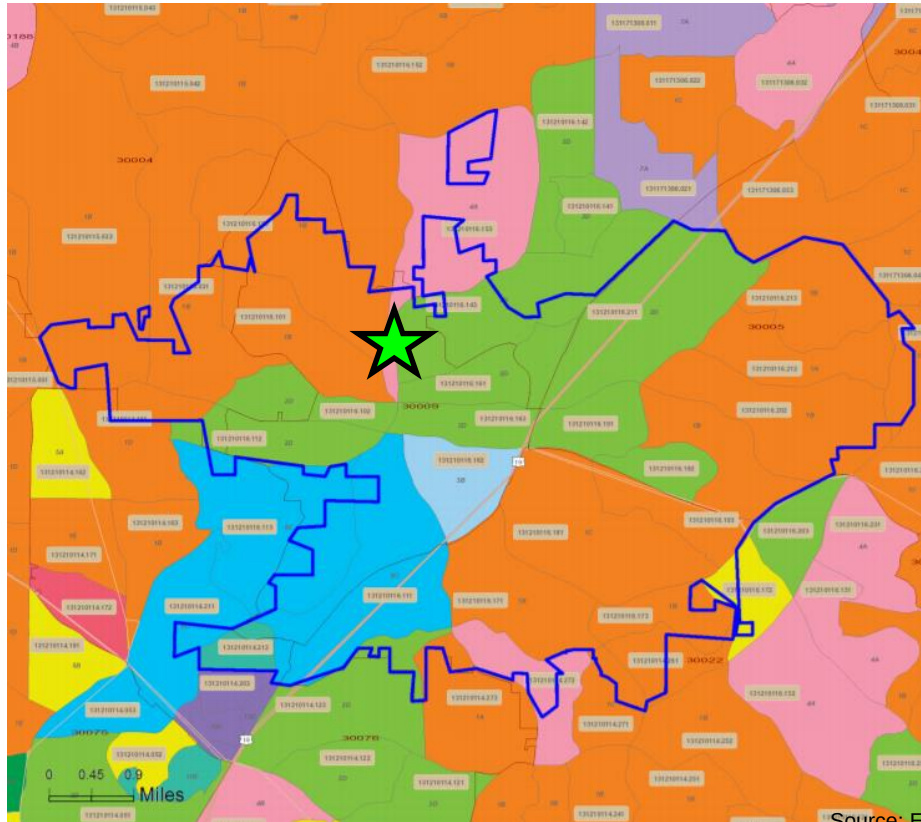
Demographic Trends – Income & Ethnicity Profile

Nearly half of households in Alpharetta earn above \$100,000 compared to 26% in the MSA. Households earning between \$100,000 and \$149,999 are the single largest group across all compared areas. Alpharetta has a larger share of Asian residents and buyers (primarily ethnic Indians) and will account for over 20% of the city's population by 2021.

Demographic and Income Profile													
	Alpharetta				North Fulton County				Atlanta MSA				
Households by Income	2016		2021		2016		2021		2016		2021		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
	<\$15,000	1,293	5.6%	1,205	4.9%	7,984	5.9%	7,638	5.3%	224,188	10.9%	232,880	10.6%
	\$15,000 - \$24,999	1,087	4.7%	1,009	4.1%	7,843	5.8%	7,491	5.2%	190,763	9.2%	190,329	8.6%
	\$25,000 - \$34,999	1,198	5.2%	1,111	4.5%	8,429	6.3%	8,208	5.7%	196,789	9.5%	212,871	9.7%
	\$35,000 - \$49,999	1,766	7.6%	947	3.8%	12,438	9.2%	6,986	4.9%	273,902	13.3%	167,838	7.6%
	\$50,000 - \$74,999	3,632	15.7%	4,065	16.5%	19,953	14.8%	22,981	16.0%	367,489	17.8%	413,281	18.8%
	\$75,000 - \$99,999	3,082	13.3%	3,271	13.2%	16,650	12.4%	18,262	12.7%	271,422	13.1%	315,899	14.3%
	\$100,000 - \$149,999	4,857	21.0%	5,914	23.9%	24,746	18.4%	29,977	20.9%	297,560	14.4%	374,568	17.0%
	\$150,000 - \$199,999	2,596	11.2%	3,176	12.9%	14,473	10.8%	17,593	12.3%	118,841	5.8%	150,403	6.8%
\$200,000+	3,634	15.7%	3,999	16.2%	22,091	16.4%	24,436	17.0%	124,810	6.0%	143,406	6.5%	
Median Household Income	\$95,098		\$104,006		\$89,433		\$100,231		\$57,792		\$65,901		
Average Household Income	\$124,750		\$134,450		\$124,528		\$134,333		\$81,382		\$89,263		
Per Capita Income	\$46,581		\$49,758		\$47,594		\$50,923		\$30,041		\$32,755		
	Alpharetta				North Fulton County				Atlanta MSA				
Race and Ethnicity	2016		2021		2016		2021		2016		2021		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
	White Alone	41,069	65.8%	42,132	62.7%	234,207	66.4%	241,834	63.8%	2,997,959	52.9%	3,071,957	50.7%
	Black Alone	6,731	10.8%	6,836	10.2%	44,603	12.7%	46,016	12.1%	1,896,454	33.5%	2,082,375	34.3%
	American Indian Alone	116	0.2%	117	0.2%	680	0.2%	688	0.2%	18,282	0.3%	19,197	0.3%
	Asian Alone	10,816	17.3%	13,996	20.8%	50,104	14.2%	64,896	17.1%	328,840	5.8%	406,218	6.7%
	Pacific Islander Alone	37	0.1%	45	0.1%	172	0.0%	203	0.1%	3,147	0.1%	3,632	0.1%
	Some Other Race Alone	1,816	2.9%	1,923	2.9%	12,877	3.7%	13,712	3.6%	265,944	4.7%	294,147	4.9%
	Two or More Races	1,839	2.9%	2,152	3.2%	9,888	2.8%	11,646	3.1%	155,332	2.7%	185,782	3.1%
	Hispanic Origin (Any Race)	5,324	8.5%	5,641	8.4%	33,581	9.5%	35,795	9.4%	610,720	10.8%	684,671	11.3%

Demographic Trends – Tapestry

The predominate lifestyle group living in Alpharetta is **Affluent Estates**, a well-educated, wealthy cohort with older families and older married couples. **Upscale Avenues** is a sizeable secondary cohort, comprised of up and coming, younger families in a mix of higher-density single-family and townhomes. The chart below highlights the top consumer segments near the site.



Source: ESRI

ALPHARETTA, GA								Local Adj.					
Rank	Cluster	Lifestyle Group	Urbanization Group	Household Type	Diversity Index	Own vs. Rent	Preferred Housing	Age	HH Size	HH Income	Net Worth	Home Value	HH %
1	Professional Pride (1B)	Affluent Estates	Suburban Periphery	Married Couples	42.1	92%	Single Family	42.7	3.3	\$187,253	\$1,024,948	\$831,736	36.2%
2	Enterprising Professionals (2D)	Upscale Avenues	Suburban Periphery	Married Couples	71.8	52%	Multi-Units; Single Family	36.7	2.6	\$115,410	\$169,995	\$630,127	31.3%
3	Boomburbs (1C)	Affluent Estates	Suburban Periphery	Married Couples	61.6	84%	Single Family	35.4	3.4	\$158,112	\$581,391	\$643,568	9.6%
4	Bright Young Professionals (8C)	Middle Ground	Urban Periphery	Married Couples	66	44%	Single Family; Multi-Units	34.1	2.5	\$75,450	\$66,620	\$363,885	7.0%
5	Soccer Moms (4A)	Family Landscapes	Suburban Periphery	Married Couples	48.9	85%	Single Family	38.6	3.1	\$125,365	\$500,796	\$480,304	4.1%
6	Metro Renters (3B)	Uptown Individuals	Principal Urban Center	Singles	60.1	21%	Multi-Unit Rentals	33.7	1.7	\$82,086	\$28,907	\$655,032	3.6%
7	Top Tier (1A)	Affluent Estates	Suburban Periphery	Married Couples	35.5	90%	Single Family	48.8	3.0	\$235,005	\$1,092,334	\$1,424,111	3.6%
8	Metro Fusion (11C)	Midtown Singles	Urban Periphery	Singles	84.2	25%	Multi-Unit Rentals; Single Family	30.4	2.8	\$47,030	\$22,781	\$277,114	2.4%
9	Comfortable Empty Nesters (5A)	GenXurban	Suburban Periphery	Married Couples	31.2	87%	Single Family	49.6	2.6	\$97,666	\$517,834	\$390,964	1.1%
10	Savvy Suburbanites (1D)	Affluent Estates	Suburban Periphery	Married Couples	34	91%	Single Family	46.7	3.0	\$157,247	\$987,235	\$662,345	1.0%



LifeMode Group: Affluent Estates

Professional Pride

1B

Households: 1,878,000

Average Household Size: 3.11

Median Age: 40.5

Median Household Income: \$127,000

WHO ARE WE?

Professional Pride consumers are well-educated career professionals that have prospered through the Great Recession. To maintain their upscale suburban lifestyles, these goal oriented couples work, often commuting far and working long hours. However, their schedules are fine-tuned to meet the needs of their school age children. They are financially savvy; they invest wisely and benefit from interest and dividend income. So far, these established families have accumulated an average of 1.5 million dollars in net worth, and their annual household income runs at more than twice the US level. They take pride in their newer homes and spend valuable time and energy upgrading. Their homes are furnished with the latest in home trends, including finished basements equipped with home gyms and in-home theaters.



OUR NEIGHBORHOOD

- Typically owner occupied (Index 173), single-family homes are in newer neighborhoods: 59% of units were built in the last 20 years.
- Neighborhoods are primarily located in the suburban periphery of large metropolitan areas.
- Most households own two or three vehicles; long commutes are the norm.
- Homes are valued at more than twice the US median home value, although three out of four homeowners have mortgages to pay off.
- Families are mostly married couples (almost 80% of households), and more than half of these families have kids. Their average household size, 3.11, reflects the presence of children.

SOCIOECONOMIC TRAITS

- *Professional Pride* consumers are highly qualified in the science, technology, law, or finance fields; they've worked hard to build their professional reputation or their start-up businesses.
- These consumers are willing to risk their accumulated wealth in the stock market.
- They have a preferred financial institution, regularly read financial news, and use the Internet for banking transactions.
- These residents are goal oriented and strive for lifelong earning and learning.
- Life here is well organized; routine is a key ingredient to daily life.

Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.



LifeMode Group: Upscale Avenues

Enterprising Professionals

2D

Households: 1,627,000

Average Household Size: 2.46

Median Age: 34.8

Median Household Income: \$77,000

WHO ARE WE?

Enterprising Professionals residents are well educated and climbing the ladder in STEM (science, technology, engineering, and mathematics) occupations. They change jobs often and therefore choose to live in condos, town homes, or apartments; many still rent their homes. The market is fast-growing, located in lower density neighborhoods of large metro areas.

Enterprising Professionals residents are diverse, with Asians making up over one-fifth of the population. This young market makes over one and a half times more income than the US median, supplementing their income with high-risk investments. At home, they enjoy the Internet and TV on high-speed connections with premier channels and services.

OUR NEIGHBORHOOD

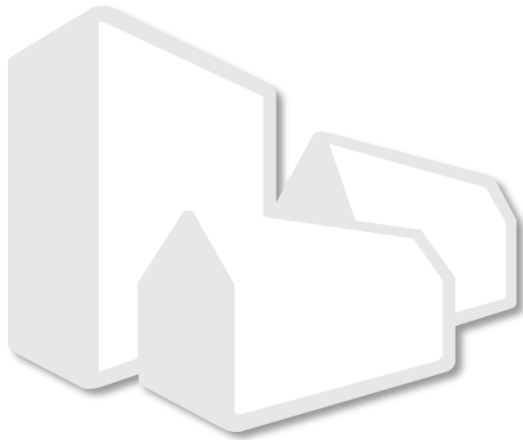
- Almost half of households are married couples, and 30% are single person households.
- Housing is a mixture of suburban single-family homes, row homes, and larger multiunit structures.
- Close to three quarters of the homes were built after 1980; 22% are newer, built after 2000.
- Renters make up nearly half of all households.

SOCIOECONOMIC TRAITS

- Median household income one and a half times that of the US.
- Over half hold a bachelor's degree or higher.
- Early adopters of new technology in hopes of impressing peers with new gadgets.
- Enjoy talking about and giving advice on technology.
- Half have smartphones and use them for news, accessing search engines, and maps.
- Work long hours in front of a computer.
- Strive to stay youthful and healthy, eat organic and natural foods, run and do yoga.
- Buy name brands and trendy clothes online.



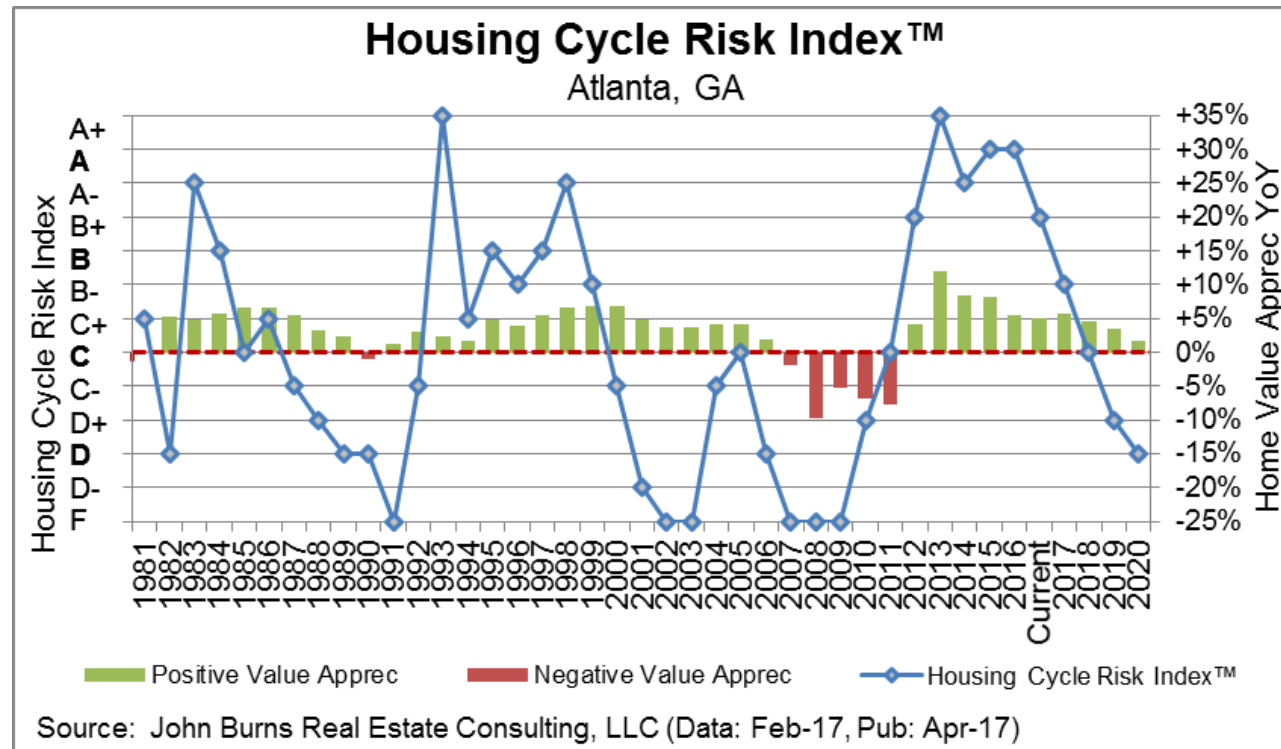
Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.



Market Risk Information

Atlanta, GA MSA – Burns Annual Housing Cycle Risk Index

JBREC's Housing Cycle Risk Index (HCRI) is a measure of housing market fundamentals in a given market. The index includes 4 major categories, 11 subcategories, and 25 calculations based on factors that include Demand, Supply, Affordability, and Economic Indicators. The HCRI for Atlanta, GA MSA is currently rated a **"B+"** indicating very low risk for operators. Increasing risk is expected over the short term with projected slowing employment growth and interest rates. The HCRI is projected to soften to a **"B-"** in 2017 and decline to a **"D"** by 2020. It is important to remember that the index is a broad one and not all products and price points will react the same.



Grade / Trend	Risk
A	= Very Low Risk
B (& trending ↑)	= Low Risk

Grade / Trend	Risk
B (& trending ↓)	= Medium Risk
C (& trending ↑)	= Medium Risk

Grade / Trend	Risk
C (& trending ↓)	= High Risk
D (& trending ↑)	= High Risk

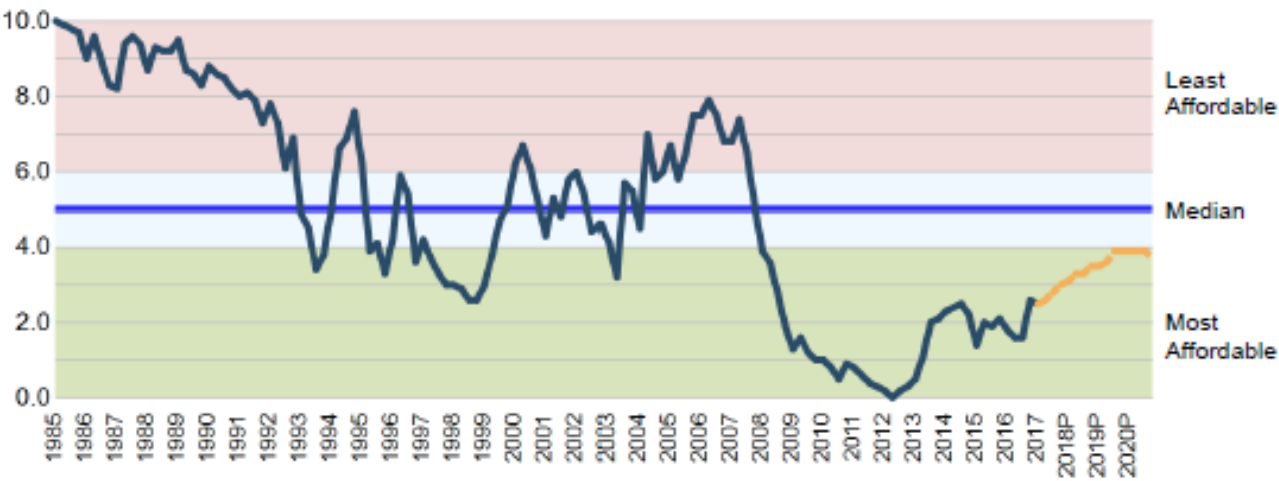
Grade / Trend	Risk
D (& trending ↓)	= Very High Risk
F	= Very High Risk

Atlanta, GA MSA - Burns Affordability Index

The JBREC Affordability Index measures the relationship between owning the median-priced home with the median household income. The current index for the Atlanta, GA MSA is 2.5 (where 5.0 is the historical median dating back to 1988). Though affordability is expected to moderate over the next four years, low household income to average home prices ratios across the MSA will keep this market affordable.

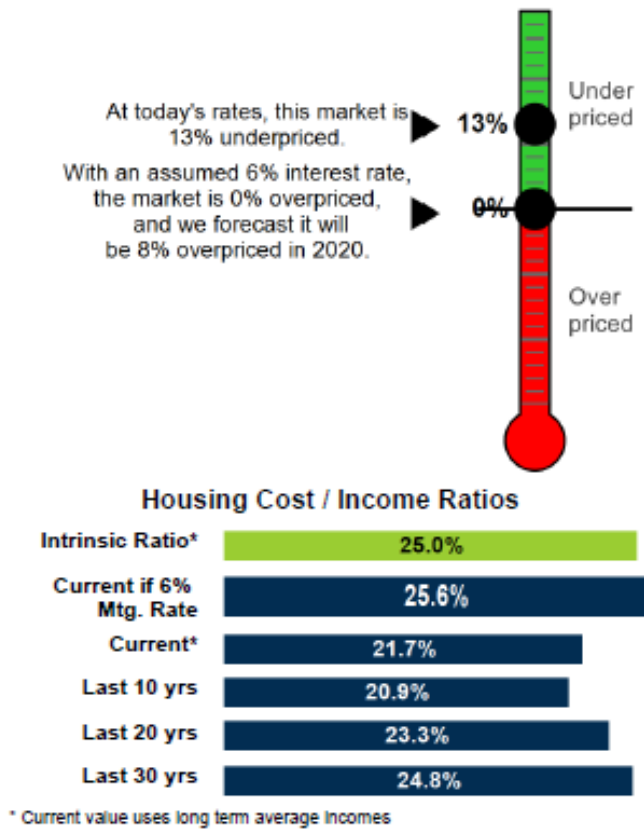
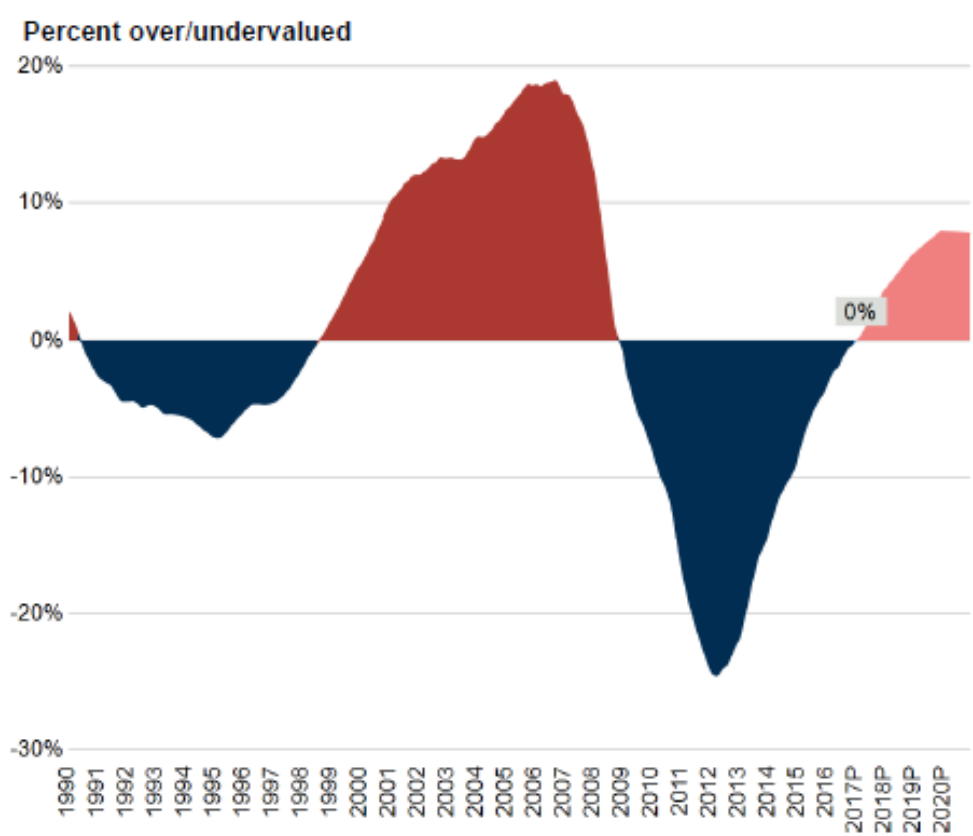
Current	1-Yr Ago	MoM	YoY
B-	B+	➡	⬆

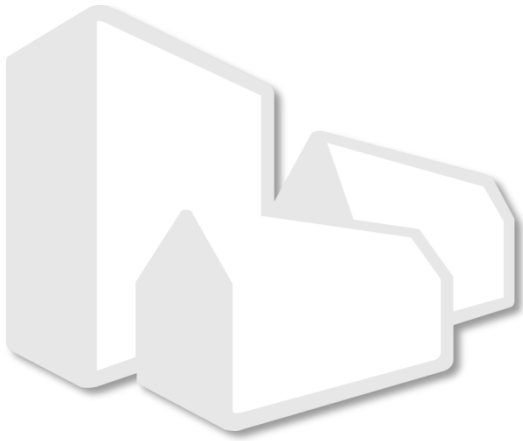
BURNS AFFORDABILITY INDEX Current: 2.5



	Burns Affordability Index	Housing Cost to Income Ratio	Annual Median HH Income
Dec-97	3.0	23.1%	\$46,100
Dec-98	2.8	22.6%	\$48,900
Dec-99	5.1	25.1%	\$51,400
Dec-00	5.2	25.1%	\$52,900
Dec-01	5.8	25.6%	\$53,100
Dec-02	4.8	24.7%	\$52,700
Dec-03	5.5	25.4%	\$52,500
Dec-04	6.0	25.8%	\$53,400
Dec-05	7.5	27.0%	\$55,200
Dec-06	6.8	26.3%	\$57,200
Dec-07	5.1	25.1%	\$58,600
Dec-08	1.9	21.2%	\$58,600
Dec-09	1.0	20.1%	\$57,200
Dec-10	0.9	19.7%	\$55,400
Dec-11	0.3	17.9%	\$54,500
Dec-12	0.3	17.9%	\$54,800
Dec-13	2.1	21.6%	\$55,800
Dec-14	2.2	21.7%	\$57,600
Dec-15	2.1	21.5%	\$60,000
Dec-16	2.6	22.3%	\$62,200
Current	2.5	22.2%	\$62,700
Dec-17P	3.0	23.1%	\$64,300
Dec-18P	3.5	23.9%	\$66,600
Dec-19P	3.9	24.3%	\$68,800
Dec-20P	3.7	24.1%	\$71,000

The Burns Intrinsic Home Value Index™ details the impact of interest rates and measures how home values would trend if mortgage rates were always 6.0% and the housing cost / income ratio was always 25.0%, which we believe to be the correct long-term assumptions to use for this market. **At today's rates, home values are 13% below their intrinsic value. At 6.0% interest rates, home values are on trend.**





Appendix

The conclusions and recommendations presented in this report are based on our analysis of the information available to us from our own research and from the client as of the date of this report. We assume that the information is correct and reliable and that we have been informed about any issues that would affect project marketability or success potential.

Our conclusions and recommendations are based on current and expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material. We do not express any form of assurance on the achievability of any pricing or absorption estimates or reasonableness of the underlying assumptions.

In general, for projects out in the future, we are assuming “normal” real estate market conditions and not a condition of either prolonged “boom” or “bust” market conditions. We do assume that economic, employment, and household growth will occur more or less in accordance with current expectations. We are not taking into account major shifts in the level of consumer confidence; in the ability of developers to secure needed project entitlements; in the cost of development or construction; in tax laws that favor or disfavor real estate markets; or in the availability and/or cost of capital and mortgage financing for real estate developers, owners and buyers. Should there be such major shifts affecting real estate markets, this analysis should be updated, with the conclusions and recommendations summarized herein reviewed and reevaluated under a potential range of build-out scenarios reflecting changed market conditions.

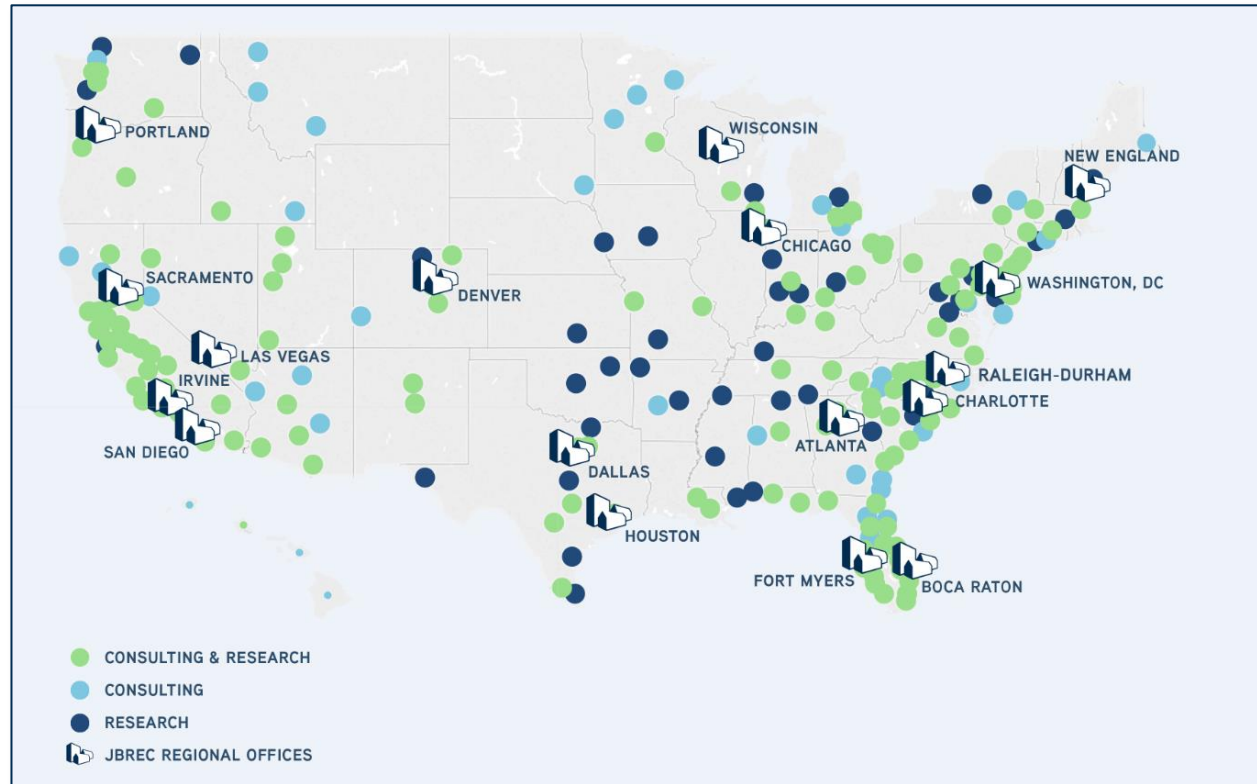
We have no responsibility to update our analysis for events and circumstances occurring after the date of our report.

The following are the data sources most frequently used by John Burns Real Estate Consulting, LLC.

DATA SOURCES

- **Employment** – U.S. Bureau of Labor Statistics
- **Population / Households / Income** – Moody's Analytics
- **Population Growth / Household Growth / Income Growth** – Moody's Analytics
- **Population by Age** – Moody's Analytics, U.S. Census Bureau
- **Population Migration** – Internal Revenue Service, Moody's Analytics
- **Home Sales and Prices (new and resale)** – CoreLogic, Texas Real Estate Center, M.O.R.E, RB Intel, Various MLS's
- **Investor Activity** – CoreLogic
- **Permits** – U.S. Census Bureau
- **Listings** – Various MLS's, Altos Research, RB Intel, Texas Real Estate Center
- **Pre-foreclosure Notices / Foreclosures** – RealtyTrac, DataQuick, CoreLogic
- **Loan Delinquency (for shadow inventory)** – Mortgage Bankers Association
- **Apartment Rents / Occupancy** – RealFacts, Axiometrics, REIS
- **Businesses, Population, Crime, Net Worth, Income, Ethnicity** – ESRI
- **Consumer Segmentation** – Tapestry / ESRI
- **School Scores** – State Department of Education
- **Forecasts** – John Burns Real Estate Consulting, LLC (not including Population / Households / Income)

Our company is a national consulting and research firm (e.g., office locations and national assignment locations shown in map) designed to help real estate professionals make better decisions with their real estate investments. The following is a brief summary of the additional tools we can offer outside of this agreement. Please inquire for more information.



CONSULTING

- Strategic Direction & Planning
- Home Builder Operations Assessment
- Demand Analysis
- Consumer Research & Focus Groups
- Economic Analysis & Forecasting
- Litigation Support & Expert Witness
- Financial Modeling
- Project & Product Positioning

RESEARCH

- Exclusive Access to our Research & Consulting Executives
- Metro Analysis & Forecast
- Regional Analysis & Forecast
- Home Builder Analysis & Forecast
- Apartment Analysis & Forecast
- Exclusive Client Events
- Public Builder Call Summaries
- Weekly Insight
- Presentations & Webinars
- Consumer Research
- Proprietary Surveys

CONSUMER AND PRODUCT STRATEGY

- DesignLens
- Consumer Insights
- Custom Design Strategy
- Custom Consumer Research

June 1, 2017

Planning Commission Meeting concerning the Manning Project

The main priority of the residents of Manning Dr. and Pinetree Circle is that no entrance or exit be on Manning Dr. and we want to sincerely thank Taylor Morrison for submitting the new site plan with the entrance and exit on Cumming St.. We believe that this will enhance not only our neighborhood but the Manning Project neighborhood as well. Also reducing the number of detached homes from 6 to 3 houses on Manning Dr. will be a perfect balance in our opinion. Also we would like to thank Taylor Morrison for listening to our neighborhood's concern and to our ideas. This speaks well of them trying to be a good neighbor.

Our second concern is density we feel that 69 homes attached and detached does not represent a good transition from our single family homes of 2 houses per acre verses 5.8 acres per acre on the Manning Project. We feel that the density is to high. We would prefer 3 homes per acre and feel that would be a better transition. We also feel that the current density on this site plan will set a very **significant precedent** for our community and for the City. How could the City deny future developers from asking for the same zoning. Where does the line stop. And for how long. We would prefer larger lots and larger homes.

The third concern is the natural pristine land which has many large popular trees, pines and oak trees some over 100 years old. This land reminds me a lot of the Leida Thompson Memorial Park in Roswell which is mainly a hiking trail and it would be ideal to make the Manning property into hiking trails as well. We know that our City is growing, but we believe, we don't want look back and say we should have made a park out of that beautiful land right in the center of Alpharetta. With the Lewis-Manning House restored to it's original condition. We know that is not on the docket but felt it should be said.

Thank you!!!

1 May-2017

Presented at Planning Commission Meeting 6.1.17

Petition

**Petition of Residents of Manning Dr. and Pine Tree Circle
to the City of Alpharetta to not allow curbs cuts for an entrance and
exit on Manning Drive for the Manning Project.**

The people of Manning Dr. and Pinetree Circle are also concerned that the Manning Project is not in the best interest of our subdivision as currently planned. We also feel that we have not had the same amount of time that the developer has had with the City of Alpharetta to voice our concerns, our ideas or to even comment on this project. This project will be almost completely surrounded by single family housing north and south, east and west with a small patch of commercial in one corner of this block of property. We also believe that it will set a bad precedence throughout the City.

Jennifer Turner 232 Manning Dr.

~~St. James~~ 203 Pine Tree Cir.

Fred L. Williamson 211 PINETREE

Spencer D. Williams 180 Manning Dr.

Peggy B. Major 221 Manning Dr.

Michael Costello 182 Pinetree Cir. ~~Tom Chaney~~ 221 Pinetree Cir.
FOR Sally Childress

Cris Rader 241 Manning Dr.

Craig Mento II 1415 Manning Dr.

Albert (Buddy) Stovel

Spencer S. Stovel
175 MANNING DR.

Mary Farr 192 Manning Dr.

Robbie Tuder 160 Manning Dr.

CAROLYN WINTERS 231 MANNING DR.

LONNIE WINTERS 231 MANNING DR.

Katherine Gallagher 185 Manning Drive

David Turner 222 Manning Dr.

Pamela Turner 222 Manning Dr.

Linda Pickett 218 Pinetree Cir

Ernie Pickett 218 Pinetree Cir

From: [Woodman, Michael](#)
To: [Taylor, Elicia](#)
Subject: FW: Manning Project
Date: Tuesday, May 23, 2017 8:35:03 AM

FYI

From: Buddy Stovall [mailto:buddystovall@yahoo.com]
Sent: Monday, May 22, 2017 5:38 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Manning Project

Mike, We would like for the City Planning Department to consider three houses on Manning Dr., instead of the six that is shown on the latest Site Plan from Taylor Morrison. My neighbors and I believe that three houses would be better and make the transition into our neighborhood a natural blend. We believe that a larger house on a bigger lot would blend very nicely and be less stark, leaving a natural blend or transition. The larger house would sell for a higher price I believe, but that my opinion.

The alternate plan dated (May 9th) by Taylor Morrison with the entrance/exit on Cumming Street is well received in our neighborhood. We would like to thank Taylor Morrison for listening to our ideas and concerns. We really appreciate it.

I believe, if Taylor Morrison reduces their plan from 69 to 66 attached and detached homes (3-on Manning Dr.). It can work. And our neighborhood will be least affected with a transition from Single family to Multi family. Not perfect though.

Think about this you are riding down Cumming St. and turn left on Manning Dr. you see 6 houses on the left that are jammed together and on the right you have Ranch style homes on large 1/2 acre lots. It would be very stark don't you think.

Several of my neighbors want as many specimen trees saved as possible.

Several of my neighbors truly want the Manning house preserved for Historic purposes.

Sincerely,

Buddy Stovall
770-664-5036 Cell

AMENDED CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: CLUP-17-02 / Z-17-04 Taylor Morrison/40 Cumming St.

Contact Name: Dennis J. Webb, Jr.

Telephone: 404-815-3620

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

1) We met with an adjacent property owner, Justin Hershoran, on-site and reviewed the site plan. Mr. Hershoran seemed supportive of the project.

2) We spoke to Lee Williams, the president of Mannings Ridge Homeowners Association, and presented to the HOA Board on March 30, 2017. The HOA's only concern was potential impact to the HOA's detention pond, which the Applicant agreed to address.

3) We met with Councilman Don Mitchell who lives near the site and reviewed the plan. Our discussions with Mr. Mitchell will continue.

4) We mailed notice of the Amended Application on 4/17/17 and have notified the City of comments and concerns.

5) We held a meeting with the residents of Manning Estates on April 27, 2017. One of the primary concerns was curbcut access onto Manning Drive. The Applicant has since submitted an alternate site plan that moves the curbcut access off of Manning Drive and onto Cumming Street. The Applicant continues to correspondence with residents of Manning Estates.

Method by which these individuals were contacted. Please mark all that apply. Please provide samples of any and all written communications used to provide notification.



Letter



Personal Visits



Telephone



Group Meeting



Email

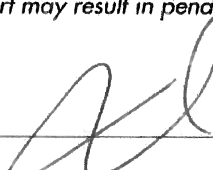


Other (Please Specify) _____

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: _____



Date: 5/22/17

Print Form

From: [Woodman, Michael](#)
To: [Taylor, Elicia](#)
Subject: FW: Manning Project
Date: Tuesday, May 23, 2017 8:35:03 AM

FYI

From: Buddy Stovall [mailto:buddystovall@yahoo.com]
Sent: Monday, May 22, 2017 5:38 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Manning Project

Mike, We would like for the City Planning Department to consider three houses on Manning Dr., instead of the six that is shown on the latest Site Plan from Taylor Morrison. My neighbors and I believe that three houses would be better and make the transition into our neighborhood a natural blend. We believe that a larger house on a bigger lot would blend very nicely and be less stark, leaving a natural blend or transition. The larger house would sell for a higher price I believe, but that my opinion.

The alternate plan dated (May 9th) by Taylor Morrison with the entrance/exit on Cumming Street is well received in our neighborhood. We would like to thank Taylor Morrison for listening to our ideas and concerns. We really appreciate it.

I believe, if Taylor Morrison reduces their plan from 69 to 66 attached and detached homes (3-on Manning Dr.). It can work. And our neighborhood will be least affected with a transition from Single family to Multi family. Not perfect though.

Think about this you are riding down Cumming St. and turn left on Manning Dr. you see 6 houses on the left that are jammed together and on the right you have Ranch style homes on large 1/2 acre lots. It would be very stark don't you think.

Several of my neighbors want as many specimen trees saved as possible.

Several of my neighbors truly want the Manning house preserved for Historic purposes.

Sincerely,

Buddy Stovall
770-664-5036 Cell

FIRST AMENDED

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

CLUP-17-02

Case #: Z-17-04

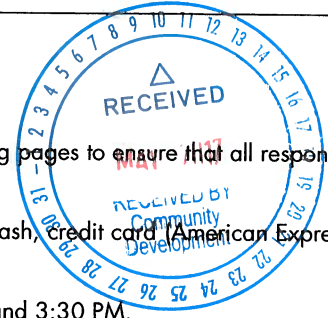
☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta."
5. Applications will be accepted only on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.



Contact Information:

Contact Name: Taylor Morrison c/o Kathryn M. Zickert

Telephone: 404-815-3500

Address: 1230 Peachtree St., NE

Suite: 3100

City: Atlanta

State: GA

Zip: 30309

Fax: 404-685-7004

Mobile Tel: _____

Email: kmzickert@sgrlaw.com

Subject Property Information:

Address: 40 Cumming Street, 136 and 0 Manning Drive

Current Zoning: R-15

District: 2

Section: 2

Land Lot: 1253

Parcel ID: 22-498112530027; 22-498112530365;
22-498112530084

Proposed Zoning: DT-R/DT-LW

Current Use: Residential / vacant land

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☒ Rezoning

☐ Master Plan Review

☐ Variance

☐ Public Hearing

☒ Comprehensive Plan Amendment

☐ Other (Specify): _____

FIRST AMENDED
STATEMENT OF INTENT
(CLUP-17-02 / Z-17-04)

and

Other Material Required by
City of Alpharetta Zoning Ordinance
for the

Rezoning Application
Land Use Map Amendment Application

of

Taylor Morrison

related to

±11.705 Acres of Land located in
Land Lots 1196 and 1253, 2nd District, 2nd Section
City of Alpharetta

Submitted for Applicant by:

Kathryn M. Zickert
Dennis J. Webb, Jr.
Vickie B. Chung
Smith, Gambrell & Russell, LLP
Promenade, Suite 3100
1230 Peachtree Street, NE
Atlanta, Georgia 30309
404-815-3500

I. INTRODUCTION

This Application relates to ± 11.705 acres of land in Land Lots 1196 and 1253, 2nd District, 2nd Section of the City of Alpharetta and located at the northwest quadrant of the intersection of Cumming Street and Manning Drive (the “Subject Property”). The Subject Property consists of three (3) parcels: “Tract 1”, which is ± 10.235 acres; “Tract 2”, which is ± 0.457 acres; and “Tract 3”, which is ± 1.013 acres. Tract 1 is zoned R-15 (Dwelling, “For Sale”, Detached Residential). It is located within the Downtown Overlay and is designated as “Downtown Residential” on the City’s Future Land Use Map. Tracts 2 and 3 are zoned R-15 and designated as Low-Density Residential on the City’s Future Land Use Map.

Tract 1 contains a historic home known as the Lewis-Manning House. The Lewis-Manning House is a Queen Anne-style dwelling that dates back to 1895. It is constructed from bricks made in the pasture behind the residence. For many years, it sheltered members of the Manning Family, a number of whom were prominent citizens. The home is unoccupied today. Tract 2 is vacant and undeveloped. Tract 3 contains a 1960’s-era ranch home that is unoccupied.

The Applicant intends to preserve the Lewis-Manning House as a visual focal point for a new single-family community but convert it to office uses. The remainder of the Subject Property will contain 70 new residences, at a density of ± 5.98 units per acre. 30 of the homes will be detached residences and 40 attached.

The homes have been designed architecturally to both honor and compliment the historic residence that has existed on the Subject Property for well over a century. Similarly, and respecting the site's once pastoral setting, the Applicant has allowed for significant open space, with smaller green areas located throughout the development and a large, park-like space positioned at the northern end. A trail meanders through and around the Subject Property and connects the green spaces to the park.

The Applicant seeks the following to allow for this development:

1. **Rezoning** of the $\pm .837$ acres of the Subject Property from R-15 to DT-LW.
2. **Rezoning** of ± 10.868 acres of the Subject Property from R-15 to the "Downtown Residential" ("DT-R") zoning district.
3. **Land Use Map Amendment** to change the designation on ± 1.470 acres (Tracts 2 and 3) from "Low Density Residential" to "Downtown Residential."
4. **Land Use Map Amendment** to change the designation on $\pm .837$ acres of tract 1 to "Mixed-Use/Live-Work". The remaining ± 9.398 acres of Tract 1 already has a "Downtown Residential" designation.

The Applicant submits this Statement of Intent, a Survey Plat of the Subject Property, a Site Plan, Conceptual Renderings, and other material in support of these requests.

II. SUBJECT PROPERTY SPECIFICATIONS

The Subject Property consists of three (3) parcels: (a) Tract 1 (40 Cumming Street/22498112530029), which is ± 10.235 acres zoned R-15; (b) Tract 2 (0 Manning Drive/22498112530084), which is ± 0.457 acres zoned R-15; and (c) Tract 3 (136 Manning Drive/22498112530365), which is ± 1.013 acres zoned R-15. Tract 1 is in the Downtown Overlay and designated as “Downtown Residential” on the City’s Future Land Use Map. Tracts 2 and 3 have a “Low Density Residential” designation.

The Subject Property is located on the north side of Cumming Street in the northwest quadrant of its intersection with Manning Drive. Tract 1 contains the Lewis-Manning House, a historic home constructed around 1895 that is currently unoccupied. Tract 2 is vacant. Tract 3 contains an unoccupied single-family home.

III. JUSTIFICATION FOR APPLICATION

1. The proposed rezoning will permit a use that is suitable in view of the zoning, use and development of adjacent and nearby property.

The Subject Property has commercial and office uses to the west and single-family residential uses to the north and east. The proposed development represents

a logical transition, with the office and higher-density residential townhomes on the west and lower-density, single-family detached homes on the south and east. Further, in July of 2015, the City adopted the new Downtown Overlay, which includes ±10.235 acres of the ±11.705 acre Subject Property. The Downtown Overlay specifically states that properties designated as “Downtown Residential” on the City’s Future Land Use Map—like almost all of the Subject Property--should be rezoned to the DT-R district. Accordingly, the Applicant’s proposed use of the Subject Property for a higher density, single-family development is suitable, given the City’s future vision for both the Subject Property and the area in which it is located, and will further the intent of the Downtown Overlay.

2. The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.

The proposed development will not adversely affect adjacent or nearby properties. As mentioned above, to the west, the Subject Property is bordered by office and commercial uses. To the north and east, it abuts single-family residences. The proposed development represents a logical transition between the two, particularly since the Applicant located single-family detached residences along the eastern and southern property boundary. It also appears to be a transition sanctioned by the City. As indicated above, the City placed roughly 90% of the Subject Property in the Downtown Overlay and designated it “Downtown Residential” on the City’s Future Land Use Map, which contemplates higher

densities. In doing so, the City signified that it considered whether the type of development proposed would be appropriate in light of adjacent and nearby properties and concluded that it was.

3. The proposed rezoning will not adversely affect the natural environment.

As with any undeveloped tract, the construction on the Subject Property will inevitably require the removal of trees and other land disturbance activities. That being said, there are no significant natural features on the Subject Property that require special protection and the stream on the northern side will be buffered as required by Code. Further, the Applicant will replant trees, grass, and other landscaping materials as part of its redevelopment of the site, and will preserve a historic structure.

4. There are substantial reasons why the property cannot or should not be used as currently zoned.

The City has codified a future identity for the Subject Property: Higher density residential developed in a style specified in the Downtown Overlay. The Subject Property cannot be developed in this manner as currently zoned.

5. The proposed rezoning will not result in a use that will or could cause an excessive or burdensome use of public facilities or services, such as existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

If approved, the proposed rezoning should not have a negative impact on any City services. There is adequate water and sewer capacity to service the site.

Transportation facilities will not be negatively impacted. The Applicant has located the single, curb-cut access point to the development on Manning Drive, as requested by the City's transportation engineer. This location allows for orderly ingress and egress at the Subject Property and minimizes disruption of the flow of traffic on the more heavily used Cumming Street. Further, trip generation is manageable. As to the office component, there is no study in the Institute of Transportation Engineers (ITE), Trip Generation Manual (9th Edition), for an old home adaptively re-used for a small-scale office. To provide perspective, however, the Applicant used the Single Tenant Office Buildings Code (715). It suggests that if the Lewis-Manning House officed 8 employees, then it would generate roughly 13 trips in the A.M. peak hour and 13 trips in the P.M. peak hour. Similarly, as to the single-family residences, the Subject Property will generate 45 trips in the weekday a.m. peak hour and 56 trips in the weekday p.m. peak hours.¹ Further, the Subject Property is served by Manning Oaks Elementary School, Hopewell Middle School, and Alpharetta High School. Both Manning Oaks Elementary School and Alpharetta High School are under capacity now. Further, Hopewell Middle School is projected to be under capacity by the 2018-2019 school years.

¹ The Applicant used ITE Codes (210) Single-Family Detached Housing and (231) Low-Rise Residential Condominium/Townhouse.

6. The proposed rezoning is supported by new and changing conditions not anticipated or reflected in the existing zoning on the property.

As more fully discussed above, the City has recently codified a vision for both the Subject Property and the area in which it is located, a vision reflected in the City's Downtown Overlay and on the City's Comprehensive Plan. The existing zoning on the overwhelming majority of the Subject Property conflicts with this vision.

7. The proposed rezoning reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

The proposed rezoning allows for an appropriate use for this area and will further the goals of the City's Downtown Overlay. Further, it protects a historic asset, maximizes green space and provides an appropriate transition between the commercial uses to the west and the single-family uses to the east and north.

8. There are substantial reasons why the property cannot be used in accordance with the existing zoning.

Please see Subsection 4 above.

9. The zoning proposal is consistent with the City's Comprehensive Plan.

The Applicant has concurrently herewith filed an application to amend the Future Land Use Map for the office component from Downtown Residential to Mixed-Use/Live-Work. The designation is appropriate given that office uses abut the Subject Property to the west and the office component is part of a mixed

residential development, which creates by definition a “mixed-use/live-work” environment. Similarly, and as to the residential component, the proposed use is consistent with the City’s Comprehensive Plan. As noted above, virtually all of the Subject Property is identified as being in the “Downtown Residential District,” which encourages the exact land uses proposed.

IV. NOTICE OF CONSTITUTIONAL CHALLENGE AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The Applicant respectfully submits the current Zoning and/or Land Use Map designations on the Subject Property are unconstitutional and that a refusal to approve the proposed Rezoning and Land Use Map Amendment, or any attempt to rezone the Subject Property or limit it to an intervening zoning or land use map classification, would be unlawful, arbitrary, capricious, irrational and a manifest abuse of discretion; all in violation of 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 I of the Constitution of the State of Georgia.

A refusal to approve the proposed Rezoning and Land Use Map Amendment, or any attempt to rezone the Property or limit it to an intervening zoning or land use map classification, would discriminate unfairly between the owner of the Subject Property and other property owners similarly situated, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution

of the United States, and Article I, Section I, Paragraph II of the Constitution of the State of Georgia.

A refusal to approve the proposed Rezoning and Land Use Map Amendment, or any attempt to rezone the Property or limit it to an intervening zoning or land use map classification, would amount to a taking of property, in violation of 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 I of the Constitution of the State of Georgia.

A refusal to approve the proposed Rezoning and Land Use Map Amendment, or any attempt to rezone the Subject Property or limit it to an intervening zoning or land use map classification, 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 Constitution of the State of Georgia.

A refusal to approve the proposed Rezoning and Land Use Map Amendment, or any attempt to rezone the Subject Property or limit it to an intervening zoning or land use map classification, would be invalid inasmuch as the Unified Development Code of the City of Alpharetta is unlawful, null and void because its adoption and map adoption/maintenance did not and does not comply

with the requirements of its predecessor ordinance and/or the Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq.*

The City's Unified Development Code lacks adequate standards for the City Council to exercise its power to review this Application. Specifically, the "standards", including but not limited to those set out in Sections 4.2.3(A)(2), 4.2.3(B), and 4.5.4(B)(1), are not sufficient to contain the discretion of the Council and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance, the Unified Development Code is unlawful and violates, among other things, the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraphs I and II of the Constitution of State of Georgia.

Any limitation on the time for presentation of the issues before the Council that has the power to zone and grant conditional use permits, variances and sign package approval is a violation of the guarantees of free speech under the First Amendment of the Constitution of the United States and Article I, Section I, Paragraph V of the Constitution of the State of Georgia. Further, said limitations are in violation of the right to petition and assemble, in violation of the First Amendment of the Constitution of the United States and Article I, Section I,

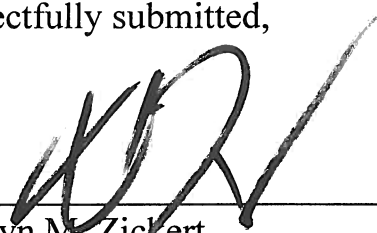
Paragraph IX of the Constitution of Georgia, as well as the due process clauses of the U.S. and Georgia Constitutions.

CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the proposed Rezoning and Land Use Map Amendments be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Alpharetta so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 13TH day of April, 2017.

Respectfully submitted,



Kathryn M. Zickert
Dennis J. Webb, Jr.
Vickie B. Chung
Attorneys for Applicant

Smith, Gambrell & Russell, LLP
Promenade, Suite 3100
1230 Peachtree Street, NE
Atlanta, Georgia 30309
404-815-3500

Legal Description: Tract 1

All that tract or parcel of land lying and being in Land Lot 1253 of the 2nd District, 2nd Section of the City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found (1/2" rebar) located at the intersection of the western right-of-way line of Manning Drive (40' right-of-way width) with the northerly right-of-way line of Cumming Street (40' right-of-way width); thence leave said intersection and run southwesterly along the northerly right-of-way line of Cumming Street the following courses and distances: S78°32'46"W a distance of 78.17 feet to a point; along the arc of a curve to the left, an arc distance of 126.12 feet to a PK Nail found, said curve having a radius of 2,346.00 feet and being subtended by a chord bearing S77°00'21"W and a chord distance of 126.11 feet; along the arc of a curve to the left, an arc distance of 124.94 feet to a point, said curve having a radius of 2,346.00 feet and being subtended by a chord bearing S73°56'24"W and a chord distance of 124.92 feet; S72°24'52"W a distance of 21.89 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence continue to run southwesterly along the northerly right-of-way line of Cumming Street the following courses and distances: S72°24'52"W a distance of 53.37 feet to a point; along the arc of a curve to the right, an arc distance of 161.25 feet to a point, said curve having a radius of 1,081.10 feet and being subtended by a chord bearing S76°41'15"W and a chord distance of 161.10 feet; S80°57'38"W a distance of 30.98 feet to an iron pin found (1/2" rebar); thence leave the northerly right-of-way line of Cumming Street and run N00°58'03"E a distance of 174.43 feet to an iron pin found (1/2" rebar); thence run N00°42'07"E a distance of 12.02 feet to a point; thence run N90°00'00"E a distance of 208.86 feet to a point; thence run S11°34'37"E a distance of 131.00 feet to a point located on the northerly right-of-way line of Cumming Street, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 0.837 acre.

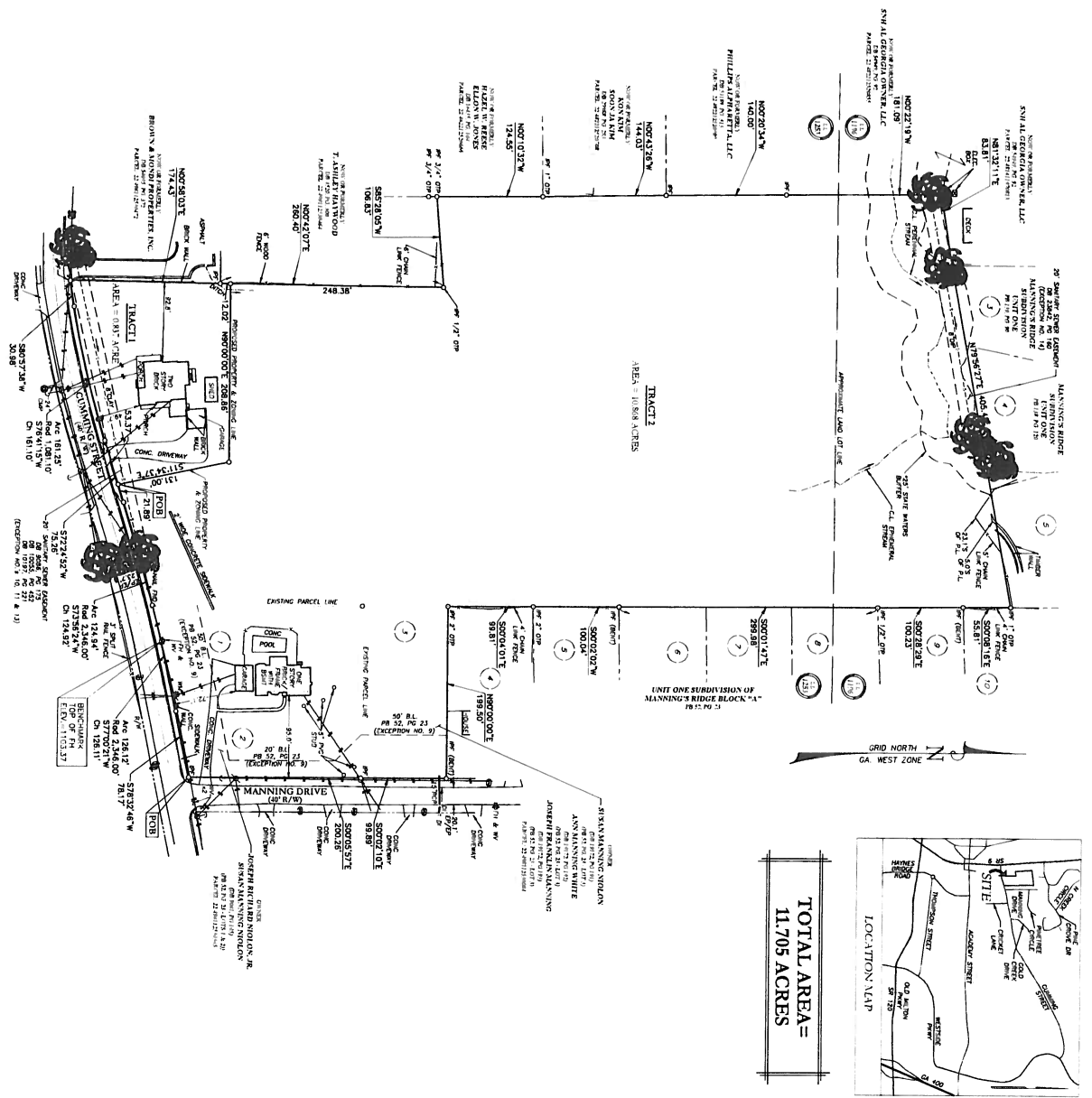
Legal Description: Tract 2

All that tract or parcel of land lying and being in Land Lots 1196 and 1253 of the 2nd District, 2nd Section of the City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found (1/2" rebar) located at the intersection of the western right-of-way line of Manning Drive (40' right-of-way width) with the northerly right-of-way line of Cumming Street (40' right-of-way width); thence leave said intersection and run southwesterly along the northerly right-of-way line of Cumming Street the following courses and distances: S78°32'46"W a distance of 78.17 feet to a point; along the arc of a curve to the left, an arc distance of 126.12 feet to a PK Nail found, said curve having a radius of 2,346.00 feet and being subtended by a chord bearing S77°00'21"W and a chord distance of 126.11 feet; along the arc of a curve to the left, an arc distance of 124.94 feet to a point, said curve having a radius of 2,346.00 feet and being subtended by a chord bearing S73°56'24"W and a chord distance of 124.92 feet; S72°24'52"W a distance of 21.89 feet to a point; thence leave the northerly right-of-way line of Cumming Street and run N11°34'37"W a distance of 131.00 feet to a point; thence run S00°00'00"W a distance of 208.86 feet a point; thence run N00°42'07"E a distance of 248.38 feet an iron pin found (1/2" open top pipe); thence run S85°28'05"W a distance of 106.83 feet to an iron pin found (3/4" open top pipe); thence run N00°10'32"W a distance of 124.55 feet to an iron pin found (1" open top pipe); thence run N00°43'26"W a distance of 144.03 feet to an iron pin found (1/2" rebar); thence run N00°20'34"W a distance of 140.00 feet to an iron pin found (1/2" rebar); thence run N00°22'19"W a distance of 181.09 feet to an iron pin found (1/2" rebar); thence run N81°32'11"E a distance of 83.81 feet to an iron pin found (1/2" rebar); thence run N79°56'27"E a distance of 405.48 feet to an iron pin found (1" open top pipe); thence run S00°08'16"E a distance of 55.81 feet to an iron pin found (1/2" rebar, bent); thence run S00°28'29"E a distance of 100.23 feet to an iron pin found (1/2" open top pipe); thence run S00°01'47"E a distance of 299.98 feet to an iron pin found (1/2" rebar, bent); thence run S00°02'02"W a distance of 100.04 feet to an iron pin found (2" open top pipe); thence run S00°04'01"E a distance of 99.81 feet to an iron pin found (2" open top pipe); thence run N90°00'00"E a distance of 199.50 feet to an iron pin found (1/2" rebar, bent) located on the western right-of-way line of Manning Drive; thence run south along the western right-of-way line of Manning Drive the following courses and distances: S00°02'10"E a distance of 99.89 feet to an iron pin found (1/2" rebar); S00°05'57"E a distance of 200.26 feet to an iron pin found (1/2" rebar), said iron pin found being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 10.868 acres.

LEGEND	
1	20' BUFFER ZONE
2	30' BUFFER ZONE
3	40' BUFFER ZONE
4	50' BUFFER ZONE
5	60' BUFFER ZONE
6	70' BUFFER ZONE
7	80' BUFFER ZONE
8	90' BUFFER ZONE
9	100' BUFFER ZONE
10	110' BUFFER ZONE
11	120' BUFFER ZONE
12	130' BUFFER ZONE
13	140' BUFFER ZONE
14	150' BUFFER ZONE
15	160' BUFFER ZONE
16	170' BUFFER ZONE
17	180' BUFFER ZONE
18	190' BUFFER ZONE
19	200' BUFFER ZONE
20	210' BUFFER ZONE
21	220' BUFFER ZONE
22	230' BUFFER ZONE
23	240' BUFFER ZONE
24	250' BUFFER ZONE
25	260' BUFFER ZONE
26	270' BUFFER ZONE
27	280' BUFFER ZONE
28	290' BUFFER ZONE
29	300' BUFFER ZONE
30	310' BUFFER ZONE
31	320' BUFFER ZONE
32	330' BUFFER ZONE
33	340' BUFFER ZONE
34	350' BUFFER ZONE
35	360' BUFFER ZONE
36	370' BUFFER ZONE
37	380' BUFFER ZONE
38	390' BUFFER ZONE
39	400' BUFFER ZONE
40	410' BUFFER ZONE
41	420' BUFFER ZONE
42	430' BUFFER ZONE
43	440' BUFFER ZONE
44	450' BUFFER ZONE
45	460' BUFFER ZONE
46	470' BUFFER ZONE
47	480' BUFFER ZONE
48	490' BUFFER ZONE
49	500' BUFFER ZONE
50	510' BUFFER ZONE
51	520' BUFFER ZONE
52	530' BUFFER ZONE
53	540' BUFFER ZONE
54	550' BUFFER ZONE
55	560' BUFFER ZONE
56	570' BUFFER ZONE
57	580' BUFFER ZONE
58	590' BUFFER ZONE
59	600' BUFFER ZONE
60	610' BUFFER ZONE
61	620' BUFFER ZONE
62	630' BUFFER ZONE
63	640' BUFFER ZONE
64	650' BUFFER ZONE
65	660' BUFFER ZONE
66	670' BUFFER ZONE
67	680' BUFFER ZONE
68	690' BUFFER ZONE
69	700' BUFFER ZONE
70	710' BUFFER ZONE
71	720' BUFFER ZONE
72	730' BUFFER ZONE
73	740' BUFFER ZONE
74	750' BUFFER ZONE
75	760' BUFFER ZONE
76	770' BUFFER ZONE
77	780' BUFFER ZONE
78	790' BUFFER ZONE
79	800' BUFFER ZONE
80	810' BUFFER ZONE
81	820' BUFFER ZONE
82	830' BUFFER ZONE
83	840' BUFFER ZONE
84	850' BUFFER ZONE
85	860' BUFFER ZONE
86	870' BUFFER ZONE
87	880' BUFFER ZONE
88	890' BUFFER ZONE
89	900' BUFFER ZONE
90	910' BUFFER ZONE
91	920' BUFFER ZONE
92	930' BUFFER ZONE
93	940' BUFFER ZONE
94	950' BUFFER ZONE
95	960' BUFFER ZONE
96	970' BUFFER ZONE
97	980' BUFFER ZONE
98	990' BUFFER ZONE
99	1000' BUFFER ZONE



FIELD NOTES: 01/08/14 07:28:15
DATE: 01/08/14 07:28:15
TIME: 07:28:15

Gunnin LAND SURVEYING, LLC 100 MOUNTAIN BROOK DRIVE, SUITE 104 CANTON, GA 30115 TEL: 478-880-7600 FAX: 478-880-7601 WWW.GUNNINLANDSURVEYING.COM		THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-2 OF THE RULES OF THE GEORGIA BOARD OF SURVEYING AND MAPPING. PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND ALL SET FORTH IN CHAPTER 180-2 OF THE RULES OF THE GEORGIA BOARD OF SURVEYING AND MAPPING.	DATE: _____ REVISION: _____ SURVEY FOR: TAYLOR MORRISON OF GEORGIA, LLC LOCATED IN LAND LOTS 1196 & 1211 2nd DISTRICT - 2nd SECTION CITY OF ALPHARETTA FULTON COUNTY, GEORGIA
---	--	---	---

TREE PROTECTION FENCE SHOWN IS CONCEPTUAL AND IS SUBJECT TO DEVELOPMENT AND GRADING PLANS

START/STOP TREE PROTECTION FENCE

PROPOSED SIGNAGE IN TREE PROTECTION FENCE TO BE PREPARED AND INSTALLED BY HAND

PROPOSED SIGNAGE IN TREE PROTECTION FENCE TO BE PREPARED AND INSTALLED BY HAND

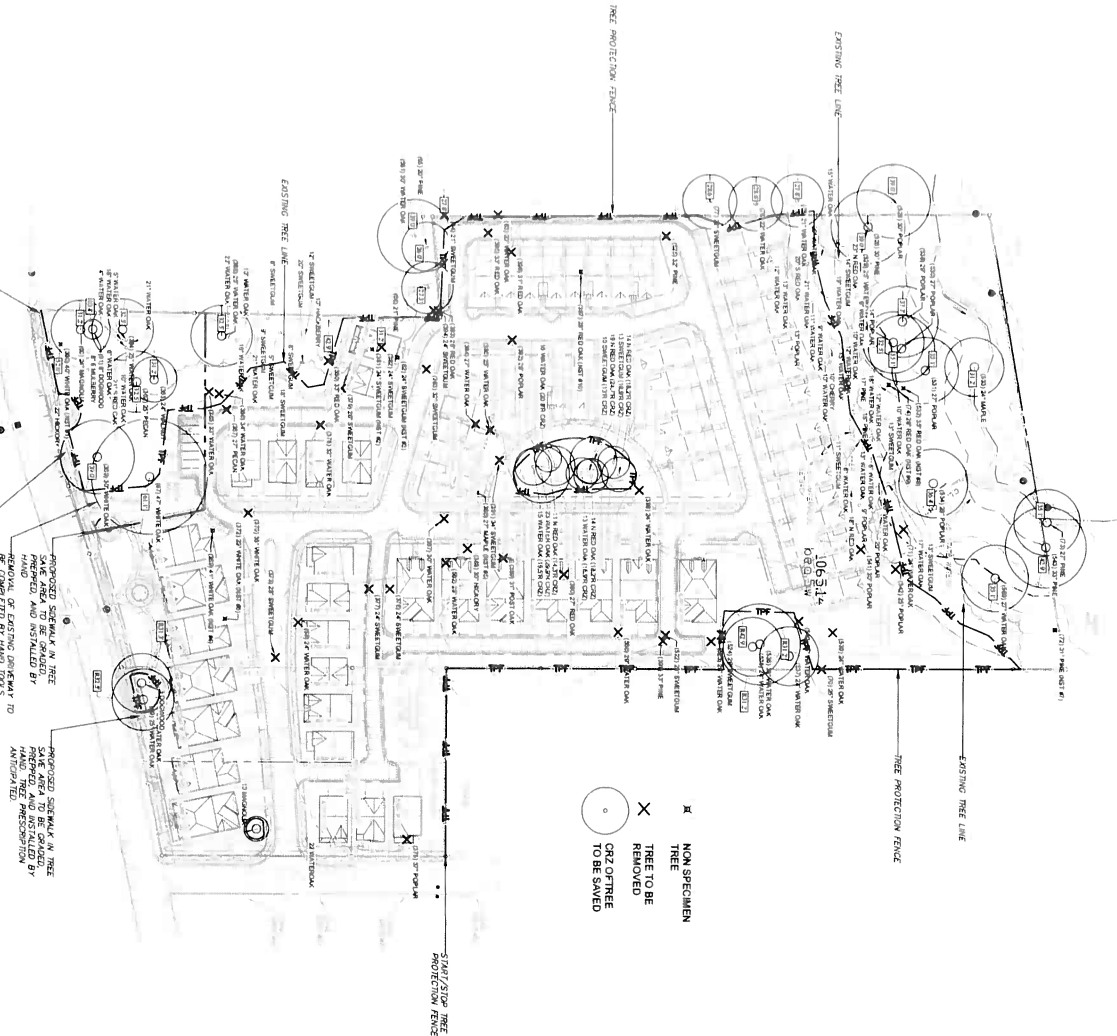
PROPOSED SIGNAGE IN TREE PROTECTION FENCE TO BE PREPARED AND INSTALLED BY HAND

PROPOSED SIGNAGE IN TREE PROTECTION FENCE TO BE PREPARED AND INSTALLED BY HAND

PROPOSED SIGNAGE IN TREE PROTECTION FENCE TO BE PREPARED AND INSTALLED BY HAND

PROPOSED SIGNAGE IN TREE PROTECTION FENCE TO BE PREPARED AND INSTALLED BY HAND

PROPOSED SIGNAGE IN TREE PROTECTION FENCE TO BE PREPARED AND INSTALLED BY HAND



NON SPECIMEN TREE
X TREE TO BE REMOVED
O TREE TO BE SAVED

SITE DATA:

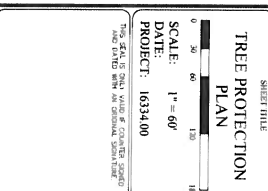
TOTAL SITE AREA	11.705 ACRES
PARCEL 1	8.97 ACRES
PARCEL 2	0.004 ACRES
ZONING	R-15
PROPOSED ZONING	R-15
PROPOSED ZONING (PARCEL 1)	R-15
PROPOSED ZONING (PARCEL 2)	R-15
ZONING JURISDICTION	CITY OF ALPHARETTA, COUNTY OF FULTON
RESIDENTIAL DENSITY	69 UNITS/ACRE
50' ATTACHED HOMES	40 UNITS/ACRE
RESIDENTIAL DENSITY STANDARD PER UIC (WITHOUT CONDITIONAL USE PERMIT)	8 UNITS/ACRE
DENSITY PROPOSED (COUNTS) (11.705 ACRES)	5.80 UNITS/ACRE
FRONTAGE PROPERTY SETBACK	10 FEET MIN
FRONTAGE PROPERTY SETBACK (DTA & DT-LW)	10 FEET MIN
REAR YARD SETBACK	5 FEET MIN
TRANSITIONAL BUFFER ZONE	5 FEET MIN
LANDSCAPE STRIP (ABUTTING PROPERTIES TO THE WEST)	5 FEET MIN
DETACHED LOTS	0 FEET MIN
FRONT SIDE REAR SETBACK	0 FEET MIN
LOT AREA SEPARATION	2.50' MIN
LOT WIDTH	23 FT MIN
ATTACHED LOTS	0 FEET MIN
FRONT SIDE REAR SETBACK	0 FEET MIN
LOT AREA SEPARATION	2.50' MIN
LOT WIDTH	20 FT MIN
LOT COVERAGE	70% MAX 60% PROVIDED
RESIDENTIAL PARKING	292 SPACES
(2 GARAGE SPACES & DRIVEWAY SPACES PER UNIT + 16 GUEST SPACES)	
RESIDENTIAL PARKING PROVIDED	276 SPACES
GUEST PARKING PROVIDED	16 SPACES
PARTICLE 12 PARKING SUMMARY (DT-LW)	1,000 SF = 11 SPACES
OFFICE PARKING REQUIRED (DT-LW)	3,000 SF = 12 SPACES
OFFICE PARKING PROVIDED	3,000 SF = 12 SPACES
BUILDING SETBACK (OFFICE BUILDING) (DT-LW)	3,777 SQ. FT.
PARTICLE 12 LOT STANDARDS (DT-LW)	
LOT AREA	2,500 SF MIN
LOT COVERAGE	70% MAX 60% PROVIDED
CIVIC & AMENITY SPACE SUMMARY	
TOTAL CIVIC SPACE REQUIRED	20% OF SITE
TOTAL CIVIC SPACE PROVIDED	20% OF SITE
PRESERVATION OF 40' CUMMING STREET RIGHT-OF-WAY ON THE SITE PER SEC. 12.41	7.9%
TOTAL OPEN SPACE PROVIDED	18.5%



24 HOUR CONTACT:
JONATHAN JONES
jjones@taylor-morrison.com



40 CUMMING STREET, 136 MANNING DRIVE



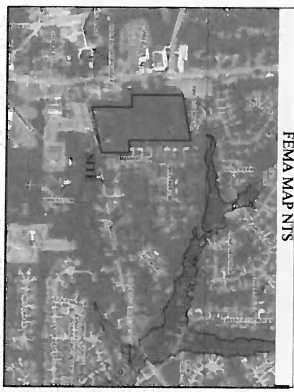
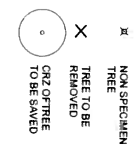
REVISIONS:

NO.	DATE	BY	DESCRIPTION

40 CUMMING STREET, 136 MANNING DRIVE
A MASTER PLANNED RESIDENTIAL COMMUNITY

TAYLOR MORRISON
4400 NORTH POINT PARKWAY
SUITE 295
ALPHARETTA, GA 30005
JJOONES@TAYLORMORRISON.COM

PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING • LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING • LAND SURVEYING
350 RESEARCH COURT • NORCROSS, GEORGIA 30092 • (770) 451-2741 • FAX (770) 451-3915 • WWW.PECATL.COM

A blank sheet of graph paper with a grid pattern. The grid consists of 10 columns and 8 rows of squares. There are two horizontal lines near the top edge, creating a header area. There are also two horizontal lines near the bottom edge, creating a footer area. The central area is filled with the grid pattern.



40 CUMMING STREET, 136 MANNING DRIVE
A MASTER PLANNED RESIDENTIAL COMMUNITY
TAYLOR MORRISON
1400 NORTH POINT PARKWAY
SUITE 250
ALPHARETTA, GA 30009
404.255.1200
JOHN@STAYLORMORRISON.COM

"WE PROVIDE SOLUTIONS"
PLANNERS AND ENGINEERS COLLABORATIVES
SITE PLANNING ■ LANDSCAPE ARCHITECTURE ■ CIVIL ENGINEERING ■ SURVEYING
550 PLANNING COURT ■ NORTHCROSS, GEORGIA 30092 ■ 477.00.93.915 ■ FAX: 477.00.93.915 ■ WWW.PEACI.COM

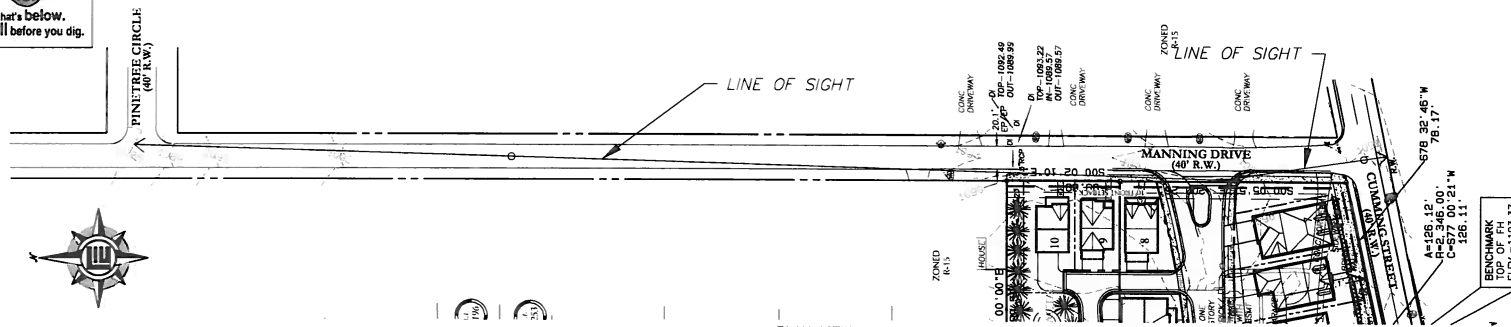
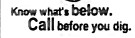
© 2007 PEACI, INC. ALL RIGHTS RESERVED. PEACI, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. CITY OF ALPHARETTA, GEORGIA

SHEET TITLE
**TECHNICAL
 SITE PLAN**

 SCALE: 1" = 60'
 DATE: MAY 09, 2017
 PROJECT: 16334.00
 THIS SEAL IS ONLY VALID IF SIGNATURE DATED
 AND DATED WITH AN ORIGINAL SIGNATURE

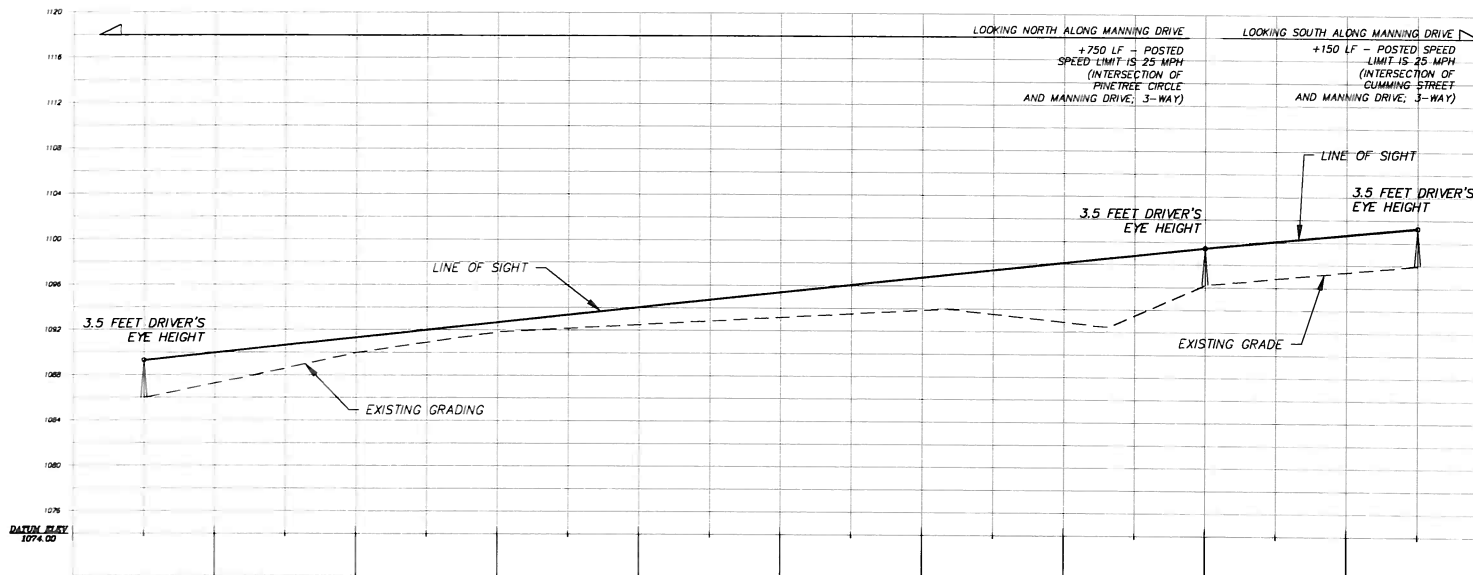
 5-09-17
 GEOWC LEVEL II DESIGN PRIOR TO JOURNAL
 CERTIFICATION REQUIRED IN THE STATE OF GEORGIA

 Know what's below. Call before you dig.	24 HOUR CONTACT: JONATHAN JONES jojones@taylor-morrison.com		Z1 SHEET
--	---	---	---



PLAN VIEW
PEACHTREE VIEW ENTRANCE
SCALE: 1" = 50'

24 HOUR CONTACT:
JONATHAN JONES
jojones@taylormorrison.com



SIGHT DISTANCE PROFILE- PEACHTREE VIEW
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'

40 CUMMING STREET, 136 MANNING DRIVE
A MASTER PLANNED RESIDENTIAL COMMUNITY
EST. 1978

CITY OF ALPHARETTA,
FULTON COUNTY,
GEORGIA

"WE PROVIDE SOLUTIONS"
PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING ■ LANDSCAPE ARCHITECTURE ■ CIVIL ENGINEERING ■ LAND SURVEYING
3530 RESEARCH COURT ■ NORCROSS, GEORGIA 30092 ■ (770)451-2741 ■ FAX (770)451-3915 ■ WWW.PECATL.COM

REVISIONS:

[illegible]

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative.

SIGHT DISTANCE PROFILES

SCALE:
DATE: JANUARY 31, 2017
PROJECT: 16334.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.



GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/27/2018

SD

SHORT

SPECIMEN TREE REPORT

ALPHARETTA



Tree Report for:
Taylor Morrison
4400 North Point Parkway
Suite 295
Alpharetta, GA 30009

Property Address:
Manning House
40 Cumming St
Alpharetta
Fulton County

Project 16334.00

Survey Date 12/30/2016



TREE CONSULTANTS

350 RESEARCH CT. PEACHTREE CORNERS, GA 30092
PHONE: 770-451-3915
A PEC DIVISION

Consulting Arborist
Alex Phillips, ASLA
ISA Certified Arborist #MA-4868A
Tree Risk Assessment Qualified

Manning House

Specimen Tree Inventory

Some trees on a site warrant special consideration and encouragement for preservation. The intent of these specifications is to provide the necessary information to facilitate project design, plan review and enforcement processes. The City of Alpharetta Specimen tree specifications are organized by size:

- Deciduous Hardwood trees over 24" DBH

- Conifer Softwood trees over 30" DBH

- Flowering Understory trees over 8" DBH

Any tree that does not meet the following requirements as set forth by the International Society of Arboriculture shall be deemed poor in condition, a danger to human life and property and removed from the site.

- Life expectancy less than 15 years

- A trunk with visible decay

- More than one major and several minor dead limbs (hardwoods)

- Major insect or pathological problems

Landscape Tree Inventory

Landscape trees and trees of quality on a site may warrant consideration for preservation. Landscape trees include street trees, parking lot trees and boundary trees. Trees of quality include smaller non specimen trees that are in groupings or groves that have special interest and character.

Site Location

The site is located in a developed area of Alpharetta, near the historic downtown district. The property is surrounded by single family homes, a multi-family complex and single family residences converted to businesses. The site is a large wooded assemblage of three parcels. The main parcel is a historic single family home that is surrounded by very large and mature trees. The trees are in good health for their age with one tree showing decline and retrenchment. The rest of the property is heavily wooded with large Oaks and Poplars throughout. The trees in are generally in good health with some trees categorized as non-specimen due to splits and trunk wounds with rot and hollows.

The site drains from the south to the north terminating in a creek that runs from the East to the West across the North side of the property. There are some remnant trash areas on the property with some old appliances and farm equipment.



Manning House

Definitions

Tree Number: Trees are tagged with an aluminum disk that shows a unique number to identify the tree.

Species: Trees are listed by a regional common name and botanical name.

Diameter at Breast Height (DBH): The diameter of a trunk at 4.5' above ground level.
Measured in inches.

Condition:

Good: A specimen tree with healthy productive tip growth. A sound trunk with no visible damage or decay. No major limb loss and healthy branch unions. No visible insect or disease infestations. Life expectancy of more than 15 years.

Fair: A specimen tree with healthy but not vigorous tip growth. Less than 30% of crown is dead. No major dead limbs and no major trunk cavities or damage. Branch unions show some signs of stress. Tree is expected to live longer than 10 years.

Poor: More than 30% of the crown is dead or has significant tip die back. More than one major limb is dead and are large trunk cavities with visible decay. Severe insect or disease damage leading to immediate death. Roots are visible and show signs of decay and rot. Life expectancy is less than 5 years.

Dead: Tree has no bud or leaf production. All limbs are barren and rot is visible.

Invasive: Tree species whose native range is not within the Piedmont classification.

Hazardous: Severe or uncorrectable damage that will lead to a loss of property or life if there is tree failure.



Manning House

Specimen Tree Report

Tree #	Species	DBH	Condition	Comments
359	<i>Quercus alba</i> White Oak	30"	Specimen	Tree is in good health.
360	<i>Quercus alba</i> White Oak	40"	Non-Specimen	NST #1: Retrenchment and decline. Pic #1
362	<i>Carya illionosis</i> Pecan	25"	Specimen	Tree is in good health.
363	<i>Juglans nigra</i> Walnut	24"	Specimen	Tree is in good health.
364	<i>Quercus nigra</i> Water Oak	25"	Specimen	Tree is in good health.
365	<i>Quercus nigra</i> Water Oak	33"	Specimen	Tree is in good health.
366	<i>Quercus nigra</i> Water Oak	34"	Specimen	Tree is in good health.
367	<i>Carya illionosis</i> Pecan	27"	Specimen	Tree is in good health.
368	<i>Quercus nigra</i> Water Oak	25"	Specimen	Tree is in good health.
369	<i>Quercus alba</i> White Oak	41"	Non-Specimen	NST #4: Trunk wound with major hollow. Pic #4
370	<i>Quercus alba</i> White Oak	35"	Specimen	Tree is in good health.
372	<i>Quercus alba</i> White Oak	29"	Non-Specimen	NST #6: Trunk wound with major hollow. Pic #6
373	<i>Liquidambar styraciflua</i> Sweetgum	28"	Specimen	Tree is in good health.
374	<i>Quercus nigra</i> Water Oak	24"	Specimen	Tree is in good health.
375	<i>Liriodendron tulipifera</i> Poplar	37"	Specimen	Tree is in good health.
376	<i>Liquidambar styraciflua</i> Sweetgum	24"	Specimen	Tree is in good health.



Manning House

Tree #	Species	DBH	Condition	Comments
377	<i>Liquidambar styraciflua</i> Sweetgum	24"	Specimen	Tree is in good health.
378	<i>Quercus nigra</i> Water Oak	32"	Specimen	Tree is in good health.
379	<i>Liquidambar styraciflua</i> Sweetgum	26"	Specimen	Tree is in good health.
380	<i>Quercus rubra</i> Red Oak	33"	Specimen	Tree is in good health.
381	<i>Liquidambar styraciflua</i> Sweetgum	24"	Non-Specimen	NST #2: Major trunk wound with hollow. Pic #2
382	<i>Liquidambar styraciflua</i> Sweetgum	24"	Specimen	Tree is in good health.
383	<i>Liquidambar styraciflua</i> Sweetgum	32"	Specimen	Tree is in good health.
384	<i>Quercus nigra</i> Water Oak	27"	Specimen	Tree is in good health.
385	<i>Quercus nigra</i> Water Oak	25"	Specimen	Tree is in good health.
386	<i>Acer saccharinum</i> Silver Maple	27"	Non-Specimen	NST #5: Trunk wound with hollow and rot. Pic #5
387	<i>Quercus nigra</i> Water Oak	30"	Specimen	Tree is in good health.
388	<i>Caraya glabra</i> Hickory	30"	Specimen	Tree is in good health.
389	<i>Quercus stellata</i> Post Oak	31"	Specimen	Tree is in good health.
390	<i>Quercus rubra</i> Red Oak	27"	Specimen	Tree is in good health.
391	<i>Liquidambar styraciflua</i> Sweetgum	34"	Specimen	Tree is in good health.
392	<i>Liriodendron tulipifera</i> Poplar	26"	Specimen	Tree is in good health.

Manning House

Tree #	Species	DBH	Condition	Comments
395	<i>Quercus rubra</i> Red Oak	33"	Specimen	Tree is in good health.
396	<i>Quercus rubra</i> Red Oak	31"	Specimen	Tree is in good health.
397	<i>Quercus rubra</i> Red Oak	28"	Non-Specimen	NST #10: Dead. Pic #10
398	<i>Quercus nigra</i> Water Oak	24"	Specimen	Tree is in good health.
399	<i>Pinus spp</i> Pine	33"	Specimen	Tree is in good health.
522	<i>Liquidambar styraciflua</i> Sweetgum	28"	Specimen	Tree is in good health.
523	<i>Quercus nigra</i> Water Oak	26"	Specimen	Tree is in good health.
524	<i>Liquidambar styraciflua</i> Sweetgum	29"	Specimen	Tree is in good health.
525	<i>Pinus spp</i> Pine	32"	Specimen	Tree is in good health.
526	<i>Pinus spp</i> Pine	30"	Specimen	Tree is in good health.
529	<i>Quercus nigra</i> Water Oak	25"	Specimen	Tree is in good health.
530	<i>Liriodendron tulipifera</i> Poplar	27"	Specimen	Tree is in good health.
531	<i>Liriodendron tulipifera</i> Poplar	27"	Specimen	Tree is in good health.
532	<i>Quercus rubra</i> Red Oak	35"	Non-Specimen	NST #8: Split with included bark. Pic #8
533	<i>Acer saccharinum</i> Silver Maple	24"	Specimen	Tree is in good health.
534	<i>Liriodendron tulipifera</i> Poplar	28"	Specimen	Tree is in good health.

Manning House

Tree #	Species	DBH	Condition	Comments
535	<i>Quercus nigra</i> Water Oak	24"	Specimen	Tree is in good health.
536	<i>Quercus nigra</i> Water Oak	33"	Specimen	Tree is in good health.
537	<i>Quercus nigra</i> Water Oak	24"	Specimen	Tree is in good health.
538	<i>Liriodendron tulipifera</i> Poplar	29"	Specimen	Tree is in good health.
539	<i>Quercus nigra</i> Water Oak	24"	Specimen	Tree is in good health.
540	<i>Quercus nigra</i> Water Oak	25"	Specimen	Tree is in good health.
541	<i>Liriodendron tulipifera</i> Poplar	30"	Specimen	Tree is in good health.
542	<i>Liriodendron tulipifera</i> Poplar	25"	Specimen	Tree is in good health.
543	<i>Pinus spp</i> Pine	33"	Specimen	Tree is in good health.
559	<i>Quercus nigra</i> Water Oak	27"	Specimen	Tree is in good health.
562	<i>Quercus nigra</i> Water Oak	25"	Specimen	Tree is in good health.
566	<i>Quercus nigra</i> Water Oak	29"	Specimen	Tree is in good health.
60	<i>Magnolia grandifolia</i> S Magnolia	24"	Specimen	Tree is in good health.
61	<i>Cornus florida</i> Dogwood	8"	Specimen	Tree is in good health.
62	<i>Liquidambar styraciflua</i> Sweetgum	24"	Non-Specimen	NST #3: Lighting scar with trunk wounds. Pic #3
67	<i>Quercus alba</i> White Oak	47"	Specimen	Tree is in good health.

Manning House

Tree #	Species	DBH	Condition	Comments
68	<i>Quercus nigra</i> Water Oak	24"	Specimen	Tree is in good health.
69	<i>Quercus nigra</i> Water Oak	25"	Specimen	Tree is in good health.
70	<i>Liquidambar styraciflua</i> Sweetgum	26"	Specimen	Tree is in good health.
71	<i>Quercus nigra</i> Water Oak	24"	Specimen	Tree is in good health.
72	<i>Pinus spp</i> Pine	31"	Non-Specimen	NST #7: Major trunk wound with hollow. Pic #7
73	<i>Pinus spp</i> Pine	27"	Specimen	Tree is in good health.
74	<i>Quercus rubra</i> Red Oak	26"	Non-Specimen	NST #9: Split with included bark. Pic #9

Specimen Tree Summary: Most of the specimen sized trees on site are in good condition. The non-specimen sized trees are typically hollow with major trunk wounds.

Total Specimen Sized Trees: 72
Specimen Condition: 62
Non-Specimen Condition: 10



Manning House

Photo Evidence



Pic # 1: Retrenchment and decline.
NST #1



Pic # 2: Major trunk wound with hollow.
NST #2



Pic # 3: Lightning scar with trunk wounds.
NST #3



Pic # 4: Trunk wound with major hollow.
NST #4



Manning House



Pic # 5: Trunk wound with hollow and rot.
NST #5



Pic # 6: Trunk wound with major hollow.
NST #6



Pic # 7: Major trunk wound with hollow.
NST #7

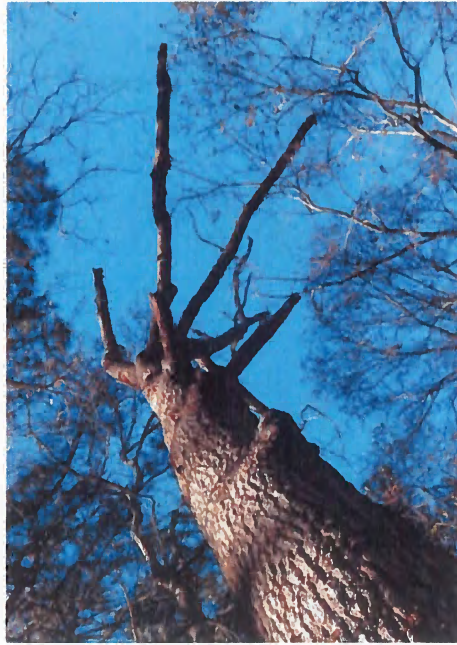


Pic # 8: Split with included bark. NST #8

Manning House



Pic # 9: Split with included bark.
NST #9



Pic # 10: Dead.
NST #10

Manning House

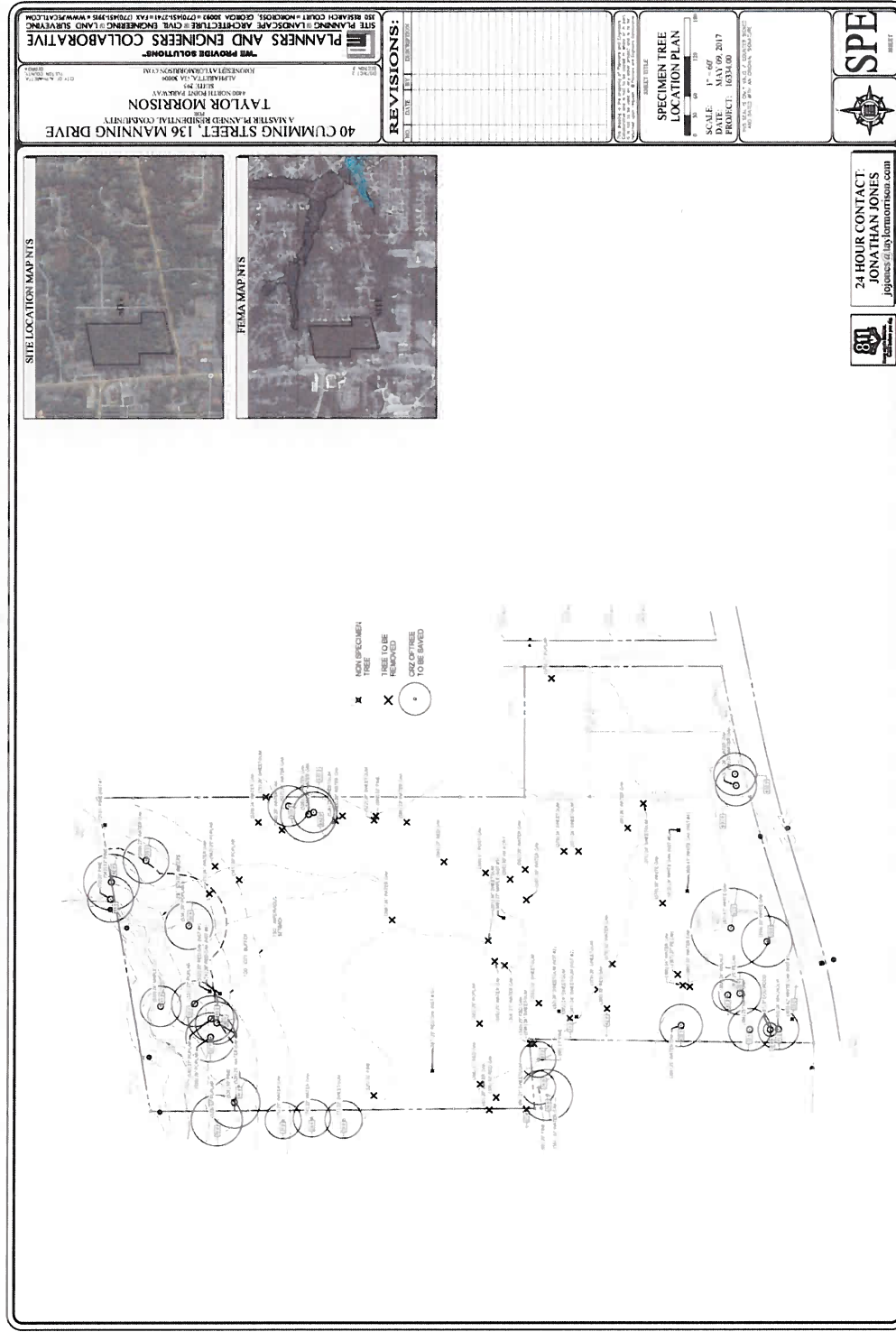
Landscape Tree Report

Tree #	Species	DBH	Condition	Comments
393	<i>Quercus rubra</i> Red Oak	25"	Good	Tree is in good health.
394	<i>Liquidambar styraciflua</i> Sweetgum	24"	Good	Tree is in good health.
529	<i>Liriodendron tulipifera</i> Poplar	30"	Good	Tree is in good health.
561	<i>Quercus nigra</i> Water Oak	30"	Good	Tree is in good health.
63	<i>Quercus nigra</i> Water Oak	20"	Good	Tree is in good health.
64	<i>Liquidambar styraciflua</i> Sweetgum	21"	Good	Tree is in good health.
65	<i>Pinus spp.</i> Pine	20"	Good	Tree is in good health.
66	<i>Pinus spp.</i> Pine	21"	Good	Tree is in good health.
75	<i>Quercus nigra</i> Water Oak	21"	Good	Tree is in good health.
76	<i>Quercus nigra</i> Water Oak	22"	Good	Tree is in good health.
77	<i>Liquidambar styraciflua</i> Sweetgum	22"	Good	Tree is in good health.

Landscape Tree Summary: All of the landscape trees on site are boundary trees and are in good condition.

Total Landscape Trees: 11





Legal Description: Tract 1

All that tract or parcel of land lying and being in Land Lot 1253 of the 2nd District, 2nd Section of the City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found (1/2" rebar) located at the intersection of the western right-of-way line of Manning Drive (40' right-of-way width) with the northerly right-of-way line of Cumming Street (40' right-of-way width); thence leave said intersection and run southwesterly along the northerly right-of-way line of Cumming Street the following courses and distances: S78°32'46"W a distance of 78.17 feet to a point; along the arc of a curve to the left, an arc distance of 126.12 feet to a PK Nail found, said curve having a radius of 2,346.00 feet and being subtended by a chord bearing S77°00'21"W and a chord distance of 126.11 feet; along the arc of a curve to the left, an arc distance of 124.94 feet to a point, said curve having a radius of 2,346.00 feet and being subtended by a chord bearing S73°56'24"W and a chord distance of 124.92 feet; S72°24'52"W a distance of 21.89 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence continue to run southwesterly along the northerly right-of-way line of Cumming Street the following courses and distances: S72°24'52"W a distance of 53.37 feet to a point; along the arc of a curve to the right, an arc distance of 161.25 feet to a point, said curve having a radius of 1,081.10 feet and being subtended by a chord bearing S76°41'15"W and a chord distance of 161.10 feet; S80°57'38"W a distance of 30.98 feet to an iron pin found (1/2" rebar); thence leave the northerly right-of-way line of Cumming Street and run N00°58'03"E a distance of 174.43 feet to an iron pin found (1/2" rebar); thence run N00°42'07"E a distance of 12.02 feet to a point; thence run N90°00'00"E a distance of 208.86 feet to a point; thence run S11°34'37"E a distance of 131.00 feet to a point located on the northerly right-of-way line of Cumming Street, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 0.837 acre.



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: MP-15-01/CLUP-15-01/Z-15-01/V-15-01 KB400 MASTER PLAN/1699 LAND COMPANY LLC

CITY COUNCIL: JULY 24, 2017

This item was heard at the April 12, 2017 Planning Commission meeting. Several citizens spoke in opposition to the request stating concerns over traffic, residential high density, safety issues at the proposed driveways and the need for a connection to Rock Mill Road. After discussion, the Planning Commission recommended to deny this item. Vote (6-1)

The applicant requested a deferral of the item to the July 24th City Council meeting.

UPDATE: The City and the applicant are in discussions with Fulton County Schools to purchase an unused portion of the New Prospect Elementary School property for the purpose of constructing a roadway connection from the applicant's property to Rock Mill Road. The applicant submitted a new site plan depicting vehicular access through the School site to Rock Mill Road. The new site plan reflects an increase of one (1) lot, for a total of 62 single-family detached lots at a density of 4.98 dwelling units per acre. The project access previously depicted on Kimball Bridge Road has been removed and replaced with a pedestrian only access to the sidewalk along Kimball Bridge Road. In addition, Fulton County Schools has requested pedestrian access be provided from the proposed development to New Prospect Elementary School. Therefore, if approved, staff recommends a condition for an enhanced sidewalk along Kimball Bridge Road from the applicant's property to New Prospect Elementary School.

II. RECOMMENDATION:

Deny MP-15-01/CLUP-15-01/Z-15-01/V-15-01 KB400 Master Plan/1699 Land Company LLC request for master plan amendment, comprehensive land use plan amendment, rezoning and variance.

If approval is considered, staff recommends the following conditions:

1. The property to be rezoned shall have an "R-8A/D" zoning classification with a detached minimum lot size of 4,500 square feet and a minimum lot width of 40' with an overall average minimum lot size of 45'.
2. The Land Use classification shall be "High Density Residential".
3. Property shall be developed substantially as depicted on the zoning plan prepared by Travis Pruitt & Associates, dated 3/6/2017, except for modifications required to comply with these conditions. Current flood plain information shall be required for Land Disturbance Permit and may impact lot yield.
4. 'Dwelling, 'For-Sale' Detached' shall be listed as a permitted use in the KB400 Master Plan Pod A, with a maximum density of 5.01 dwelling units per acre.
5. All 'For-Sale' Detached units shall be side or rear-loaded.
6. The minimum building setbacks shall be:
 - North Point Parkway and Kimball Bridge Road – 30'
 - Side & Rear (Boundary) – 15'
 - Front (Internal) – 10'
 - Side (Internal) – 0' (10' between buildings)
 - Rear (Internal) – 10'
7. Driveways shall provide a minimum 18' between garage and back of sidewalk.
8. Residential structures shall be similar to photographic examples presented by the applicant, except as required to comply with these conditions with final approval by Staff. Residential structures shall have a minimum 50% brick or stone and same level of architectural detail and materials on all four sides with final approval by Staff. Additional architectural elements, such as decorative windows, mullions, recessed windows, shutters with shutter dogs, off sets, entry features, porches, and dormers shall be required as approved by Staff.
9. A minimum 12,600 square foot civic space at the corner of North Point Parkway and Kimball Bridge Road shall be developed per the zoning plan prepared by Travis Pruitt & Associates, dated 3/6/2017 and including landscaping, focal feature with sculpture and/or water feature, benches or seat wall and brick paver hardscape as approved by Staff.
10. Privacy fences and unfinished wood decks shall not be visible from North Point Parkway and Kimball Bridge Road.
11. A minimum 15' undisturbed or replanted buffer shall be provided along the southern property line. The applicant shall save specimen trees and significant tree groupings within the buffer, as approved by Staff. Building setbacks may be included within the buffer.
12. A minimum 2.09 acres of open space shall be developed substantially similar to the zoning plan prepared by Travis Pruitt & Associates, dated 3/6/2017. Open space shall be both amenity and civic spaces and may include a dog walk, trail system, recreation field, and/or passive green space. Developer shall construct a private amenity trail through the stream buffer as depicted on Exhibit A – Private Amenity Trail.
13. Development shall be gated and internal streets shall be private. Pedestrian access shall be unrestricted.
14. All homes shall have connectivity to the sidewalk system.
15. Minimum 5' sidewalks shall be required on both sides of internal streets. Internal streetscape shall include a minimum 4' planting area with street trees, sidewalk, pedestrian lighting, on-street parking and bulb-outs as approved by Staff.
16. Heavily planted minimum 20' landscape strip shall be required along North Point Parkway and Kimball Bridge Road and shall include decorative walls and/or berms similar to Glen Abbey, as approved by Staff. Project entry signage shall be brick or stone and decorative landscaping shall be required at project entrances similar to Glen Abbey as approved by Staff.
17. Pedestrian amenities including pathways, lighting, and benches should be included throughout the development and amenity areas.
18. Coordinate with Fulton County Schools to provide a pedestrian/bike connection to New Prospect Elementary School.

19. Intersection at North Point Parkway and Kimball Bridge Road and project access design shall be based on traffic impact analysis approved by Staff. Intersection at Kimball Bridge Road shall consider proposed City improvements.
20. Frontage improvements along Kimball Bridge Road, including sidewalks, shall incorporate elements of the proposed City project. Impact fee credits shall be available for work beyond the site boundaries.
21. Developer shall improve North Point Parkway and Kimball Bridge Road frontage with 6' planting strips and 8' sidewalks. Landscaping shall be planted in the 6' planting strip, as approved by Staff.
22. Developer shall dedicate a 20' permanent public access easement within the stream buffer for future improvement of a trail by the City, as approved by Staff.
23. Replant the stream buffer where sparse to buffer standards with native trees, shrubs and groundcover. Plantings shall be 80% evergreen and 20% deciduous. Recompense tree planting may be used to count towards the stream buffer replanting.
24. The following specimen trees shall be saved: 30" Elm (#202), 26" Red Maple (#635), 40" Elm (#637) and 36" Red Maple (#769).
25. Site plan modifications may be required in order to incorporate Trees of Quality and Tree Groupings. Modifications to the site plan may include reconfiguration, construction of walls, limited grading or use of innovative techniques to conserve trees and adequate soil area as approved by Staff.
26. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by Staff.
27. If a building permit is not issued by April 24, 2018, KB400 Master Plan Pod A shall revert to original approval.

III. REPORT IN BRIEF:

The applicant, 1699 Land Company LLC, is requesting an amendment to KB400 Master Plan Pod A to add 'Dwelling, 'For-Sale' Detached' to the list of permitted uses in order to allow for the construction of 61 'For-Sale' single-family detached lots on 12.46 acres in a gated community. The applicant also requests a rezoning of the property from O-I (Office-Institutional) to R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential), as well as a change to the Comprehensive Land Use Plan designation from 'Corporate Office' to 'High Density Residential'. Variances are requested to reduce the minimum lot width and front, side and rear setbacks in the R-8A/D zoning district.

DISCUSSION

The submitted request, if approved, will allow 61 'For-Sale' single-family detached lots on 12.46 acres, with a density of 4.9 dwelling units per acre. The property is subject to the KB400 Master Plan Pod A and the west side of the property is located within the North Point Activity Center LCI. The undeveloped property is heavily wooded with a stream on the southwest side of the property and is located at the southwest corner of North Point Parkway and Kimball Bridge Road.

The property and surrounding properties are zoned O-I, with the exception of the SU (Special Use) property to the south. The applicant proposes to rezone the property to R-8A/D. Surrounding properties include Verizon to the north, Royal 400 South office park to the east, North Point Park office condominiums to the west, Wells Fargo Bank to the southwest and New Prospect Elementary School to the south. The comprehensive land use plan designation of the property is Corporate Office, which allows office and accessory office uses. Surrounding properties are also designated Corporate Office, except for New Prospect Elementary School which is designated Public, Institutional, Education. The applicant requests a

comprehensive land use plan amendment to High Density Residential. The interchange at Haynes Bridge Road and Georgia 400 is within a ½-mile of the property.

The applicant is requesting a variance to reduce the minimum lot width in the R-8A/D district from 50' to 40'. A variance is also requested to reduce the front setback along North Point Parkway and Kimball Bridge Road from 65' to 20' and from 35' to 10' on internal local roads. Side setbacks are proposed to be reduced from 5' to 0' and rear setbacks from 20' to 10'.

The nearest similar 'For-Sale' residential development is located to the south in Kimball Farms and The Palisades at Milton Park, as well as to the north in the Braeden subdivision. Kimball Farms is developed as single-family detached lots with an average lot size of approximately 14,000 square feet and a density of 1.59 dwelling units per acre. The Palisades is developed as single-family detached lots with a minimum lot size of 4,500 square feet and a density of 3.39 dwelling units per acre. Pulte/John Weiland is developing the Braeden subdivision on the northeast side of Kimball Bridge Road at Northwinds Parkway. The Braeden subdivision was approved for 130 townhomes and single-family detached lots at a maximum density of 4.9 dwelling units per acre.

The 27-acre KB400 Master Plan was approved in 1999 and allows office use with accessory retail. A master plan amendment (MP-06-10) was approved for Pod A in 2007 to allow for a maximum of 144,000 square feet of office with accessory retail use. However, a building permit was not issued by 4/23/2008 and Pod A reverted to the original master plan and conditions. Pod B is developed as a Wells Fargo Bank and Pod C is developed as the North Point Park office condominiums.

The City's vacant office available (for lease) rate has been steadily declining since 2013. At the end of the 2nd quarter of 2016, the City's vacant office available rate was 9.30%, which is one of the lowest office vacancy rates in the Atlanta metro area. According to the development community, spec office is typically developed when office vacant available rates drop below 10.00%. Hines and Cousins Properties, Inc. are currently developing a spec office building at Avalon. As shown in the table below, over 700,000 square feet of office is currently under construction within the City.

Office Development – Under Construction

Project Name	Location	Building Area (SF)	Status
Avalon Bldg. 8000	Avalon Boulevard	268,405 SF	Under Construction
Avalon Outparcel Office	2700 Old Milton Pkwy	40,000 SF	Under Construction
The Gates at North Point 2	Webb Bridge Rd	40,000 SF	Under Construction
North Point Park Phase 3	5755 North Point Pkwy	48,240 SF	Under Construction
East Village	Old Milton Pkwy & Westside Pkwy	18,000 SF	Under Construction
Teasley Place	50 Canton Street	7,596 SF	Under Construction
Liberty Hall	33 South Main St	12,000 SF	Under Construction
Providence Group Office	2425 Old Milton Pkwy	30,000 SF	Under Construction
Old Milton Office	2845 Old Milton Pkwy	4,500 SF	Under Construction
The Edison	Edison Drive	218,000 SF	Under Construction
City Center	City Center	40,000 SF	Under Construction
TOTAL		726,741 SF	

SITE PLAN

The submitted site plan depicts 61 single-family detached lots, with lots adjacent to North Point Parkway and Kimball Bridge Road oriented to those roads. Single-family detached lots are proposed to have minimum lot widths of 40' and minimum lot sizes of 4,500 square feet. Homes are depicted as rear entry, except that Lots 4-21 will be front entry. The development will be a gated community with private streets. The applicant proposes the following building setbacks:

- North Point Parkway and Kimball Bridge Road – 20'
- Side & Rear (Boundary) – 10'
- Front (Internal) – 10'
- Side (Internal) – 0' (10' between buildings)
- Rear (Internal) – 10'

Access to the site is depicted from driveways on North Point Parkway and Kimball Bridge Road. An eight-foot (8') sidewalk is depicted along North Point Parkway; however, sidewalks are not shown along the internal roadways and alleys. The sidewalk along Kimball Bridge Road shall be expanded to comply with the City's project design for the Kimball Bridge Road improvements.

The Unified Development Code (UDC) requires a 50' undisturbed buffer on non-residential properties adjacent to residential. Since the school property is already developed and the applicant is requesting a change in use from non-residential to residential, a buffer is recommended on the applicant's property. The site plan depicts a 10' building setback along the south property line, with no landscape buffer or landscape strip. Staff recommends a minimum 15' undisturbed or replanted buffer to provide a transition between the school and the subdivision.

2.09 acres, or 16%, of the property is depicted as open space. A 12,600 square foot civic space with hardscape and benches is provided at the corner of North Point Parkway and Kimball Bridge Road. Two (2) small open space areas are depicted internal to the site between lots 47 and 48 and in front of Lots 53-57. A 1.11-acre open space is depicted on the west side of the property along the stream. The KB400 Master Plan requires a trail be developed through the property as part of the City's Greenway system. The applicant's site plan depicts a sidewalk and benches along the stream and provides connectivity to the proposed subdivision, North Point Parkway and New Prospect Elementary School.

According to the applicant, homes will be approximately 2,400 square feet with prices starting in the \$500,000's. Photographic examples were provided depicting the proposed single-family detached product. The photographs depict brick front elevations with brick detailing and side elevations consisting of siding. Staff recommends conditions requiring 4-sided brick and architectural details on all homes.

TRAFFIC

City staff calculated trip generation figures for the existing entitlement and the proposed project. As shown in the table below, the proposed use would reduce the PM Peak Hour traffic in the area by approximately 249 trips as compared to the property being developed under office use.

		ADT	SAT	AM Peak Hour			PM Peak Hour			Sat. Peak Hour			
CURRENT ZONING				In	Out	Total	In	Out	Total	In	Out	Total	
710: GENERAL OFFICE													
211,515	SF Gross Floor Area	2,375	471	301	41	342	54	262	316	37	31	68	
Total Trips (Current Zoning)		2,390	485	304	48	352	55	262	317	43	37	80	
PROPOSED ZONING													
210: Single Family Detached Housing													
61	Number of Units	660	661	13	39	52	44	25	69	35	30	65	
Total Trips (Proposed Zoning)		660	661	13	39	52	44	25	69	35	30	65	
NET TRIPS INCREASE (DECREASE)		(1,730)	176	(291)	(9)	(300)	(11)	(238)	(249)	(8)	(7)	(15)	
* Trip Generation, 7th Edition (ITE)													

The applicant's request was originally submitted in 2015 depicting site access from both North Point Parkway and Kimball Bridge Road. Due to concerns raised by residents in the area over traffic and access, the applicant entered into discussions with Fulton County Schools to purchase land or an easement through the New Prospect Elementary School property in order to gain access to Rock Mill Road. The applicant's traffic engineer determined that an access road from the site to Rock Mill Road was feasible. However, an access agreement was never reached and the applicant decided to move forward without the Rock Mill Road access.

With no access to Rock Mill Road, staff recommends that the development continue to provide access from both North Point Parkway and Kimball Bridge Road. By doing so, traffic from the development is distributed between the two (2) drives, reducing the impact on the surrounding roadway system. Restricting the site access to just the North Point Parkway driveway would require trips between the development and New Prospect Elementary School, Ocee Park and other points east to travel through the North Point Parkway/Kimball Bridge Road intersection multiple times, potentially creating a more significant impact.

SCHOOLS

Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate. The following chart outlines these figures:

FULTON COUNTY SCHOOLS – 61 Single-Family Detached Residential Units

School	Single Family Average #
New Prospect Elementary School	7 to 28 students
Webb Bridge Middle School	2 to 10 students
Alpharetta High School	5 to 20 students
TOTAL	14 to 58 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 14 – 58 school age children. Numbers provided by Fulton County Schools show that New Prospect Elementary School and Alpharetta High School have capacity; however, Webb Bridge Middle School is currently over capacity.

STANDARDS FOR ZONING CHANGES

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

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

Response: KB400 Master Plan Pod A was designated for office use, which is consistent with the development pattern along North Point Parkway. The intersection of Kimball Bridge Road and North Point Parkway is not an appropriate location for a residential development as reflected on the City's Comprehensive Land Use Plan.

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

Response: KB400 Master Plan Pod A was designated for office use, which is consistent with the development pattern along North Point Parkway. The intersection of Kimball Bridge Road and North Point Parkway is not an appropriate location for a residential development as reflected on the City's Comprehensive Land Use Plan.

- c. Whether the zoning proposal will adversely affect the natural environment.

Response: The proposed development will have impacts on the natural environment. The applicant's site plan respects the stream buffers on the southwest side of the property; however, very few trees are being saved. However, office or residential uses on the site would be required to incorporate trees.

- d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: There are not substantial reasons why the property cannot be used for office use. The subject property is located ½-mile away from the interchange at Haynes Bridge Road and Georgia 400. Alpharetta has one of the lowest office vacancy rates in the Atlanta metro area and over 725,000 square feet of office is currently under construction in the City. Therefore, it can be justified that the subject property remains a viable office parcel.

- e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The proposed change in use from office to residential would generate a greater demand public facilities and services, such as parks and recreational programs, fire and police, and schools. However, the proposed residential use would produce fewer vehicular trips than an office use, reducing traffic impacts.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: The master plan amendment is not supported by new or changing conditions. Comprehensive Plan Land Use Strategy 6.2 states, "Designate major entranceways to the city, (the interchanges along GA-400) for office use in order to preserve the corporate campus business environment." The subject property is located ½-mile away from the interchange at Haynes Bridge Road and Georgia 400. Alpharetta has one of the lowest office vacancy rates in the Atlanta metro area and over 725,000 square feet of office is currently under construction in the City. Therefore, it can be justified that the subject property remains a viable office parcel.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: The request to change the use of the property from office to residential does not reflect a reasonable balance as the property is located within a ½-mile of the interchange at Haynes Bridge Road and Georgia 400 and remains a viable office parcel. In addition, the Kimball Bridge Activity Center is envisioned to continue to evolve as a job center and hub for major businesses.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: The property can be used for office use as envisioned in the KB400 Master Plan. . The subject property is located ½-mile away from the interchange at Haynes Bridge Road and Georgia 400. Alpharetta has one of the lowest office vacancy rates in the Atlanta metro area and over 725,000 square feet of office is currently under construction in the City. Therefore, it can be justified that the subject property remains a viable office parcel.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The zoning proposal does not meet the Comprehensive Land Use Plan designation of the property, which is Corporate Office. The applicant proposes an amendment to the Comprehensive Land Use Plan designation of the property to High Density Residential.

COMPREHENSIVE LAND USE PLAN

Unified Development Code Section 4.1.3 Standards for CLUP amendment approval, provides the following criteria for consideration when evaluating a request for a change in land use:

A. The extent to which a change in the economy, land use or development opportunities of the area has occurred.

Response: The subject property is located within a ½-mile of the interchange at Haynes Bridge Road and Georgia 400 and is more suited for office development. If approved for a change in use, conditions are recommended requiring screening, protection of the tree canopy, open space, connectivity, and architectural standards.

B. The extent to which the proposed designation is in compliance with the goals and policies of the Plan.

Response: The applicant's proposal does not comply with the goals and policies of the City's Comprehensive Plan. The Kimball Bridge Activity Center is envisioned to continue to evolve as a job center and hub for major businesses.

C. The extent to which the proposed designation would require changes in the provision of public facilities and services.

Response: The proposed change in use from office to residential would generate a greater demand public facilities and services, such as parks and recreational programs, fire and police, and schools. However, the proposed residential use would produce fewer vehicular trips than an office use.

D. The extent to which the proposed designation would impact the public health, safety, and welfare.

Response: If approved for a change in use, conditions are recommended requiring screening, protection of the tree canopy, open space, connectivity, and architectural standards.

E. The extent to which additional land area is needed to be developed for a specific type of use.

Response: Not applicable.

F. The extent to which area demographics or projections are not occurring as projected.

Response: Not applicable.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: There are no extraordinary or exceptional conditions pertaining to the subject property that justify the need for the applicant's requested variance. If approval is considered, staff recommends a heavily planted landscape strip along North Point Parkway and Kimball Bridge Road similar to Glen Abbey.

(2) The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

Response: The application of the UDC to the subject property would not create an unnecessary hardship. If approval is considered, staff recommends a heavily planted landscape strip along North Point Parkway and Kimball Bridge Road similar to Glen Abbey.

(3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: There are no peculiarities pertaining to the subject property that justify the applicant's requested variance. If approval is considered, staff recommends a heavily planted landscape strip along North Point Parkway and Kimball Bridge Road similar to Glen Abbey.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

Response: There are no peculiarities pertaining to the subject property that justify the applicant's requested variance. If approval is considered, staff recommends a heavily planted landscape strip along North Point Parkway and Kimball Bridge Road similar to Glen Abbey.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it cannot support the request for master plan amendment, comprehensive land use plan amendment, rezoning and variance. The property remains a viable office parcel at the intersection of Kimball Bridge Road and North Point Parkway. The proposed change in use from office to residential would have a greater impact on parks and schools than the permitted office use; however, traffic impacts would be less.

The subject property is located within a ½-mile of the interchange at Georgia 400 and Haynes Bridge Road. Alpharetta has one of the lowest office vacancy rates in the Atlanta metro area and over 725,000 square feet of office is currently under construction in the City. As parcels zoned for office uses are developed or rezoned for other uses, the result will be less opportunity for growth once the office market picks up. Therefore, it can be justified that the subject property remains a viable office parcel.

Pulte/John Weiland is currently developing the Braeden subdivision, which is zoned R-8A/D, on the northeast side of Kimball Bridge Road at Northwinds Parkway. Braeden subdivision was approved for 130 townhomes and single-family detached units at a maximum density of 4.9 dwelling units per acre. If approval is considered, staff recommends that the residential density be similar to the Braeden subdivision. In addition, architectural and site standards are recommended as conditions to ensure a quality product, promote connectivity and protect natural features.

As identified in the Comprehensive Plan, the subject property is located in the Kimball Bridge Activity Center character area. The vision for the Kimball Bridge Activity Center is to continue to evolve as a job center and hub for major businesses. Residential options in this Activity Center are appropriate near the Downtown. The Comprehensive Plan describes the Kimball Bridge Activity Center in the following way:

"PRESERVE and ENHANCE corporate campuses, businesses, parks and shopping areas as well as connectivity to neighborhoods, corridors and other communities with vehicular, pedestrian, bicycle and public transportation improvements. CREATE development and redevelopment that incorporates a variety of businesses, employment opportunities, retail and commercial services as well as residential options, particularly near Downtown."

"Future development should emphasize connectivity and accommodate the unique needs of corporate campuses and business parks, as well as commercial and residential areas. Focus should be on expanding the street network, enhancing public transportation service, creating a pedestrian-friendly environment by adding sidewalks, and supporting bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link adjacent residential, office and commercial areas to major destinations within the activity center or serve as a safe and convenient connection to other destinations in the community."

CITIZEN PARTICIPATION PLAN

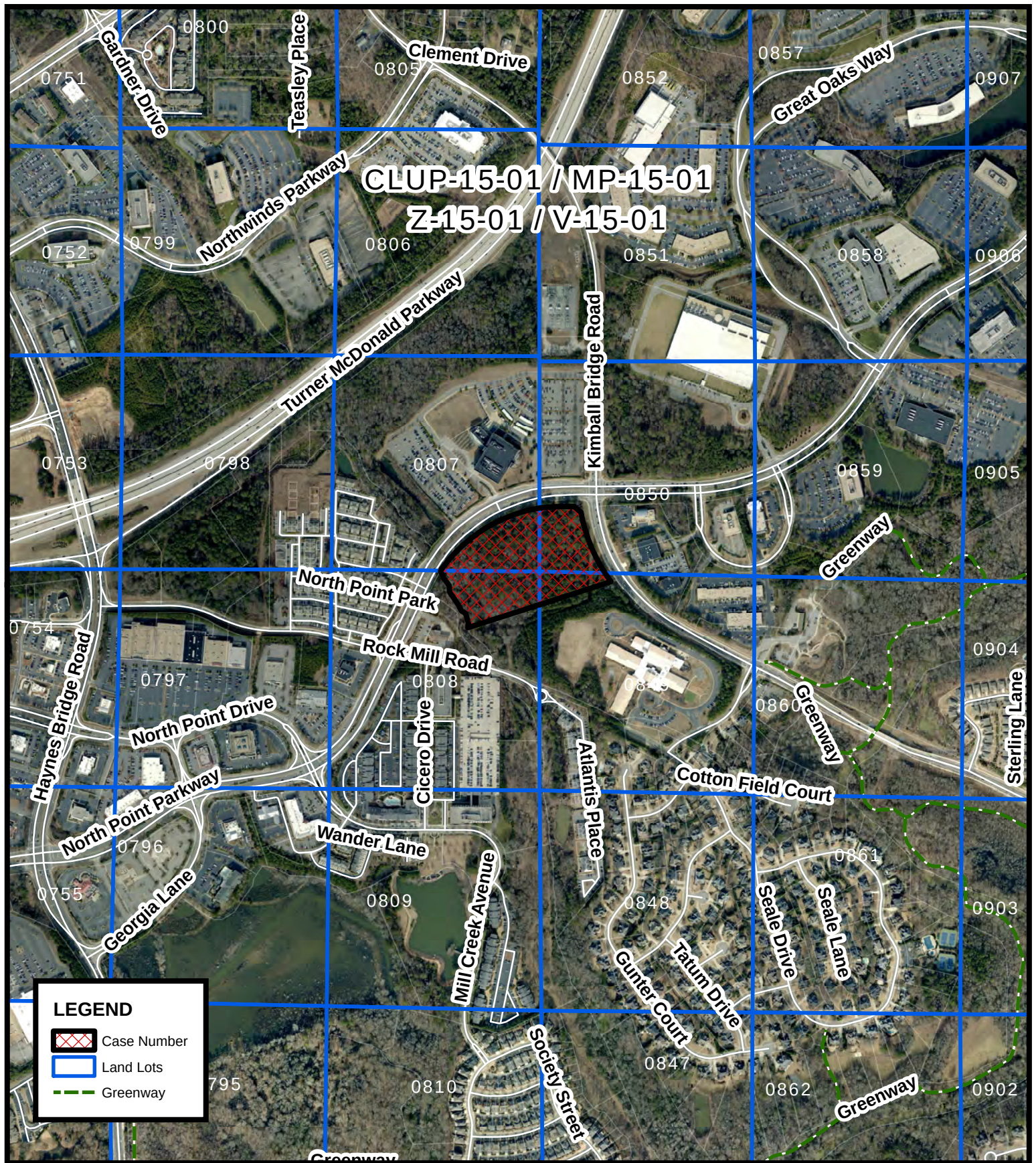
The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no comments were received in response to the mailed letters. The applicant met with Kimball Farms HOA and concerns were raised regarding traffic and access from Kimball Bridge Road.

The City has received correspondence from many area residents and business owners objecting to the proposed development due to concerns over high density and traffic. The President of the Kimball Farms HOA cited the following concerns:

1. Entrance onto Kimball Bridge will be one way. That means folks may decide to use Rock Mill by the preschool and New Prospect for a turnaround. More traffic by the children is never good and then there is the extra traffic at the light from turning around.
2. I believe that turning left onto Northpoint Parkway from that proposed driveway will be hazardous, enough so, that someone could get seriously hurt. The builder said it would be hard to make a left during rush hour. I told him I believe it would be worse to try and make it on what I feel is a blind curve when cars are traveling at 40-50 miles per hour during non-rush hour times.

IV. ATTACHMENTS:

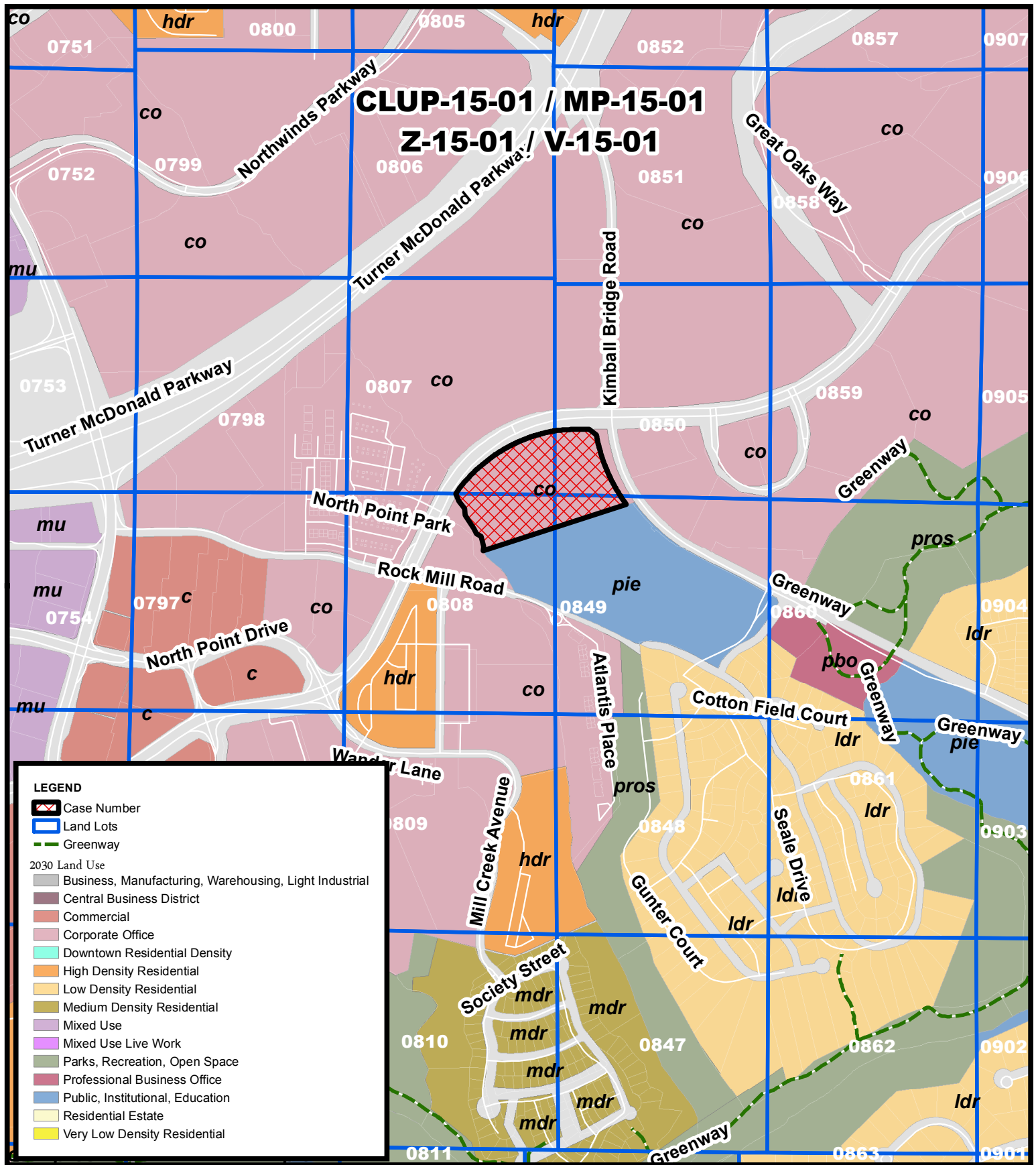
- Site Plan
- Photographic Examples



Aerial Map KB 400 Master Plan 1699 Land Company LLC

CLUP-15-01/MP-15-01
Z-15-01/V-15-01
D/LL: 1/2/807, 808
849 & 850
PC Date: **04/12/17**
CC Date: **04/24/17**

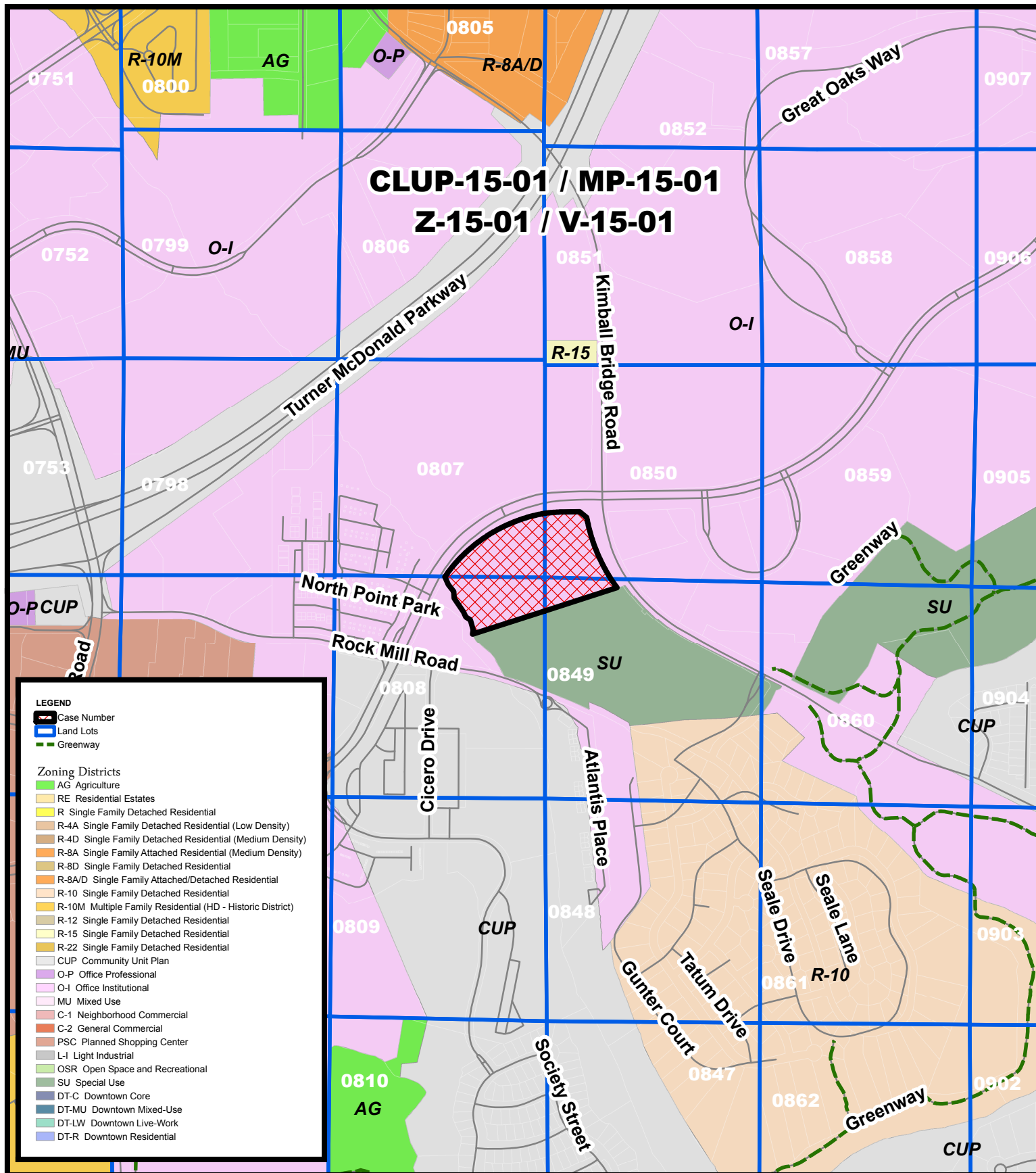
Location Map Provided by:
Community Development - GIS



Future Land Use **KB 400 Master Plan** **1699 Land Company LLC**

CLUP-15-01/MP-15-01
 Z-15-01/V-15-01
 D/LL: 1/2/807, 808
 849 & 850
 PC Date: 04/12/17
 CC Date: 04/24/17

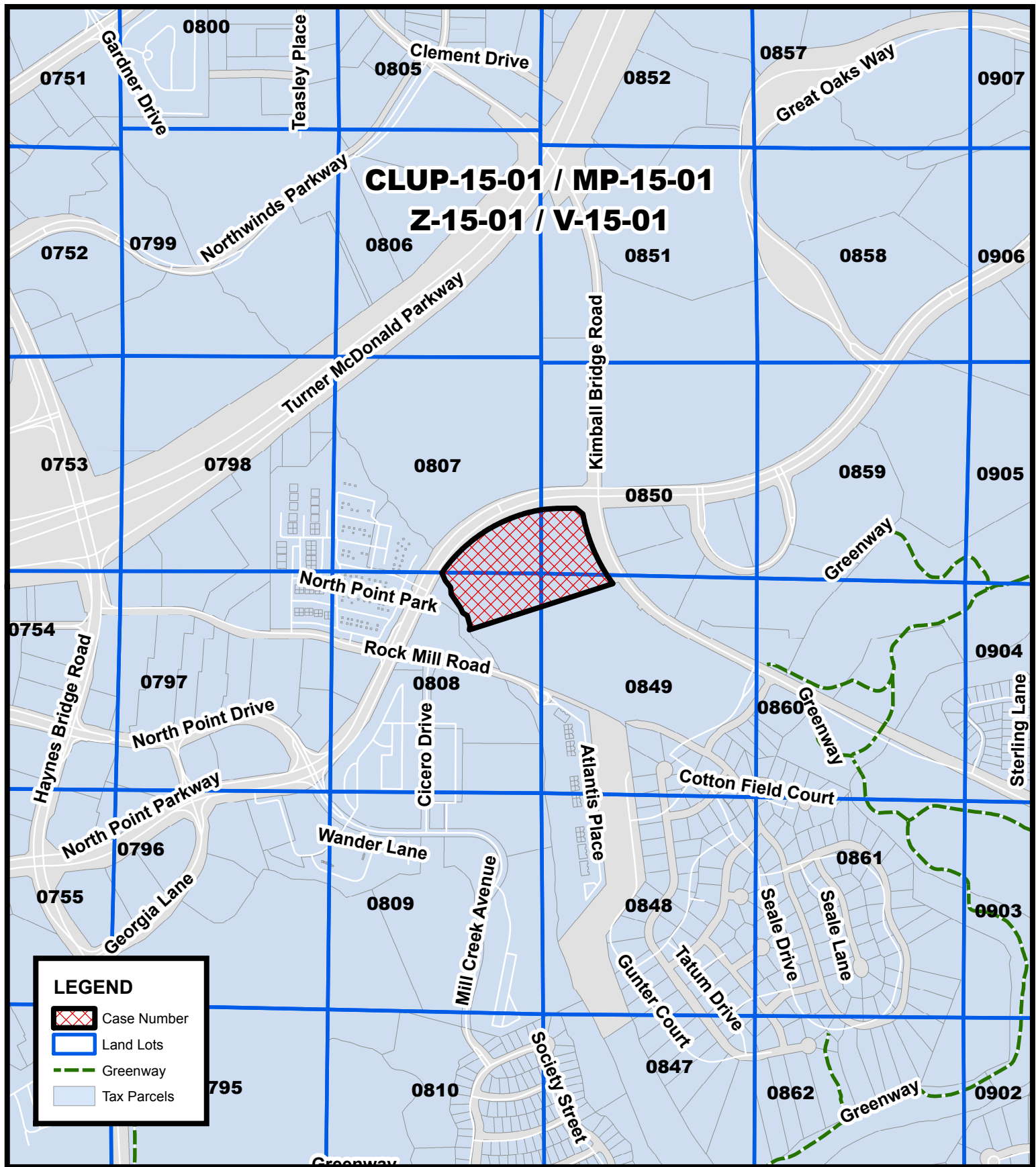
Location Map Provided by:
Community Development - GIS



Zoning Map **KB 400 Master Plan** **1699 Land Company LLC**

CLUP-15-01/MP-15-01
Z-15-01/V-15-01
D/LL: 1/2/807, 808
849 & 850
PC Date: 04/12/17
CC Date: 04/24/17

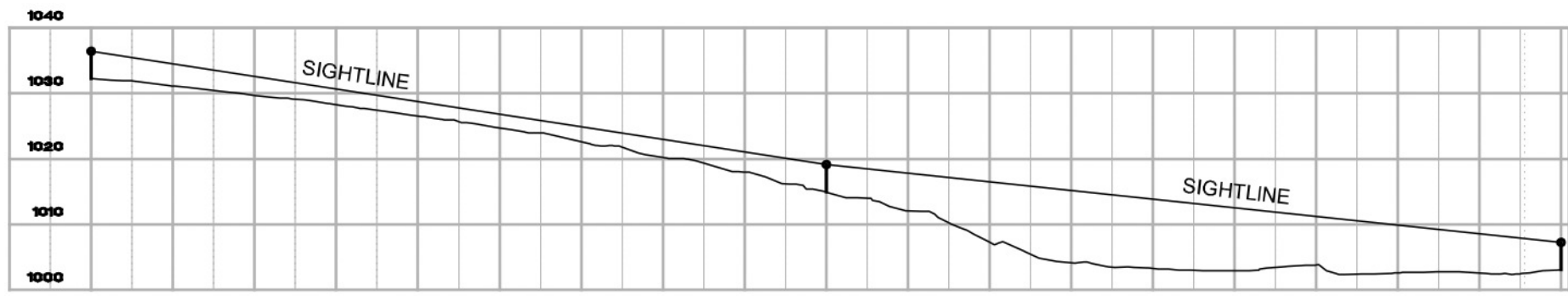
Location Map Provided by:
Community Development - GIS



Location Map **KB 400 Master Plan** **1699 Land Company LLC**

CLUP-15-01/MP-15-01
 Z-15-01/V-15-01
 D/LL: 1/2/807, 808
 849 & 850
 PC Date: 04/12/17
 CC Date: 07/24/17

Location Map Provided by:
Community Development - GIS



ENTRANCE SIGHT DISTANCE PROFILE



OVERALL OPEN SPACE = 2.09 ACRES

OPEN SPACE - 2.09 ACRES

FLOOD HAZARD NOTE:
This property does lie within a 100 year flood hazard zone (but only that portion so indicated on this plat) as defined by the F.E.M.A. Flood Insurance Rate Map of
CITY OF ALPHARETTA
Community Panel # 130084 0067 E
Map Number 13121C0067 E
Flood Zone AE
Dated: JUNE 22, 1998

Note: All boundary and topographic information used on this zoning plan has been provided by the owner.

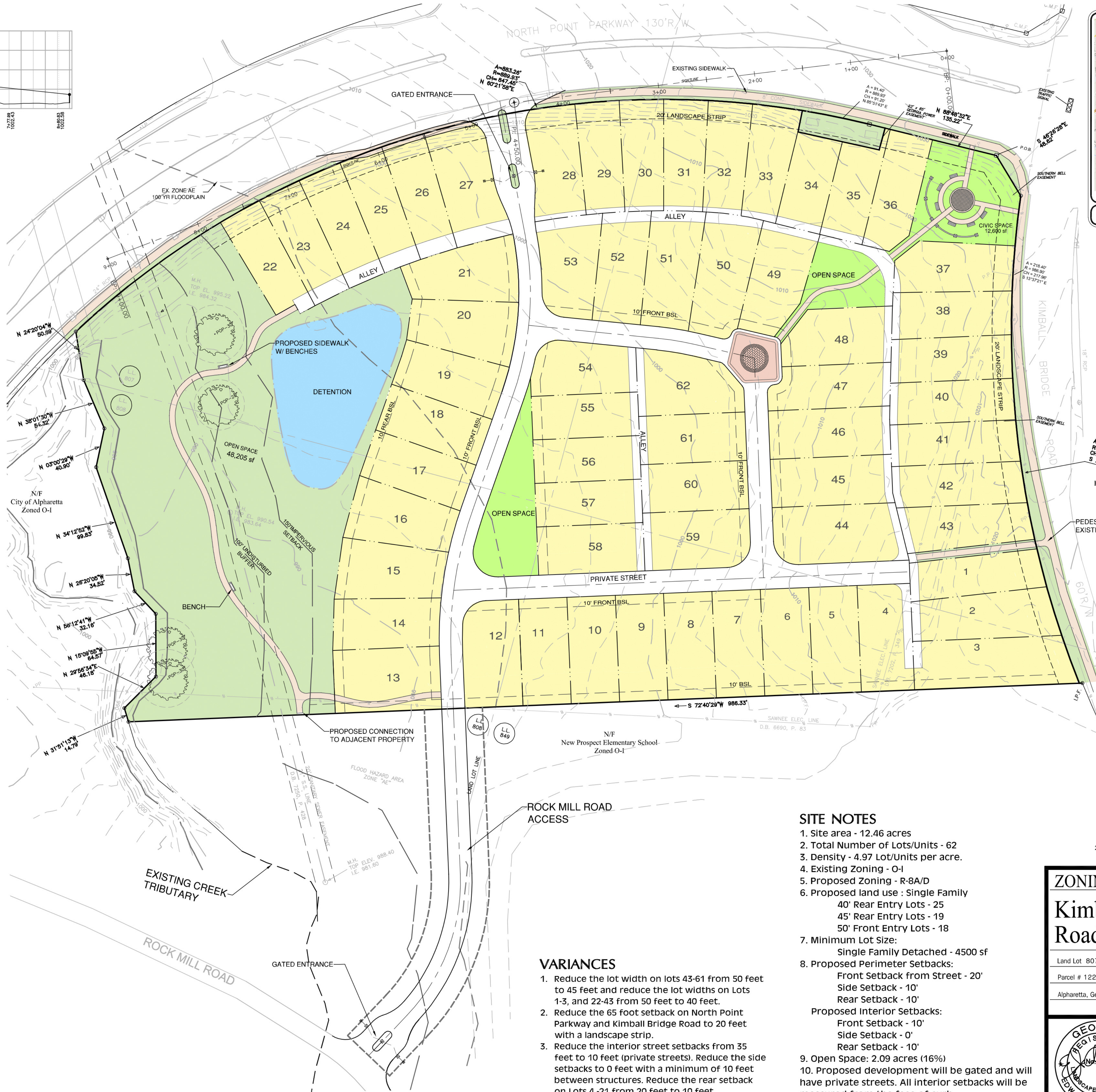
OWNER/DEVELOPER

1699 LAND COMPANY
Alex Tetterton

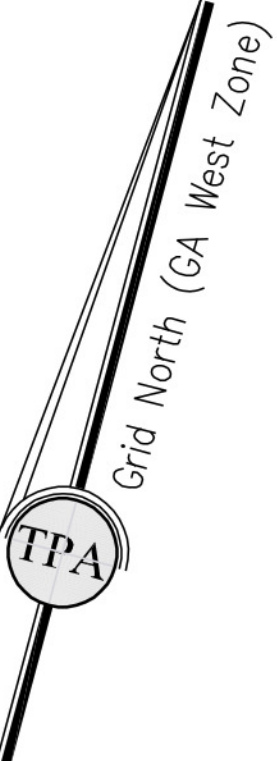
1424 North Brown Road Suite 100 Lawrenceville, Georgia 30043
Telle: (678) 252 - 2500



4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com



LOCATION MAP
not to scale



GRAPHIC SCALE - IN FEET
25 0 50 100 150

SITE NOTES

1. Site area - 12.46 acres
2. Total Number of Lots/Units - 62
3. Density - 4.97 Lot/Units per acre.
4. Existing Zoning - O-I
5. Proposed Zoning - R-8A/D
6. Proposed land use : Single Family
40' Rear Entry Lots - 25
45' Rear Entry Lots - 19
50' Front Entry Lots - 18
7. Minimum Lot Size:
Single Family Detached - 4500 sf
8. Proposed Perimeter Setbacks:
Front Setback from Street - 20'
Side Setback - 10'
Rear Setback - 10'

Proposed Interior Setbacks:

- Front Setback - 10'
Side Setback - 0'
Rear Setback - 10'

9. Open Space: 2.09 acres (16%)

10. Proposed development will be gated and will have private streets. All interior setbacks will be measured from the face of curb.

VARIANCES

1. Reduce the lot width on lots 43-61 from 50 feet to 45 feet and reduce the lot widths on Lots 1-3, and 22-43 from 50 feet to 40 feet.
2. Reduce the 65 foot setback on North Point Parkway and Kimball Bridge Road to 20 feet with a landscape strip.
3. Reduce the interior street setbacks from 35 feet to 10 feet (private streets). Reduce the side setbacks to 0 feet with a minimum of 10 feet between structures. Reduce the rear setback on Lots 4 -21 from 20 feet to 10 feet.

ZONING PLAN

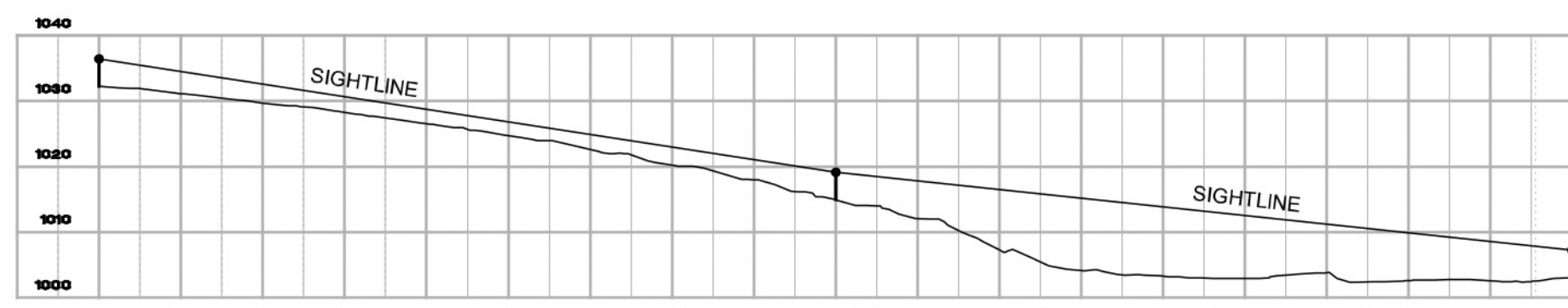
Kimball Bridge Road Tract

Land Lot 807, 808, 849 and 850
Parcel # 12299008490529
Alpharetta, Georgia



For The Firm
Travis Pruitt
&
Associates, Inc.

DATE: 06-14-2017
SCALE: 1" = 50'
CN
LSV
JN 1-16-0491CP05
FN



ENTRANCE SIGHT DISTANCE PROFILE



OVERALL OPEN SPACE = 2.09 ACRES

OPEN SPACE - 2.09 ACRES

FLOOD HAZARD NOTE:
This property does lie within a 100 year flood hazard zone (but only that portion so indicated on this plat) as defined by the F.E.M.A. Flood Insurance Rate Map of
CITY OF ALPHARETTA
Community Panel # 130084 0067 E
Map Number 13121C0067 E
Flood Zone AE
Dated: JUNE 22, 1998

Note: All boundary and topographic information used on this zoning plan has been provided by the owner.

OWNER/DEVELOPER

1699 LAND COMPANY

Alex Tetterton

1424 North Brown Road
Suite 100Lawrenceville, Georgia 30043
Tele: (678) 252 - 2500

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com

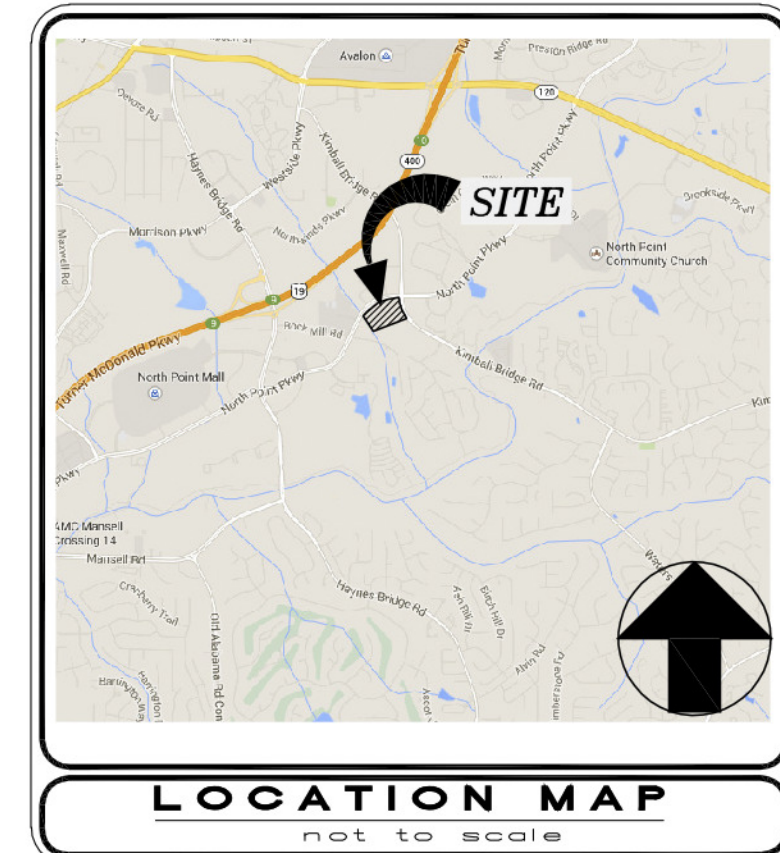


SITE NOTES

1. Site area - 12.46 acres
2. Total Number of Lots/Units - 61
3. Density - 4.89 Lot/Units per acre.
4. Existing Zoning - O-I
5. Proposed Zoning - R-8A/D
6. Proposed land use : Single Family
 - 40' Rear Entry Lots - 24
 - 45' Rear Entry Lots - 5
 - 50' Rear Entry Lots - 14
 - 50' Front Entry Lots - 18
7. Minimum Lot Size:
 - Single Family Detached - 4500 sf
8. Proposed Perimeter Setbacks:
 - Front Setback from Street - 20'
 - Side Setback - 10'
 - Rear Setback - 10'
 Proposed Interior Setbacks:
 - Front Setback - 10'
 - Side Setback - 0'
 - Rear Setback - 10'
9. Open Space: 2.09 acres (16%)
10. Proposed development will be gated and will have private streets. All interior setbacks will be measured from the face of curb.

VARIANCES

1. Reduce the lot width on lots 43-61 from 50 feet to 45 feet and reduce the lot widths on Lots 1-3 and 22-42 from 50 feet to 40 feet.
2. Reduce the 65 foot setback on North Point Parkway and Kimball Bridge Road to 20 feet with a landscape strip.
3. Reduce the interior street setbacks from 35 feet to 10 feet (private streets). Reduce the side setbacks to 0 feet with a minimum of 10 feet between structures. Reduce the rear setback on Lots 4-21 from 20 feet to 10 feet.



ZONING PLAN

Kimball Bridge Road Tract

Land Lot 807, 808, 849 and 850

Parcel # 12299008490529

Alpharetta, Georgia

For The Firm
Travis Pruitt
& Associates, Inc.

DATE: 03-06-2017

SCALE: 1" = 50'

CN

LSV

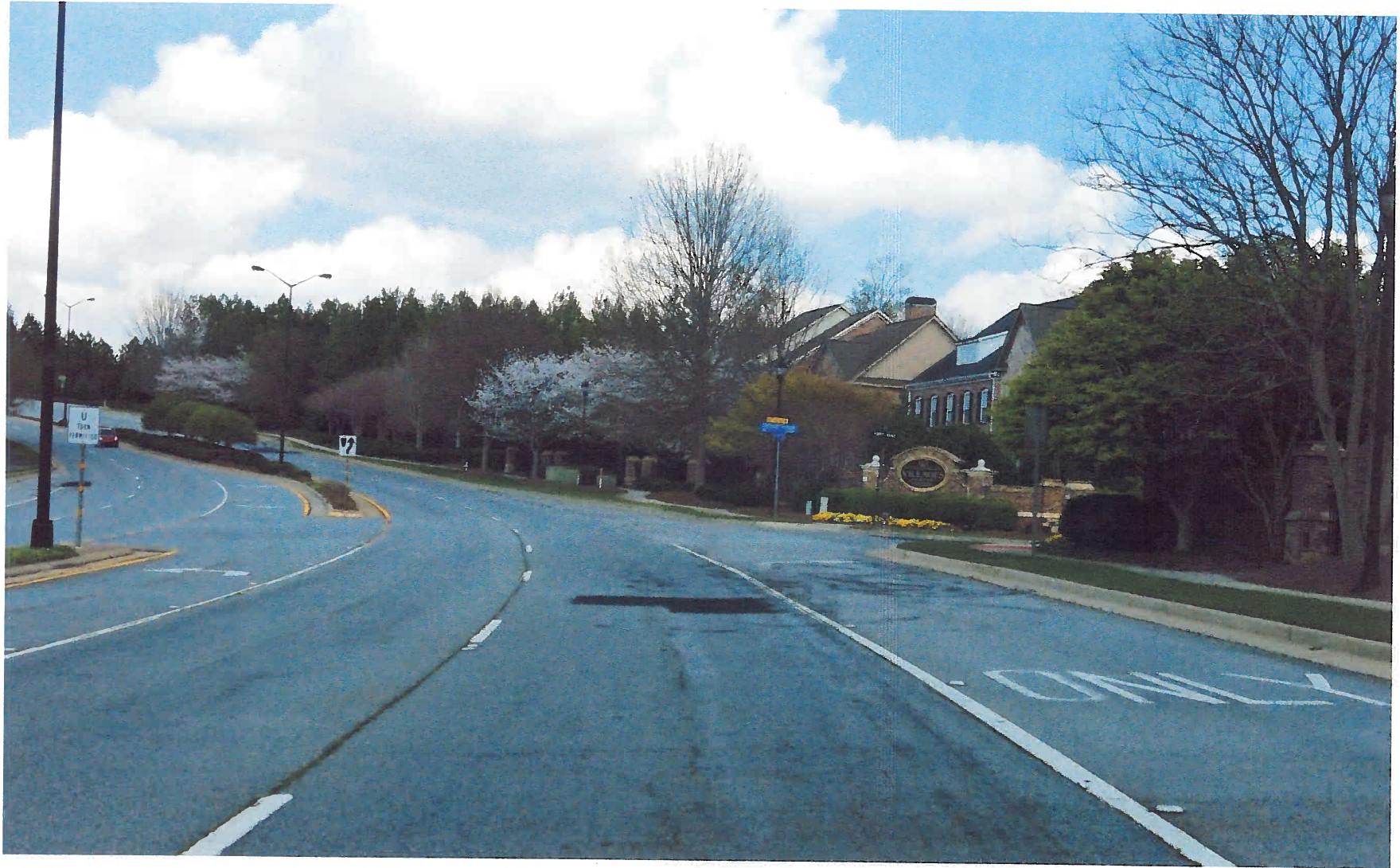
JN 1-16-0491CP05

FN

Grid North (GA West Zone)

TPA

Examples of Homes Fronting 4-Lane Road



Examples of Homes Fronting 4-Lane Road



Examples of Homes Fronting 4-Lane Road



Examples of Homes Fronting 4-Lane Road



Examples of Homes Fronting 4-Lane Road



Examples of Homes Fronting 4-Lane Road



CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: KB 400 Master Plan

Contact Name: Don Rolader

Telephone: 770-442-0330

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

The City has received multiple emails from Kimball Farms residents with comments mainly regarding traffic, and subdivision access

with some concerns on school population and land use change. The City has copies of those emails. Applicant has received and

responded to 1 email (attached). Applicant has had previous meetings with Kimball Farms POA board members, and held a public

information meeting on March 22, 2017. The meeting was held at 6pm at the offices of Wakefield Beasley, 5200 Avalon Blvd.,

Alpharetta, GA. A copy of the sign in sheet is attached.

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.* samples attached

- | | |
|--|---|
| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☒ Group Meeting |
| ☒ Email | ☐ Other (Please Specify) _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

All those persons listed on Exhibit A attached hereto, and the Kimball Farms Homeowner's Association.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: _____

Donald A. Rolader

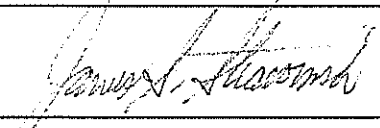
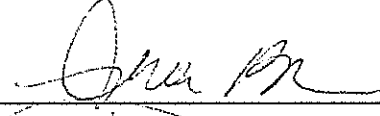
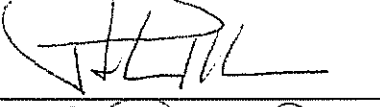
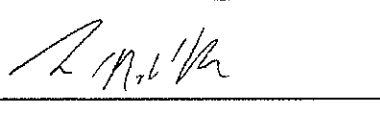
Date: 3/23/2017

Print Form

Kimball Bridge Rezoning Information Meeting

March 22, 2017

1699 Land Company, LLC

	Print Name	Signature	E-mail Address
1	JIM STRAWINSKI		JIMSTRAW@COMCAST.NET
2	Al Modglin		AL@MODGLIN.COM
3	Steve Walst		DLTANGO@HOTMAIL.COM
4	Gina Brown		ginaleo1@bellsouth.net
5	Percy Lindback		percy.lindback@gmail.com
6	RALPH EDWARDS		redwards@ebsprep.com
7	Mark Kochler		markinc@yahoo.com
8			
9			
10			
11			
12			
13			
14			

Don Rolader

From: Richard M. Morgan <rmm@morgandisalvo.com>
Sent: Tuesday, March 14, 2017 11:49 AM
To: Don Rolader
Cc: Frank Tetterton; Graves, Eric
Subject: Re: RMM - Rezoning App of 1699 Land Company, LLC / Kimball & NPP

Understood. Thank you for the clarification.

Richard M. Morgan

Morgan & DiSalvo, P.C.
5755 North Point Parkway, Suite 17
Alpharetta, Georgia 30022-1143
telephone: (678) 720-0750
facsimile: (678) 720-0746



www.morgandisalvo.com

NOTICE TO RECIPIENTS:

The information in this message may be legally privileged and is confidential information intended only for the use of the individual(s) or entity(ies) named as the recipient(s). If the reader of this message is not an intended recipient, you are hereby notified that any use, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this message in error, please notify me immediately at rmm@morgandisalvo.com or (678) 720-0750, immediately cease any further viewing, copying, printing, or dissemination of this information in any manner or form whatsoever, and immediately and permanently delete any and all embodiments of this information including, but not limited to, deleting this e-mail, any attachments, and copies thereof from any drives or storage media and destroying any printed copies of the e-mail or attachments.

No attorney-client relationship exists with the firm of Morgan & DiSalvo, P.C. unless an engagement letter, fee contract, or other, similar agreement exists. If you are not an existing client of the firm, you may not rely on any information contained in this e-mail and do so at your own risk. The sender reserves and asserts any and all rights and privileges to confidentiality, attorney-client privilege and work-product doctrine which may apply to the information and this e-mail.

On Tue, Mar 14, 2017 at 9:56 AM, Don Rolader <don@roladerandrolader.com> wrote:

Richard, none of the homes has a driveway on North Point Parkway or Kimball Bridge Road. The homes are only accessible from within the subdivision. That is what is meant by "no homes will directly access North Point Parkway". There are entrances on North Point Parkway and Kimball Bridge Road for the subdivision. The gates will be set in from

the right of way to allow stacking off of the right of way. The gates will have transponders and will be triggered by devices in the residents' vehicles. They will not have to stop or push any buttons to enter. They simply drive up to the gate and it opens. The subdivision will be gated to prevent any cut through traffic between Kimball Bridge Road and North Point Parkway. There are only 61 homes in the development so we expect no delay at the entry points. This property is presently zoned O&I for "corporate office" development. A major office center with parking decks and far more traffic could be constructed without any consideration or action by the City Council. The proposal represents a much softer use of the property. Please let me know if I can be of further assistance. Thanks, Don Rolader

From: Richard M. Morgan [mailto:rmm@morgandisalvo.com]
Sent: Tuesday, March 14, 2017 9:40 AM
To: don@roladerandrolader.com
Subject: RMM - Rezoning App of 1699 Land Company, LLC / Kimball & NPP

Don, I just reviewed the letter and proposed plat sent to me. I am confused by it, as it states that no no homes will directly access North Point Parkway but the only entrance I see on the Plat is on NPP. Further, it is gated, which could lead to back ups as people try to get by the closed gate. How is this supposed to work on this extremely busy and backed up road anywhere near rush hour traffic in the later afternoon hours? Thanks.

Richard M. Morgan

Morgan & DiSalvo, P.C.
5755 North Point Parkway, Suite 17
Alpharetta, Georgia 30022-1143
telephone: (678) 720-0750
facsimile: (678) 720-0746



www.morgandisalvo.com

NOTICE TO RECIPIENTS:

The information in this message may be legally privileged and is confidential information intended only for the use of the individual(s) or entity(ies) named as the recipient(s). If the reader of this message is not an intended recipient, you are hereby notified that any use, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this message in error, please notify me immediately at rmm@morgandisalvo.com or (678) 720-0750, immediately cease any further viewing,

copying, printing, or dissemination of this information in any manner or form whatsoever, and immediately and permanently delete any and all embodiments of this information including, but not limited to, deleting this e-mail, any attachments, and copies thereof from any drives or storage media and destroying any printed copies of the e-mail or attachments.

No attorney-client relationship exists with the firm of Morgan & DiSalvo, P.C. unless an engagement letter, fee contract, or other, similar agreement exists. If you are not an existing client of the firm, you may not rely on any information contained in this e-mail and do so at your own risk. The sender reserves and asserts any and all rights and privileges to confidentiality, attorney-client privilege and work-product doctrine which may apply to the information and this e-mail.

Don Rolader

From: Amanda Mathis <amanda.mathis@thesrteam.com>
Sent: Tuesday, March 14, 2017 10:09 AM
To: Frank Tetterton (Gmail); 'Don Rolader'
Subject: RE: HOA meeting

- Met with Ron and Al on 10/22/15
- Met with Ron and Al on 11/20/15
- Phone call with Ron and Al on 2/22/16
- Emailed update on hearing dates on 1/13/17
- Met with Ron and Al on 1/20/17
- Frank emailed a write up and a new plan on 2/18/17
- Emailed new plans and letter for the HOA to them on 3/9/17

Frank let me know if you have anymore.

Thanks.



Amanda Mathis

Land Development Administration

T: 678-252-2510



This e-mail and any files transmitted with it are confidential and are intended solely for the use of the individual or entity to which they are addressed. It is not an offer or acceptance, and it is not intended to be all or part of an agreement. If you are not the intended recipient or the person responsible for delivering the e-mail to the intended recipient, be advised that you have received this e-mail in error and that any review, use, dissemination, forwarding, printing, or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by return e-mail and delete this e-mail from your system. The sender does not accept liability for any damage caused by any virus transmitted by this e-mail or any errors or omissions in the contents of this message which arise as a result of e-mail transmission.

From: Frank Tetterton [mailto:frank@tetterton.com]

March 10, 2017

RE; Rezoning Application of 1699 Land Company, LLC for 12.46 acres at the intersection of Kimball Bridge Road and North Point Parkway; Rezoning from O&I to R-8 A/D Dwelling, "For-Sale", Attached/Detached Residential-Medium Density

Dear Property Owner:

1699 Land Company, LLC has amended its rezoning application in several significant aspects. A site plan is attached for your consideration. The revised application requests 61 single family detached homes in a gated subdivision with private streets. The resulting density will be 4.89 units per acre. The request has changed from C.U.P. to R-8 A/D.

The interior roads will not allow any public access or "cut through" traffic. The homes will be a minimum of 2,400 square feet, and the price point is anticipated to be from \$500,000.00. No homes will directly access North Point Parkway or Kimball Bridge Road. The project will contain 2.09 acres of open space with parks and a trail. Pedestrian access to sidewalks along Kimball Bridge Road and North Point Parkway will be provided through pedestrian gates from the community.

The traffic generated by the proposed development is 82% less than what than that which could be generated by an office development under the current O&I zoning category. The density of this project has been reduced 36% from the initial request and townhome product has been eliminated.

The application includes a master plan amendment, Comprehensive Plan Amendment and the three Variances shown on the site plan.

If you have questions or would like additional information, please contact our representative, Don Rolader. His address is 1865 Lockeway Drive, Suite 601, Alpharetta, GA. His phone number is 770-442-0330 and his fax number is 770-442-0641. His email address is don@roladerandrolader.com.

Thank you for your consideration of this application.

Sincerely,

1699 Land Company, LLC
Mark T. Whitmire, Manager
(678) 252-2500

cc: City of Alpharetta Community Development Department

Exhibit "A" (page 1)

312 HOLDINGS LLC

Or Current Property Owner

1905 WILLSHIRE GLN ALPHARETTA GA 30009

AEG HOLDINGS LLC

Or Current Property Owner

5755 NORTH POINT PKWY # #37 ALPHARETTA GA 30022

ALPHARETTA WELLNESS CLINIC LLC

Or Current Property Owner

5755 NORTH POINT PKWY UNIT 89 ALPHARETTA GA 30022

AMLI AT MILTON PARK LLC

Or Current Property Owner

200 W MONROE ST STE 2200 CHICAGO IL 60606

ANTHEM HOLDINGS LLC

Or Current Property Owner

5755 N POINT PKWY SUITE 96 ALPHARETTA GA 30022

ASSURANCE FORENSIC ACCOUNTING LLC

Or Current Property Owner

2180 SATELLITE BLVD STE 400 DULUTH GA 30097-4927

BHARATH SAMBA MURTHY & GEETHA

Or Current Property Owner

1410 BITTERCRESS CT ALPHARETTA GA 30005

BLOOM INVESTMENTS LLC

Or Current Property Owner

750 PIMLICON PL SUWANEE GA 30024

BLUE FROG CAPITAL MANAGEMENT LLC

Or Current Property Owner

5755 NORTH POINT PKWY # 50 ALPHARETTA GA 30022

BREEN HOLDINGS OF GEORGIA LLC

Or Current Property Owner

5755 NORTH POINT PKWY STE 260 ALPHARETTA GA 30022

BUFORD CARE INC

Or Current Property Owner

2721 BUFORD HWY BUFORD GA 30518

CABOT INVESTMENTS LLC

Or Current Property Owner

1689 DULUTH HWY LAWRENCEVILLE GA 30043-5010

CASE HOLDING GROUP LLC

Or Current Property Owner

315 BOUNDARY PL ROSWELL GA 30075

CHRISTI PROPERTY LLC

Or Current Property Owner

550 PHARR RD # 410 ATLANTA GA 30305

FOUR HUNDRED CRESTLINE L L C

Or Current Property Owner

3000 ROYAL BLVD S ALPHARETTA GA 30022-4432

FULTON COUNTY BOARD OF EDUCATION

Or Current Property Owner

786 CLEVELAND AVE ATLANTA GA 30315

HOUSE & ASSOC INC

Or Current Property Owner

5755 NORTH POINT PKWY # 36 ALPHARETTA GA 30022

HOUSE WILLIAM A

Or Current Property Owner

5755 N POINT PKWY SUITE 36 ALPHARETTA GA 30022

INERTIA REHABILITATION ASSOC INC

Or Current Property Owner

5755 NORTH POINT PKWY STE 31 ALPHARETTA GA 30022

JIA XIANGMING ZHAO ZILIN

Or Current Property Owner

955 WATER GROVE CT ROSWELL GA 30075

JJM REAL ESTATE LTD

Or Current Property Owner

4646 NORTH SHALLOWFORD RD ATLANTA GA 30338

KENNEMORE WILLIAM L

Or Current Property Owner

5755 NORTH POINT PKWY # 20 ALPHARETTA GA 30022

KIMBALL BRIDGE HOLDINGS LLC

Or Current Property Owner

4905 NORTH POINT PKWY ALPHARETTA GA 30022

LH INVESTMENTS LLC

Or Current Property Owner

265 DUNHILL WAY ALPHARETTA GA 30005

LI YONG & DENG YOUYING

Or Current Property Owner

5755 N POINT PKWY SUITE 95 ALPHARETTA GA 30022

LISA SHIPPEL LAW LLC

Or Current Property Owner

5755 N POINT PKWY STE 90 ALPHARETTA GA 30022

MACINTOSH DAVID C & MONICA L TRS OF THE MACINTOSH REVOC TR

Or Current Property Owner

22300 MC CAULEY RD SHAKER HEIGHTS OH 44122

MATHERLY W RICHARD

Or Current Property Owner

5755 NORTH POINT PKWY # 21 ALPHARETTA GA 30022

MCI COMMUNICATIONS SERVICES INC

Or Current Property Owner

7701 E TELECOM PKWY TAMPA FL 33637

NEO REALTY LLC

Or Current Property Owner

5755 NORTH POINT PKWY # #17 ALPHARETTA GA 30022-1143

Exhibit "A" (page 2)

NIDHI NITYA 81&82 LLC
Or Current Property Owner
5755 N POINT PKWY SUITE 85 ALPHARETTA GA 30022

NORTHPOINT PARK 5152 LLC
Or Current Property Owner
5755 N POINT PKWY STE 85 ALPHARETTA GA 30022

PALMER HOUSE LLC
Or Current Property Owner
2911 PIEDMONT RD NE SUITE B ATLANTA GA 30305

PAT LLC
Or Current Property Owner
5755 NORTH POINT PKWY # 93 ALPHARETTA GA 30022

PHILIP REID REALTY LLC
Or Current Property Owner
360 SUMMER SHADE LN ROSWELL GA 30075

PLA MILTON PARK LLC
Or Current Property Owner
200 W MONROE ST STE 2200 CHICAGO IL 60606

ROYAL FOREST PARTNERS LLC
Or Current Property Owner
P O BOX 98309 ATLANTA GA 30359

SAMANTHA ASSOCIATES LLC
Or Current Property Owner
3520 PIEDMONT RD STE 125 ATLANTA GA 30305

SAMATHA ASSOC L L C
Or Current Property Owner
3520 PIEDMONT RD NE SUITE 125 ATLANTA GA 30305-1516

SL PROPERTY HOLDING LLC
Or Current Property Owner
730 CULWORTH MNR ALPHARETTA GA 30022

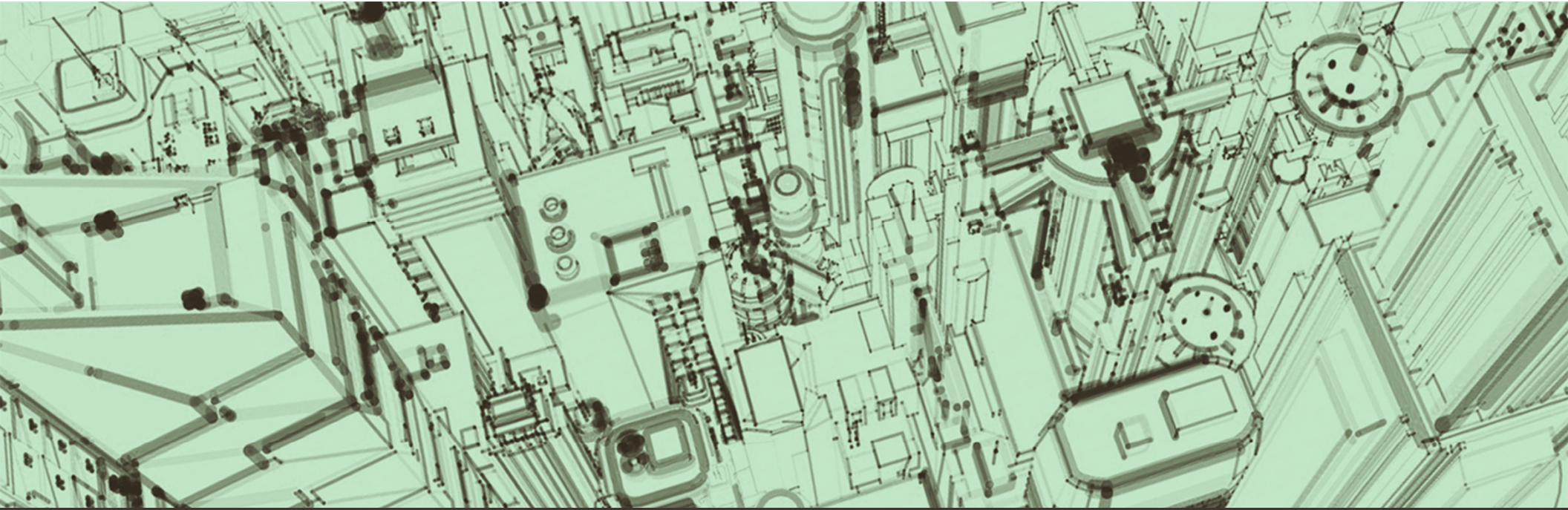
SUGAROAK KIMBALL ROYAL LLC
Or Current Property Owner
481 CARLISLE DR HERNDON VA 20170-4830

TALCOTT III TWO HUNDRED MILTON PARK LLC
Or Current Property Owner
1 FINANCIAL PLAZA HARTFORD CT 06103

V & R INVESTMENTS LLC
Or Current Property Owner
3 VANDY CT SAVANNAH GA 31411

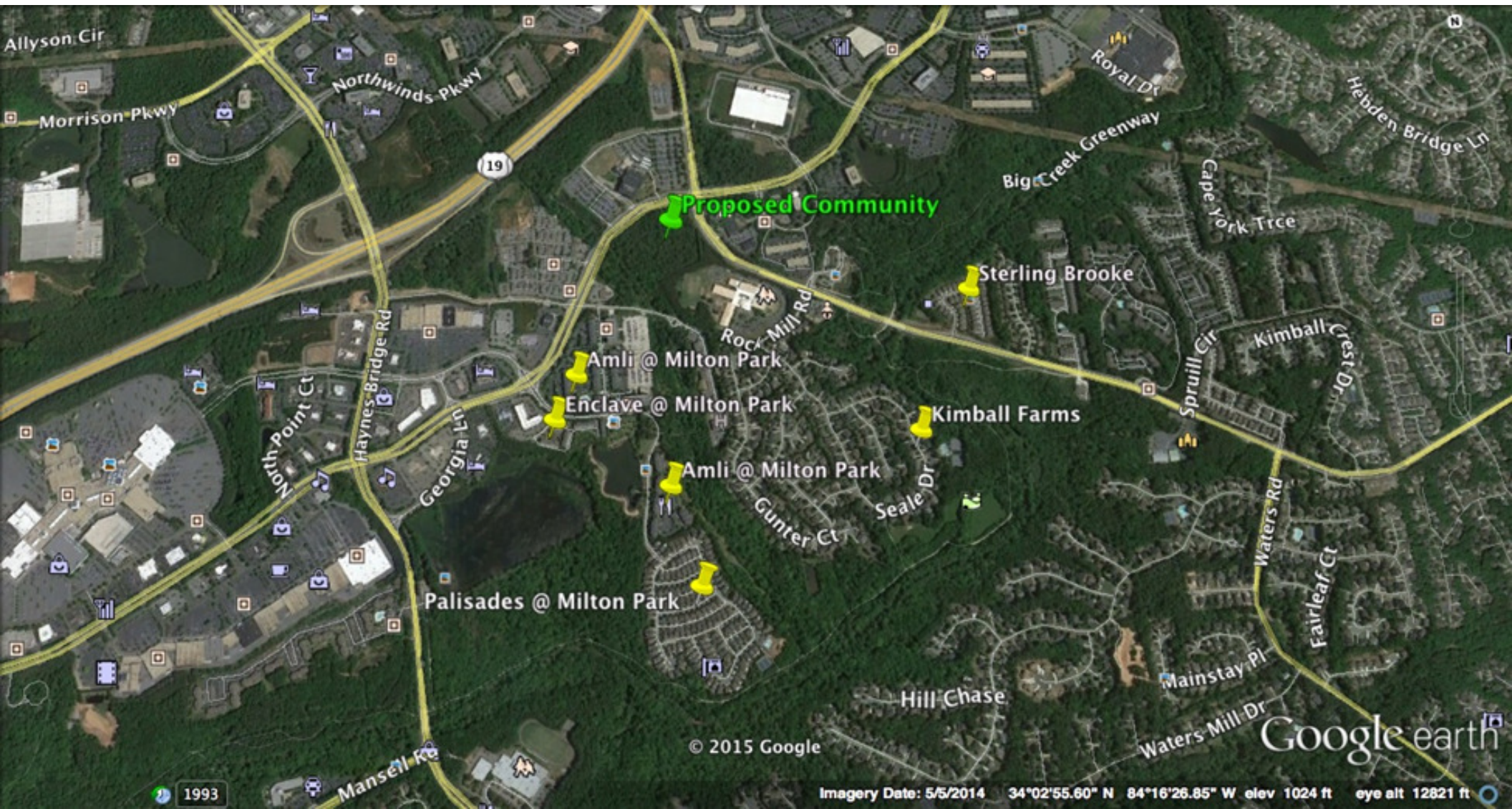
VALUE PLUS VENTURES LLC
Or Current Property Owner
5755 NORTHPOINT PKWY STE 41 ALPHARETTA GA 30022

WACHOVIA BANK NATIONAL ASSN
Or Current Property Owner
P.O. BOX 2609 CARLSBAD CA 92018-2609



Proposed Community





SITE NOTES

1. Site Area: 12.46 acres
2. Total Number of lots/units: 61
3. Density: 4.89 lot/unit per acre
4. Existing Zoning: O-I
5. Proposed Zoning: R-8A/D
6. Proposed Land Use: Single Family
 - 40' Rear Entry Lots: 24
 - 45' Rear Entry Lots: 5
 - 50' Rear Entry Lots: 14
 - 50' Front Entry Lots: 18
7. Minimum Lot Size:
 - Single Family Attached: 4500 sf

8. Proposed Perimeter Setback:

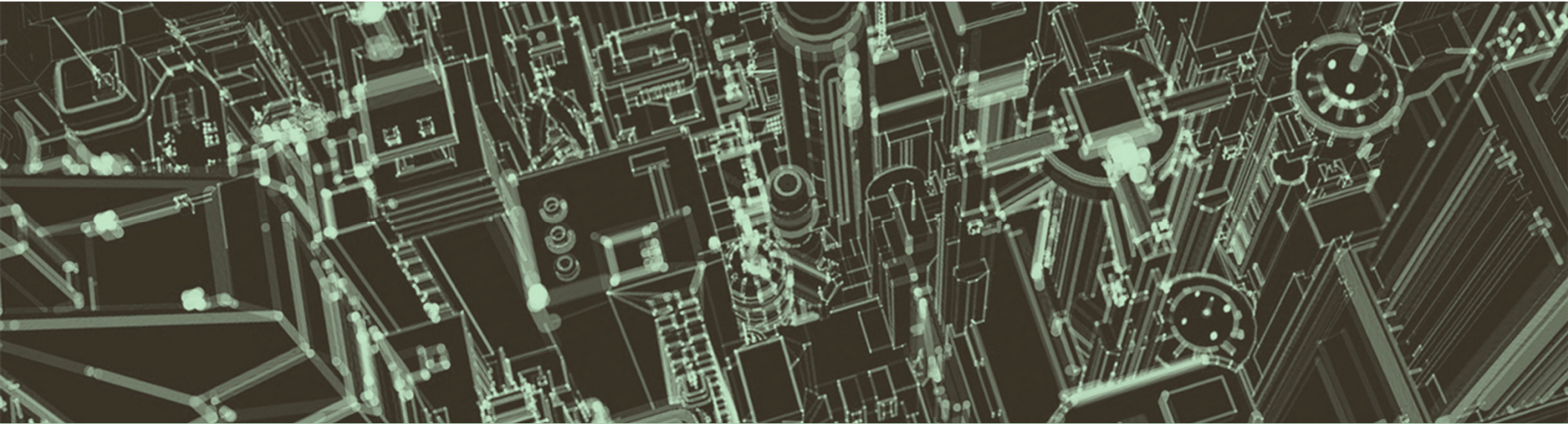
- Front Setback from Street: 20'
- Side Setback: 10'
- Rear Setback: 10'

Proposed Interior Setbacks:

- Front Setback: 10'
- Side Setback: 0'
- Rear Setback: 10'

9. Open Space: 2.09 (16%)

10. Proposed development will be gated and will have private streets. All interior setbacks will be measured from the face of the curb.



Product Examples











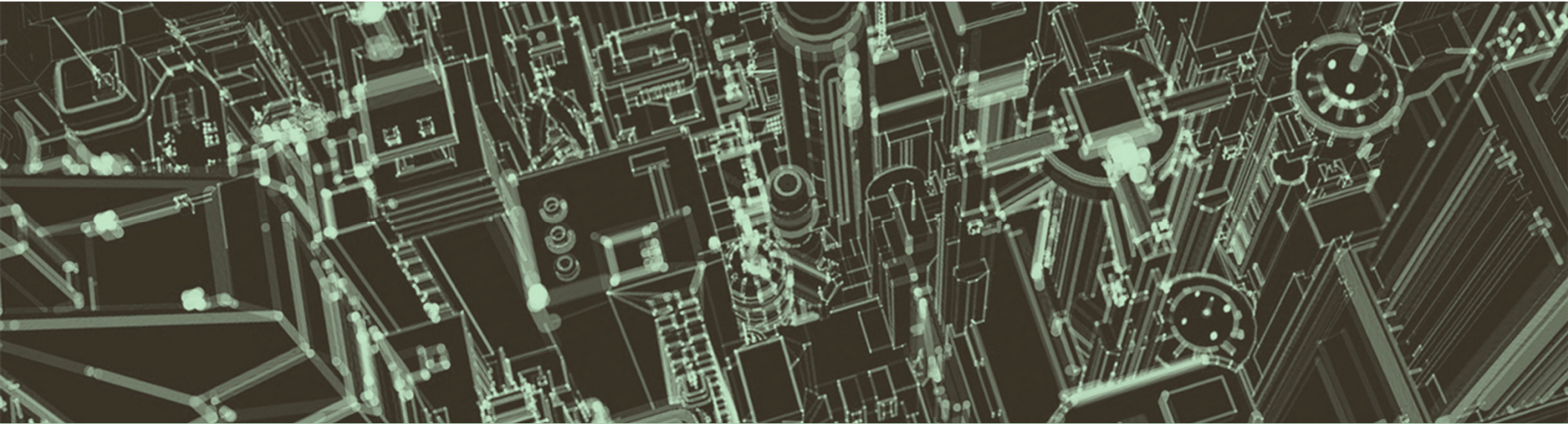












Entrance Examples

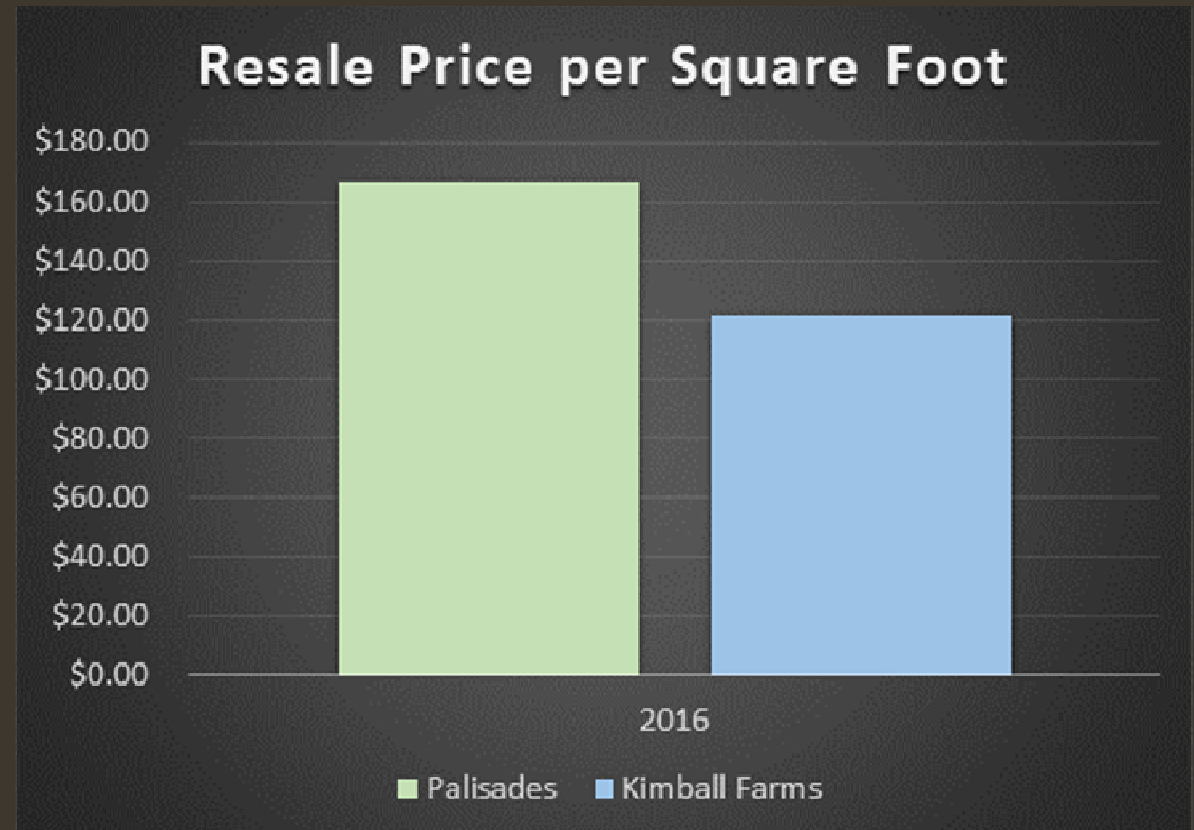






RESALE GROWTH

- In both the Palisades and Kimball Farms, price per square foot (\$/SF) has grown for the last three years.



Trip Generation Analysis (9th Ed.)										
Existing Zoning										
Land Use			Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out
Proposed Site Traffic										
210	Single-Family Detached Housing		0 d.u.	0	0	0	0	0	0	0
230	Residential Condominium/Townhouse		0 d.u.	0	0	0	0	0	0	0
710	General Office Building		211,515 s.f.	2,320	348	306	42	315	54	261
912	Drive-in Bank*		4,000 s.f.	593	48	27	21	97	49	48
Gross Trips				2,913	396	333	63	412	103	309

Source: Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 9th Ed., 2012

* A bank was assumed for the 2-acre outparcel under existing zoning conditions.

Proposed Use (CUP)

Trip Generation Analysis (9th Ed.)											
Proposed Zoning											
Land Use			Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
						Total	In	Out	Total	In	Out
Proposed Site Traffic											
210	Single-Family Detached Housing		61	d.u.	666	52	13	39	67	42	25
230	Residential Condominium/Townhouse		0	d.u.	0	0	0	0	0	0	0
710	General Office Building		0	s.f.	0	0	0	0	0	0	0
912	Drive-in Bank		0	s.f.	0	0	0	0	0	0	0
Gross Trips					666	52	13	39	67	42	25

Source: Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 9th Ed., 2012

Comparison Summary

The proposed Kimball Bridge Road Tract residential development is projected to generate less development traffic compared to the projected development traffic with build-out of the existing property's zoning.

The proposed land uses and densities are projected to generate approximately 77% fewer daily trips, 87% fewer AM peak hour trips, and 84% fewer PM peak hour trips, compared to the land uses and densities under existing zoning.

Zoning Changes

- ❖ As the picture to the left displays, the proposed zoning will take daily traffic counts down to *one-third* of that of the existing zoning.

VARIANCES

1. Reduce the lot width on lots 43-61 from 50 feet to 45 feet and reduce the lot widths on lots 1-3 and 22-42 from 50 feet to 40 feet.
2. Reduce the 65 foot setback on North Point Parkway and Kimball Bridge Road to 20 feet with a landscape strip.
3. Reduce the interior street setbacks from 35 feet to 10 feet (private streets). Reduce the side setback to 0 feet with a minimum of 10 feet between structures. Reduce the rear setback on lots 14-21 from 20 feet to 10 feet.













TREE CONDITION STUDY

KIMBALL BRIDGE @
NORTHPOINT PARKWAY
ALPHARETTA GA
PROJECT: 1932

Prepared for:

The Providence Group of Georgia LLC
Dave Bocolucci
11340 Lakefield Drive, Suite 250
Johns Creek, GA 30097



PO BOX 870784
STONE MOUNTAIN GA 30087
☎ 678-344-6948
✉ 678-261-1498
WWW.ONEBARK.COM

TABLE OF CONTENTS

SPECIMEN TREE STUDY

Assignment.....	1
Background.....	1
Disclosure	1
Methodology	2
Inventory	2
Discussion.....	3
Recommendations	3
Certification	4

ASSIGNMENT

Analyze structural and physiological condition of hardwoods 24" DBH and greater, and pines 30" DBH and greater. Document problems that affect tree health and long-term viability. Document developing issues that affect the status of these trees as *Specimen* class trees.

BACKGROUND

Site visit and inspection occurred February 4, 2015

A property survey, including property boundaries, major features, and located trees, was provided to me in preparation of the assignment. Because the condition of trees may affect the design of the site, it is critical during the planning phase to have an understanding of the condition of each tree.

DISCLOSURE

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments and mitigation cannot be guaranteed. Clients may choose to accept or disregard the recommendations of the arborists, or to seek additional advice.

METHODOLOGY

INVENTORY

The entire site was traversed to locate each inventoried tree.

An inspection of each subject tree was conducted, using visual techniques and basic instruments standard for arboricultural inspection. The buttress roots, trunk, limbs, branches, twigs, leaves, and surrounding environment of each tree were reviewed.

Please refer to the Appendix for the results of the inventory. The table below defines the data gathered for each field of information:

ID	Prior to my site visit, each tree had been assigned a unique serial number (by others) with a corresponding stamped aluminum tag affixed to the trunk of the tree. The numbering is not sequential. Four additional specimen-size trees are identified by numbers assigned for this report, #201-204. These had not been marked in the field prior to my visit.
Species	North American common name is used for the tree
Size	Diameter at breast height (approximately 4.5') or diameter at narrowest point below stem splits was measured using a Lufkin Forestry diameter tape. General methodology follows that of the City of Alpharetta recommendations.
Condition	An overall condition was assigned based on tree vigor and structural conditions at the time of inspection. • Good - tree health is vigorous and structure is not problematic. Minor issues can be easily mitigated. • Fair – tree health may not be optimal and some stress may be present. Some structural problems might be present. Minor issues require attention. • Poor – tree vigor is not optimal, tree is stressed or possibly in a slow gradual decline. Tree structure is likely below average. Severe structural problem may exist. Tree may have less than 10 years of useful life. • Dead – Tree is dead. • Declining – Death is imminent, or useful life expectancy will end, within 15 years.
Status	Opinion as to whether the tree meets Specimen Tree criteria
Pathology	Diagnosis of any significant active pathologies
Form	General shape or structural classification of the tree and canopy
Comments	Narrative description of pertinent observations
Recommendation	Recommendations if needed or required

DISCUSSION

The condition of the trees on this parcel are average for a typical urban woodland.

The following criteria are used by the City of Alpharetta administrator to identify specimen trees. Both the size and condition criteria must be met for a tree to qualify.

Size Criteria

- Overstory Trees: 24-inches diameter or larger, pines 30-inches or larger
- Understory Trees: 8-inches diameter or larger

Condition Criteria

- Life expectancy of greater than fifteen (15) years
- Relatively sound and solid trunk with no extensive decay
- No more than one major and several minor dead limbs (hardwoods only).
- No major insect or pathological problem.

RECOMMENDATIONS

The information on forthcoming land surveys for submittal should be updated to reflect the tree sizes and species verifications made in the field. **Eleven (11) of the trees identified in the field clearly appear to meet specimen criteria (both on-site and boundary trees):**

#201, 202, 203, 204, 635, 637, 639, 769, 770, 771 & 773

CERTIFICATION

I certify that all of the statements made in this report are true, complete and correct to the best of my knowledge and belief, and are made in good faith.

1-31



Jesse Milton
Consulting Arborist
Board Certified Master Arborist, ISA # SO-1170B

February 5, 2015

ID: 201

Species: Tulip poplar

Status: **Specimen**

Size: 25

Condition: Fair

Pathology:

Form: Single

Comment: no significant problems

Recommend:



ID: 202

Species: Elm, slippery

Status: **Specimen**

Size: 30

Condition: Fair

Pathology:

Form: Single

Comment: no significant problems

Recommend:



ID: 203

Species: Tulip poplar

Status: **Specimen**

Size: 26

Condition: Fair

Pathology:

Form: Asymmetric

Comment: no significant problems

Recommend:



ID: 204

Species: Tulip poplar

Status: **Specimen**

Size: 26

Condition: Fair

Pathology:

Form: Asymmetric

Comment: no significant problems

Recommend:



ID: 634

Species: Maple, red

Status: **Not Specimen**

Size: 30

Condition: Defect

Pathology:

Form: Bifurcated

Comment: structural defect between codominant stems.

Recommend:



ID: 635

Species: Maple, red

Status: **Specimen**

Size: 26

Condition: Fair

Pathology:

Form: Bifurcated

Comment: some bark inclusion observed in lower trunk. Not yet problematic

Recommend:



ID: 636

Species: Maple, red

Status: **Not Specimen**

Size: 26

Condition: Poor

Pathology: Saprot of trunk

Form: Asymmetric

Comment: multiple regions of cambial and xylem dieback in lower trunk

Recommend:



ID: 637

Species: Elm, american

Status: **Specimen**

Size: 40

Condition: Fair

Pathology:

Form: Multiple trunks

Comment: bark inclusions near trunk base.
canopy is somewhat asymmetrical towards west.

Recommend:



ID: 639

Species: Pine, loblolly

Status: **Specimen**

Size: 35

Condition: Fair

Pathology:

Form: Single

Comment: vines growing on trunk face
somewhat a symmetrical.

Recommend:



ID: 642

Species: Tulip poplar

Status: **Not Specimen**

Size: 28

Condition: Declining

Pathology:

Form: Single

Comment: no significant problems

Recommend:



ID: 643

Species: Tulip poplar

Status: **Not Specimen**

Size: 24

Condition: Defect

Pathology: trunk decay

Form: Bifurcated

Comment: large trunk wound, closed; trunk resonant when tapped with mallet, indicating decay behind woundwood formation

Recommend:



ID: 645

Species: Pine, loblolly

Status: **Not Specimen**

Size: 31

Condition: Unsound

Pathology:

Form: Bifurcated

Comment: Trunk bifurcation is in a state of active failure. Radial crack, open, has developed below bifurcation.

Recommend:



ID: 648

Species: Pine, loblolly

Status: **Not Specimen**

Size: 35

Condition: Unsound

Pathology: Fusiform

Form: Single

Comment: Significant advanced canker with secondary decay infections at base.

Recommend:



ID: 650

Species: Sweetgum

Status: **Not Specimen**

Size: 24

Condition: Poor

Pathology: Buttress Decay

Form: Asymmetric

Comment: Large decaying wound at base of trunk

Recommend:



ID: 653

Species: Tulip poplar

Status: **Not Specimen**

Size: 30

Condition: Unsound

Pathology: Buttress Decay

Form: Single

Comment: Trunk is hollow; large open cavity at base

Recommend:



ID: 769

Species: Maple, red

Status: **Specimen**

Size: 36

Condition: Fair

Pathology:

Form:

Comment: Burley trunk; not problematic
Tree may not be located properly on survey.

Recommend:



ID: 770

Species: Tulip poplar

Status: **Specimen**

Size: 28

Condition: Fair

Pathology:

Form: Multiple trunks

Comment: small side them is dead and decayed, growing from
bottom of trunk

Recommend:



ID: 771

Species: Pine, loblolly

Status: **Specimen**

Size: 35

Condition: Good

Pathology:

Form: Single

Comment: no significant problems

Recommend:



ID: 772

Species: Tulip poplar

Status: **Not Specimen**

Size: 27/25

Condition: Defect

Pathology:

Form: Bifurcated

Comment: tree group is comprised of two widely angled trunks. decay exists at the base of the bark inclusion. Connective tissues are structurally problematic

Recommend:



ID: 773

Species: Pine, loblolly

Status: **Specimen**

Size: 32

Condition: Poor

Pathology: Fusiform

Form: multiple upper

Comment: large disease canker in lower trunk, below trifurcation.

Recommend:



Trees Selected for Study



SURVEY FOR
KB/400 PARTNERS
LAND LOTS 807, 808, 849, & 850
1st DISTRICT, 2nd SECTION
FULTON COUNTY, GEORGIA
CITY OF ALPHARETTA
SCALE: 1"=50'
DATE: DECEMBER 17, 1999

GRAPHIC SCALE - FEET
0 50 100 150
BATES-LONG & ASSOCIATES
11205 ALPHARETTA HWY., SUITE A-1
ROSWELL, GEORGIA 30076
PH 770-442-0282

Kimball Bridge Road Tract
City of Alpharetta, Georgia
Project Trip Generation Comparison

Existing Zoning

Trip Generation Analysis (9th Ed.)											
Existing Zoning											
Land Use			Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
						Total	In	Out	Total	In	Out
Proposed Site Traffic											
	210	Single-Family Detached Housing	0	d.u.	0	0	0	0	0	0	
	230	Residential Condominium/Townhouse	0	d.u.	0	0	0	0	0	0	
	710	General Office Building	211,515	s.f.	2,320	348	306	42	315	54	
	912	Drive-in Bank*	4,000	s.f.	593	48	27	21	97	49	

Source: Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 9th Ed., 2012

* A bank was assumed for the 2-acre outparcel under existing zoning conditions.

Proposed Use (CUP)

Trip Generation Analysis (9th Ed.)											
Proposed Zoning											
Land Use			Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
						Total	In	Out	Total	In	Out
Proposed Site Traffic											
	210	Single-Family Detached Housing	59	d.u.	646	51	13	38	65	41	24
	230	Residential Condominium/Townhouse	37	d.u.	271	23	4	19	27	18	9
	710	General Office Building	0	s.f.	0	0	0	0	0	0	0
	912	Drive-in Bank	0	s.f.	0	0	0	0	0	0	0
	Gross Trips				917	74	17	57	92	59	33

Source: Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 9th Ed., 2012

Comparison Summary

The proposed Kimball Bridge Road Tract residential development is projected to generate less development traffic compared to the projected development traffic with build-out of the existing property's zoning.

The proposed land uses and densities are projected to generate approximately 69% fewer daily trips, 81% fewer AM peak hour trips, and 78% fewer PM peak hour trips, compared to the land uses and densities under existing zoning.

ROLADER & ROLADER, P.C.

ATTORNEYS AND COUNSELORS AT LAW

1865 LOCKEWAY DRIVE, SUITE 601

ALPHARETTA, GEORGIA 30004

Telephone (770) 442-0330

Fax (770) 442-0641

www.roladerandrolader.com

DONALD A. ROLADER
don@roladerandrolader.com

D.W. "Pete" ROLADER
1924 - 2011

March 10, 2017

Mayor and City Council
City of Alpharetta, Georgia
2 Park Plaza
Alpharetta, Georgia 30009

RE: Application 1699 Land Company, LLC for Amendment to Master Plan, Rezoning from O&I to R-8 A/D, Comprehensive Plan Amendment and Variances on 12.4 acres on North Point Parkway, City of Alpharetta, Fulton County, Georgia owned by Courtenay Partners, LLC. KB 400 Master Plan **REVISED LETTER OF INTENT**

Dear Mayor and Councilpersons:

This firm represents 1699 Land Company, LLC, the Applicant, seeking approval of this Comprehensive Plan Amendment, Amendment to the Master Plan, Rezoning from O&I to R-8 A/D and Variances. This letter shall be construed as the Revised Letter of Intent for this Application, and shall replace the original Letter of Intent filed with the initial application.

The subject property contains approximately 12.4 acres and is located on the south side of North Point Parkway at Kimball Bridge Road. To the north across North Point Parkway is property zoned and developed O&I and the Braeden Subdivision. To the east across Kimball Bridge Road is property zoned O&I (Siemens). To the south is New Prospect Elementary School, the Kimball Farms subdivision and The Palisades Subdivision. To the west on North Point Parkway is property zoned O&I.

Applicant proposes to rezone the property R-8 A/D *"For-Sale", Attached/Detached Residential-Medium Density* and construct 61 detached, for sale, single family residences in a gated community with private streets. The minimum lot size is 4,500 square feet and homes will be a minimum of 2,400 square feet. The development will contain 2.09 acres of open space, including parks and a trail. The density and design are similar to Braeden and Palisades, nearby residential communities. Home prices are projected to begin at \$500,000.00. The gated entry will prevent cut-through vehicular traffic, while pedestrian gates will provide access from the community to the sidewalks on North Point Parkway and Kimball Bridge Road.

Mayor and City Council
March 10, 2017
Page Two

Traffic generated by this development will be 82% less than that which could be generated by O&I Corporate Office development for which the property is presently approved. The number of housing units has been reduced by 36% (96 to 61) since the original application, and the townhome product has been eliminated.

Applicant requests three variances to the UDC. First, Applicant seeks to reduce the lot width on lots 43-61 from 50 feet to 45 feet, and to reduce it to 40 feet on lots 1-3 and 22-42. Second, Applicant seeks to reduce the setbacks along North Point Parkway and Kimball Bridge Road from 65 feet to 20 feet with a landscape strip. Third (Lot Setbacks), the Applicant seeks to reduce (a) the front building setback on internal streets from 35 feet to 10 feet, (b) reduce the side setbacks to zero feet with a minimum of 10 feet between homes, and (c) reduce the rear setback on lots 4-21 from 20 feet to 10 feet.

The impact on the surrounding area would be minimal compared to high density office development for which the property is currently zoned, and will fill an existing need for quality single family housing in the area. The Comprehensive Plan should be amended to show this property as designated for residential use, which is presently the highest and best use for the property. This designation will have far less impact on facilities and services than the current Corporate Office designation.

The granting of this Zoning Application will have no negative impact on adjoining or nearby properties, but will provide a compatible, transitional use. This development will not unduly tax any City of Alpharetta services, including, but not limited to, fire and police protection, water service and garbage collection. Presently sewer is available through Fulton County. The development will have minimal impact on the Fulton County School System. To fail to approve this Application will be of no benefit to the citizens of Alpharetta, Georgia while causing a financial burden upon the property owners and the developer. There is a current demand for high quality housing near office campus development, and that demand is increasing presently. Offering residences near substantial office development significantly reduce overall traffic and permit employees to work near home. Applicant has an outstanding track record for quality residential development in North metro Atlanta.

Applicant has attached Constitutional Objections to this Revised Letter of Intent, and incorporates it herein by reference.

Mayor and City Council
March 10, 2017
Page Three

Property owner respectfully requests that the Mayor and City Council approve this Application for Comprehensive Plan Amendment, Master Plan Amendment, Rezoning and the Variances requested to allow the use of the property as indicated on the site plan.

Very truly yours,
ROLADER & ROLADER, P.C.


Donald A. Rolader

DAR/ddf

CONSTITUTIONAL OBJECTIONS

Georgia Law and the procedures of the City of Alpharetta require us to raise Federal and State Constitutional objections during the rezoning application process. While the Owner anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the owner will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

A denial of the Application would be unconstitutional in that it would destroy the Owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of 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 the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Any application of the Code of the City of Alpharetta, or the Unified Development Code of the City of Alpharetta, to the Subject Property that prohibits the Owner from developing the Subject Property as proposed is unconstitutional, illegal, null and void because such an application constitutes a taking of the Owner'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 a violation of the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States because such an application denies the Owner an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would also constitute an arbitrary and capricious act by the City of Alpharetta without any rational basis therefore, thereby constituting an abuse of discretion in violation of 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 the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the City of Alpharetta to grant the Application would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Owner 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 approval of the Application that subjects the Subject Property to conditions that are different from the conditions requested by the Owner, to the extent such different conditions would have the effect of further restricting the Owner's utilization of the Subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional category and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

In addition, this constitutes formal written notice to City of Alpharetta, pursuant to O.C.G.A. § 36-33-5, that the Owner plans to seek to recover all damages that it sustains or suffers as a result of the denial of this Application and/or the unconstitutional zoning of the Subject Property by the City of Alpharetta. Such damages may include, but are not necessarily limited to, damages related to the diminution in the value of the Subject Property, attorneys' fees and expenses of litigation.

Accordingly, the Owner respectfully requests that the City of Alpharetta grant the Application as requested.

ROLADER & ROLADER, P.C.

By: 
Donald A. Rolader
Attorney for Owner

1865 Lockeway Drive
Suite 601
Alpharetta, GA 30004
770-442-0330

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

CUP-15-01/MP-15-01/Z-15-01/V-15-01
1699 LAND COMPANY, LLC

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT • 2 PARK PLAZA • ALPHARETTA, GA 30009

1. *This page should be the first page in each of your completed application packets.*
2. *It is preferred that all responses be typed. Illegible applications will not be accepted.*
3. *Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.*
4. *Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta."*
5. *Applications will be accepted only on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.*
6. *If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.*

Contact Information:

Contact Name: 1699 Land Company, LLC
Alex Tetterton

Telephone: 678-252-2500

Address: 1424 N. Brown Road

Suite: 100

City Lawrenceville

State: GA

Zip: 30043

Fax: _____

Mobile Tel: _____

Email: _____

Subject Property Information:

Address: North Point Parkway at Kimball Bridge Road

Current Zoning: O-I

District: 1

Section: 2

Land Lot: 849 & 850

Parcel ID: 12-2860-0807-032-8 12-2990-0849-052-9

Proposed Zoning: CUP

Current Use: Vacant

This Application For (Check All That Apply):

☐ Conditional Use

☒ Master Plan Amendment

☒ Rezoning

☐ Master Plan Review

☒ Variance

☐ Public Hearing

☒ Comprehensive Plan Amendment

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

Single family homes.

Applicant's Request (Please itemize the proposal):

Applicant requests rezoning from O&I to CUP and a variance to the 100 acre minimum for CUP zoning.

Applicant's Intent (Please describe what the proposal would facilitate):

Applicant intends to develop a residential subdivision of 87 homes (37 town homes and 50 single family homes).

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The proposal will provide high quality housing close to office campus uses, which is desirable. The housing component created will be an ideal transition from existing office use to nearby single family homes.

How will this proposal affect the use and value of the surrounding properties?

The proposal will have no negative effect on the use and value of nearby properties. It is a complimentary use with lower impact than surrounding uses.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

The property cannot be developed as zoned O&I. It has been on the market zoned O&I for 15 years with no offers. There are significant vacancies in nearby office buildings and other vacant land available zoned O&I.

What would be the increase to population and traffic if the proposal were approved?

The project will produce far less traffic and population than would an office project at presently permitted densities.

What would be the impact to schools and utilities if the proposal were approved?

The impact on schools will be minimal. The impact on utilities will be far less than an office development at presently permitted densities.

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

It is inconsistent with the current plan.

Are there existing or changing conditions which affect the development of the property and support the proposed request?

There is sufficient land available for O&I needs for the future, and there is a need for quality single family homes near office development. The development will be desirable and readily accessible to shopping, restaurants and the greenway.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

BOARD OF ZONING APPEALS REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a zoning variance.

A - Applicant seeks to reduce the lot widths on Lots 43-61 from 50' to 45'.

B - Applicant seeks to reduce the lot widths on Lots 1-3 and 22-42 from 50' to 40'.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

The topography slopes from east to west. A substantial portion of the property is located in floodplain, stream buffers and sewer easements. The property slopes downward severely from North Point Parkway and Kimball Bridge Road.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

The application of Zoning Code standards would expand the home sites closer to buffers and wetland areas. The homes on lots 1-3 and 22-42 will have rear entry garages which are not visible from public streets, giving the appearance of a wider home product. Lots 43 - 61 are interior lots not visible to the public. Requiring standard setbacks would relocate the detention pond, threaten existing trees and increase impervious surface with no resulting gain to the City.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

There are substantial stream buffers, wetlands and trees on the western boundary worthy of preservation. The property fronts two major collector roads and lies well below the elevations of North Point Parkway and Kimball Bridge Road. The raised road elevations create a hardship in developing a subdivision.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

Permitting this Variance will cause no detriment to the public good, or will it impair the purpose and intent of the Zoning Code. There is precedent for allowing lot width variances in R-B A/D developments.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

BOARD OF ZONING APPEALS REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a zoning variance.

Applicant requests a Variance to reduce the front setbacks on North Point Parkway and Kimball Bridge Road from 65' to 20' with a landscape strip.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

The property is below the elevation of North Point Parkway and Kimball Bridge Road. Neither road frontage abuts residential development. The adjoining properties are developed as Corporate Office uses. Property Owner has previously conveyed right-of-way on Kimball Bridge Road for right-of-way improvements without charge to the City, reducing the footprint of developable property. If setbacks are not reduced, the homes will face an earthen bank on the right-of-way and road traffic will see only rooftops. The appearance would be undesirable and the product would not be marketable. Variance allows homes to be near street level with decorative walls of stone or brick columns with architectural picket fences with a gate leading to each home.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

Application of Zoning Code standards would create a hardship to Applicant in reducing the number of and/or altering the uniform shape of the lots in the subdivision with no corresponding benefit to the City. Granting the Variance gives benefit in exchange for the previous contribution of right-of-way, and the overall appearance of the road frontage of the subdivision.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

The property is much lower than the rights of way of North Point Parkway and Kimball Bridge Road. The western boundary of the property contains wetlands, stream buffers, sewer easements and substantial trees. Locating the homes closer to the streets enhances to appearance of the street frontage.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

Granting the requested Variance would cause no detriment to the public good nor cause any threat to the safety or health of the citizens. The granting of the Variance does not impair the purpose or intent of the Zoning Ordinance. There is no benefit to anyone by enforcing the standards. There is benefit to the City and the Applicant due to the topography of the property.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

BOARD OF ZONING APPEALS REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a zoning variance.

Applicant requests Variance to lot setback requirements, as follows:

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

The property is generally lower than North Point Parkway and Kimball Bridge Road. The topography is steep. The planned subdivision will be gated with no public vehicular access and will have private streets. There will be no public streets in the development.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

Yes, as to A, B & C. For "A" the streets are private and internal. Enforcement of the standard 35' setback would require construction of smaller, less valuable homes. For "B", lots 43-61 are rear alley entry lots with no driveways beside the homes. Zero setbacks with 10' minimum distance between homes permits construction of larger, more desirable homes. For "C", reducing the rear setback to allow construction of larger homes with no impact to the public. Lots 4-13 abut a wooded bank at the rear of the school property and lots 14-21 abut open land which is a part of the development.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

The property is peculiar in that (i) the south boundary abuts a wooded bank on public school property; (ii) the internal streets are private and not accessible or visible to the public, and (iii) a portion of the lots are served by rear entry alleys. This development is not a standard, residential subdivision design, and the standard setbacks provide no benefit to the public.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

Granting these Variances causes no detriment to the public good and only affects the subdivision itself. Granting these variances increases the value of the housing product, but does not impair the purpose and intent of the Zoning Code.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Courtenay Partners, LLC (Ralph G. Edwards, Jr.)

Telephone: 404 364-0022

Address: 3520 Piedmont Road, N.E.

Suite: 400 125

City: Atlanta

State: GA

Zip: 30305

- 1516

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

☐ Annexation

☐ Special Use

☒ Rezoning

☐ Conditional Use

☐ Variance

☐ Master Plan

☐ Land Use Application

☐ Other _____

Identify Authorized Applicant:

Name of Authorized Applicant: _____

Telephone: _____

Address: _____

Suite: _____

City: _____

State: _____

Zip: _____

So Sworn and Attested:

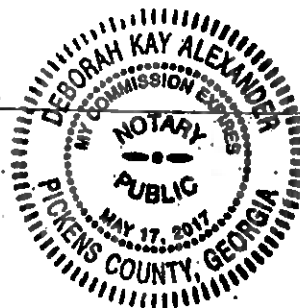
Owner Signature: _____

Date: 12-29-14

Notary:

Notary Signature: _____

Date: 12/29/14



PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Courtenay Partners, LLC (Ralph G. Edwards, Jr.)

Telephone: 404-364-0022

Address: 3520 Piedmont Road

Suite: 125

City Atlanta

State: GA

Zip: 30305

- 1516

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

☐ Annexation

☐ Special Use

☒ Rezoning

☐ Conditional Use

☒ Variance

☒ Master Plan

☐ Land Use Application

☒ Other

Comprehensive Plan Amendment

Identify Authorized Applicant:

Name of Authorized Applicant: 1699 Land Company, LLC

Telephone: 678-252-2500

Address: 1424 N. Brown Road

Suite: 100

City Lawrenceville

State: GA

Zip: 30043

-

So Sworn and Attested:

Owner Signature: _____

Date: _____

Notary: _____

Notary Signature: _____

Date: _____

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: 1699 Land Company, LLC

Subject Public Hearing Case:

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: n/a

Position: n/a

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature:


Alex Tetterton

Date:

1/5/2015

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: _____

Contact Name: Don Rólader _____

Telephone: 770-442-0330 _____

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

All those property owners listed on Exhibit A attached hereto

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Method by which these individuals will be contacted. Please mark all that apply. If you select "Other," please provide a description of the method of contact that will be used.

- | | |
|--|---|
| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ Other (Please Specify) _____ |

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

Property Owners within 500 feet of subject property:

Frank and Cindy Meertens
2975 Rock Mill Road
Alpharetta, GA 30022

Scope Academy, Inc.
3105 Kimball Bridge Road
Alpharetta, GA 30022

Paul and Karen Duffley
905 Gunter Court
Alpharetta, GA 30022

Jayantha and Irandathy Rodgico
900 Gunter Court
Alpharetta, GA 30022

Wachovia Bank National Association
PO Box 2609
Carlsbad, CA 92018-2609

Sugaroak Kimball Royal LLC
Attn: Philip Nickles
481 Carlisle Drive
Herndon, VA 20170-4830

Samantha Assoc. LLC
3520 Piedmont Road, NE
Suite 125
Atlanta, GA 30305-1516

Win Desmet
1010 Seale Drive
Alpharetta, GA 30022

Terrence and Morgan Moraczewski
910 Gunter Court
Alpharetta, GA 30022

Fulton County Board of Education
786 Cleveland Avenue
Atlanta, GA 30315

Murali Mohan Naredry and Sindhu Chamala
2995 Rock Mill Road
Alpharetta, GA 30022

Development Authority of Fulton County
5055 North Point Parkway
Alpharetta, GA 30022

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

Talcott III Two Hundred Milton Park LLC
1 Financial Plaza
Hartford, CT 06103

Royal Forest Partners LLC
PO Box 93809
Atlanta, GA 30359

Four Hundred Crestline LLC
3000 Royal Blvd S
Alpharetta, GA 30022-4432

Kimball Bridge Holdings LLC
3350 Riverwood Parkway SE
Suite 1600
Atlanta, GA 30339-3359

Pla Milton Park LLC
200 W. Monroe Street
Suite 2200
Chicago, IL 60606

Kimball Bridge Road Tract
City of Alpharetta, Georgia
Project Trip Generation Comparison

Existing Zoning

Trip Generation Analysis (9th Ed.)									
Existing Zoning									
Land Use		Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Proposed Site Traffic									
210	Single-Family Detached Housing	0 d.u.	0	0	0	0	0	0	0
230	Residential Condominium/Townhouse	0 d.u.	0	0	0	0	0	0	0
710	General Office Building	211,515 s.f.	2,320	348	306	42	315	54	261
912	Drive-in Bank*	4,000 s.f.	593	48	27	21	97	49	48
Gross Trips			2,913	396	333	63	412	103	309

Source: Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 9th Ed., 2012

* A bank was assumed for the 2-acre outparcel under existing zoning conditions.

Proposed Use (CUP)

Trip Generation Analysis (9th Ed.)									
Proposed Zoning									
Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour			
			Total	In	Out	Total	In	Out	
Proposed Site Traffic									
210	Single-Family Detached Housing	59 d.u.	646	51	13	38	65	41	24
230	Residential Condominium/Townhouse	37 d.u.	271	23	4	19	27	18	9
710	General Office Building	0 s.f.	0	0	0	0	0	0	0
912	Drive-in Bank	0 s.f.	0	0	0	0	0	0	0
Gross Trips									
			917	74	17	57	92	59	33

Source: Institute of Transportation Engineers (ITE)

Source: Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 9th Ed., 2012

Comparison Summary

The proposed Kimball Bridge Road Tract residential development is projected to generate less development traffic compared to the projected development traffic with build-out of the existing property's zoning.

The proposed land uses and densities are projected to generate approximately 69% fewer daily trips, 81% fewer AM peak hour trips, and 78% fewer PM peak hour trips, compared to the land uses and densities under existing zoning.

Kimley»Horn

January 5, 2015

EXHIBIT "A"

ALL THAT TRACT OR PARCEL of land lying and being in the City of Alpharetta, in Land Lots 807, 808, 849, and 850 of the 1st District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a concrete monument found on the southeastern right-of-way line of North Point Parkway (130-foot right-of-way), said concrete monument found also being located at the northwestern corner of the mitered intersection of the southeastern right-of-way line of North Point Parkway and the southwestern right-of-way line of Kimball Bridge Road (60-foot right-of-way); running thence along said mitered intersection, south 46 degrees 26 minutes 28 seconds east a distance of 48.62 feet to a point located on the southwestern right-of-way line of Kimball Bridge Road; running thence southeasterly along the arc of a curve to the left in said right-of-way line, said arc being subtended by a chord line having a bearing of south 22 degrees 10 minutes 30 seconds east and a length of 507.27 feet, said curve having a radius of 986.90 feet, an arc distance of 513.03 feet to an iron pin found; thence leaving the southwestern right-of-way line of Kimball Bridge Road, and running south 72 degrees 40 minutes 29 seconds west a distance of 986.33 feet to a point located in the centerline of a creek; running thence along the centerline of said creek the following courses and distances: north 31 degrees 51 minutes 13 seconds west 14.79 feet to a point; north 29 degrees 56 minutes 34 seconds east 46.18 feet to a point; north 15 degrees 09 minutes 55 seconds west 64.57 feet to a point; north 58 degrees 12 minutes 41 seconds west 32.16 feet to a point; north 26 degrees 20 minutes 05 seconds west 34.52 feet to a point; north 34 degrees 12 minutes 52 seconds west 99.83 feet to a point; north 03 degrees 00 minutes 29 seconds west 40.90 feet to a point; north 38 degrees 01 minute 30 seconds west 54.32 feet to a point; and north 24 degrees 20 minutes 04 seconds west 50.69 feet to a point located on the southeastern right-of-way line of North Point Parkway; running thence northeasterly along the arc of a curve to the right in said right-of-way line, said arc being subtended by a chord line having a bearing of north 60 degrees 21 minutes 58 seconds east and a length of 847.45 feet, said curve having a radius of 889.93 feet, an arc distance of 883.26 feet to a concrete monument found; continuing thence along said right-of-way line, north 88 degrees 48 minutes 32 seconds east a distance of 135.22 feet to the concrete monument found at the **POINT OF BEGINNING**; according to Survey for "KB/400 Partners," dated December 17, 1999, prepared by Bates-Long & Associates, under the seal and certification of Fred Wilson Long, Georgia Registered Land Surveyor No. 1685; said tract of land containing 12.4610 acres according to said survey, which survey is incorporated herein and made a part hereof by reference.

LESS AND EXCEPT that portion of the above-described property conveyed by Courtenay Partners, LLC to The City of Alpharetta for the widening of Kimball Bridge Road by that Right of Way Deed dated December 5, 2008, recorded in Deed Book 47501, Page 653 of the Records of the Clerk of the Superior Court of Fulton, County, Georgia.



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: Z-17-08/V-17-19 STATE BRIDGE ROAD/MASHINCHI

CITY COUNCIL: JULY 24, 2017

This item was heard at the July 12, 2017 Planning Commission meeting. The applicant indicated that he was working on a revised site plan in order to comply with the recommended conditions to move the building up to the road with parking behind. No one spoke in favor of or against the request. After discussion, the Planning Commission recommended to approve this item subject to staff's recommended conditions. Vote (6-0)

UPDATE: The applicant provided a revised site plan depicting the building moved up to State Bridge Road with parking behind. The site plan depicts a 25' setback from State Bridge Road and Kimball Bridge Road. Also, the building has increased in size from 9,420 square feet to 9,570 square feet. 48 parking spaces are depicted, which complies with the UDC parking requirement.

II. RECOMMENDATION:

Approve Z-17-08/V-17-19 State Bridge Road/Mashinchi subject to the following conditions:

1. Property shall be developed substantially in accordance with the submitted plan prepare by Donald Ayers, dated 5/17/2017, except as modified by these conditions. Lot yield depicted is not guaranteed and subject to meeting all City Code requirements and conditions of zoning.
2. There shall be no parking between the principal building and Kimball Bridge Road and State Bridge Road.
3. Permitted uses on the property shall be restricted to non-medical office and general retail.
4. Setbacks shall be:
 - Front Setback (State Bridge Road) – 35'
 - Front Setback (Kimball Bridge Road) – 35'
 - Side Setback – 5'
 - Rear Setback – 5'
5. Building shall be double-sided with storefronts, sidewalks and doors on both sides of the building.
6. Building shall include 4-sided architecture and shall be primarily brick and/or stone with pitched roof similar to recent developments across Kimball Bridge Road. Building shall have a minimum height of 18'. Side of building facing the corner shall have windows and other architectural details consistent with the front of a building. Architecture and building design as approved by the DRB.
7. The proposed curb cut shall be right-in/right-out, as approved by GDOT.
8. 20' landscape strips along State Bridge Road and Kimball Bridge Road shall include minimum 2' high berm and/or decorative knee wall, with trees and shrubs, as approved by Staff. Landscape strips shall exclude any utility easements. Berms, walls and shrubs shall screen parking from the road. If shared parking is used on the applicant's other 2 properties, the landscape requirements at 4398 and 4400 Kimball Bridge Road shall be evaluated and missing, dead or dying landscaping shall be replaced.
9. Along internal property line adjacent to 4398 Kimball Bridge Road, 5' landscape strip requirement shall be provided between the parking and the building as approved by Staff.
10. Foundation plantings shall be provided on all sides of the building, as approved by Staff.
11. Developer shall construct a 4' planting strip and 8' sidewalk along State Bridge Road and a 10' sidewalk along Kimball Bridge Road. Pedestrian street lights shall be continued along State Bridge Road and Kimball

Bridge Road, as approved by Staff. Developer shall extend the sidewalk along State Bridge Road to the Shell Station. The off-site sidewalk improvement shall be eligible for road impact fee credits.

12. Provide for interparcel access, as depicted on the zoning plan. An easement shall be recorded providing for the subject properties' use of a dumpster on the adjacent self-storage property.
13. Prior to issuance of an LDP, the developer shall provide a shared parking agreement reflecting the shared use of parking between the subject property and 4398/4400 Kimball Bridge Road, as approved by Staff.
14. Developer shall install decorative landscaping within the right-of-way at the corner of State Bridge Road and Kimball Bridge Road, consisting of trees, shrubs, grasses and ground cover, similar to the corner to the south, as approved by GDOT and Staff.

III. REPORT IN BRIEF:

The applicant, Richard Wernick, is requesting a rezoning of a 1.15-acre property from AG (Agriculture) to C-1 (Neighborhood Commercial) in order to construct a 1-story, 9,420 square foot retail center. A variance is requested to reduce the front setback requirement along Kimball Bridge Road. The subject property is located at the northwest corner of State Bridge Road and Kimball Bridge Road.

DISCUSSION

The submitted request, if approved, will allow for the construction of a 9,420 square foot retail center building on a 1.15-acre property. A rezoning is requested from AG to C-1, as well as a variance to reduce the front setback along Kimball Bridge Road. The subject property is located at the northwest corner of State Bridge Road and Kimball Bridge Road.

The subject property is zoned AG and is currently undeveloped. The property was annexed into the City in 2007. Fulton County previously owned the property, which is a remnant from a road widening project along State Bridge Road. The property is surrounded by C-1 parcels to the north and west and City of Johns Creek to the east and south. U-Store is located to the north, Alpharetta Commons shopping center and Honda Service Center to the west and a clinic and small retail center to the north and east. The property has a Commercial comprehensive land use plan designation, which allows a retail center.

A variance is requested from UDC Section 2.2.13 (D) to reduce the front setback along Kimball Bridge Road from 65' to 56'. If relief is granted, the corner of the building would encroach approximately 10' into the front building setback.

SITE PLAN

The submitted site plan depicts a 1-story, 9,420 square foot retail building on 1.15 acres. The building is oriented to State Bridge Road and access is depicted through a curb cut on State Bridge Road. Interparcel access is depicted through the two (2) properties to the north and east (4398 & 4400 Kimball Bridge Road), which are under common ownership. The applicant proposes the following minimum building setbacks:

- Front Setback (State Bridge Road) – 65'
- Front Setback (Kimball Bridge Road) – 56'
- Side Setback – 5'
- Rear Setback – 5'

Staff recommends a reduction in the front setback from 65' to 35' in order to bring the building up to the road with parking behind.

46 parking spaces are depicted on the site. The proposed parking spaces are located between the road and the proposed building. The Unified Development Code requires one (1) parking space per 200 square feet for retail shopping centers under 40,000 square feet. Based on the proposed use and square footage, the site would require 47 parking spaces. 46 parking spaces are depicted on the site plan. However, the property owner owns two (2) adjacent properties, a small retail center and a climate controlled storage facility, and would like to share parking among the three (3) properties. A shared parking agreement is recommended to minimize the overall impervious area.

There are no trees on the subject property. Although not depicted on the site plan, the applicant has indicated that detention will be provided underground.

TRAFFIC

As shown in the table below, the proposed project would generate 108 PM Peak Hour Trips.

ITE LAND USE CODE	QUANTITY	DAILY	AM PEAK			PM PEAK		
		TWO-WAY	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
OFFICE (710)	4,710 S.F	129	15	2	17	14	69	83
SPECIALTY RETAIL (826)	4,710 S.F	239	67	72	139	14	18	32
GROSS TRIPS		368	82	74	156	28	87	115
RETAIL PASS-BY TRIPS - 34% PM		-54	0	0	0	-3	-4	-7
NET TRIPS WITH PASS-BY REDUCTIONS		314	82	74	156	25	83	108

STANDARDS FOR ZONING CHANGES

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

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

Response: The development proposal is consistent with the comprehensive land use plan designation of the property, which is 'Commercial'. In addition, the proposed use is compatible with surrounding properties that are developed or being developed with residential uses. If approved, staff recommends that the building be brought up to the road and that there be no parking between the road and the building.

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

Response: The proposal would not adversely affect the existing use or usability of adjacent or nearby properties, as the proposed use is compatible with surrounding properties.

c. Whether the zoning proposal will adversely affect the natural environment.

Response: The proposed development would not have significant impacts on the natural environment. The site lacks any sensitive natural resources and there are no trees.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: The property could be developed under the current zoning. However, the applicant's proposal is consistent with the Commercial comprehensive land use plan designation of the property and the existing zoning would not allow for a viable site layout given the shape of the property and setback requirements in the AG district.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The zoning proposal would result in an increased demand on public facilities and services. The applicant's proposal for a 9,420 square foot retail center would generate 108 PM Peak Hour trips.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: The subject property is located along the Old Milton Parkway corridor and at a commercial node, in an area designated 'Commercial'. Therefore, the proposed use is consistent with this designation.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: The rezoning request reflects a reasonable balance as the proposed use complements other approved developments along the Old Milton Parkway corridor.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: The property could be developed under the current zoning. However, the applicant's proposal is consistent with the 'Commercial' comprehensive land use plan designation of the property and the existing AG zoning would not allow for a viable site layout given the shape of the property and setback requirements.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The zoning proposal meets the Comprehensive Land Use Plan designation of the property, which is 'Commercial'.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: The subject property has an unusual shape and is located at the intersection of two (2) arterial roads. Staff recommends that the front setback is reduced to 35' to allow for the building to be moved up to the road, with parking behind. However, all landscaping should be met outside of utility easements, which may reduce the size of the building.

(2) The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

Response: The applicant could develop the site in compliance with the required setbacks. However, staff recommends a further reduction to the front setback in order to bring the building up to the street with parking behind.

(3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: The subject property has an unusual shape and is located at the intersection of two (2) arterial roads. Staff recommends that the front setback is reduced to 35' to allow for the building to be moved up to the road, with parking behind.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

Response: Approval would not cause substantial detriment to the public good, if conditions are in place requiring parking behind the building and enhanced landscape strips along the road frontages.

CONCURRENCES

Staff has reviewed the application and is generally in agreement with the request for rezoning and variance. The proposed rezoning to C-1 is consistent with the zoning of surrounding properties. The variance request to reduce the front setback along Kimball Bridge Road is related to the unusual shape of the property, as well as the property having two (2) road frontages. If approved, staff recommends that the building be moved up to the road with parking behind, as well as architectural, building design and landscape requirements. The building size may be reduced in order to meet landscape requirements and plant overstory trees outside of utility easements. Further, uses should be restricted to non-medical office and general retail. Sufficient parking does not exist for restaurant use.

CITIZEN PARTICIPATION PLAN

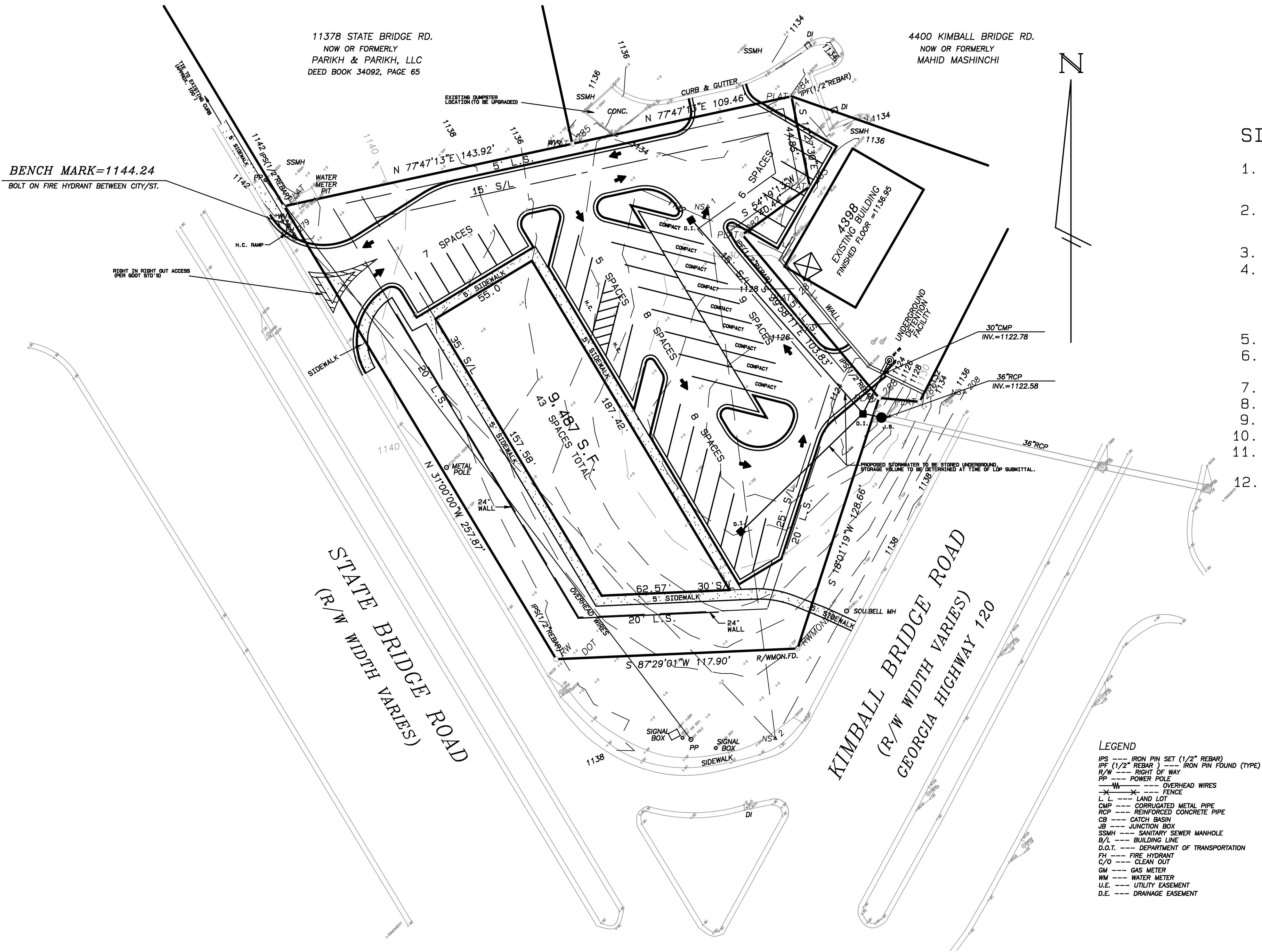
The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no comments were received.

IV. ATTACHMENTS:

- Site Plan

Approve Z-17-08/V-17-19 State Bridge Road/Mashinchi subject to the following conditions:

1. Property shall be developed substantially in accordance with the submitted plan prepared by Donald Ayers, dated 7/21/2017, except as modified by these conditions. Lot yield depicted is not guaranteed and subject to meeting all City Code requirements and conditions of zoning.
2. There shall be no parking between the principal building and Kimball Bridge Road and State Bridge Road.
3. Permitted uses on the property shall be restricted to non-medical office and general retail.
4. Setbacks shall be:
 - Front Setback (State Bridge Road) – 35'
 - Front Setback (Kimball Bridge Road) – 30'
 - Side Setback – 5'
 - Rear Setback – 5'
5. Building shall be double-sided with storefronts, sidewalks and doors on both sides of the building.
6. Building shall include 4-sided architecture and shall be primarily brick and/or stone with pitched roof similar to recent developments across Kimball Bridge Road. Building shall have a minimum height of 18'. Side of building facing the corner shall have windows and other architectural details consistent with the front of a building. Architecture and building design as approved by the DRB.
7. The proposed curb cut shall be right-in/right-out, as approved by GDOT.
8. 20' landscape strips along State Bridge Road and Kimball Bridge Road shall include minimum 2' high berm and/or decorative knee wall, with trees and shrubs, as approved by Staff. Landscape strips shall exclude any utility easements. Berms, walls and shrubs shall screen parking from the road. If shared parking is used on the applicant's other 2 properties, the landscape requirements at 4398 ~~and 4400 Kimball Bridge Road~~ shall be evaluated and missing, dead or dying landscaping shall be replaced ~~along Kimball Bridge Road~~.
9. Along internal property line adjacent to 4398 Kimball Bridge Road, 5' landscape strip requirement shall be provided between the parking and the building as approved by Staff.
10. Foundation plantings shall be provided on all sides of the building, as approved by Staff.
11. Developer shall construct a 4' planting strip and 8' sidewalk along State Bridge Road and a 10' sidewalk along Kimball Bridge Road. Pedestrian street lights shall be continued along State Bridge Road and Kimball Bridge Road, as approved by Staff. Developer shall extend the sidewalk along State Bridge Road to the Shell Station. The off-site sidewalk improvement shall be eligible for road impact fee credits.
12. Provide for inter parcel access, as depicted on the zoning plan. An easement shall be recorded providing for the subject properties' use of a dumpster on the adjacent self-storage property.
13. Prior to issuance of an LDP, ~~if shared parking is used with the adjoining properties~~, the developer shall provide a shared parking agreement reflecting the shared use of parking between the subject property and 4398/4400 Kimball Bridge Road, as approved by Staff.
14. Developer shall install decorative landscaping within the right-of-way at the corner of State Bridge Road and Kimball Bridge Road, consisting of trees, shrubs, grasses and ground cover, similar to the corner to the south, as approved by GDOT and Staff.
15. ~~Required parking is 43 parking spaces as depicted on the 7.21.2017 site plan.~~

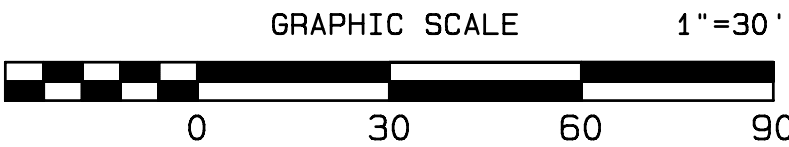


SITE INFORMATION

- 1. OWNER/DEVELOPER: HAMID MASHINCHI
3363 CAVERTON LANE
ALPHARETTA, GA.
- 2. THE SITE IS 1.15 ACRES LOCATED IN L.L.129
OF THE 1ST DIST. 1ST SECTION CITY OF ALPHARETTA,
FULTON COUNTY, GA.
- 3. EXISTING ZONING IS AG. PROPOSED ZONING IS C-1.
- 4. STORMWATER DETENTION TO BE PROVIDED UNDERGROUND.
RUNOFF REDUCTION FOR THE FIRST 1.0" OF RAINFALL WILL
BE PROVIDED THROUGH THE USE OF GREEN INFRASTRUCTURES.
CHANNEL PROTECTION AND THE 2-100 YEAR STORM EVENTS
WILL BE DETAINED.
- 5. OPEN AREA REQUIRED=.23 AC. (20%).32 AC. (28%) PROVIDED.
- 6. 43 PARKING SPACES PROVIDED.
(20% COMPACT CARS) .
- 7. THE 100 YR. FLOOD PLAIN DOES NOT IMPACT THIS SITE.
- 8. REQUIRED DRIVEWAY SIGHT DISTANCE TO BE MET.
- 9. GDOT PERMIT WILL BE REQUIRED FOR ANY WORK DONE IN R/W..
- 10. BUILDING IS ONE STORY.
- 11. THE EXISTING DUMPSTER LOCATION WILL BE UTILIZED FOR
ALL THREE COMMERCIAL SITES.
- 12. A SHARED PARKING AGREEMENT WILL BE SUBMITTED WITH
THE LDP APPLICATION.

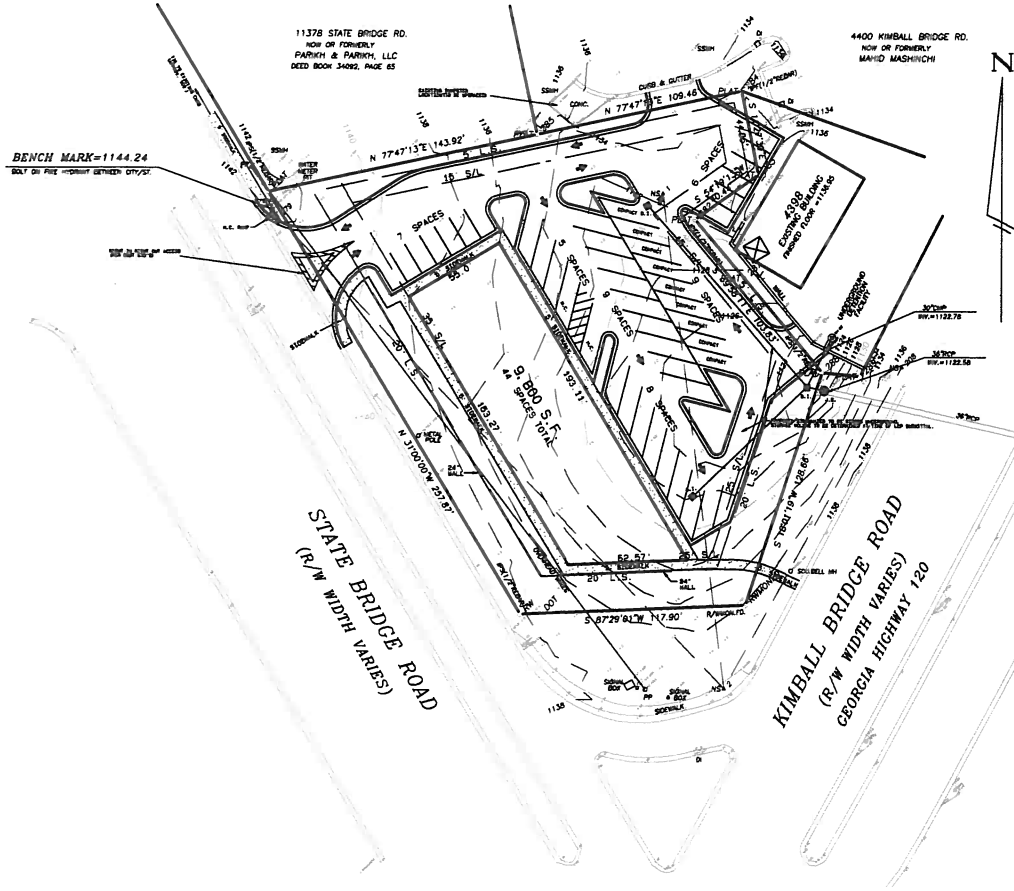
- LEGEND
- IPS --- IRON PIN SET (1/2" REBAR)
 - IPF (1/2" REBAR) --- IRON PIN FOUND (TYPE)
 - R/W --- RIGHT OF WAY
 - PP --- POWER POLE
 - OVERHEAD WIRES
 - X --- FENCE
 - L L --- LAND LOT
 - CMP --- CORRUGATED METAL PIPE
 - RCP --- REINFORCED CONCRETE PIPE
 - CB --- CATCH BASIN
 - JB --- JUNCTION BOX
 - SSMH --- SANITARY SEWER MANHOLE
 - B/L --- BUILDING LINE
 - D.O.T. --- DEPARTMENT OF TRANSPORTATION
 - FI --- FIRE HYDRANT
 - C/O --- CLEAN OUT
 - GM --- GAS METER
 - WM --- WATER METER
 - U.E. --- UTILITY EASEMENT
 - D.E. --- DRAINAGE EASEMENT

24 HOUR CONTACT IS HAMID MASHINCHI AT 404-275-0896.



DESIGN D.A.					5					JOB NO.	
DRAWN K.L.					4					F.B. NO.	
CHECKED D.A.					3					DATE 07/21/17	
Q.C.					2						
					1						
					NO.	DATE	REVISION	APP'D. BY		SHT. 1 OF 1	

Revised Site Plan 7.20.17



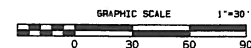
SITE INFORMATION

1. OWNER/DEVELOPER: HAMID MASHINCHI
3363 CAVERTON LANE
ALPHARETTA, GA.
2. THE SITE IS 1.15 ACRES LOCATED IN L.L.129
OF THE 1ST DIST. 1ST SECTION CITY OF ALPHARETTA,
FULTON COUNTY, GA.
3. EXISTING ZONING IS AG. PROPOSED ZONING IS C-1.
4. STORMWATER DETENTION TO BE PROVIDED UNDERGROUND.
RUNOFF REDUCTION FOR THE FIRST 1.0" OF RAINFALL WILL
BE PROVIDED THROUGH THE USE OF GREEN INFRASTRUCTURES.
CHANNEL PROTECTION AND THE 2-100 YEAR STORM EVENTS
WILL BE DETAILED.
5. OPEN AREA REQUIRED=.23 AC. (20%). 32 AC. (28%) PROVIDED.
6. 44 PARKING SPACES PROVIDED.
(20% COMPACT CARS)
7. THE 100 YR. FLOOD PLAIN DOES NOT IMPACT THIS SITE.
8. REQUIRED DRIVEWAY SIGHT DISTANCE TO BE MET.
9. GDOT PERMIT WILL BE REQUIRED FOR ANY WORK DONE IN R/W.
10. A 1.5' ELEVATION IN THE STORY.
11. THE EXISTING DUMPSTER LOCATION WILL BE UTILIZED FOR
ALL THREE COMMERCIAL SITES.
12. A SHARED PARKING AGREEMENT WILL BE SUBMITTED WITH
THE LDP APPLICATION.

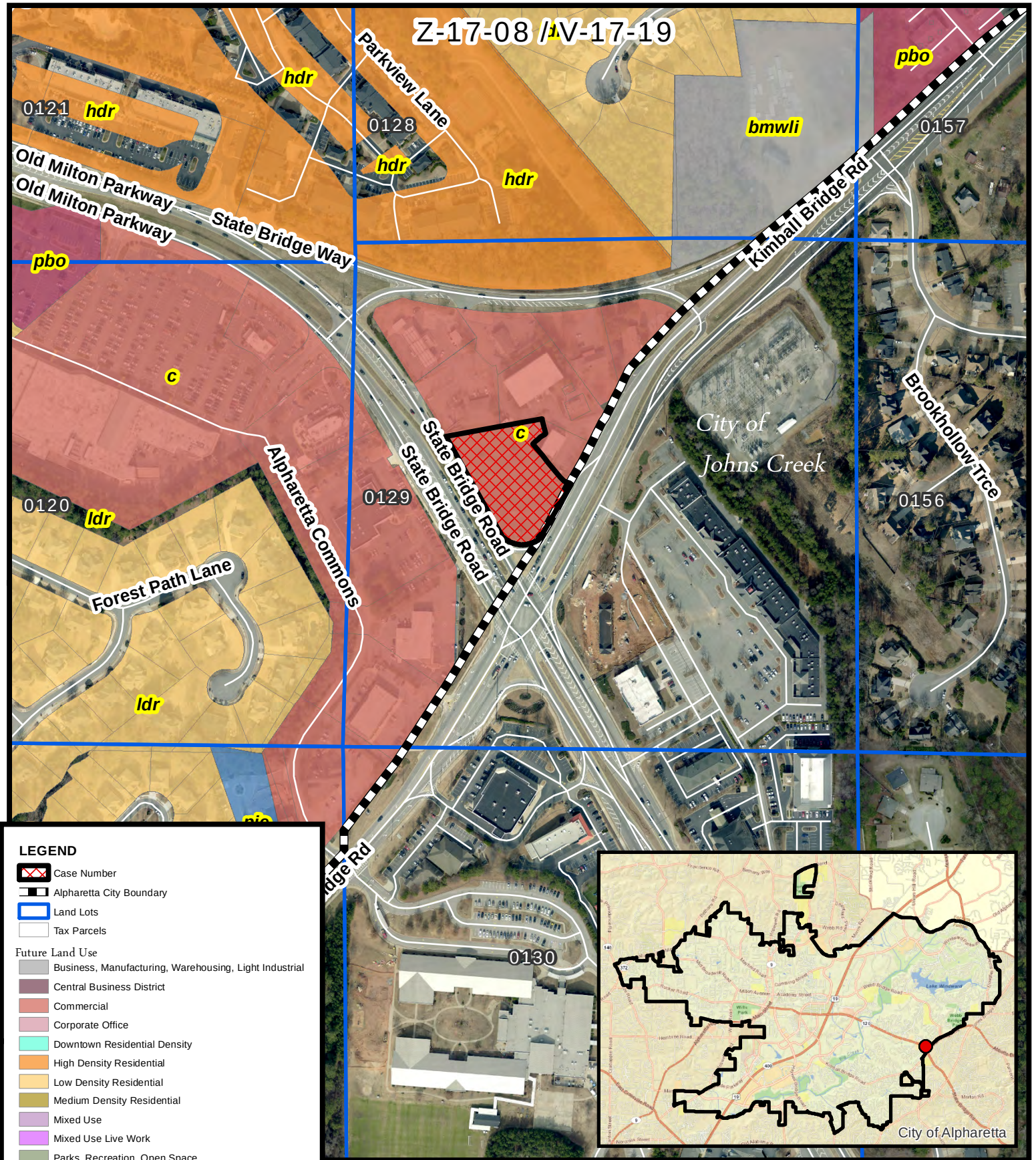
LEGEND

PS — 60# PM STAY (1/2" REBAR)
F — 2# FIBER GLASS — 60# PM FIBER (TYPE
6/8) — BRITIC OF SAT
PP — POWER POLE
— — DRILLING BRASS
— — FENCE
L.L. — LAND LOT
CWP — COMBUSTED METAL PIPE
RCP — REINFORCED CONCRETE PIPE
CD — CATCH BASIN
S — SLOPE RISE
SSAN — SANITARY SEWER MANHOLE
B/L — BUILDING LINE
D.O. — DISTANCE OF TRANSFORMATION
PI — PIRE HISTORY
C/O — CASH OUT
DW — GAS METER
HW — WATER METER
U.E. — UTILITY EXISTENT
D.E. — DRAINAGE EXISTENT

24 HOUR CONTACT IS HAMID MASHINCHI AT 404-275-0896.



DESIGN <u>D.A.</u>	HAMID MASHINCHI	BUILDING AND PARKING	SITE PLAN	5			JOB NO.	
DRAWN <u>E.L.</u>				4			FIG. NO.	
CHECKED <u>D.A.</u>				3			DATE	07/19/17
Q.C. _____				2				
				1				
	NO.	DATE	REVISION	APPRO. BY				



Future Land Use Mashinchi State Bridge Road

Z-17-08 / V-17-19
D/LL: 1/1/129
PC: 07/12/17
CC: 07/24/17

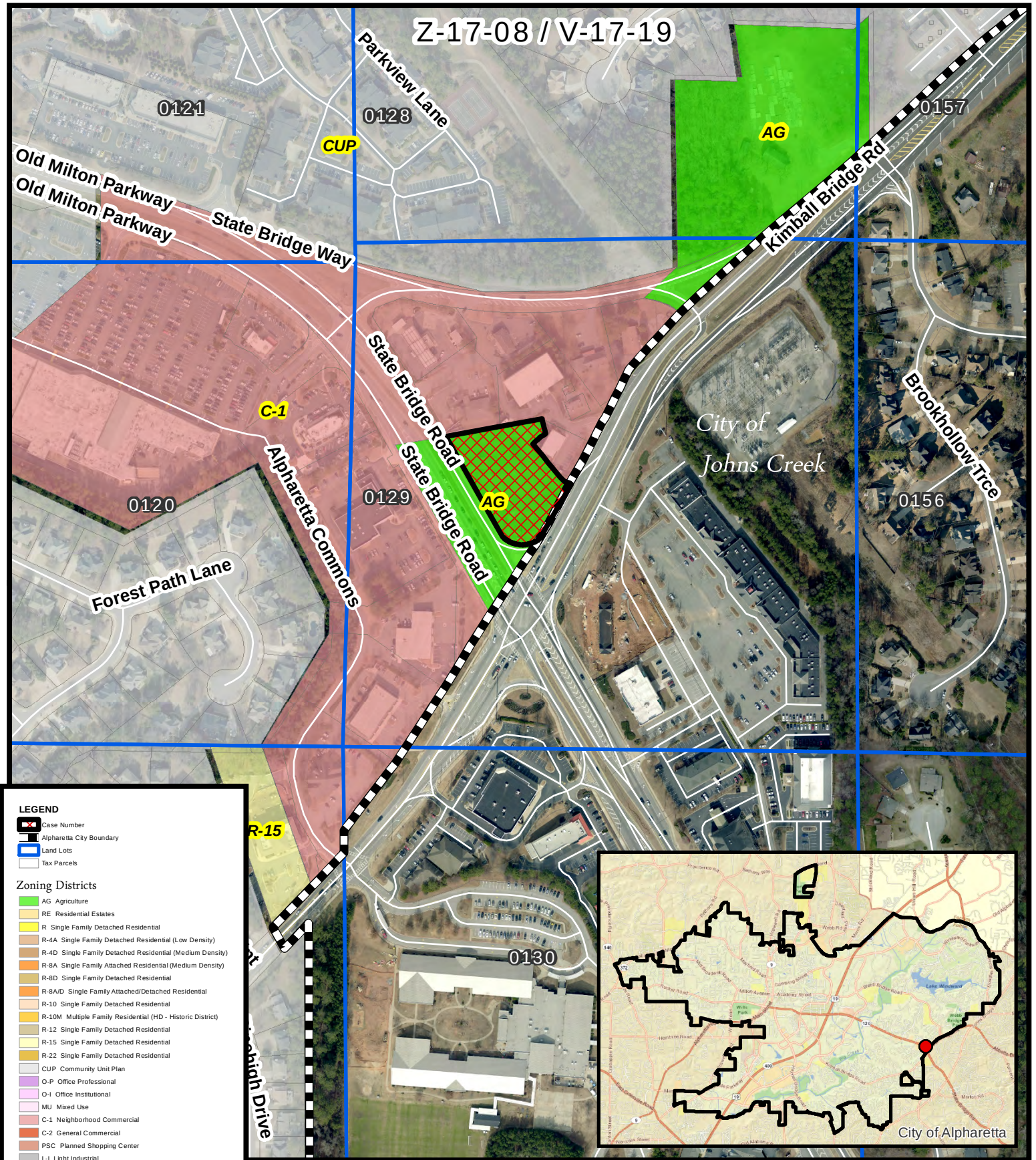
Location Map Provided by:
Community Development - GIS



Aerial Map Mashinchi State Bridge Road

Z-17-08 / V-17-19
D/LL: 1/1/129
PC: 07/12/17
CC: 07/24/17

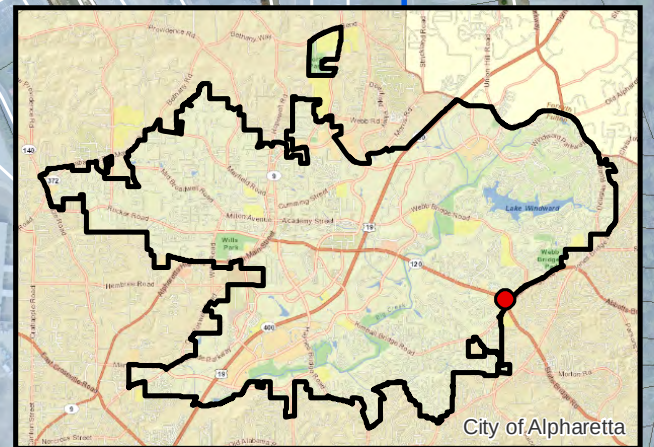
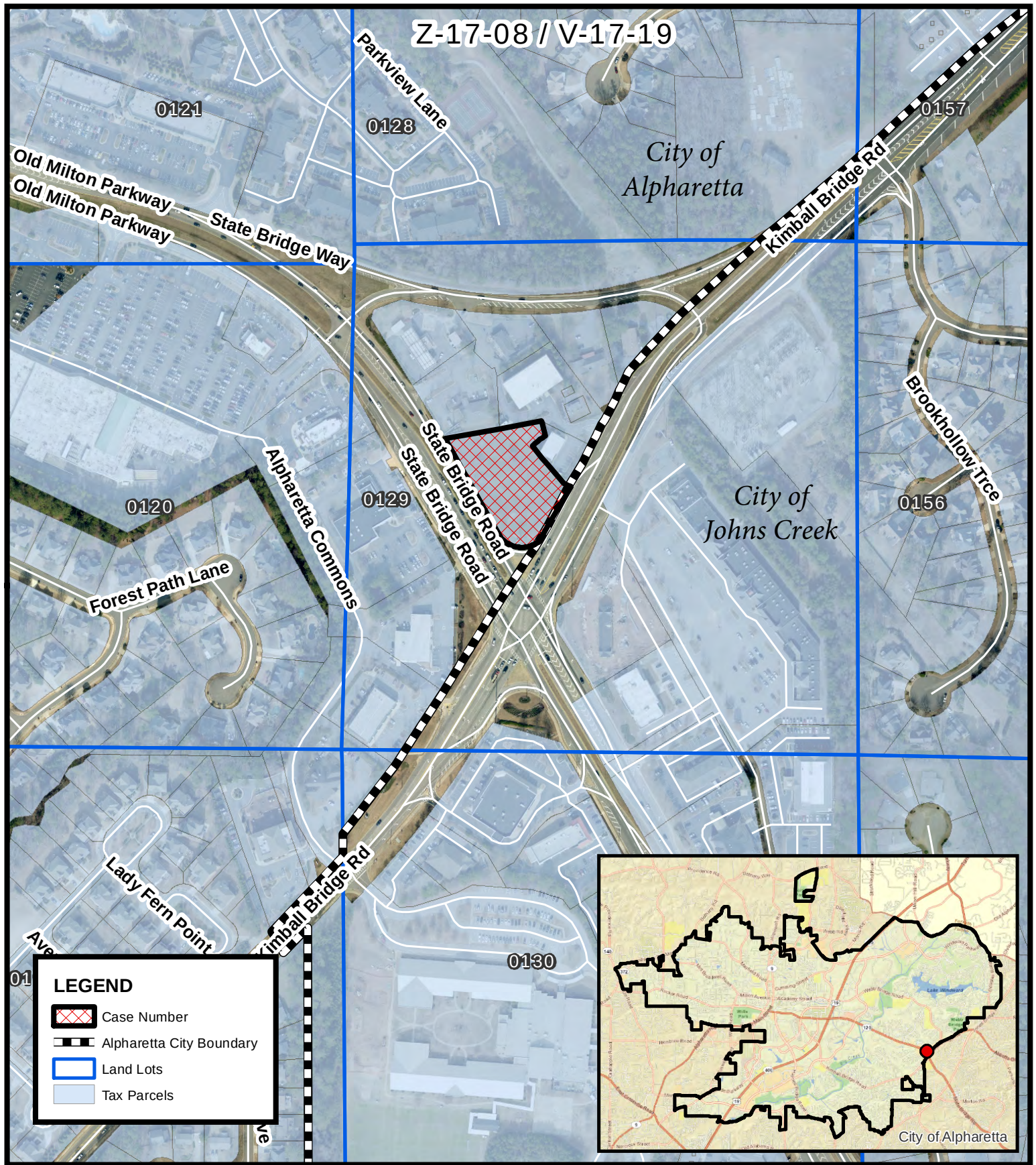
Location Map Provided by:
Community Development - GIS



Zoning Map Mashinchi State Bridge Road

Z-17-08 / V-17-19
D/LL: 1/1/129
PC: 07/12/17
CC: 07/24/17

Location Map Provided by:
Community Development - GIS



Location Map Mashinchi State Bridge Road

Z-17-08 / V-17-19
D/LL: 1/1/129
PC: 07/12/17
CC: 07/24/17

Location Map Provided by:
Community Development - GIS

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: O State Bridge Road

Contact Name: Richard Wernick Telephone: 770-527-3286

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

No comments or telephone calls received

Method by which these individuals were contacted. Please mark all that apply. Please provide samples of any and all written communications used to provide notification.

- | | |
|--|---|
| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ Other (Please Specify) _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: Richard Wernick Date: 7/5/17

Trip Generation Report

ITE LAND USE CODE	QUANTITY	DAILY	AM PEAK			PM PEAK		
		TWO-WAY	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
OFFICE (710)	4,710 S.F	129	15	2	17	14	69	83
SPECIALTY RETAIL (826)	4,710 S.F	239	67	72	139	14	18	32
GROSS TRIPS		368	82	74	156	28	87	115
RETAIL PASS-BY TRIPS - 34% PM		-54	0	0	0	-3	-4	-7
NET TRIPS WITH PASS-BY REDUCTIONS		314	82	74	156	25	83	108

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta."
5. Applications will be accepted only on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Richard C Wernick Telephone: 770 527 3286
Address: 3366 Carverton Lane Suite: _____
City: Alpharetta State: GA Zip: 30022 Fax: _____
Mobile Tel: 770 527 3286 Email: rcwernick@gmail.com

Subject Property Information:

Address: 0 State Bridge Road, Alpharetta, GA 30005 Current Zoning: AG
District: 1st Section: 1st Land Lot: 129 Parcel ID: 11-0360-0129-028-8
Proposed Zoning: C-1 Current Use: vacant

This Application For (Check All That Apply):

- | | |
|---|---|
| ☐ Conditional Use | ☐ Master Plan Amendment |
| ☒ Rezoning | ☐ Master Plan Review |
| ☒ Variance | ☐ Public Hearing |
| ☐ Comprehensive Plan Amendment | ☐ Other (Specify): _____ |

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

General retail shopping center

Applicant's Request (Please itemize the proposal):

The request is for a 9,420 square foot retail shopping center at the corner of Kimball Bridge Road and Old Milton Parkway. A variance ^{of 8.72'} to the setback from Kimball Bridge Road of 65' is requested.

Applicant's Intent (Please describe what the proposal would facilitate):

The applicant owns two adjacent properties that will be interconnected with the proposed project. This project combined with the other two projects will give consistency to this very visible corner.

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

All surrounding properties are C-1

How will this proposal affect the use and value of the surrounding properties?

This proposal is consistent with surrounding properties & should have no adverse effects.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

NO, AG zoning has no economic value in this suburban environment

What would be the increase to population and traffic if the proposal were approved?

Very nominal as State Hwy 120 fronts two sides of this property.

What would be the impact to schools and utilities if the proposal were approved?

NO impact or very nominal

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

Consistent with Future Land Use Plan

Are there existing or changing conditions which affect the development of the property and support the proposed request?

No special conditions that would affect the development of the property.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Hamid Mashinchi Telephone: 404 275 0896
Address: 4400 Kimball Bridge Road Suite: _____
City: Alpharetta State: GA Zip: 30005

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☒ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant:

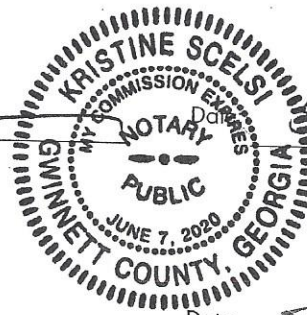
Name of Authorized Applicant: Richard C Wernick Telephone: 770 527 3286
Address: 3366 Carverton Lane Suite: _____
City: Alpharetta State: GA Zip: 30022

So Sworn and Attested:

Owner Signature: _____

Notary:

Notary Signature: _____



Date: 5-12-17

5-12-17

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Richard C Wernick

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: NONE Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: Richard Wernick

Date: 5/15/17

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: HAMID MASHINCHI

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: NONE Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: 

Date: 5-15-17

EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in Land Lot 129 of the 1st District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a right-of-way monument found marking the easternmost point of the miter between the northwestern right-of-way line of Kimball Bridge Road (R/W width varies) and the northeastern right-of-way line of State Bridge Road (R/W width varies); running thence S 87° 29' 01" W along said miter a distance of 117.90 feet to a ½" rebar set marking the westernmost point of said miter; thence N 31° 00' 00" W along the northeastern right-of-way line of State Bridge Road a distance of 257.87 feet to a ½" rebar set; thence leaving said right-of-way and proceeding N 77° 47' 13" E a distance of 143.92 feet to a point; thence continuing N 77° 47' 13" E a distance of 109.46 feet to a ½" rebar found; thence S 11° 27' 30" E a distance of 44.85 feet to a point; thence S 54° 19' 13" W a distance of 40.44 feet to a ½" rebar found; thence S 39° 58' 11" E a distance of 103.83 feet to a ½" rebar set on the northwestern right-of-way line of Kimball Bridge Road; thence S 18° 01' 19" W along the northwestern right-of-way line of Kimball Bridge Road a distance of 128.66 feet back to the POINT OF BEGINNING.

Said tract consisting of 1.15 acres (49,972 square feet) according a Boundary and Topographic Survey prepared for Hamid Mashinchi by Registered Land Surveyors, Inc., dated March 30, 2017, bearing the seal of Claude S. Brown, Georgia R.L.S. No. 2420.

Tax Parcel ID# 11-0360-0129-028-8

Letter of Intent

Hamid Mashinchi

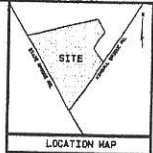
The subject property is 1.15 acres located in Land Lot 129 of the 1st District of Fulton County, Georgia ("Property"). This application contains two requests: (1) A request to rezone the property from AG-1 to C-1 and (2) A request for a variance to reduce the building setback from Kimball Bridge Road by 8.22 feet.

Together, the zoning requests will allow the construction of a 9,420-square foot retail center at the intersection of Kimball Bridge Road and Old Milton Parkway. The construction of the center will be at road level which will necessitate fill dirt. This will cause the existing exposed concrete wall at the northeast boundary to disappear. This will greatly improve the appearance of the corner.

In addition, Mr. Mashinchi also controls two adjacent properties and requests shared parking with these properties. Both properties will have inter parcel vehicle access to this new retail center. There is a total of 24 parking spaces on the adjacent properties. One parcel is a climate controlled storage facility that has very limited parking needs. The second parcel is a small two tenant retail facility. One tenant is a hair salon and the other is a fireworks store. The fireworks store has very limited parking needs except around the 4th of July and the New Year. Therefore, even though the new retail center is short one parking space from the required 47, the shared parking with adjoining properties will clearly accommodate all parking needs.

There are no trees on this site.

The C-1 zoning request is consistent with all surrounding properties.



1. OWNER/DEVELOPER: HAMID MASHINCHI
3363 CAVERTON LANE
ALPHARETTA, GA.
2. THE SITE IS 1.15 ACRES LOCATED IN L.L. 129
OF THE 1ST DIST. 1ST SECTION CITY OF ALPHARETTA,
FULTON COUNTY, GA.
3. EXISTING ZONING IS A6. PROPOSED ZONING IS C-1.
4. STORMWATER DETENTION TO BE PROVIDED UNDERGROUND.
5. OPEN AREA REQUIRED= .23 AC. (20%). .32 AC. (28%) PROVIDED.
6. 46 PARKING SPACES PROVIDED.
(20% COMPACT CARS).
7. THE 100 YR. FLOOD PLAIN DOES NOT IMPACT THIS SITE.
8. REQUIRED DRIVEWAY SIGHT DISTANCE TO BE MET.

1. OWNER/DEVELOPER: HAMID MASHINCHI
3363 CAVERTON LANE
ALPHARETTA, GA.
2. THE SITE IS 1.15 ACRES LOCATED IN L.L. 129
OF THE 1ST DIST. 1ST SECTION CITY OF ALPHARETTA,
FULTON COUNTY, GA.
3. EXISTING ZONING IS A6. PROPOSED ZONING IS C-1.
4. STORMWATER DETENTION TO BE PROVIDED UNDERGROUND.
5. OPEN AREA REQUIRED= .23 AC. (20%). .32 AC. (28%) PROVIDED.
6. 46 PARKING SPACES PROVIDED.
(20% COMPACT CARS).
7. THE 100 YR. FLOOD PLAIN DOES NOT IMPACT THIS SITE.
8. REQUIRED DRIVEWAY SIGHT DISTANCE TO BE MET.

LEGEND

SPS --- IRON PIN SET (1/2" ACBUB)
P (1/2" P) --- IRON PIN FOUND (TYPE
P) --- POWER POLE
H --- CROCKED HOLE
F --- FENCE
L.L. --- LAND LOT
CWP --- COMPACTED METAL PIPE
RCP --- REINFORCED CONCRETE PIPE
CB --- GATCH BURN
B --- BURNED AREA
SAAH --- SANITARY SEWER MANHOLE
B/L --- BURNING LINE
G/L --- GROUND LINE OF TRANSPORTATION
PL --- FIRE HYDRANT
G/D --- GLEED
ON --- GAS METER
HW --- WATER METER
U.E. --- UTILITY EASEMENT
D.E. --- DRAINAGE EASEMENT

24 HOUR CONTACT IS HAMID MASHINCHI AT 404-275-0896.

5				JCP NO.	
4				F.B. NO.	
3				DATE	05/17/17
2					
1					
	NO. DATE	REVISION	APPROD BY		

BOARD OF ZONING APPEALS REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

The shape of the property is unusual in that two sides of the property are contiguous to State Route 120

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

Yes, in that the property essentially has two frontages on a State Highway requiring a 65 foot setback from both frontages.

We have complied with the 65 foot setback for approximately 90% of the building frontage but there is only a small triangular corner that cannot apply

Are there conditions that are peculiar to the subject property? Please describe them in detail.

The shape of the property creates a triangle where a corner of building encroaches in the building setback.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

The approval would not cause any detriment to the public good because from the view of the State Highway the difference in the setback will not be noticeable and it does not affect the landscape or parking areas.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

Hamid Mashinchi

Richard Wernick

770-527-3286

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page, possibly from a composition book. The edges of the paper are slightly irregular, suggesting it might be a scan of a physical document. There is no handwriting or other markings on the page.

☒ Letter

☐ Personal Visits☐ Telephone☐ Group Meeting☐ Email☐ Other (Please Specify) _____

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

Z-17-08/V-17-19
MASHINCHI/STATE BRIDGE RD

KER CAR LLC
Or Current Property Owner
5430 NEW NORTHSIDE DR STE 200
ATLANTA GA 30339

CHICK FIL A INC
Or Current Property Owner
5200 BUFFINGTON RD
ATLANTA GA 30349

LEE & PARK REAL ESTATE LLC
Or Current Property Owner
3719 NASHVILLE AVE
NEW ORLEANS LA 70125

D & T REALTY ASSOCIATIES LLLP
Or Current Property Owner
4030 JOHNS CREEK PKWY
SUWANEE GA 30024

HMB FOOD INC
Or Current Property Owner
4239 BLUEHOUSE LN
ALPHARETTA GA 30022

U STORE L L C
Or Current Property Owner
4400 KIMBALL BRIDGE RD
ALPHARETTA GA 30005

U STORE L L C
Or Current Property Owner
4400 KIMBALL BRIDGE RD
ALPHARETTA GA 30005

GEORGIA TRANSMISSION CORP
Or Current Property Owner
2100 EAST EXCHANGE PL
TUCKER GA 30085

WF JOHNS CREEK LLC
Or Current Property Owner
8505 ROSWELL RD
SANDY SPRINGS GA 30350

AMREIT ALPHARETTA COMMONS LP
Or Current Property Owner
P O BOX 528
COLUMBIA SC 29202-0528

DITMORE VINCENT G & PEGGY S
Or Current Property Owner
824 FOREST PATH LN
ALPHARETTA GA 30022-6468

KNOLL MICHAEL C & CYNTHIA A
Or Current Property Owner
828 FOREST PATH LN
ALPHARETTA GA 30022-6468

INDIGO DEV INC
Or Current Property Owner
4025 WOODLAND PARK BLVD STE 310
ARLINGTON TX 76013

FULTON COUNTY
Or Current Property Owner
141 PRYOR ST SW SUITE 7000
ATLANTA GA 30303

MEMPHIS INTERIORS L L C
Or Current Property Owner
4465 STATE BRIDGE WAY
ALPHARETTA GA 30005

PARIKH & PARIKH LLC
Or Current Property Owner
9210 PRESTWICK CLUB DR
DULUTH GA 30097

BOCA BARGOONS OF ALPHARETTA INC
Or Current Property Owner
1055 LEADENHALL ST
ALPHARETTA GA 30022

DIEHL LEON A & GLENDA S
Or Current Property Owner
822 FOREST PATH LN
ALPHARETTA GA 30022-6468

KATES RANDY L & RHONDA K
Or Current Property Owner
826 FOREST PATH LN
ALPHARETTA GA 30022-6468

DRP COMPANY
Or Current Property Owner
4308 CAYUGA ST
TAMPA FL 33614

SVF PARK BRIDGE LLC
Or Current Property Owner
3520 PIEDMONT RD NE STE 410
ATLANTA GA 30305

PIEDMONT CAPITAL HOLDINGS LLC
Or Current Property Owner
1380 W PACES FERRY RD STE 2275
ATLANTA GA 30327

STATE AND STATE LLC
Or Current Property Owner
3366 CAVERTON LN
ALPHARETTA GA 30022

LANE RICHARD A
Or Current Property Owner
6130 HERITAGE MANOR DR
CUMMING GA 30040-6287

BROTHERS PROPERTIES JOHNS CREEK LLC
Or Current Property Owner
3127 MAPLE DR NE
ATLANTA GA 30305



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. **AGENDA ITEM TITLE:** PH-17-13 DESIGN REVIEW BOARD ORDINANCE AND DESIGN GUIDELINES AMENDMENTS

CITY COUNCIL: JULY 24, 2017

This item was heard at the May 10, 2017 Planning Commission meeting. No one spoke in favor of or in opposition to the request. Planning Commission generally felt that the DRB does a great job of regulating signs and the regulation requiring DRB approval of signs should not be changed. After discussion, the Planning Commission recommended to deny this item. Vote (5-1)

The DRB amendments were revised based on comments from the Planning Commission and the DRB. The revised amendments were presented at the June 16, 2017 DRB meeting. The DRB endorsed the proposed amendments.

This item was heard at the July 12, 2017 Planning Commission meeting. No one spoke in favor of or in opposition to the request. After discussion, the Planning Commission recommended to approve this item subject to amending Map B to remove the Central Business District. Vote (6-0)

II. **RECOMMENDATION:**

Approval of various amendments to the Alpharetta Design Review Board Ordinance and Design Guidelines.

III. **REPORT IN BRIEF:**

Consideration of amendments to the Alpharetta Design Review Board Ordinance and Design Guidelines. Staff proposes amendments requiring Design Review Board (DRB) approval of signs within the Downtown Overlay only. Currently, signs in the Central Business District, the Corridors of Influence and Interchange Districts require approval by the DRB. Appeals to administrative decisions on sign permits are proposed to be heard by the DRB and staff has the discretion to send any sign permit to the DRB. Also, master sign plans shall be required for all multi-building or multi-tenant commercial developments and shall require approval from the DRB. All references to the Central Business District and Historic Business District are proposed to be deleted and replaced by the Downtown Overlay, which is the area covered by the Downtown Master Plan update approved in 2015. A variety of amendments to the Design Guidelines are proposed in order to maintain consistency with UDC Section 2.6 Sign Code.

IV. **ATTACHMENTS:**

- Strike Through and Underline Edits

Sec. 16-42. - Design review board.

- (a) *Establishment.* A design review board is hereby established. The board shall consist of seven (7) members and two (2) alternate members. Members shall be appointed and shall serve in accordance with the city boards and commissions ordinance. No member shall be employed by the city, hold public office in the city or be a member of another city board or commission. At least one (1) member of the board shall be a registered architect in the state in good standing.
- (b) *Proceedings.*
- (1) The board shall elect a chairman and a vice chairman from its members during its first meeting in January of every year who shall serve for one (1) year or until their successors are elected. A staff member of the community development department shall serve as a non-voting secretary to the board. Meetings of the board shall be held at the call of the chairman and at such times as the board may determine. All meetings of the board shall be open to the public. A minimum of four (4) members of the board shall constitute a quorum. Any act of the board shall require a majority vote of the members at a meeting at which a quorum is present. The board shall maintain minutes of its proceeding, including the results of all votes taken, and shall maintain records of its examinations and other official actions, all of which shall be filed in the office of community development department as public record.
 - (2) Only design review board members present during the initial review of an item may participate in any subsequent reviews of the same items. An exception to this provision can be made in order to maintain a quorum.
 - (3) If no action is taken by the design review board within three (3) consecutive hearings, the applicant may request to be placed on the next available board of appeals agenda for further consideration and action.
- (c) *Powers and duties.* The board shall:
- (1) Review applications for certificate of design approval required in section 16-43 for:
 - a. All exterior features of new construction.
 - b. All exterior features of construction, alteration, restoration, moving, demolition, or repair of an existing building(s) or improvements involving or resulting in a change in the existing structural composition or architectural design or character of such building(s) or improvement;
 - c. All proposed changes, improvements or proposals regarding site plan features such as landscaping, walls, walks, terraces, fences, signs, lights and shopping cart corrals.
 - d. All proposed screening of dumpsters, satellite antennas and dishes, solar panels, parking lots, roof top equipment and other mechanical equipment.
 - e. All proposed outdoor play yards and/or equipment, and outdoor patios with or without seating.
 - f. All demolition of building(s) or portions of building(s) that are over fifty (50) years old and may be of significance.
 - (2) Review all applications for signs within the ~~central business district, the historic business district, the corridors of influence and the interchange districts~~ Downtown Overlay. Review any sign applications as an appeal to a Staff decision.
 - (3) Grant or deny applications for certificates of design approval based upon a design review of the proposed development activity for compliance with design standards.
 - (4) The following shall not be subject to review by the board:
 - a. Repainting of a structure to the same color that was previously approved by the board.

- b. The ordinary maintenance or repair of any exterior elements of any building or structure.
 - c. The construction, reconstruction, alteration or demolition of any such elements which the authorized city officers shall certify as required for public safety.
 - d. Single-family detached residential structures.
- (5) Act in an advisory role to other city departments, boards and commissions.
 - (6) Develop from time to time further design standards consistent with the purposes, intents and standards established in this division, and in accordance with section 16-44.
 - (7) Notwithstanding any other provisions of this division, the design review board may delegate review responsibility for all non-residential areas not included within the central business district, corridors of influence and the interchange districts to the director. If the director finds the plans in compliance, the director's decision shall be final and a development or building permit shall be issued.

(Ord. No. 437, § 6, 12-20-99; Ord. No. 473, § 6, 5-7-01; Ord. No. 637, §§ 1(Exh. A), 2, 12-7-09)



ALPHARETTA

DESIGN REVIEW BOARD

ORDINANCE

AND

DESIGN GUIDELINES

Adopted: May 1994

Revised:

December 94, January 95, March 95, May 95, April 2001, December 2009, December 2014, April 2016

ALPHARETTA DESIGN REVIEW BOARD ORDINANCE AND DESIGN GUIDELINES

TABLE OF CONTENTS

1. Finding of Fact and Determination of City Council	Page 4
2. Purpose and Declaration of Public Policy	Page 4
(A) Purpose	Page 4
(B) Declaration of Public Policy	Page 4
3. Interpretation	Page 5
4. Definitions.....	Page 5
5. Scope of Ordinance	Page 10
6. Design Review Board	Page 11
(A) Establishment	Page 11
(B) Proceedings	Page 11
(C) Powers and Duties	Page 11
7. Application	Page 12
(A) When required.....	Page 12
(B) Application for Certificate of Design Approval	Page 12
(1) Site Plan Requirements	Page 13
(2) Site Lighting	Page 13
(3) Site Line Study	Page 13
(4) Landscape Submittal Requirements	Page 13
(5) Exterior Elevation Submittal Requirements	Page 14
(6) Building and Monument Signage Requirements	Page 14
(C) Action on Application	Page 14
(D) Appeals	Page 15
8. Design Standards	Page 15
(A) Visual Compatibility Factors	Page 15
(1) Height	Page 15
(2) Scale	Page 15
(3) Facades	Page 15
(4) Rhythm of Spacing of Buildings on Streets	Page 15

(5)	Rhythm of Entrance and/or Porch Projections	Page 15
(6)	Materials, Texture and Color	Page 15
(7)	Roof Configuration and Shape	Page 16
(8)	Continuity	Page 16
(9)	Signs	Page 16
(10)	Master Sign Plan	Page 16
(11)	Murals	Page 16
(12)	Awnings	Page 16
(13)	Logos and Trademarks.....	Page 17
(14)	Display of Registered Trademarks.....	Page 17
(15)	Solar Panels	Page 17
(16)	Landscaping	Page 17
(17)	Streetscape Guidelines	Page 18
(18)	Building, Structure and Sign Material Colors	Page 19
(19)	Elements Strongly Discouraged in all Districts and Corridors ...	Page 19
(B)	General Design Standards	Page 21
(C)	Specific Design Standards	Page 21
(D)	Additional Standards.....	Page 22
9.	Conformance with Certificate	Page 22
10.	Remedies	Page 22
11.	Severability	Page 22
12.	Map A	Page 23
	Map A	Page 24
13.	Map B	Page 25

The Mayor and City Council ordain as follows:

1. Finding of Fact and Determination of City Council.

The historical, cultural and aesthetic heritage of the City are among the City's most valued and important assets, and the preservation of this heritage is essential to the promotion of the health, safety, education, prosperity and general welfare of the people.

2. Purpose and Declaration of Public Policy

- (A) Purpose. The City Council finds that many places, districts, sites, buildings, structures, objects, landscape features and works of art, having a special character or a special historic or aesthetic interest or value, or representing the finest architectural products of distinct periods in the history of the City have been destroyed or uprooted, notwithstanding the feasibility or preserving and continuing the use of such places, districts, sites, buildings, structures, objects, landscape features and works of art, and without adequate consideration of the irreplaceable loss to the people of the City of the aesthetic, educational, economic and historic values represented by such places, districts, sites, buildings, structures, objects, landscape features and works of art. In addition, distinct areas may be similarly uprooted or may have their distinctiveness destroyed, although the preservation thereof may be both feasible and desirable. It is the finding of the Council that the standing of this City must be maintained and enhanced by preserving the historical and architectural heritage of the City and preventing the destruction of such cultural assets. The Council further finds that certain aspects of development, such as the spatial relationships of structures and open spaces to each other and the appearance of buildings and open spaces as they contribute to the attractiveness, function, and character of a district or the City as a whole, require the timely exercise of judgment in the public interest by a public body qualified to evaluate the design of proposed new developments or redevelopments within the City.
- (B) Declaration of Public Policy. It is hereby declared as a matter of public policy that the identification, protection, enhancement, perpetuation and use of places, districts, sites, buildings, structures, objects, landscape features and works of art of special character of a special historic or aesthetic interest or value is a public necessity and is required in the interest of health, prosperity, safety, education and general welfare of the people. It is further declared as a matter of public policy that the promotion of sound design principals in order to provide a built environment which is attractive and functional is a public necessity and is required in the interest of health, prosperity, safety, education and general welfare of the people. Accordingly, the public policy objectives of this article are as follows:
- (1) To effect and accomplish the protection, enhancement and perpetuation of such places, districts, sites, buildings, structures, objects, landscape features and works of art which represent or reflect special elements of the City's cultural, social and economic and architectural history;
 - (2) To safeguard the City's historic, aesthetic and cultural heritage, as embodied and reflected in such places, districts, sites, buildings, structures, objects, landscape features and work of art;

- (3) To simulate historic neighborhoods and to protect and enhance local historical and aesthetic attractions to residents, tourists and others and thereby promote and stimulate business;
- (4) To enhance the opportunities for federal or state tax benefits under relevant provisions of federal or state law;
- (5) To promote traffic safety and the general welfare of the public through the protection of the community property values, character and vistas of various City entrance corridors and the prevention of unnecessary clutter, congestion and poor definition of properties and development edges along routes of primary access leading into areas and sites of significant historical, cultural, educational, social and/or aesthetic value, and to ensure that any development or redevelopment is consistent with the goals of the comprehensive plan;
- (6) To improve the environment of the City and quality of life for the general welfare of all citizens of the City;
- (7) To protect and enhance the attractiveness of the City to home buyers, tourists, visitors and shoppers, and thereby support and promote business, commerce, industry and provide economic benefit to the City;
- (8) To foster and encourage preservation, restoration and rehabilitation of structures, areas, and neighborhoods and thereby prevent urban blight;
- (9) To encourage the concept of sustainability, use of energy efficient design and promote conservation of natural resources.

3. Interpretation

In addition to any restrictions imposed by the Ordinance, all buildings, structures, sites and areas and the property on which they are located shall remain and continue to be subject to all building, sign, zoning and other ordinances of the City. If any conflict arises between this Ordinance and regulations promulgated thereunder, the more restrictive shall control.

4. Definitions

The following definitions shall apply to this Ordinance unless specifically stated otherwise. Any words or phrases not defined below shall be given their common ordinary meaning unless the context clearly indicates otherwise.

Accessory Structure. A structure detached from a principal building on the same lot and customarily incidental and subordinate to the principal building or structure.

Action. Any decision made by the Board including approval, deferral or tabling.

Adaptive Use. The process of converting a building to a use other than that for which it was designed (i.e. changing a factory into housing). Such conversions are accomplished with varying alterations to the building.

Alpharetta Highway (State Route 9) Corridor of Influence. Any and all properties contiguous with or within the portion of the City along Alpharetta Highway or State Route 9, extending from Upper Hembree Road to the south, to Windward Parkway to the north.

Alteration of Building. Any change in the supporting members of a building (such as bearing walls, columns or girders); any change in the non-supporting interior walls of a building; any addition or reduction to the building; any change in use; or any relocation of a building from one location or position to another.

Board. The City of Alpharetta Design Review Board as established by the Unified Development Code and appointed by the Mayor and Council.

Building. A structure created to shelter any form of human activity, such as a house, barn, church, hotel, accessory building or similar structure.

Canopy (or Marquee or Awning). A permanent roof-like shelter or overhang extending from part or all of a building face and constructed of a durable material such as fabric, metal, glass or plastic.

~~*Central Business District (CBD).* That portion of the City bounded by Mayfield Road to the North, Old Milton Parkway to the South, Haynes Bridge Road and North Main Street to the east and Roswell and Canton Streets to the west. (See Map ‘A’)~~

Certificate of Design Approval. A document issued by the Design Review Board allowing an applicant to proceed with a proposed alteration, demolition, removal or new construction based upon a design review process and determination of the submitted proposal’s suitability according to adopted criteria.

City. The City of Alpharetta, Georgia.

Community Development Director. The Director of the Community Development Department for the City of Alpharetta or their designee.

Construction. The act of erecting a new principal building or structure, and/or adding an accessory building or structure. The act of adding to an existing building, structure or other improvement.

Corridors of Influence. The roadways and transportation routes having the greatest visual impact within the City of Alpharetta and those roads which are considered to be “Gateways” into the City. The Corridors of Influence include: Alpharetta Highway or State Route 9 or Main Street (except those portions which are considered to be in the ~~Central Business District and the Historic Business District~~ Downtown Overlay), Haynes Bridge Road, Mansell Road, North Point Parkway, Old Milton Parkway, Westside Parkway and Windward Parkway (from State Route 9 to Georgia 400).

Demolition. Any act or process that destroys in part or in whole any existing condition.

Demolition by Neglect. Neglect in any maintenance of any building or structure which results in its deterioration.

Design Review. The process of ascertaining whether modifications to a particular building, structure, site, area, district, landscape feature or any part thereof meets the standards of appropriateness (design guidelines) established by the Design Review Board.

Design Standards, Guidelines or Criteria. Adopted and written standard of appropriate activity that will preserve or enhance the historical, cultural, architectural, archeological, educational, social, aesthetic character, function and value of a particular resource, district or area of the City as a whole.

Development Activity. All new construction, modification, addition, alteration, moving, destruction or demolition which would affect the exterior appearance of any structure, building, land, site or other object, including, but not limited to the following:

- a) The demolition of any building, structure or object.
- b) The moving or relocation of any building, structure or object.
- c) Except housecleaning, any material work on the exterior appearance of existing buildings by additions, reconstruction, rehabilitation, alteration or any maintenance (including exterior color), or any exterior material changes.
- d) Any new construction of a principal building or accessory building or structure subject to view from a street or public way.
- e) Changes in existing walls, fences, steps, sidewalks, streets and paving or construction of new walls, fences, steps, sidewalks, streets and paving, if along street rights-of-way, public lanes or public alleys.
- f) The erection or display on any lot, building or structure of any sign, light, art work, mural, sculpture or other appurtenant feature.

Director. The Director of Community Development Department for the City of Alpharetta.

District. A geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of buildings, structures, sites, spaces, or objects united by past events or aesthetically by plan or physical development.

Downtown Overlay. That portion of the City generally bounded by Canton Street to the north, Westside Parkway to the east, South Main Street to the south and Wills Road to the west. (See Map "A")

Exterior Features. The architectural style, design, general arrangement and components of all or any of the outer surfaces of an improvement, as distinguished from the interior surfaces enclosed by said exterior surfaces, including, but not limited to, the type, color and texture of the building materials and the type and style of all windows, doors, lights, signs and all other features appurtenant to such improvements.

Facades. The exterior face(s) of a building or structure exposed to public view.

Foot Candles. A unit of illuminance on a surface that is one foot from a uniform point source of light of one candle and equal to one lumen per square foot.

Garden District. That portion of Canton Street bounded by Church Street to the south and Hopewell Road to the north.

Gazebo. An accessory, open air structure not exceeding 300 square feet in size.

Haynes Bridge Road Corridor of Influence. Any and all properties contiguous with or within the portion of the City along Haynes Bridge Road, extending from Academy Street to the north to Mansell Road to the south.

~~*Historic Business District (HBD).* That portion of the Central Business District bounded by Church Street to the north, North Main Street to the east, Marietta Street to the south and Milton Center site to the west. (See Map “A”)~~

Improvement. Any building, structure, parking facility, fence, gate, wall, landscape feature, work of art or other object constituting a physical change of real property, or any part of such change.

Interchange Districts. All properties within 1000 feet of each interchange along Georgia 400. These districts include: Mansell Road Interchange District, Haynes Bridge Road Interchange District, Old Milton Parkway Interchange District and the Windward Parkway Interchange District.

Island. In parking lot and street design, built-up curbs (and in parking lots usually placed at the end of parking rows) as a guide to traffic and also used for landscaping, signage or lighting.

Landscape Strip. A portion of a lot required to be reserved for, installed with, and maintained with vegetation. Such a strip may or may not be required to be of a linear form.

Mansell Road Corridor of Influence. Any and all properties contiguous with or within the portion of the City along Mansell Road, extending from Haynes Bridge Road to the east to Warsaw Road to the west.

Master Sign Plan. A Master Sign Plan is a Plan that includes all types of signage on a specific property. It shall include colors, design, placement and mounting styles for each sign type.

Mural. Any piece of artwork painted directly on a wall, ceiling, or other permanent surface. If the artwork conveys a message about a product or service it shall be considered a sign.

North Point Parkway Corridor of Influence. Any and all properties contiguous with or within the portion of the City along North Point Parkway, extending from Kimball Bridge Road to the north to Mansell Road to the south.

Object. A material item of functional, aesthetic, cultural, historic or scientific value that may be, by nature or design, movable yet related to a specific setting or environment.

Old Milton Parkway Corridor of Influence. Any and all properties contiguous with or within the portion of the City along Old Milton Parkway, extending from Wills Road to the west, and to the eastern City Limits.

Ordinary Repairs or Maintenance. Work done to prevent deterioration of a building or any part thereof by restoring the building as nearly as practical to its condition prior to its deterioration, decay or damage.

Owner. The title owner and its agents or assignees.

Parapet. That portion of a wall which extends above the roof line.

Preservation. The act or process of applying measures to sustain, in the existing form, the integrity and material of a building or structure, and the existing form and vegetative cover of a site (i.e. saving from demolition or deterioration buildings, sites, structures and objects and providing for their continued use by means of restoration, rehabilitation or adaptive use).

Principal Building. The building or other structure within which is conducted for (or intended to be conducted) the principal use of the lot on which said building is situated.

Reconstruction. The act or process of reproducing by new construction the exact form and detail of a vanished building, structure or object or part thereof, as it appeared at a specific period of time.

Rehabilitation. The act or process of returning property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions of features of the property which are significant to the historical and architectural values.

Restoration. The act or process of accurately recovering the form and details of a property and its settings as it appeared at a particular period of time by means of the removal of the later work or by the replacement of earlier work.

Roof Line. The top edge of the roof or top of the parapet, whichever forms the dominant top line of the building silhouette.

~~*Sign.* Any identification, description, illustration, symbol, statue or device, illuminated or non-illuminated, which is visible from any public place each designed to advertise, identify or convey information, including any landscaping where letters or numbers are used for the purpose of directing the public's attention to a product or location, with the exception of window displays and state or national flags. For the purpose of removal, sign shall also include all sign structures.~~

Any identification, description, illustration, device, fixture, structure, display or visual representation, which is visible from any public place and affixed to, or supported or suspended by, a stationary object, structure, building or the ground that uses any color, form, character, symbol, graphic, image, illumination, or writing to announce, direct attention to, identify, or advertise an object, idea, location, place, person, institution, organization, business, product, service, activity or event or to otherwise visually communicate information, ideas or messages of any kind to the public. "Sign" includes the sign face and sign structure.

Sign Structure. Any structure which supports, has supported or is designed to support a sign. A decorative cover is part of a sign structure.

Site. The location of a significant event or activity, or a building or a structure, whether standing, ruined, or vanished, where the location itself maintains special or unique value regardless of the value of the existing structure.

Site Plan. A plan accurately drawn to scale of a development project, depicting the buildings proposed to be placed on the property, related public and site improvements on the site, and additional information as required by this Ordinance or conditions of zoning approval, and other applicable ordinances.

Solar Panel. Two types of devices that collect energy from the sun: Solar photovoltaic modules use solar cells to convert light from the sun into electricity and Solar thermal collectors use the sun's energy to heat water or another fluid such as oil or antifreeze.

Structure. A combination of materials to form a construction for use, occupancy or ornamentation which is fastened or attached to the ground.

Style. A type of architecture distinguished by special characters or features of a structure and ornament and often related in time; also a general quality of distinctive character.

Westside Parkway Corridor of Influence. Any and all properties contiguous with or within the portion of the City along Westside Parkway, extending from Sanctuary Parkway to the southwest to Windward Parkway to the north.

Windward Parkway Corridor of Influence. Any and all properties contiguous with or within the portion of the City along Windward Parkway, extending from State Route 9 to the west, to Georgia 400 to the east.

5. Scope of Ordinance

The restrictions imposed by this Ordinance shall apply to all non-single family detached buildings, structures, sites and areas and the property on which they are located. Sites within the ~~Central Business District and Historic District~~ Downtown Overlay (as defined and depicted on Map “A” attached hereto and incorporated by reference); Corridors of Influence (as defined and depicted on Map “B” attached hereto and incorporated by reference), Interchange Districts (as defined and depicted on Map “B” attached hereto and incorporated by reference), and to all projects which otherwise expressly include, as a condition of development, review by the Design Review Board.

6. Design Review Board

(A) Establishment. A Design Review Board is hereby established. The Board shall consist of seven members and two alternate members. Members shall be appointed and shall serve in accordance with the City Boards and Commissions Ordinance. No member shall be employed by the City, hold public office in the City or be a member of another City board or commission. At least one member of the Board shall be a registered architect in the State of Georgia, in good standing.

(B) Proceedings.

- (1) The Board shall elect a chairman and a vice chairman from its members during its first meeting in January of every year who shall serve for one year or until their successors are elected. A staff member of the Community Development Department shall serve as a non-voting secretary to the Board. Meetings of the Board shall be held at the call of the chairman and at such times as the Board may determine. All meetings of the Board shall be open to the public. A minimum of four (4) members of the Board shall constitute a quorum. Any act of the Board shall require a majority vote of the members at a meeting at which a quorum is present. The Board shall maintain minutes of its proceeding, including the results of all votes taken, and shall maintain records of its examinations and other official actions, all of which shall be filed in the office of Community Development Department as public record.
- (2) Only Design Review Board Members present during the initial review of an item may participate in any subsequent reviews of the same items. An exception to this provision can be made in order to maintain a quorum.
- (3) If no action is taken by the Design Review Board within three (3) consecutive hearings, the applicant may request to be placed on the next available Board of Appeals agenda for further consideration and action.

(C) Powers and Duties. The Board shall:

- (1) Review applications for Certificate of Design Approval required in Section 7 for:
 - a) All exterior features of new construction.
 - b) All exterior features of construction, alteration, restoration, moving, demolition, or repair of an existing building(s) or improvements involving or resulting in a change in the existing structural composition or architectural design or character of such building(s) or improvement;
 - c) All proposed changes, improvements or proposals regarding site plan features such as landscaping, walls, walks, terraces, fences, signs, lights and shopping cart corrals.
 - d) All proposed screening of dumpsters, satellite antennas and dishes, solar panels, parking lots, roof top equipment and other mechanical and /or electrical equipment.
 - e) All proposed outdoor play yards and/or equipment, and outdoor patios with or without seating.
 - f) All demolition of building(s) or portions of building(s) that are over 50 years old and may be of significance.
- (2) Review all applications for signs within the ~~Central Business District, the Historic Business District, the Corridors of Influence and the Interchange Districts~~ Downtown Overlay, as well as all master sign plans throughout the City. Staff will review sign applications in all areas of the City, except for the Downtown Overlay. The Design Review Board shall review appeals to administrative decisions on sign applications. Sign applications may be referred to the Design Review Board for review, at staff's discretion.
- (3) Grant or deny applications for Certificates of Design Approval based upon a design review of the proposed development activity for compliance with design standards.
- (4) The following shall not be subject to review by the Board:

- a) Repainting of a structure to the same color that was previously approved by the Board.
 - b) The ordinary maintenance or repair of any exterior elements of any building or structure.
 - c) The construction, reconstruction, alteration or demolition of any such elements which the authorized City officers shall certify as required for public safety.
 - d) Single family detached residential structures.
 - e) Signs outside the Downtown Overlay, unless as an appeal to Staff decision or as referred to the Board by Staff.
- (5) Act in an advisory role to other City departments, boards and commissions.
 - (6) Develop from time to time further design standards consistent with the purposes, intents and standards established in this Ordinance, and in accordance with Section 8.
 - (7) Notwithstanding any other provisions of this Ordinance, the Design Review Board may delegate review responsibility for all non-residential areas not included within the ~~Central Business District~~ Downtown Overlay, Corridors of Influence and the Interchange Districts to the Director. If the Director finds the plans in compliance, the Director's decision shall be final and a development or building permit shall be issued.

7. Application

- (A) When required: No person shall undertake development activity within any area of the City of Alpharetta subject to this Ordinance without first obtaining a Certificate of Design Approval from the Design Review Board in accordance with the provisions of this Ordinance. Such Certificate of Design Approval shall be a pre-condition to the issuance of any land disturbance, building or other permit.
- (B) Application for Certificate of Design Approval. Application for Certificate of Design Approval shall be made to the Community Development Department and shall be accompanied by site plans, detailed development plans, including relevant sketches, perspective or isometric drawings, written descriptions, affirmatively setting forth provisions for compliance with design standards. No application shall be deemed to be accepted by the Community Development Department unless and until all fees are paid and all information reasonably required by the Community Development Department is provided by the applicant.

No application will be heard until all items have been submitted. Submittal shall include, but not be limited to the following:

- (1) Site Plan Requirements:
 - a) The location of all proposed buildings and structures, accessory and main, indicating the number of stories and height.
 - b) The location and dimensions of proposed recreation areas, open spaces, outdoor seating areas and similar improvements.
 - c) Parking areas with parking spaces drawn, tabulated, and dimensioned. Designated number of parking spaces (including handicap) required by ordinance and provided by proposal.

- d) Parking islands and/or raised landscape islands and cart corral locations.
- e) The location of all drives. Minimum drive aisle width and direction of vehicular travel.
- f) Curb cuts and adjacent and connecting roadways off premises.
- g) Security gates showing swing path.
- h) Sidewalks (both public and private).
- i) Loading docks.
- j) Detention ponds (underground/above ground). Screening to be depicted on landscape plan and/or site plan.
- k) Sites for solid waste/trash containers with screening per City of Alpharetta design standards.
- l) Show all easements clearly designating as proposed and type (utility, access, etc.).
- m) The location, height, type and material of all fences, walls, retaining walls and guardrails.
- n) Show diameter, location, drip lines and protection areas of all specimen trees whether retained or removed.
- o) Show all required buffers and setbacks, streams, water and flood plain areas.
- p) Such other information as is reasonably necessary to represent the character, nature and exactness of the proposed project being review by the Board.
- q) Such other information as is reasonably requested by the Community Development Department and/or the Board.

(2) Site Lighting:

A photometric site lighting study certified by a professional to indicate all foot-candle levels extending to all property lines from the project.

(3) Site Line Study:

A site line drawing depicting several views from the public roadways to ensure all roof mounted equipment is concealed from public view.

(4) Landscape Submittal Requirements:

Provide landscape drawings prepared by a Landscape Architect (drawn to scale) indicating the locations of all landscape features including but not limited to size and type of all plant materials (including ground covers) and location of seasonal beds. An existing tree and landscape survey and assessment of the existing landscaping should be included in the submittal.

(5) Exterior Elevation Submittal Requirements:

- a) Provide photographs of the subject property in its current condition and photographs of all contiguous properties.
- b) Provide dimensioned and colored exterior elevations (drawn to scale) of all facades of the building identifying and representing the locations and color of all proposed exterior materials. Include locations of all proposed building mounted light fixtures, equipment

or other accessories. Enlarged details of portions of the building to help better understand the interaction of materials and colors are highly recommended.

- c) Provide actual material and color samples of all proposed exterior materials. A color copy of such samples shall be included with the submittal (actual materials and color samples shall be brought to the design review meeting). Include cut sheets or other written and pictorial descriptions of all building mounted lighting or equipment.
- d) Indicate the locations of all roof top mounted equipment.
- e) The use of perspective drawings, three-dimensional digital models or renderings to assist in depicting the exterior architecture of the building(s) is highly recommended.

(6) Building and Monument Signage Requirements:

- a) Provide dimensioned and colored exterior elevations (drawn to scale) indicating the locations and dimensions of all building mounted signs. Include actual color samples, lighting/illumination methods, materials and construction for each sign. Provide a calculation indicating the total area (square footage) of each building sign.
- b) Provide a site plan (drawn to scale) indicating locations of ground mounted monument signs. Indicate required setbacks, adjacent ground cover and landscaping materials.
- c) Provide dimensioned and colored elevations of ground mounted signs. Identify all proposed materials, provide actual material and color samples. Indicate lighting and illumination methods.

(C) Action on Application.

- (1) The application shall be delivered with the supporting information and materials to the Community Development Department and the Board for review and consideration.
- (2) The Board shall act upon the application within thirty (30) days after the filing of an application with the Community Development Department containing all the information required in Section 7. The Board may extend the period for action fifteen (15) additional days for reasonable cause. The Community Development Department or the Board shall notify the applicant in advance of any decision to extend the period for action. The Community Development Department, Design Review Board and the applicant may also mutually extend the period for action.
- (3) Unless extended, no action after forty-five (45) days shall deem the application as approved, and a Certificate of Design Approval shall be issued by the Community Development Department.
- (4) If the application is approved, a Certificate of Design Approval shall be issued. In the event an application is not approved, denied or deferred for additional information by the Board, the Board shall provide the applicant a written denial, indicating the reason(s) for denial.

- (D) (1) Appeal to Design Review Board Decision. Appeal from the decision of the Board is by Writ of Certiorari to the Fulton County Superior Court and must be filed within thirty (30) days from the date of the decision by the Board.

8. Design Standards

- (A) Visual Compatibility Factors. New construction and existing buildings, structures and appurtenances attached thereto which are moved, reconstructed, materially altered, repaired or repainted, including repainting the same color, should reflect the visual character of the surrounding areas and shall be visually compatible with buildings, and places to which they are visually related generally, in terms of the following factors:
- (1) *Height.* The height of the proposed building shall be visually compatible with and complement the adjacent buildings and structures.
 - (2) *Scale.* The size of a building should be similar in height, width and depth to buildings, squares and places to which it is visually related, except in areas of redevelopment.
 - (3) *Facades.* Buildings should follow an established solid-to-void ratio and are visually compatible with adjacent buildings. Windows and door openings (height and width) are to be visually compatible with adjacent buildings. Avoid openings exceeding the dimensions of adjacent buildings by more than 10%. Buildings must have finished front, side and rear elevations where there is visibility to those elevations. Respect and preserve the existing vernacular architecture and its elements.
 - (4) *Rhythm of Spacing of Buildings on Streets.* The relationship of buildings to open spaces between the building and the adjoining buildings shall be visually compatible with buildings, and places to which it is visually related.
 - (5) *Rhythm of Entrance and/or Porch Projections.* The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with buildings, and places to which it is visually related.
 - (6) *Materials, Texture and Color.* The compatibility of the materials, texture and colors for each facade of a building shall be visually compatible with buildings, and places to which it is visually related. Buildings and structures shall be visually compatible with adjacent buildings. Buildings adjacent to each other of conflicting architectural styles shall be separated by such means as screens and site breaks. The use of brick and stone for exterior facades of buildings is strongly recommended.
 - (7) *Roof Configuration and Shape.* The roof configuration and shape of a building shall be visually compatible with the building(s) to which it is visually related.
 - (8) *Continuity.* Appurtenances of a building such as walls, wrought iron, fences, evergreen landscape masses and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the buildings, and places to which they are visually related.
 - (9) *Signs.* Signs shall be compatible with the buildings, and places to which it is visually related. Signs shall reflect the scale and character of its surroundings in size, type, face, graphics, lighting, square footage, style, material, color and related qualities to the building. Ground mounted signs in all Districts are to be monument style with materials and color(s) to match the parent building's materials. Unless otherwise specified in a Master Sign Plan, the sign structure, foundation shall be of brick, stone or of materials to match the principal material found in the principal structure(s) on the site. The Board encourages seasonal and evergreen plants be installed in planting beds surrounding the monument sign. All signs must be weatherproof and must be made of enduring materials so as not to become a hazard due to disrepair, damage or inclement weather. All letters or numbers shall be permanently affixed. Neon, fiber optics, and non-traditional illumination techniques are discouraged in lieu of LED or more environmentally friendly styles. Use of neon tubing, fiber optics or other non-

traditional illumination techniques which are visible are prohibited, unless covered by a translucent material. All signs shall provide vertical relief with the use of characters, letters or numbers. Lighting should be limited and shall not be distracting to motorists or pedestrians, not distract from the architecture of the site and not spill onto adjacent property.

In General:

- a) Individual signs should not use more than three (3) colors, plus a background color.
 - b) Signage may also utilize white and/or black as predominant colors.
 - c) Signage should not utilize more than one (1) color for the primary message copy, unless a second color is used to create a shadowing or outlining effect.
 - d) For panel signs, the background color shall mean the panel itself.
 - e) For channel letters, the background color shall mean the returns.
 - f) If a portion of the building behind a wall sign is painted a different color than the remainder of the wall, then such portion of the wall shall be counted as background color.
 - g) Trim colors shall be counted as background colors.
- (10) *Master Sign Plan.* For new construction or exterior remodel, of more than 50% of a building, a Master Sign Plan is ~~strongly suggested~~ required for all multi-building or multi-occupant commercial developments before any permanent signs for such development may be erected. All owners, tenants, subtenants and purchasers of individual units within the development shall comply with the approved Master Sign Plan ~~or submit to the Design Review Board for approval.~~ A Master Sign Plan should show the allocation of permitted wall sign space among proposed tenants and any general building sign or signs.

The Master Sign Plan shall consist of four (4) elements that shall govern all signs within the development:

- a) Location of wall and ground mounted signage
- b) Materials consisting of colors and materials to be used
- c) Size to indicate dimensions of the sign(s) and overall location and proportion to the building(s) elevation
- d) Illumination to include all lighting methods

A Master Sign Plan may be amended by filing a new master sign plan through the ~~DRB~~-Sign application process.

The Master Sign Plan application may be filed only by the owner of the land affected by the proposed change, or an agent, lessee or contract purchaser specifically authorized by the owner. If a governing board for the property affected exists, then the governing board may provide written authorization for all landowners affected.

- (11) *Murals* Murals shall be appropriately scaled and visually compatible with the buildings on which they are placed. Not all buildings are appropriate for mural display and careful consideration shall be given to any mural proposed within the downtown historic district.

- (12) *Awnings* Awning signs shall be allowed provided that:

The maximum area of an awning sign shall not exceed ten percent (10%) of the total awning face front and side areas.

Awning signs may be illuminated only with direct surface lighting and not with any form of back lighting.

- (13) *Logos and Trademarks* Logos and trademarks may be included on signs without separate restriction, provided that such logos and trademarks are consistent with the approved color scheme shown on the Master Sign Plan.

~~Logos for single-occupancy projects also shall be limited to the three (3) color requirement.~~

- (14) Display of Registered Trademarks

A federally registered trademark or service mark that is registered as a stylized/design mark in colors inconsistent with the applicable Master Sign Plan or the color limitations applicable to a single-occupancy property may nevertheless be displayed on a sign in its registered form and color(s), ~~provided that it may only occupy up to twenty (20) percent of the permitted area of any sign;~~ without regard to the color limitations otherwise applicable to the sign.

Placement on the sign shall be in accordance with any applicable provisions of the Master Sign Plan. This Ordinance does not specify where a logo must be placed on a sign;

~~Holders of multi-colored federally registered trademarks or of federally registered trademarks that do not conform to the colors shown in the applicable Master Sign Plan or with the three (3) color limitation on single-occupancy properties may, at the holder's choice, elect to display the mark in a color pattern consistent with the applicable Master Sign Plan; or, the holder may display the mark in its registered colors, provided that it shall not occupy more than ten percent (10%) of the permitted area of the sign on which it appears.~~

~~The holder of a federally registered trademark that conforms to the colors shown in the applicable Master Sign Plan may display that logo as part of the permitted signage without further restriction.~~

- (15) *Solar Panels* Solar panels should be designed to be visually compatible with the architectural design of the primary structure.

- (16) *Landscaping.* Where existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and developed. Landscape treatment shall be provided to enhance and complement architectural features, strengthen vistas and lines of site and provide shade. Vehicular areas shall be protected by appropriate curbs, tree guards, or other devices wherever possible. Where building sites limit planting, the placement of trees and shrubs in the parkways or paved areas is encouraged. Screening of service yards, exterior utilities (includes generators, cooling towers and condensers, etc.) refuse collection areas and other places which tend to be unsightly shall be accomplished by the use of walls, fencing, landscaping or any approved combination of these. Screening shall be effective in winter and summer seasons. Every effort shall be made to respect and preserve existing landforms, trees and other landscape elements. Shield vehicular parking areas, service areas and driveways

from adjacent properties and public rights-of-ways through the use of effective screening mechanisms such as: Landscaped earthen berms; lowering the parking level grade below sight lines from public right-of-ways and by the use of evergreen screen landscaping. Plant materials are encouraged to be indigenous or naturalizing but not of exotic origin to this region and climate. Care should be taken in selection of plant materials that do not require excessive irrigation or maintenance. Scale and proportion of the building should be considered.. Landscaping should be utilized to complement and soften the architecture of buildings, structures and monument signs and soften or screen views of parking areas from public rights-of-ways. Equal attention shall be given to landscaping along the sides and rear of buildings as well as the front elevation.

The following minimum requirements must be met:

- a) Provide decorative landscaping near building entrances or patios (planting beds, large pots, etc.) Large (scale appropriate) stained concrete, Glass Fiber Reinforced Concrete (GFRC) or durable pottery pots (no plastic) should be used that complement the building architecture.
- b) Monument signs should not displace required landscaping.
- c) Screen dumpster and recycling bins with masonry wall to match the building and opaque metal gates and evergreen plantings. See Standard Plan 700.
- d) Parking areas should be demarcated from pedestrian connections with pavers, stamped concrete or other material that differentiates the pedestrian walkway.
- e) Provide paved pedestrian connection from public sidewalk(s) to the site interior (may not lessen required planting square footage within a required tree island).
- f) All sites should include a minimum of one bicycle rack, one pedestrian bench and one trash receptacle (of approved color and style)
- g) All landscaped areas should be maintained by the use of automatic irrigation systems or as approved by the Community Development Department. Automatic irrigation systems shall comply with the Water Conservation Ordinance.
- h) Seasonal annual beds shall be maintained and watered as needed during the growing season. This includes weeding, fertilization, dead-heading and removal/replacement of dead plants.

(17) Streetscape Guidelines

Old Milton Parkway

‘Brookside Area’ tree placement: Shade trees such as Willow Oak, Nuttall Oak, American Elm, etc. spaced 50 feet on center. Alternate with groupings of understory trees and accent shrubs. Flowering or variegated leaf color is encouraged.

Granville lights to be located 80 feet on center – color to meet City Standard

Benches to be placed at the rate of one unit every 100 linear feet.

Medians: Groupings of understory flowering trees and accent shrubs with ends of beds to be planted with dwarf lemon yellow daylilies or similar. Alternate with blocks of evergreen trees such as Holly (Savannah, Foster, or Nellie Stevens) staggered at eight (8) feet on center and ends of bed to be planted with Knockout roses or similar. Planting shall allow for a minimum visual clearance of 24 feet at the end of each median which shall be

planted with dwarf daylilies or other ground cover. Median widths of less than 2 feet shall be brick pavers (no plants).

North Main Street

Shade trees such as Hybrid Red Maple, Asian Elm, American or European Hornbeam, etc. spaced 50 feet on center. Alternate with groupings of understory trees and accent shrubs. Flowering or variegated leaf color is encouraged. Granville lights to be located 50 feet on center – color to meet City Standard.
Benches to be placed at the rate of one unit every 150 linear feet.

Medians: Groupings of understory trees under planted with Knockout Roses or similar. Flowering or variegated leaf color is encouraged. Alternate with blocks of evergreen tree such as Nellie Stevens Holly staggered at eight (8) feet on center and ends of bed to be planted with low ornamental shrubs. Plantings shall allow for a minimum visual clearance of 24 feet at the end of each median which shall be planted with dwarf daylilies or other ground cover. Median widths of less than 2 feet shall consist of brick pavers (no plants).

~~Central Business District—Comply with the Downtown Incentive Zoning Guidelines.~~

~~Downtown Overlay – Comply with the Alpharetta Downtown Code and Alpharetta Downtown Design Guidelines.~~

(18) Building, Structure and Sign Material Colors.

- a) Building Color Palettes: The use of muted, subdued or earth tone colors are encouraged while the use of novelty and primary colors are strongly discouraged and are to be avoided. It is the intent of these Guidelines to establish timelessness in the color schemes incorporated in the building design and project design. Colors are intended to enhance the architecture of the project, not to attract attention to specific features or elements such as roof or parapet lines and signs. Building colors for the ~~Central Business and Historic Business Districts~~ Downtown Overlay are to be derived from the “Historic” or “Williamsburg” collections or palette by Benjamin Moore or equivalent. Equivalent colors matching the above named manufacturers are acceptable.
- b) Deviation from the approved colors may be considered by the Board where appropriate or as part of accented design elements. In general, a project should use no more than three (3) of the approved colors.

(19) The following elements are strongly discouraged in all Districts, Overlays and Corridors of Influence:

- a) Visually obtrusive Storm Water Detention or Retention areas. Care should be taken to locate storm water detention or retention areas in the least conspicuous areas of the project site or design them as a water feature. Additional care should be taken to mitigate the visual intrusion of detention or retention through the use of heavy landscaping or concealing these areas underground. Utilization of the retention or detention pond as an attractive site feature is the preferred alternative.

- b) Visible Roof mounted equipment on Buildings. Roof mounted heating and air cooling units, exhaust hoods and fans, vent piping, satellite dishes, antennae and other roof appurtenances on the roof of a building are prohibited from being viewed from the ground by the general public and must be permanently screened. Any exterior ventilated HVAC units shall be internally drained (i.e. condensate lines).
- c) Visible Dumpsters and Recycling bins or Containers. Dumpsters, Refuse containers and recycling bins are required to be screened from public view with building materials that match the parent building and their location on the project site is to be as inconspicuous as possible. Enclosure doors are to be constructed of steel or other durable materials that can be easily maintained and their color coordinated with the parent building.
- d) Excessive Site and Building Lighting. Site and building lighting should be minimal with lighting standards and levels being at the discretion of the Board. Site lighting should not distract motorists or pedestrians traversing on or near the project site. Building lighting should not distract from the overall architecture of the building but should complement the building. Site or building lighting should not “spill over” onto adjacent properties and should be directed specifically at the building in order to limit lighting of the night sky. However, site and building lighting is encouraged to provide a sense of security.
- e) Improper Landscape design and lack of creativity. Attractive, complimentary landscape is encouraged throughout the site using a mix of evergreen foundation plants, colorful accent plants and groundcovers. Untested non-naturalizing or non-indigenous species of plants are strongly discouraged. Trees should be of larger caliper and size to create a pleasant and immediate impact upon installation. Shrubs should be of the largest container size possible
- f) Removal of existing trees important to the character of the site. Large and significant trees should be protected where possible through the use of creative design solutions and man-made protection devices, such as tree wells, aeration systems, etc.
- g) Discouraged architectural elements. Mansard roofs; wooden shakes and shingles; drive-through windows that become a primary visual focus; plastic elements; inappropriate ornate architectural elements (such as elements depicting animals); metal buildings; and mobile units.
- h) Use of neon, fiber optic, and non-traditional illumination techniques is strongly discouraged. Use of neon tubing or other non-traditional illumination techniques which are visible are prohibited, unless covered by translucent material.
- i) Excessive use of building materials. In general, building materials should be limited to three types. Buildings incorporating too many different material types look busy and disjointed. Visual continuity should be considered by balancing building materials within the architectural elevations.
- j) Thematic architecture. Building styles that are overly theatrical in character or are designed to represent specific objects are strongly discouraged. Materials used to create theatrical design such as driftwood, netting, corrugated metal and mirrors are strongly discouraged.
- k) Excessive use of retaining walls. Use of retaining walls is discouraged. However, where required due to site conditions and grading considerations, care should be taken to mitigate their visual obtrusiveness. Finished materials must match the parent building or structure. Modular block walls are only allowed in non-visible areas of the site.
- l) Visually obtrusive parking structures or other accessory buildings. Parking structures must provide architectural details and materials to mitigate their visual obtrusiveness on all exterior elevations. Materials and colors must match those of the parent building.

Should no parent building be adjacent, then the parking structure should be visually compatible with other adjacent structures. All surface and storm water shall be internally drained. Evergreen landscape trees and shrubs shall be incorporated to aid in screening the structure or building.

- m) Use of plastic materials and primary colored accessory structures. Accessory structures such as playgrounds must not be visible from public right-of-ways. Plastic materials and primary colors are to be avoided.
- n) Murals. Murals shall be appropriately scaled and visually compatible with the buildings on which they are placed. Not all buildings are appropriate for mural display and careful consideration shall be given to any mural proposed within the downtown historic district. Murals shall not include advertising or be commercial in nature.

(B) General Design Standards. The Board will also consider the following general design standards when reviewing applications for Certificate of Design Approval:

(1) For new buildings and additions to existing buildings:

- a) The height of the rooflines or parapets along the street or public right-of-way.
- b) Scale and mass of the building on the site.
- c) Placement of the building on the site.
- d) Materials, color and texture of the buildings.
- e) Architectural style where there is a predominant style on surrounding and adjacent buildings; and
- f) Architectural details, including signs, subject to public view from any public street or public way.
- g) Incorporate pedestrian-friendly features and amenities wherever possible. Pedestrian paths (i.e. sidewalks, mulched paths) should encourage pedestrian travel throughout an entire project. Pedestrian paths connecting adjacent properties and projects are also strongly encouraged.

(2) For modifications to existing buildings:

- a) The degree to which the distinguishing original qualities or character of a building, structure or site including historic materials are retained.
- b) The historic appropriateness of any new features; and
- c) The compatibility of proposed alterations with other buildings within the street block face or block face across the street, giving consideration to building size, shape, roofline, colors, materials, textures, nature of openings and architectural details.
- d) The extent to which the buildings or structures will promote the general welfare of the city and all citizens by the preservation and protection of the neighborhood.

(3) Bridges and bridge encroachments

- a) Bridges and bridge encroachments in all areas of the City are to be treated with enhanced architectural details. This would include all vehicular and pedestrian bridges and combinations thereof. Enhancements should include the use of brick and/or stone for the exterior and interior (roadway side) of the facades of bridges and all wing walls,

abutments, beams, and piers. Horizontal and vertical relief should be provided along the sides to completely cover the substructure with a center point feature. All vehicular bridges shall include a separated (by a decorative barrier) sidewalk of 10 feet. Barriers are encouraged to include plantings. All fencing proposed shall be of a decorative nature and should include a planting to create a “green” or “live” wall. The bridge should include decorative lighting of both vehicular and pedestrian heights. Each bridge center piece shall have an official City Seal incorporated.

(C) Specific Design Standards. The Board will consider the following specific design standards when reviewing applications for certificate of appropriateness.

- a) It is the intent of the City to maintain and enhance the “Traditional Main Street” character within the ~~Central Business District and the Historic Districts~~ Downtown Overlay. The Alpharetta Downtown Design Guidelines provide standards for the desired design of this area. Outside ~~these~~ this areas the Board will evaluate each project proposal based on the quality of its design and relationship to the architectural character and style of the surrounding buildings, structures and streetscape.
- b) ~~Building Scale, Proportion and Massing will be considered as follows. Within the Central Business District and the Historic Districts, no single building design element shall exceed one hundred (100) feet in length; and no continuous, uninterrupted storefront elevation(elevation in the same plane) shall exceed fifty (50) feet in length.~~
- c) The Board shall seek to minimize and discourage the use of the following architectural features within the City:
 1. Mansard roofs
 2. Wooden shakes or shingles
 3. Drive through windows that become a primary visual focus
 4. Plastic elements
 5. Inappropriate ornate architectural elements (such as elements depicting animals)
 6. Metal buildings
 7. Mobile buildings

(D) Additional Standards. Subject to the approval of the City Council, the Board shall have the authority from time to time to promulgate additional design standards. Such additional design standards shall be effective upon approval by the City Council.

9. Conformance with Certificate.

All work performed pursuant to an issued Certificate of Design Approval shall conform to the requirements of such certificate. If work is performed not in accordance with such certificate, the Community Development Department shall be authorized to issue a cease and desist order and all work shall cease.

Appeal from such cease and desist order shall be the same as that set forth in Section 7 (D) for appeal of an application denial by the Board.

10. Remedies.

In case any activity covered by this Ordinance is or is proposed to be initiated in violation of any provision of this Ordinance, the Community Development Department may, in addition to other remedies, and after due notice to the appropriate person(s), issue a citation for violation of this Ordinance requiring the presence of the violator in the Municipal Court of the City of Alpharetta or the City Code Enforcement Board, or institute an injunction or other appropriate action of proceedings to prevent such unlawful activity or to correct or abate such violation.

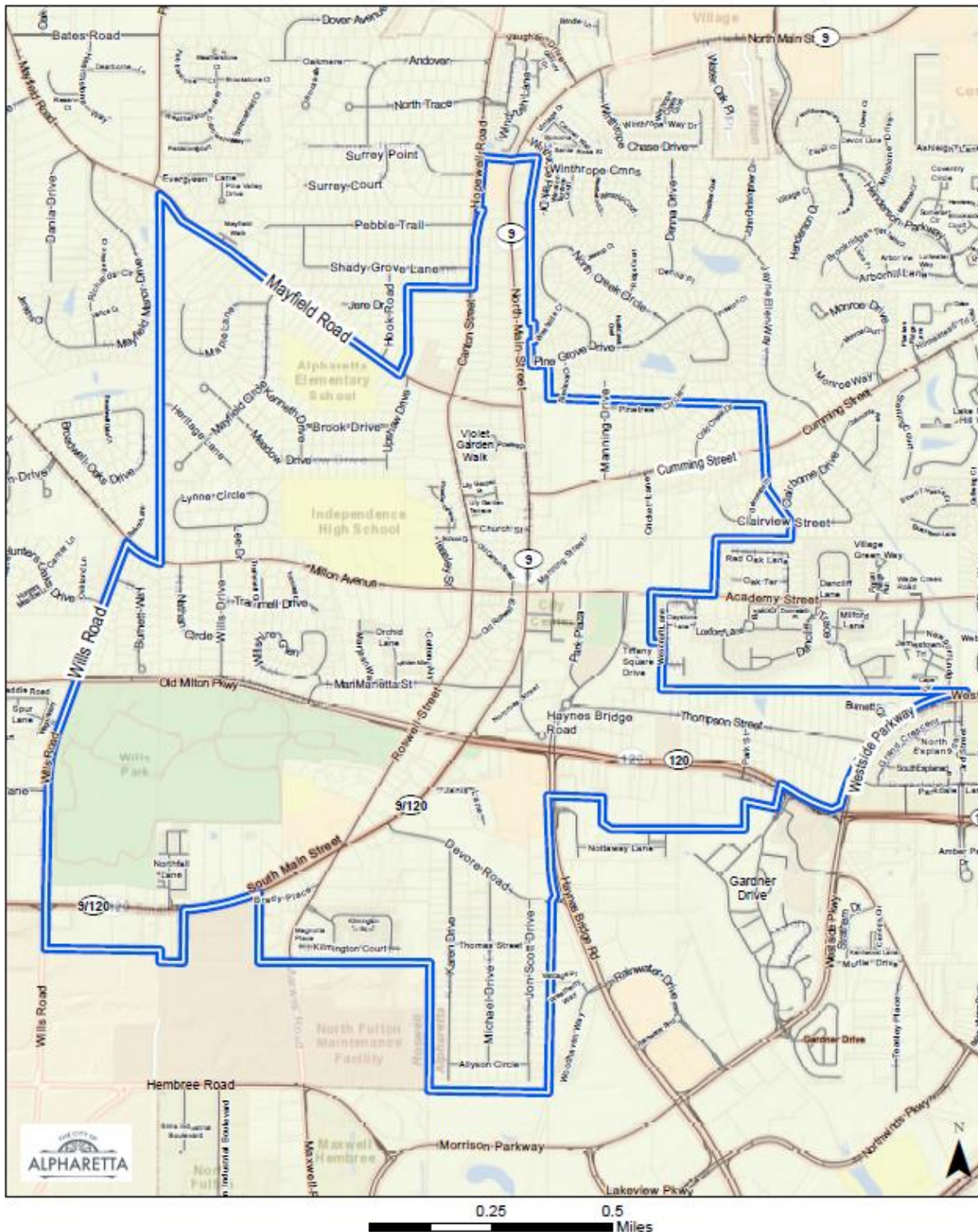
11. Severability.

Should any section or provision of the Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any section thereof other than the section or provision specifically declared to be invalid.

Downtown Overlay District

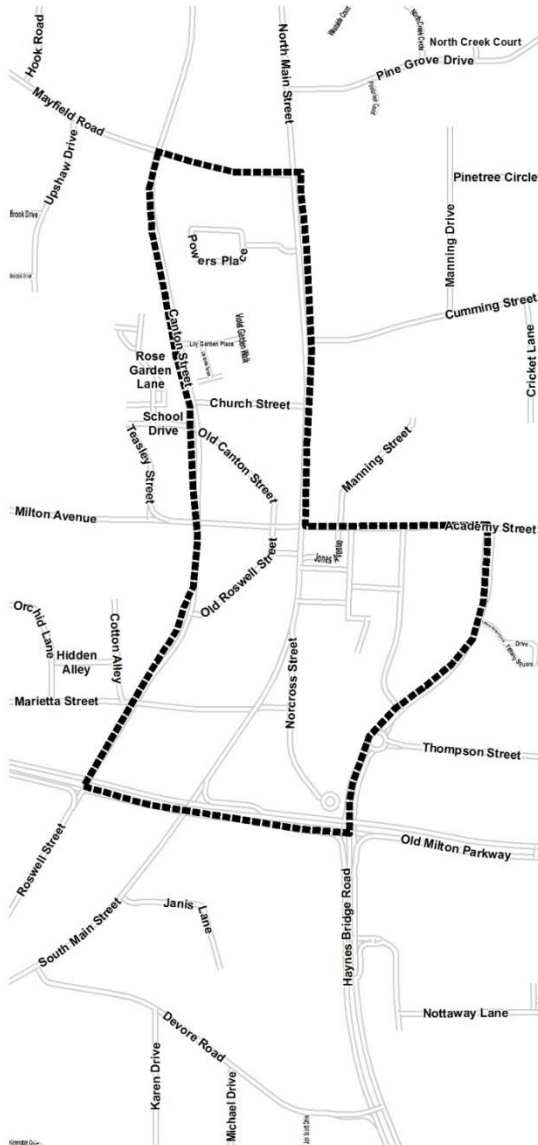
Map "A"

Downtown Overlay District -- This portion of the City was defined by the 2015 Downtown Master Plan and recognized on July 15, 2015 as a distinct district by the Alpharetta City Council



DELETE BELOW MAP

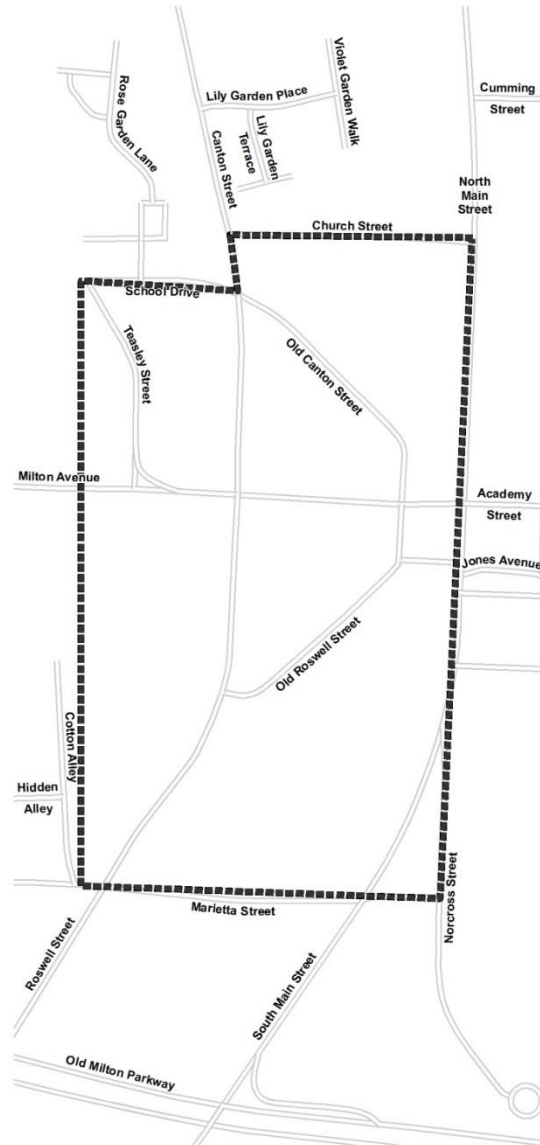
Central Business District



Central Business District (CBD)

The portion of the City bound by Mayfield Road to the north, Old Milton Parkway to the south, Haynes Bridge Road and North Main St to the east, and Roswell and Canton Streets to the west.

Historic Business District



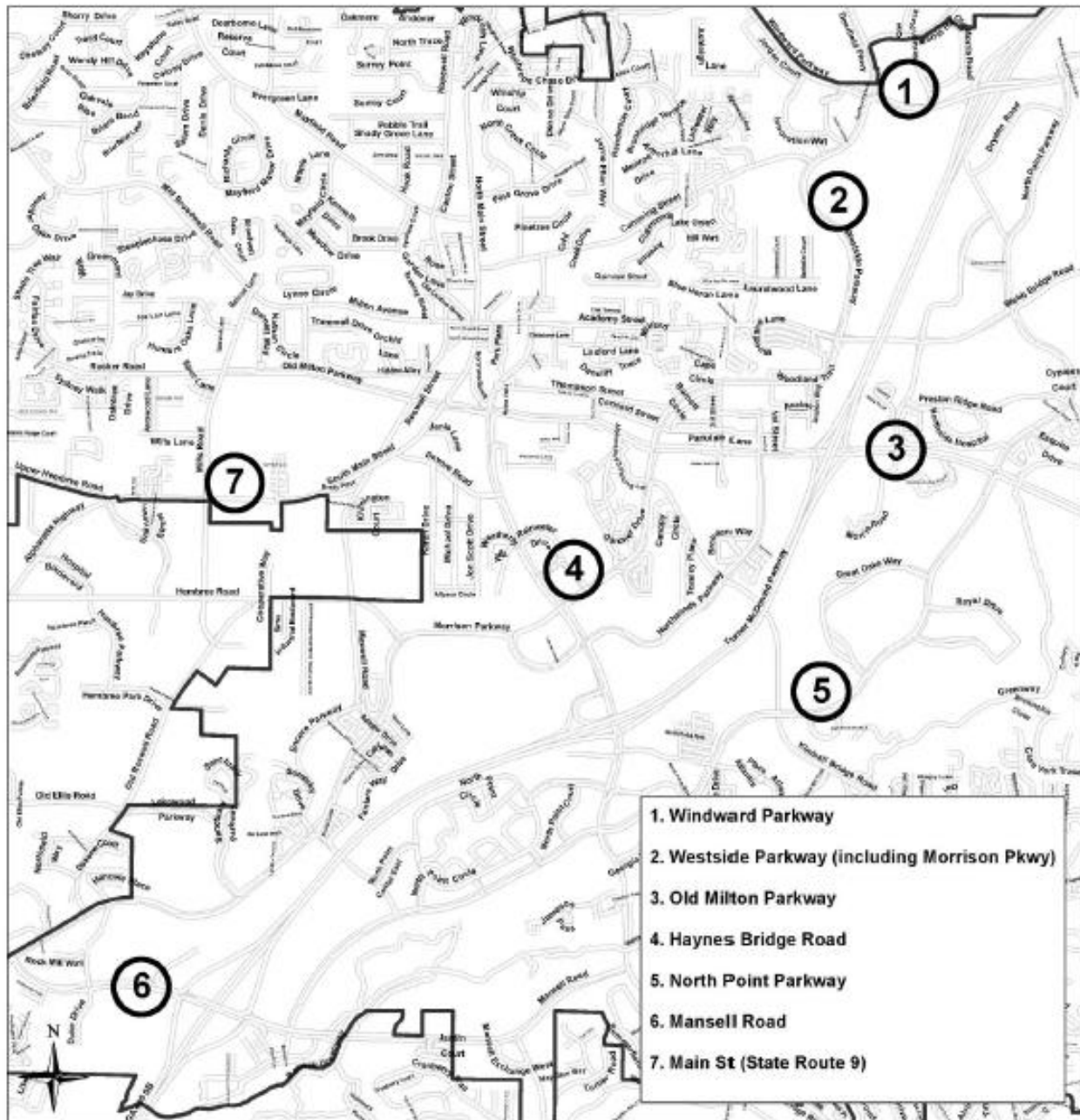
Historic Business District (CBD)

The portion of the Central Business District bounded by Church Street to the north, Hwy 9 to the east, Marietta Street to the South and the Milton Center site to the west.

Map "A"

(Taken From Article II, Page 2-115 of the Unified Development Code)

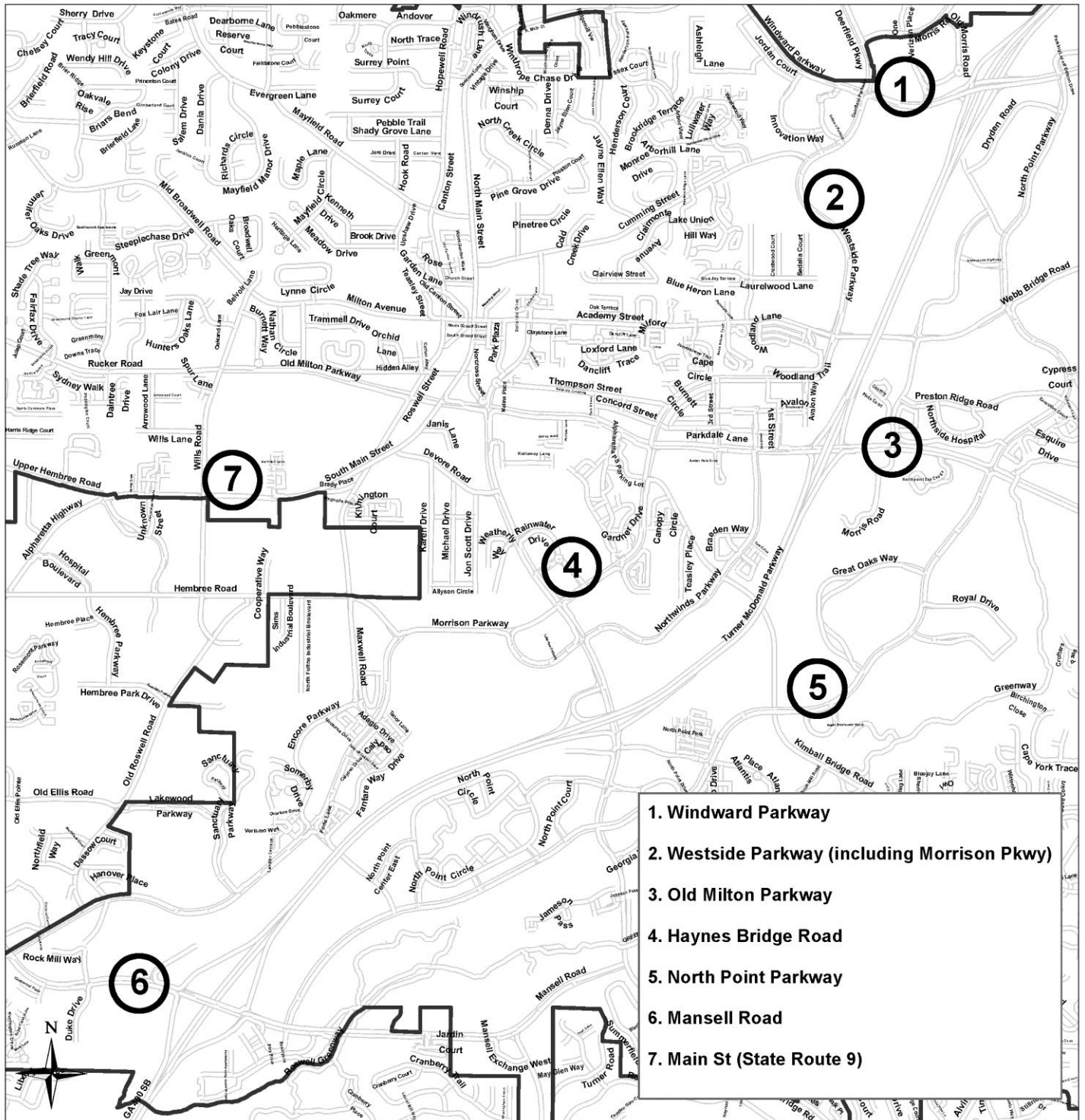
City of Alpharetta Corridors of Influence



Map "B"
The roadways having the greatest visual impact within the City and those roads which are considered to be the "gateways" into the City.

City of Alpharetta

Corridors of Influence



Map "B"

The roadways having the greatest visual impact within the City and those roads which are considered to the "gateways" into the City.

AN ORDINANCE TO AMEND ARTICLE V OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO AMEND THE POWERS AND DUTIES OF THE DESIGN REVIEW BOARD; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

WHEREAS, on or about May 21, 2001, the City of Alpharetta (the “City”) adopted a comprehensive zoning ordinance known and cited as the Unified Development Code of the City of Alpharetta, Georgia, which has subsequently been amended from time to time (the “Unified Development Code”); and

WHEREAS, the Mayor and Council of the City of Alpharetta (the “City Council” or “Council”) are charged with the protection of the public health, safety, and welfare of the citizens of the City of Alpharetta; and

WHEREAS, the Unified Development Code was designed to be amended from time to time when circumstances warrant that modifications be made in order to make the Unified Development Code more responsive to community needs; and

WHEREAS, the City Council finds that ordinances and regulations governing the uses of land and development of land within the City, as well as the City’s operations, should be continually improved from time to time and modified as necessary to better protect and promote the public health, safety and welfare of the residents and businesses of the City of Alpharetta; and

WHEREAS, the City Council desires to amend Article I, Article II and Appendix A: Alpharetta Downtown Code of the Unified Development Code for the foregoing purposes; and

WHEREAS, the City Council finds that the following amendment to the Unified Development Code promotes the health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants of the City of Alpharetta;

NOW THEREFORE, The Council of the City of Alpharetta hereby ordains, as follows:

Section 1: **Subsection 5.4.3(B)** [*Powers and Duties of the Design Review Board*] of Article V of the Unified Development Code is hereby amended to require Design Review Board review of sign applications within the Downtown Overlay and master sign plans throughout the City. The Design Review Board will review appeals to administrative decisions on sign applications and sign applications referred to the Design Review Board at staff’s discretion.

Section 2: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 3: This Ordinance shall be effective immediately upon its adoption by the City Council and incorporated into The Unified Development Code of the City of Alpharetta, Georgia. This Ordinance hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED this the _____ day of _____, 2017.

Approved:

David Belle Isle, Mayor

Attest:

COUNCILMEMBERS

Coty Thigpen, City Clerk
(Seal)

Approved as to Form:

C. Sam Thomas, City Attorney



City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Legal

Submitted By:

Meeting Date: July 24, 2017

I. AGENDA ITEM TITLE: MEMORANDUM OF UNDERSTANDING WITH FULTON COUNTY SCHOOLS FOR RELOCATION OF THE OLD MILTON LOG CABIN *(THIS ITEM WAS TABLED AT THE 4-10-2017 COUNCIL MEETING)*

II. RECOMMENDATION:

Approve a memorandum of understanding between Fulton County Schools and the City of Alpharetta allowing for the relocation of the Old Milton Log Cabin from the Milton Center Property.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

The City Attorney will present and discuss a proposed Memorandum of Understanding between the City of Alpharetta and Fulton County Schools whereby the property known as the Old Milton Log Cabin (aka Log Cabin at Milton Center) would be conveyed to the City.

V. ALTERNATIVES:

VI. ATTACHMENTS:

MOU , Exhibit A to MOU

MEMORANDUM OF UNDERSTANDING

This MEMORANDUM OF UNDERSTANDING (this "MOU") is made this ____ day of _____, 2017, (the "Effective Date") by and between the Fulton County Board of Education (hereinafter "FCBOE") and the City of Alpharetta or its assignee, the Alpharetta Georgia Historical Society (hereinafter "City"), and their respective successors and assigns:

WITNESSETH:

WHEREAS, FCBOE is the owner of the property known as the Log Cabin at Milton Center which property consists of one large building including all contents and one small outhouse, as depicted on the drawings attached hereto as Exhibit "A" and incorporated herein by reference; and

WHEREAS, FCBOE must remove this Log Cabin from the property of the Milton Center due to the demolition of the Milton Center; and

WHEREAS, the City (or its assignee the Alpharetta Georgia Historical Society) wishes to obtain this Log Cabin property and relocate the property to a City location because of its historical significance;

NOW THEREFORE, in consideration of the covenants contained herein, the benefits to each party, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, FCBOE and the City hereby agree as follows:

1. FCBOE will declare the Log Cabin property as surplus property so that it may be removed.
2. The City will hire, at the City's expense, the services of a licensed and insured contractor for the removal of the Log Cabin.
3. The City shall be responsible for cleaning the area of removal so that no debris is left on the site and that it is in a safe condition with no large holes or trip hazards.
4. Prior to removing the Log Cabin, the City shall ensure that all utilities providing services to the Log Cabin are disconnected.
5. The City agrees that work must be scheduled so that school operations will not be interrupted, including egress to the campus.
6. The City shall complete all removal and clean up of the Log Cabin property by December 31, 2017, at which time the transfer of the Log Cabin shall be completed.

7. If the City fails to remove the Log Cabin by December 31, 2017, then City's rights under this MOU will automatically expire without further action by either City or FCBOE, and neither City nor FCBOE shall have any surviving or continuing obligations hereunder.

IN WITNESS WHEREOF, FCBOE and the City have signed, sealed, and delivered this MOU as of the day and year first set forth above.

Fulton County Board of Education

By: _____
Linda Bryant, President

Attest: _____
Jeff Rose, Ed.D., Superintendent

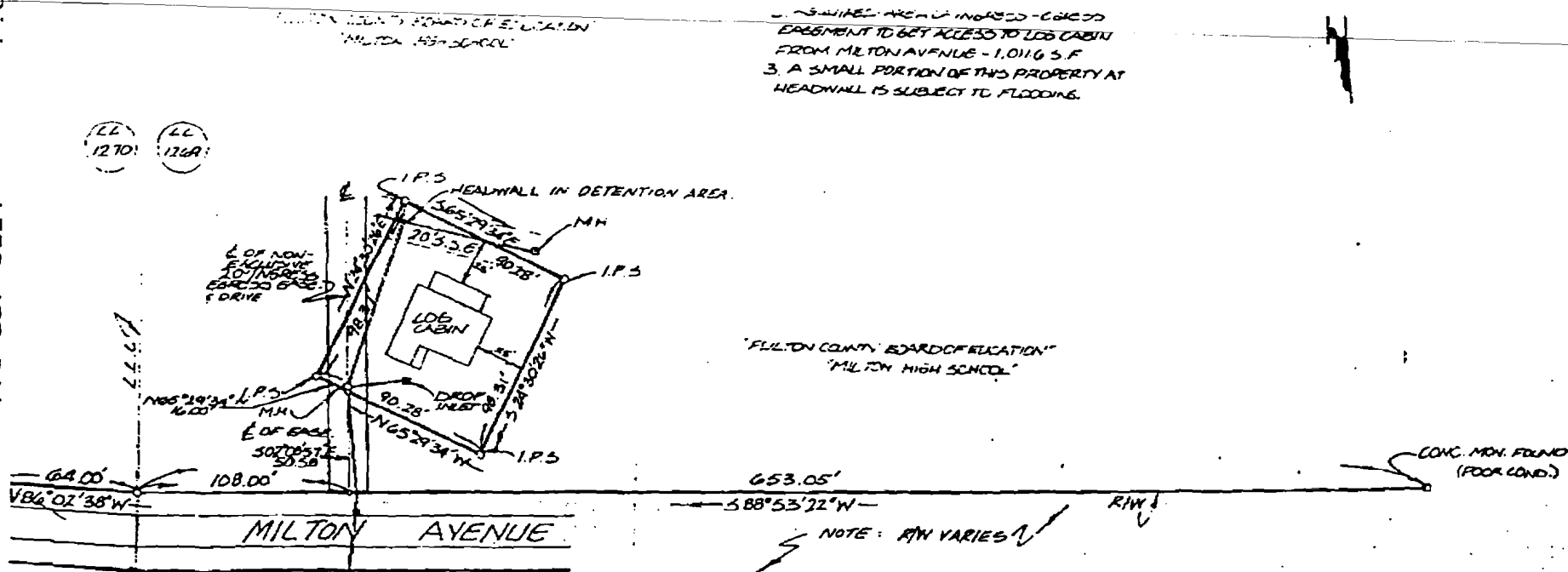
City of Alpharetta, Georgia

By: _____
Mayor

By: _____

Exhibit "A"
Drawings

Attached.



SURVEY FOR ALPHARETTA HISTORICAL SOCIETY

LOCATED IN
LAND LOT(S) 126A
DISTRICT: 2, SECTION: 2
COUNTY OF: FULTON
STATE OF GEORGIA
CITY OF: ALPHARETTA
DATE: MAY 8, 1985
REVISIONS:

THIS (PROPERTY) (IS NOT)
LOCATED WITHIN THE 100 YEAR FLOOD
AREA PER OFFICIAL F.I.A. FLOOD HAZARD
MAPS.

LEGEND

1. IPS - IRON PIN SET (1/2" REINFORCING BAR)
2. IPF - IRON PIN FOUND
3. C/T - CRIMP TOP PIPE
4. O/T - OPEN TOP PIPE
5. R/B - REINFORCING BAR
6. LLL - LAND LOT LINE
7. P - PROPERTY LINE
8. C - CENTERLINE
9. -P- POWER LINE
10. -T- TELEPHONE LINE
11. -X- FENCE
12. CH - CHORD
13. R/W - RIGHT OF WAY
14. -S- STREAM
- 15.

N.E.S. MONUMENT FOUND WITHIN
500' OF PROPERTY. (NO, NO)

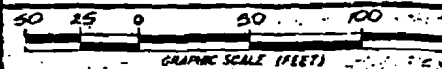
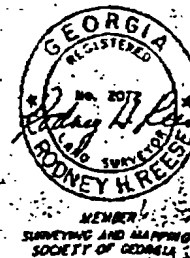
BRUMBELLOW-REESE & ASSOC., INC.

LAND SURVEYING SERVICES
GEORGIA REGISTRATION NO. 2072
P.O. BOX 713
ALPHARETTA, GEORGIA 30201
PHONE: 475-6817

THE FIELD DATA UPON WHICH THIS
PLAN IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN
X FEET AND AN ANGULAR
ERROR OF .X PER ANGLE POINT
AND WAS ADJUSTED USING THE
COMPASS RULE.

THIS PLAN HAS BEEN CALCULATED
FOR CLOSURE AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN
X,000.00 FEET.

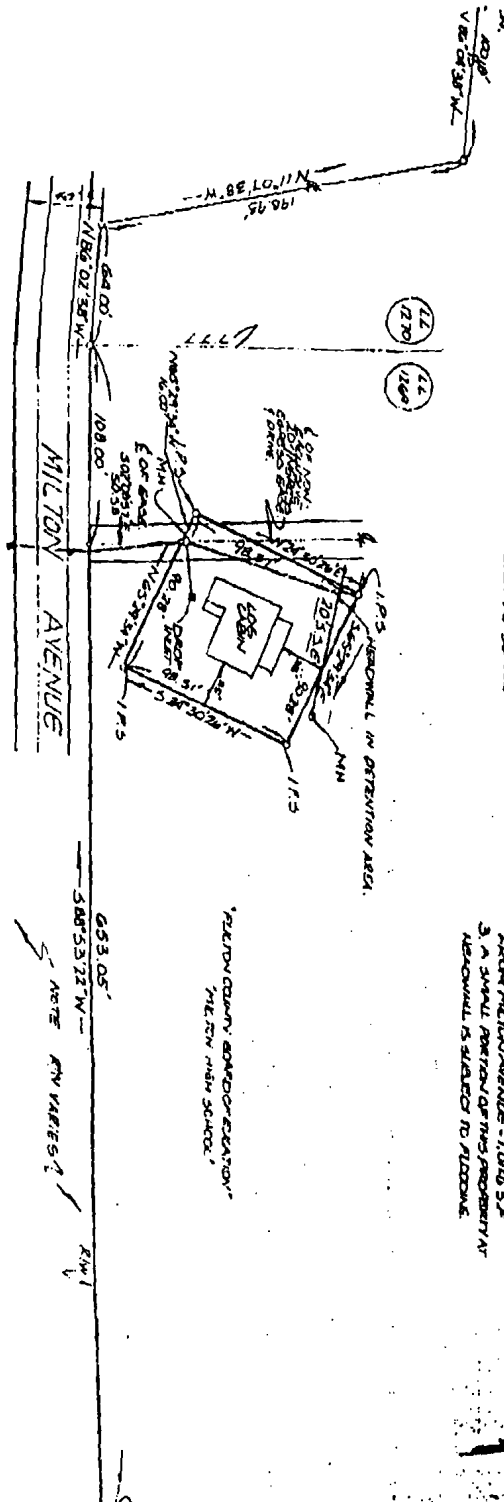
EQUIPMENT USED FOR MEASUREMENTS:
TOTAL STATION



SCALE: 1" = 50'

JOB NO. 85096-114-2

Not to scale



"MILTON COUNTY BOARD OF EDUCATION"
"MILTON HIGH SCHOOL"

NOTE:
1. PROPERTY - 8875 S.F. - 0.2026 ACRES
2. REQUIRED AREA OF INTERESTS - 6400 S.F. - 0.1461 ACRES
3. A SMALL PORTION OF THIS PROPERTY AT REMOVAL IS BLANKED TO ALDINE

SURVEY FOR		LEGEND		BRUNBELC	
ALPHARETTA		1. 1/2\"		L	
HISTORICAL		2. 1/2\"		GEOM	
SOCIETY		3. 1/2\"		ALPHA	

To: Mayor and Council

From: Bob Regus



Subject: Locating Log Cabin on City Owned Milton Avenue Property

Date: July 20, 2017

Mayor and Council,

It is respectfully requested that the City allocate land on its Milton Avenue site for the future location of the Log Cabin currently located at the old Milton High School site.

The City purchased this property a year ago with the intention of creating a passive park, extending Marjean Way to Milton Avenue and creating a storm water feature in a low area of the property.

The Alpharetta Historical Society has for several years been working with Fulton County School staff to keep the Log Cabin as the School system moves to repurpose the land for a Science, Technology, Engineering, and Math (STEM) Academy. The School system plans to begin the clearing of the site in January 2018 and is requiring the Log Cabin to be removed by the end of 2017.

You have shown your support of the Log Cabin in the past by voicing your concern to keep the Log Cabin in the City and by allocating \$50,000 to the relocation effort. Councilman Mitchell and City staff have been in numerous meetings with members of the Historical Society and School system staff leading to this request.

Attached is the concept plan that has been agreed upon and which fulfills the original purpose of the purchase of the land in addition to allowing the Log Cabin on the site. The passive park space will be to the west side of the creek, Marjean Way will be extended to Milton Avenue, and the storm water feature shows in blue. The Log Cabin will be placed generally in the red outlined area just north of the storm water feature and west of Marjean Way.

Staff will be happy to answer any questions.

PROPOSED IMPROVEMENT
(SIDEWALK/PAVEMENT/BUILDING/ETC.)

PROPOSED STORMWATER FACILITY

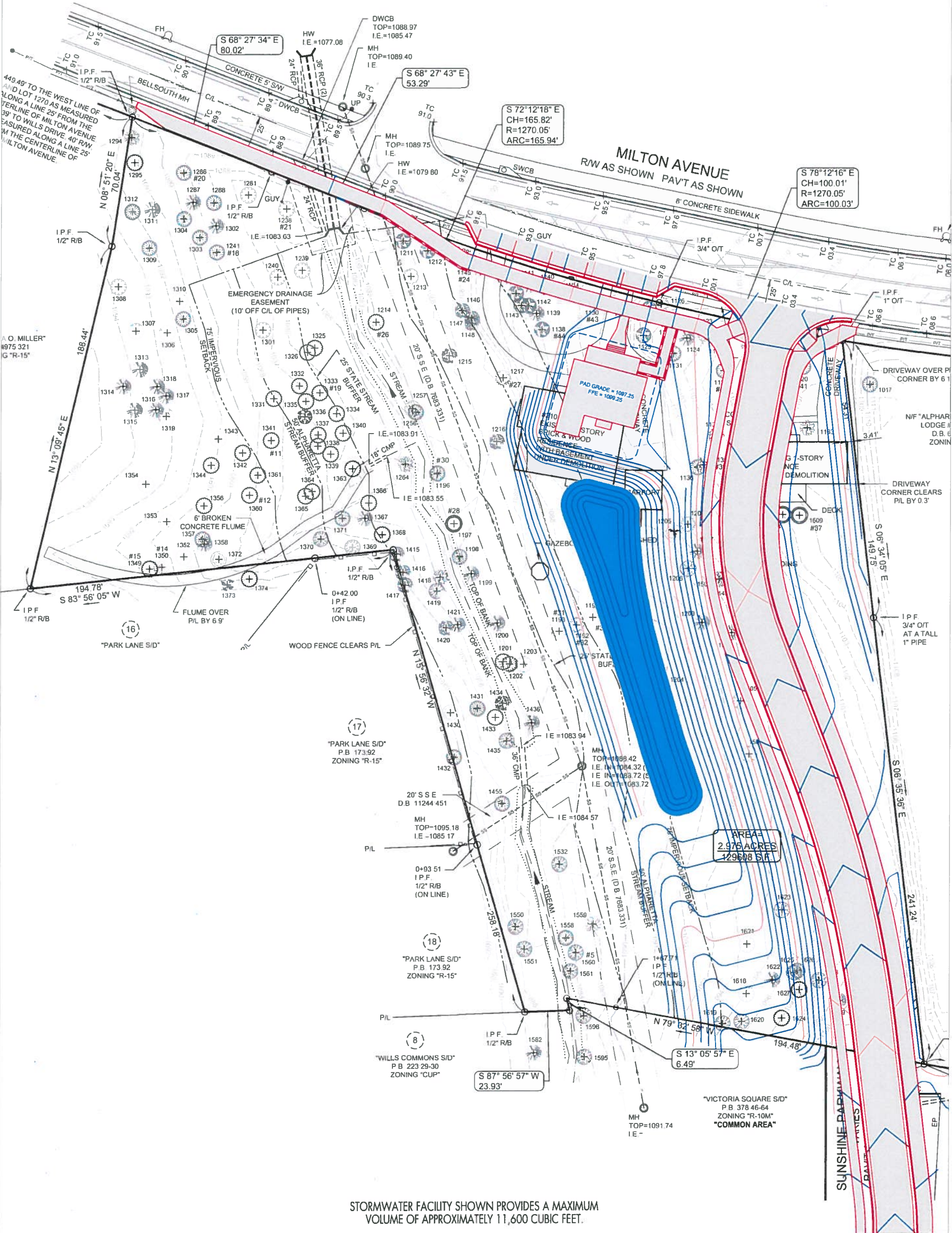
200 / 210 / 220 MILTON AVENUE



THE CITY OF

ALPHARETTA

PUBLIC WORKS



STORMWATER FACILITY SHOWN PROVIDES A MAXIMUM
VOLUME OF APPROXIMATELY 11,600 CUBIC FEET.



City Council Meeting and Public Hearing

STAFF REPORT

Submitting Department: Public Safety

Submitted By: Will Merrill

Meeting Date: July 24, 2017

I. AGENDA ITEM TITLE: MOBILE VEHICLE-RADIO REPLACEMENTS FOR PUBLIC SAFETY

II. RECOMMENDATION:

Approve the purchase one hundred twenty seven (127) Motorola vehicle radios at a total cost of \$504,024.46 for the Department of Public Safety:

Adopt the attached Resolution authorizing the Mayor to execute a lease agreement, and all associated documents, with Banc of America Public Capital Corporation for the purposes of funding the Motorola vehicle radios acquisition.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES

INCLUDED IN CURRENT FY OPRT.
BUDGET: NO

TOTAL PROJECT COST: \$76,772.20 ANNUAL CAPITAL LEASE
PAYMENT (\$504,024.46 CAPITAL LEASE FINANCING)

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Vehicle Radio Replacements (21531800-542100-PEM02)	\$504,024.46
Capital Lease (principal expense; 21531800-581200-PEM00)	\$75,004.33
Capital Lease (interest expense; 21531800-582200-PEM00)	\$1,767.87

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Vehicle Radio Replacements Lease-Financing Proceeds (21531800-393500-PEM02)	\$504,024.46
-	\$0.00
-	\$0.00

IV. REPORT IN BRIEF:

The Department of Public Safety seeks approval to purchase one hundred twenty seven (127) Motorola radios at a total cost of \$504,024.46.

One hundred fifteen (115) Motorola APX 4500 mobile radios, available on Georgia State Contract (SWC980-280008), for use in Alpharetta Police vehicles. The current mobile radios in our police vehicles are end of life from the manufacturer, and do not take full advantage of capabilities of the North Fulton Regional Radio System, to include encryption, TDMA function, and over the air programming. These new mobile radios will complete Public Safety's transition to the new Motorola APX radio hardware. The expected lifespan of these mobile radios is at least ten years. These radios are available at the state contract price of \$4,056.35 each (\$466,480.25 total), however, with a July promotion, these radios are available at \$3,718.85 each (\$427,667.75 total).

Five (5) Motorola APX 6500 mobile radios, available on Georgia State Contract (SWC980-280008), for use in Alpharetta Police undercover and administrative vehicles. These five radios have a hand held control head that allows for a covert install in our undercover vehicles, and a less intrusive install in our administrative vehicles that do not have a standard police console. These radios offer the same benefits and features as the APX 4500 radios, but in a different form factor. The expected lifespan of these mobile radios is at least ten years. These radios are available at the state contract price of \$5,366.98 each (\$26,834.88 total), however, with a July promotion, these radios are available at \$5,029.48 each

(\$25,147.38 total).

Five (5) Motorola APX 8500 mobile radios, available on Georgia State Contract (SWC980-280008), for use in our mobile command vehicle. These five radios have a single control head with support for 7/800 MHz, VHF, and UHF Range 1 & 2. These radios allow for statewide interoperability with all agencies. The current setup has three radios dedicated to the 7/800 MHz bands, and single radios for VHF and UHF Ranges 1 & 2. With these new APX 8500 radios, we can designate more radios to cover the frequencies needed for interoperability. The expected lifespan of these mobile radios is at least ten years. These radios are available at the state contract price of \$7,498.73 each (\$37,493.63 total), however, with a July promotion, these radios are available at \$7,161.23 each (\$35,806.13 total).

Two (2) Motorola APX 8500 mobile radios, available on Georgia State Contract (SWC980-280008), for use in our mobile command and swat vehicles. These two radios have the same capabilities as the five APX 8500 radios above, with the exception of having a dual control head. This allows the extra control head to be mounted in the front cabin for the driver of the vehicle. The expected lifespan of these mobile radios is at least ten years. These radios are available at the state contract price of \$8,039.10 each (\$16,078.20 total), however, with a July promotion, these radios are available at \$7,701.60 each (\$15,403.20 total).

Motorola has a single source designation letter with the City of Alpharetta, dated August 26, 2015, which expires on June 30, 2018.

Capital Lease Program

The Finance Department solicited quotes for the Motorola vehicle radio financings from eight financial institutions and obtained the following results: Banc of America (2.07%); SunTrust (2.11%); BB&T (2.16%); PNC (2.58%); Wells Fargo (max 5-year term); Whitney Bank (\$ too small); JPMorgan (\$ too small); and State Bank (no quote).

Banc of America provided the most competitive interest rate and is the recommended partner for this transaction.

Transaction terms include:

- Loan amount: \$504,024.46
- 7-year term;
- 2.07% fixed interest rate;
- no closing costs;
- no prepayment penalty; and
- \$76,772.20 annual payment.

The Public Safety Department has sufficient appropriations programmed within the FY 2018 E-911 Fund Budget to fund the annual lease payment.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Radio Supporting Documents & Single Source letter, Lease Resolution, Lease Financing Proposal (BOA)



Sole/Single Source Justification Form

Finance Department
2 Para Plaza
Alpharetta, GA 30009
Phone 678 297 6094
Fax 678 297 6063
www.alpharetta.ga.us

Please complete and attach this form to requisitions when competitive quotes/bids are not solicited and provide justification below (required for requisitions \$5,000.01 and greater). This form must be approved by the City Attorney and Procurement Official prior to ordering goods/service from the proposed vendor.

If a Sole Source or Single source designation is granted, a fully executed copy of this form must be attached to all related requisitions. The designation is provided for a maximum period of three (3) fiscal years, after which the good/services must be competitively procured or a new designation requested

Department:	Public Safety	Date:	August 26, 2015
Department Director/Designee (print):	Wes McCall		
Department Director/Designee (signature):			
Vendor Name:	Motorola Solutions	Vendor #:	639

I am requesting a waiver from obtaining competitive pricing for the following reason(s):

☐ Sole Source Designation

Only one vendor possesses the unique and singularly available capability to provide the good/service.

☒ Single Source Designation

Only one vendor demonstrates the unique knowledge, skills, and/or performance required to ensure successful consultation, implementation, installation, maintenance, etc. of the requested good/service which is an integral component of the City's existing infrastructure, equipment, and/or operations.

Provide a description of the requested good/service and a justification for the Sole/Single Source designation:

Public Safety request renewal of a sole source designation for Motorola Solutions as the supplier of radios to the Department. Motorola Solutions sells radio accessories (e.g. batteries, antennae and microphones) both directly and through dealers, but the radios themselves are available only from the company through an in-house sales force. At this time, only Motorola radios will operate on the Fulton County trunk and only Motorola Solutions sells them.

The user department shall exercise due diligence in reviewing the pricing of the requested vendor to ensure it is in-line with pricing provided to similar customers.

Approval

☒ City Attorney

Date: 8/26/15

☒ Procurement Official

Date: 08/27/15

Print Form



July 3, 2017

ALPHARETTA POLICE DEPARTMENT
Proposal # 17-031G

ASTRO 25 APX4500 DIGITAL MOBILE RADIO – PATROL

115 M22URS9PW1 N – 10-35W, 7/800MHz, O2 Rugged Control Head, Impact Green

\$4,056.35ea / \$466,480.25 (GA State Contract)

OR

\$3,718.85ea / \$427,667.75 (July Technology Promotion – See Note 1)

PACKAGE INCLUDES

Enhanced data
Up to 512 channels
Standard microphone
Integrated GPS capable
Day/Night Mode Button
Built in 7.5 watt speaker
Seamless wideband scan
Remote mount configuration
Standard software based ADP
Programming Over Project 25
Integrated encryption hardware
Multi-Function volume/channel knob
ASTRO25 Integrated Voice and Data
Multiple (48) encryption key operation
P25 Phase 2 TDMA trunked operations
Flashport upgradeable & programmable
Large Color Display with Intelligent Lighting
IP56 Standard Meets MIL-specs 810C, D, E, F and G
3 Year Service from the Start Lite hardware coverage
RSM windporting, ear jack, volume control emergency button

Notes:

1. Pricing per GA State Contract 980-280008 plus TDMA at no charge for including Performance Enhancement Options POP25, Multiple Key Encryption, Enhanced Data and issuing a purchase order to Motorola by COB July 21, 2017.
2. WiFi requires software activation option, mobile antenna and fixed-end infrastructure.
3. GPS and Texting operations will require accessories, fixed-end hardware and software.
4. Payment terms are Net 30 days from invoice and shipment is FOB destination.
5. Per customer request radio programming, removal and installation are not included.
6. Please include Proposal Number, Payment Terms and Shipping Address on purchase order.

Thank you,
John Byrd
Senior Account Manager



July 3, 2017

ALPHARETTA POLICE DEPARTMENT
Proposal # 17-018

ASTRO 25 APX6500 DIGITAL MOBILE RADIO

5 M25URS9PW1 N – 10-35 watts, 7/800MHz Operation, O3 Hand Held Control Head

\$5,366.98ea / \$26,834.88 (GA State Contract)

OR

\$5,029.48ea / \$25,147.38 (July Technology Promotion – See Note 1)

PACKAGE INCLUDES

GPS
Enhanced Data
Text Messaging
Palm microphone
Up to 870 channels
Voice announcements
Seamless wideband scan
13 watt auxillary speaker
Over the air programming
3 Year Service from the Start
Remote mount configuration
Standard software based ADP
Multiple encryption key operation
ASTRO25 Integrated Voice and Data
3dB gain low-profile rooftop antenna
Meets MIL-specs 810C, D, E, F and G
P25 Phase 2 TDMA trunked operations
Flashport upgradeable & programmable
RSM windporting, ear jack, volume control emergency button

Notes:

1. Pricing per GA State Contract 980-280008 plus TDMA at no charge for including Performance Enhancement Options POP25, Multiple Key Encryption, Enhanced Data and issuing a purchase order to Motorola by COB July 21, 2017.
2. WiFi requires software activation option, mobile antenna and fixed-end infrastructure.
3. GPS and Texting operations will require accessories, fixed-end hardware and software.
4. Payment terms are Net 30 days from invoice and shipment is FOB destination.
5. Per customer request radio programming, removal and installation are not included.
6. Please include Proposal Number, Payment Terms and Shipping Address on purchase order.

Thank you,

John Byrd
Senior Account Manager



June 30, 2017

ALPHARETTA POLICE DEPARTMENT
Proposal # 17-015

ASTRO 25 APX8500 ALL BAND DIGITAL MOBILE RADIO

5 M37TSS9PW1 N – 7/800, UHF and VHF Operation, O5 Control Head

\$7,498.73ea / \$37,493.63 (GA State Contract)

OR

\$7,161.23ea / \$35,806.13 (July Technology Promotion – See Note 1)

PACKAGE INCLUDES

GPS
Enhanced Data
Text Messaging
Up to 3000 channels
Voice Announcements
Multiple Encryption Key
Seamless Wideband Scan
WiFi Hardware Equipped (See note 2)
Over the Air Provisioning
13 Watt Auxillary Speaker
Standard Palm Microphone
Remote Mount Configuration
P25 Phase 2 TDMA Operation
Standard Software Based ADP
3 Year Service from the Start Lite
AES Advanced Encryption Standard
ASTRO25 Integrated Voice and Data
Meets MIL-Specs 810C, D, E, F and G
Flashport Upgradeable & Programmable
All Band Antenna (764-870/136-174/380-520)
RSM windporting, ear jack, volume toggle, emergency button

Notes:

1. Pricing per GA State Contract 980-280008 plus TDMA at no charge for including Performance Enhancement Options POP25, Multiple Key Encryption, Enhanced Data and issuing a purchase order to Motorola by COB July 21, 2017.
2. WiFi requires software activation option, mobile antenna and fixed-end infrastructure.
3. GPS and Texting operations will require accessories, fixed-end hardware and software.
4. Payment terms are Net 30 days from invoice and shipment is FOB destination.
5. Per customer request radio programming, removal and installation are not included.
6. Please include Proposal Number, Payment Terms and Shipping Address on purchase order.

Thank you,
John Byrd



June 30, 2017

ALPHARETTA POLICE DEPARTMENT
Proposal # 17-016

ASTRO 25 APX8500 ALL BAND DIGITAL MOBILE RADIO

2 M37TSS9PW1 N – 7/800, UHF and VHF Operation, Dual O5 Control Heads

\$8,039.10ea / \$16,078.20 (GA State Contract)

OR

\$7,701.60ea / \$15,403.20 (July Technology Promotion – See Note 1)

PACKAGE INCLUDES

GPS
Enhance Data
Text Messaging
Up to 3000 channels
Voice Announcements
Multiple Encryption Key
Seamless Wideband Scan
Over the Air Provisioning
WiFi Hardware Equipped (See note 2)
Remote Mount Configuration
P25 Phase 2 TDMA Operation
Standard Software Based ADP
Two 13 Watt Auxillary Speakers
Two Standard Palm Microphone
3 Year Service from the Start Lite
AES Advanced Encryption Standard
ASTRO25 Integrated Voice and Data
Meets MIL-Specs 810C, D, E, F and G
Flashport Upgradeable & Programmable
All Band Antenna (764-870/136-174/380-520)
RSM windporting, ear jack, volume control emergency button

Notes:

1. Pricing per GA State Contract 980-280008 plus TDMA at no charge for including Performance Enhancement Options POP25, Multiple Key Encryption, Enhanced Data and issuing a purchase order to Motorola by COB July 21, 2017.
2. WiFi requires software activation option, mobile antenna and fixed-end infrastructure.
3. GPS and Texting operations will require accessories, fixed-end hardware and software.
4. Payment terms are Net 30 days from invoice and shipment is FOB destination.
5. Per customer request radio programming, removal and installation are not included.
6. Please include Proposal Number, Payment Terms and Shipping Address on purchase order.

Thank you,
John Byrd

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA, AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN SCHEDULES AND STATE OF GEORGIA LEASE RIDERS RELATING TO THE MASTER EQUIPMENT LEASE/PURCHASE AGREEMENT WITH BANC OF AMERICA PUBLIC CAPITAL CORP, AS LESSOR, EXECUTED ON FEBRUARY 18, 2016, FOR THE ACQUISITION, PURCHASE, FINANCING AND LEASING OF CERTAIN EQUIPMENT WITHIN THE TERMS HEREIN PROVIDED; AUTHORIZING THE EXECUTION AND DELIVERY OF OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AND AUTHORIZING ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTION CONTEMPLATED BY THIS RESOLUTION

WHEREAS, the City of Alpharetta (the "Lessee"), a city and politic duly organized and existing under the laws of the State of Georgia, is authorized by the laws of the State of Georgia to purchase, acquire and lease personal property (tangible and intangible) for the benefit of the Lessee and its inhabitants and to enter into contracts with respect thereto; and

WHEREAS, the governing body of the Lessee (the "Council") has determined that a need exists for the acquisition, purchase and financing of certain property consisting of public safety vehicle radios (collectively, the "Equipment") on the terms herein provided; and

WHEREAS, in order to acquire such Equipment, the Lessee entered into that certain Master Equipment Lease/Purchase Agreement (the "Agreement") with Banc of America Public Capital Corp (or one of its affiliates), as lessor (the "Lessor"), on February 18, 2016, and separate Schedule thereto substantially in the form attached to the Agreement; and

WHEREAS, the Council deems it for the benefit of the Lessee to enter into amendments to the Agreement adding additional separate Schedules relating thereto from time to time as provided in the Agreement for the purchase, acquisition, financing and leasing of the Equipment described in the Schedules and on the terms and conditions therein and herein provided;

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the governing body of the Lessee as follows:

Section 1. Findings and Determinations. It is hereby found and determined that the terms of the Agreement as amended, including the form of Schedule of Property No. 4 (the "Schedule") and the form of the Rental Payment Schedule for Schedule No. 4,

are in the best interests of the Lessee for the acquisition, purchase, financing and leasing of the Equipment.

Section 2. Approval of Documents. The form, terms and provision of Schedule of Property No. 4 and the form of the Rental Payment Schedule for Schedule No. 4 are hereby approved in substantially the forms presented at this meeting, with such insertions, omissions and changes as shall be approved by the Mayor and City Clerk of the Lessee (the "Authorized Officials") executing the same, the execution of such documents being conclusive evidence of such approval. The Authorized Officials are each hereby authorized and directed to sign and deliver on behalf of the Lessee the Schedule under which a separate Lease (as defined in the Agreement) is created, the Rental Payment Schedule and any related exhibits attached thereto if and when required; provided, however, that, without further authorization from the governing body of the Lessee, (a) the aggregate principal component of Rental Payments under the Lease entered into pursuant to the Agreement for Schedule No. 4 shall not exceed \$504,024.46; (b) the maximum term under the Lease entered into pursuant to the Agreement, as amended, shall not exceed seven (7) years for Schedule No. 4; and (c) the maximum interest rate used to determine the interest component of Rental Payments under the Lease shall not exceed the lesser of the maximum rate permitted by law or 2.07% per annum for Schedule No. 4. The Authorized Officials may sign and deliver the Lease to the Lessor on behalf of the Lessee pursuant to the Agreement on such terms and conditions as they shall determine are in the best interests of the Lessee up to the maximum aggregate principal component, maximum term and maximum interest rate provided above. The foregoing authorization shall remain in effect for a period of two (2) years from the date hereof during which the Authorized Officials are authorized to sign and deliver the Lease pursuant to the Agreement on the terms and conditions herein provided and to be provided in each such Lease.

Section 3. Ratification of Schedules 1-3. Schedules 1-3 and all related documents previously entered into by the parties are hereby confirmed and ratified in all respects.

Section 4. Other Actions Authorized. The officers and employees of the Lessee shall take all action necessary or reasonably required by the parties to the Agreement to carry out, give effect to and consummate the transactions contemplated thereby (including the execution and delivery of Final Acceptance Certificates, Escrow Agreements and any tax certificate and agreement, as contemplated in the Agreement) and to take all action necessary in conformity therewith, including, without limitation,

the execution and delivery of any closing and other documents required to be delivered in connection with the Agreement and each Lease.

Section 5. No General Liability. Nothing contained in this Resolution, the Agreement, any Lease, any Escrow Agreement nor any other instrument shall be construed with respect to the Lessee as incurring a pecuniary liability or charge upon the general credit of the Lessee or against its taxing power, nor shall the breach of any agreement contained in this Resolution, the Agreement, any Lease, any Escrow Agreement or any other instrument or document executed in connection therewith impose any pecuniary liability upon the Lessee or any charge upon its general credit or against its taxing power, except to the extent that the Rental Payments payable under each Lease entered into pursuant to the Agreement are limited obligations of the Lessee, subject to annual appropriation, as provided in the Agreement.

Section 6. Appointment of Authorized Lessee Representatives. The Mayor and City Clerk of the Lessee are each hereby designated to act as authorized representatives of the Lessee for purposes of the Lease and related Escrow Agreement until such time as the governing body of the Lessee shall designate any other or different authorized representative for purposes of the Agreement and any Lease or Escrow Agreement.

Section 7. Severability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

Section 8. Effective Date. This Resolution shall be effective immediately upon its approval and adoption.

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURE PAGE TO
RESOLUTION AUTHORIZING EXECUTION OF SCHEDULES AND
LEASE RIDERS TO MASTER EQUIPMENT LEASE DATED FEBRUARY 18, 2016)

SO RESOLVED, this _____ day of _____, 2017.

CITY OF ALPHARETTA, GEORGIA

By: _____
David Belle Isle, Mayor

COUNCIL MEMBERS

Jason Binder

Jim Gilvin

Mike Kennedy

Dan Merkel

Donald Mitchell

Chris Owens

(SEAL)

Attest:

Coty Thigpen, City Clerk

CLERK'S CERTIFICATE

The undersigned, a duly elected or appointed and acting City Clerk of the Lessee identified in the foregoing Resolution No. _____ the "Resolution"), hereby certifies that the Resolution is a full, true and correct copy of such Resolution as adopted by the governing body of the Lessee on _____, 20____. The Resolution is in full force and effect on the date hereof and has not been amended, modified or otherwise changed by the governing body of the Lessee since the date of adoption of the Resolution.

Coty Thigpen, City Clerk

(SEAL)

Charles T. Maguire
Senior Vice President
Government Equipment Finance

Banc of America Public Capital Corp
VA2-300-18-02
1111 E. Main Street, 18th Floor
Richmond, VA 23219
Email: charles.maguire@baml.com
Tel: (804) 788-3345
Fax: (804) 262-8344

July 14, 2017

Shawn Mitchell
Budget and Procurement Manager
City of Alpharetta
2 Park Plaza
City Hall (2nd Floor)
Alpharetta, GA 30009

Dear Mr. Mitchell:

Banc of America Public Capital Corp ("BAPCC"), on behalf of Bank of America, National Association, is pleased to submit to you ("Lessee") the lease financing proposal (the "Proposed Transaction") described in the attached Summary of Terms and Conditions (the "Term Sheet").

In order to stream line documentation and reduce expenses, we are recommending we use identical documents from our earlier lease with the City in 2016.

This letter and the Term Sheet (collectively, the "Proposal" or "Proposal Letter") include only a brief description of the principal terms of the Proposed Transaction, and are intended for discussion purposes only. This Proposal Letter is not intended to and does not create any binding legal obligation on the part of either party. BAPCC will not be obligated to provide any financing until the satisfactory completion of its credit, legal and investment approval process. The terms and conditions of this Proposal Letter shall be superseded by and shall no longer be effective upon the execution and delivery of final legal documentation with respect to this Proposed Transaction.

This Proposal must be accepted on or before **July 21, 2017** in order for BAPCC to proceed with its consideration of the Proposed Transaction. To accept this proposal, please sign the enclosed copy of this letter and return it, by no later than July 21, 2017 to:

Banc of America Public Capital Corp
1111 E. Main Street, 18th Floor
Richmond, VA 23832
P – 804-788-3345
F – 804-788-3432

We appreciate this opportunity to present Bank of America.

Very truly yours,

BANC OF AMERICA PUBLIC CAPITAL CORP

Charles T. Maguire

Charles T. Maguire
Senior Vice President

"Bank of America Merrill Lynch" is the marketing name for the global banking and global markets businesses of Bank of America Corporation. Lending, derivatives, leasing, equipment finance, and other commercial banking activities are performed globally by banking affiliates of Bank of America Corporation, including Bank of America, N.A., Member FDIC. Securities, strategic advisory, and other investment banking activities are performed globally by investment banking affiliates of Bank of America Corporation ("Investment Banking Affiliates"), including, in the United States, Merrill Lynch, Pierce, Fenner & Smith Incorporated and Merrill Lynch Professional Clearing Corp., both of which are registered broker-dealers and Members of [SIPC](#), and, in other jurisdictions, by locally registered entities. Merrill Lynch, Pierce, Fenner & Smith Incorporated and Merrill Lynch Professional Clearing Corp. are registered as futures commission merchants with the CFTC and are members of the NFA. BAPCC is not a municipal advisor and is not subject to the fiduciary duty established in Section 15B(c)(1) of the Securities Exchange Act of 1934, as amended, with respect to any municipal financial product or issuance of municipal securities. The information provided in this document is not intended to be and should not be construed as "advice" with the meaning Section 15B of the Securities Exchange Act of 1934 and the municipal advisor rules of the SEC. Investment products offered by Investment Banking Affiliates: Are Not FDIC Insured • May Lose Value • Are Not Bank Guaranteed. ©2016 Bank of America Corporation

Page 2

The undersigned, by its authorized representative below, accepts the above proposal, agrees to furnish BAPCC, its successors and assigns, any information relating to the business or financial condition of Lessee or its affiliates, and authorizes BAPCC, Bank of America, National Association, and their affiliates to disclose to, discuss with and distribute such information (and any information they may already have) to any other affiliates or proposed assignees or successors of Lessor.

City of Alpharetta, GA

By: _____

Title: _____

Date: _____

This proposal is submitted in response to your Request for Proposals for Equipment Lease-Purchase Financing. The contents of this proposal and any subsequent discussions between us, including any and all information, recommendations, opinions, indicative pricing, quotations and analysis with respect to any municipal financial product or issuance of municipal securities, are provided to you in reliance upon the exemption provided for responses to requests for proposals or qualifications under the municipal advisor rules (the "Rules") of the Securities and Exchange Commission (240 CFR 15Ba1-1 et seq.).

The Staff of the SEC's Office of Municipal Securities has issued guidance which provides that, in order for a request for proposals to be consistent with this exemption, it must (a) identify a particular objective, (b) be open for not more than a reasonable period of time (up to six months being generally considered as reasonable), and (c) involve a competitive process (such as by being provided to at least three reasonably competitive market participants) or by being publicly posted to your official website. In submitting this proposal, we have relied upon your compliance with this guidance.

In submitting this proposal, we are not undertaking to act as a "municipal advisor" to you or any other person within the meaning of the Rules. In connection with this proposal and the transactions described herein, we are not subject to, and we hereby disclaim, any fiduciary duty to you or to any other person. We understand that you will consult with and rely on the advice of your own municipal, financial, tax, legal and other advisors as and to the extent you deem necessary in connection with your evaluation of this proposal and the transactions described herein.

The transaction described in this document is an arm's length, commercial transaction between you and Banc of America Public Capital Corp ("BAPCC") in which: (i) BAPCC is acting solely as a principal (i.e., as a lender or lessor) and for its own interest; (ii) BAPCC is not acting as a municipal advisor or financial advisor to you; (iii) BAPCC has no fiduciary duty pursuant to Section 15B of the Securities Exchange Act of 1934 to you with respect to this transaction and the discussions, undertakings and procedures leading thereto (irrespective of whether BAPCC or any of its affiliates has provided other services or is currently providing other services to you on other matters); (iv) the only obligations BAPCC has to you with respect to this transaction are set forth in the definitive transaction agreements between us; and (v) BAPCC is not recommending that you take an action with respect to the transaction described in this document, and before taking any action with respect to the this transaction, you should discuss the information contained herein with your own legal, accounting, tax, financial and other advisors, as you deem appropriate. If you would like a municipal advisor in this transaction that has legal fiduciary duties to you, you are free to engage a municipal advisor to serve in that capacity.

SUMMARY OF TERMS AND CONDITIONS

Date: July 14, 2017

Lessee: City of Alpharetta, GA

Lessor: Banc of America Public Capital Corp ("BAPCC") or its assignee or designee ("Lessor")

Equipment: Motorola Radios

Security: Lessor will have a security interest in the Equipment.

Structure: The Lease will be structured as a **BANK QUALIFIED TAX-EXEMPT** transaction. This is a lease intended as security transaction; all tax benefits will remain with Lessee; the lease will be a net financial lease, and all expenses, including (but not limited to) insurance, maintenance, and taxes, will be for the account of Lessee..

Term: Option A: 86 months.
Option B: 74 Months

Maximum Funding: Not to exceed \$504,024.46

Rate: Option A: 2.09%
Option B: 2.07%

The current rates are locked until August 30, 2017, and will be honored so long as the transaction is funded before such date. After August 30, 2017, Lessor may adjust the rate upward depending on changes in interest rates between August 30, 2017 and the date the final pricing is determined.

In order to lock the rate, the City must notify (email is fine) BAPCC of acceptance of the rates within 5 business days from the issuance of this proposal.

Payments: Payments will be in accordance with the attached amortization schedule. Please note if alternative payment frequencies (i.e. monthly, quarterly or semiannually) or changes to the principal amounts due on each payment date are requested, this may be accommodated but any changes to the average life may also impact the rate quoted herein.

Insurance: Lessee may be required to provide, at its expense, casualty insurance (with such deductibles as Lessor may approve) Lessor has the ability, if necessary, to obtain and provide any insurance certificate required.

Prepayment: Pre-payable in whole on any payment date at par after the first half of the term has expired.

Governmental

Entity Lease: The Base Rent installments are calculated on the assumptions, and Lessee will represent, that Lessee is a state or political subdivision of a state within the meaning of Section 103(c) of the Internal Revenue Code (the "Code"), that this transaction will constitute an obligation of Lessee within the meaning of Section 103(a) of the Code, notwithstanding Section 103(b) of the Code. Lessee shall provide Lessor with such evidence as Lessor may request to substantiate and maintain such tax status.

Lessee will indemnify Lessor only as to the actions or omissions of the lessee, on an after-tax basis, against any loss of Federal income tax exemption of the interest portion of the rentals and against any penalties and interest imposed by the Internal Revenue Service on Lessor in connection therewith on a lump-sum basis.

The transaction described in this document is an arm's length, commercial transaction between you and Banc of America Public Capital Corp ("BAPCC") in which: (i) BAPCC is acting solely as a principal (i.e., as a lender or lessor) and for its own interest; (ii) BAPCC is not acting as a municipal advisor or financial advisor to you; (iii) BAPCC has no fiduciary duty pursuant to Section 15B of the Securities Exchange Act of 1934 to you with respect to this transaction and the discussions, undertakings and procedures leading thereto (irrespective of whether BAPCC or any of its affiliates has provided other services or is currently providing other services to you on other matters); (iv) the only obligations BAPCC has to you with respect to this transaction are set forth in the definitive transaction agreements between us; and (v) BAPCC is not recommending that you take an action with respect to the transaction described in this document, and before taking any action with respect to this transaction, you should discuss the information contained herein with your own legal, accounting, tax, financial and other advisors, as you deem appropriate. If you would like a municipal advisor in this transaction that has legal fiduciary duties to you, you are free to engage a municipal advisor to serve in that capacity.

Non-Appropriation

Termination: Lessee affirms that funds are available for the current fiscal year and reasonably believes that sufficient funds can be obtained to make all rental payments during each subsequent fiscal year. Lessee will regularly budget for and otherwise use its best efforts to obtain funds for the continuation of the rentals in this transaction.

Expenses: Lessee and Lessor will each be responsible for their own closing costs.

Escrow

Account: *Lessee may deposit*, subject to compliance with applicable regulations under the Internal Revenue Code, including, but not limited to arbitrage regulations, the proceeds of the Lease in an escrow acceptable to Lessor, and disbursements made therefrom to pay for the Project upon the execution and delivery of an acceptance certificate (and related documents) by Lessee and approved by Lessor.

Documents: Lease documents in form and substance satisfactory to Lessor and its local counsel must be executed and delivered. If Lessor requests, Lessee will also furnish duly executed landlord and mortgage waivers and supporting information. Lessee will also provide board resolutions, incumbency certificates and other documentation required by Lessor. ***Please note that a validity opinion from Lessee's counsel will be required, however, a tax opinion will not be required for this transaction.***

Conditions

Precedent: The construction period for the fire trucks will be no longer than one year; the vendor will receive payment in December 2016 in advance of completion of the project; however, amortization will start at the time of funding (first payment will be Nov. 11, 2017). The total amount of this transaction is approximately \$1.0MM. BAPCC will receive a payment and performance bond; also, BAPCC will take assignment of the vendor contract which is to be reviewed by our legal department.

Private

Placement: The proposed transaction is a private placement that will not require (i) any additional public ongoing disclosure requirements, (ii) any additional public offering document generation requirements, or (iii) any underwriting or related fees.

Market

Disruption: Notwithstanding anything contained herein to the contrary, in the event any material change shall occur in the financial markets after the date of this Proposal Letter, including but not limited to any governmental action or other event which materially adversely affects the extension of credit by banks, leasing companies or other lending institutions, the Lessor may modify the indicative pricing described above.

USA Patriot Act

Compliance: The Lessee acknowledges that pursuant to the requirements of the USA Patriot Act, as amended from time to time (including as amended by the USA Freedom Act of 2015) (the "Patriot Act"), the Lessor is required to obtain, verify and record information that identifies the Lessee, which information includes the name and address of the Lessee and other information that will allow the Lessor to identify the Lessee in accordance with the Patriot Act.

Credit Due

Diligence: In order to complete its credit due diligence, Banc of America Public Capital Corp Credit Administration will need you to provide:

- Three years of most recent audited financial statements;
- Most recent fiscal year's Budget
- Insurance Certificate
- W-9

The transaction described in this document is an arm's length, commercial transaction between you and Banc of America Public Capital Corp ("BAPCC") in which: (i) BAPCC is acting solely as a principal (i.e., as a lender or lessor) and for its own interest; (ii) BAPCC is not acting as a municipal advisor or financial advisor to you; (iii) BAPCC has no fiduciary duty pursuant to Section 15B of the Securities Exchange Act of 1934 to you with respect to this transaction and the discussions, undertakings and procedures leading thereto (irrespective of whether BAPCC or any of its affiliates has provided other services or is currently providing other services to you on other matters); (iv) the only obligations BAPCC has to you with respect to this transaction are set forth in the definitive transaction agreements between us; and (v) BAPCC is not recommending that you take an action with respect to the transaction described in this document, and before taking any action with respect to this transaction, you should discuss the information contained herein with your own legal, accounting, tax, financial and other advisors, as you deem appropriate. If you would like a municipal advisor in this transaction that has legal fiduciary duties to you, you are free to engage a municipal advisor to serve in that capacity.

Option A: Lease Amortization:

date	funding	payment	interest	principal	balance
-----	-----	-----	-----	-----	-----
8/30/2017	\$ 504,024.46				\$ 504,024.46
11/1/2017		\$ 67,896.98	\$ 1,784.95	\$ 66,112.04	\$ 437,912.42
11/1/2018		\$ 67,896.98	\$ 9,152.37	\$ 58,744.61	\$ 379,167.81
11/1/2019		\$ 67,896.98	\$ 7,924.61	\$ 59,972.38	\$ 319,195.43
11/1/2020		\$ 67,896.98	\$ 6,671.18	\$ 61,225.80	\$ 257,969.63
11/1/2021		\$ 67,896.98	\$ 5,391.57	\$ 62,505.42	\$ 195,464.22
11/1/2022		\$ 67,896.98	\$ 4,085.20	\$ 63,811.78	\$ 131,652.43
11/1/2023		\$ 67,896.98	\$ 2,751.54	\$ 65,145.45	\$ 66,506.99
11/1/2024		\$ 67,896.98	\$ 1,390.00	\$ 66,506.99	\$ -
	-----	-----	-----	-----	
	\$ 504,024.46	\$ 543,175.87	\$ 39,151.41	\$ 504,024.46	

Option B: Lease Amortization:

date	funding	payment	interest	principal	balance
-----	-----	-----	-----	-----	-----
8/30/2017	\$ 504,024.46				\$ 504,024.46
11/1/2017		\$ 76,772.20	\$ 1,767.87	\$ 75,004.33	\$ 429,020.13
11/1/2018		\$ 76,772.20	\$ 8,880.72	\$ 67,891.48	\$ 361,128.64
11/1/2019		\$ 76,772.20	\$ 7,475.36	\$ 69,296.84	\$ 291,831.81
11/1/2020		\$ 76,772.20	\$ 6,040.92	\$ 70,731.28	\$ 221,100.53
11/1/2021		\$ 76,772.20	\$ 4,576.78	\$ 72,195.42	\$ 148,905.11
11/1/2022		\$ 76,772.20	\$ 3,082.34	\$ 73,689.86	\$ 75,215.24
11/1/2023		\$ 76,772.20	\$ 1,556.96	\$ 75,215.24	\$ 0.00
	-----	-----	-----	-----	
	\$ 504,024.46	\$ 537,405.40	\$ 33,380.94	\$ 504,024.46	

The transaction described in this document is an arm's length, commercial transaction between you and Banc of America Public Capital Corp ("BAPCC") in which: (i) BAPCC is acting solely as a principal (i.e., as a lender or lessor) and for its own interest; (ii) BAPCC is not acting as a municipal advisor or financial advisor to you; (iii) BAPCC has no fiduciary duty pursuant to Section 15B of the Securities Exchange Act of 1934 to you with respect to this transaction and the discussions, undertakings and procedures leading thereto (irrespective of whether BAPCC or any of its affiliates has provided other services or is currently providing other services to you on other matters); (iv) the only obligations BAPCC has to you with respect to this transaction are set forth in the definitive transaction agreements between us; and (v) BAPCC is not recommending that you take an action with respect to the transaction described in this document, and before taking any action with respect to the this transaction, you should discuss the information contained herein with your own legal, accounting, tax, financial and other advisors, as you deem appropriate. If you would like a municipal advisor in this transaction that has legal fiduciary duties to you, you are free to engage a municipal advisor to serve in that capacity.



City Council Meeting and Public Hearing

STAFF REPORT

Submitting Department: City Clerk
Submitted By: Coty Thigpen
Meeting Date: July 24, 2017

I. AGENDA ITEM TITLE: INTERGOVERNMENTAL AGREEMENT WITH FULTON COUNTY FOR ELECTION SERVICES

II. RECOMMENDATION:

Staff seeks City Council's approval of an Intergovernmental Agreement (IGA) between Fulton County and the City of Alpharetta for the provision of election services for the 2017 Municipal Election in the amount of \$124,012.90.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL
IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN
CURRENT FY
OPRT.
BUDGET: YES

TOTAL PROJECT COST: UNDER THE TERMS OF THE IGA, THE CITY OF ALPHARETTA WILL REMIT \$124,012.90 TO FULTON COUNTY UPON CONTRACT EXECUTION. THE REMITTED FUNDS WILL BE MAINTAINED IN A SEPARATE ELECTION ACCOUNT WITH ALL EXPENSES AND CHARGES IN CONNECTION WITH THE ELECTION TO BE RECORDED AND PAID FROM SAID ACCOUNT. WITHIN 120 DAYS AFTER THE ELECTION AND ANY SUBSEQUENT RUNOFF ELECTION, THE COUNTY WILL FURNISH TO THE CITY A COMPLETE STATEMENT SHOWING ALL EXPENSES INCURRED IN THE ELECTION AND (1) REFUND EXCESS FUNDS TO THE CITY OR (2) BILL THE CITY FOR ANY DEFICITS. THE INITIAL FUNDING AMOUNT BEING REQUESTED HEREIN HAS HISTORICALLY BEEN SUFFICIENT TO COVER ELECTION COSTS.

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

The City of Alpharetta has requested that Fulton County conduct our 2017 Municipal Election on November 7, 2017. The County will handle all aspects of the election with the exception of qualifying, which will be handled by the City Clerk's office. The total amount of the contract is \$124,012.90, which includes services for election day and an early voting period of 3 weeks. The Alpharetta Library will serve as our early voting precinct for the full 3 weeks preceding the election.

V. ALTERNATIVES:

VI. ATTACHMENTS:

IGA with Fulton County for Election Services

**INTERGOVERNMENTAL AGREEMENT
FOR THE PROVISION OF ELECTION SERVICES
BETWEEN
FULTON COUNTY, GEORGIA and
CITY OF ALPHARETTA, GEORGIA**

THIS INTERGOVERNMENTAL AGREEMENT is entered into this ____ day of _____, 2017, between Fulton County, Georgia ("County"), a political subdivision of the State of Georgia, and the City of Alpharetta, Georgia ("City"), a municipal corporation lying wholly or partially within the County.

WHEREAS, the parties to this Agreement are both governmental units; and

WHEREAS, the County and the City desire to maintain a mutually beneficial, efficient and cooperative relationship that will promote the interests of the citizens of both jurisdictions; and

WHEREAS, the City desires to contract with the County to conduct this election for the citizens of the City pursuant to the applicable laws of the State of Georgia; and

WHEREAS, the City and the County are authorized by Art. IX, Sec. III, Par. I of the Constitution of the State of Georgia to contract for any period not exceeding fifty (50) years for the provision of facilities or services which they are authorized by law to provide, including an agreement for the conduct of the City elections; and

WHEREAS, O.C.G.A. § 21-2-45(c) authorizes the governing authority of any municipality to contract with the county within which that municipality wholly or partially lies to conduct any or all elections; and

WHEREAS, pursuant to O.C.G.A. § 21-2-45(c), a municipality may by ordinance authorize a county to conduct such election(s), and the City has adopted such an ordinance; and

WHEREAS, the Fulton County Board of Registration and Elections ("BRE") has jurisdiction over the conduct of primaries and elections and the registration of electors in the County; and

WHEREAS, the BRE, among other things, is responsible for the selection and appointment of the elections Superintendent, who selects, appoints, and trains poll workers for elections;

NOW THEREFORE, in consideration of the following mutual obligations, the County and City agree as follows:

ARTICLE 1 CONDUCT OF ELECTIONS

1.1 This Agreement will govern the conduct of any and all elections which the City requests the County to conduct, including any and all runoffs which may be necessary. It is the intent of the parties that City elections be conducted in compliance with all applicable federal, state and local legal requirements.

1.2 For each City election, City, at its sole option, shall submit to County a request in the form attached hereto as Exhibit A. Requests must be made in conformance with O.C.G.A § 21-2-540, now and as it may be amended hereafter, to the address specified in the Notice Section below. If a timely request is not made, the County shall have no obligation to conduct the City election which was the subject of the request.

1.3 In the event any special City election becomes necessary, the City and the County shall confer and determine a mutually convenient date as allowed by law to conduct any such election.

ARTICLE 2 TERM OF AGREEMENT

This Agreement shall commence on the date that it is executed by or on behalf of the governing authority of Fulton County, Georgia and will terminate on December 31, 2017, unless otherwise terminated as set forth herein.

ARTICLE 3 DUTIES AND RESPONSIBILITIES

Pursuant to this Agreement, each party shall provide the following enumerated services for the election to be held November 7, 2017:

3.1 Upon receipt of request to perform a City election, and the agreement to conduct a City election, the County through the Superintendent or their designee(s) shall be responsible for:

- a) Designating early and advance voting sites and hours;
- b) Placing the City's candidate(s) on the electronic and printed ballots for City elections after qualifying;
- c) Placing the City's referendum question(s) on the ballot for a City election after timely written notice from the City is received by the County (which such notice shall include all necessary details and information);
- d) Hiring, training, supervising and paying poll officers and absentee ballot clerks;
- e) Preparing and submitting to the City Clerk, as required by state law O.C.G.A. § 21-2-224(e), now and as it may be amended hereafter, a list of electors.

- f) Performing duties of elections Superintendent, and absentee ballot clerk for the November 7, 2017 City election;
- g) Performing logic and accuracy testing as required by Sections 183-1-12-.02 and .07 of the Official Compilation of Rules and Regulations of the State of Georgia, now and as they may be hereafter amended;
- h) Providing staff, equipment and supplies for conducting the November 7, 2017 City election at City polling places on City election days and for conducting recounts as may be required;
- i) Certifying City election returns as required by state law O.C.G.A. § 21-2-493, now and as it may be amended hereafter, and submitting certified City election returns to the Georgia Secretary of State and City Clerk or as otherwise directed;
- j) Upon a change in City precincts or voter districts, notifying City residents of any change in voting districts and/or municipal precincts; and

3.2 The City shall be responsible for:

- a) Recommending early voting sites and hours of operation to the County.
- b) Adopting Election resolutions pursuant to O.C.G.A. § 21-2-45(c), now and as it may be amended hereafter, and calls for special City elections as required by O.C.G.A. § 21-2-540, now and as it may be amended hereafter;
- c) Preparing qualifying materials for potential candidates and performing qualifying of candidates, including any write-in candidates, for City elections as required by state law, specifically O.C.G.A. § 21-2-130 *et seq.*, now and as it may be amended hereafter;
- d) Placing advertisements in the City's legal organ regarding calls for City elections, as required by state law O.C.G.A. § 21-2-540, now and as it may be amended hereafter;
- e) Fixing and publishing the qualifying fee as required by state law under O.C.G.A. § 21-2-131, now and as it may be amended hereafter;
- f) Collecting and retaining the qualifying fee as required by state law O.C.G.A. § 21-2-131, now and as it may be amended hereafter;
- g) Performing filing officer duties as required by the Georgia Government Transparency and Campaign Finance Commission for any and all state reports filed by the candidates or committees in conjunction with City elections to ensure compliance with Title 21, Chapter 5 of the Official Code of Georgia;

- h) If the City desires to review and verify the accuracy of the voter list(s) for City residents, it must do so not less than 30 days prior to Election Day;
- i) Providing the County with an electronic copy of referendums that must be placed on a ballot;
- j) Reviewing ballot proofs and notifying County of corrections or approval within twenty-four (24) hours of receiving proofs for candidate listings; and
- k) Otherwise cooperating with the County in the performance of this Agreement and providing the County such documentation and information as it may reasonably request to facilitate the performance of its duties under this Agreement.

ARTICLE 4 COMPENSATION AND CONSIDERATION

4.1 For City elections that are to be conducted contemporaneously with a countywide General election, pursuant to this Agreement and to action of the Board of Commissioners on August 3, 2016, the City will not be charged for the cost of said election.

4.2 For City elections that are to be conducted contemporaneously with a countywide Special election, the City will share in the costs of conducting the election, plus a 10% administrative fee of the actual election costs based on the municipality's pro-rata share of the number of electors in the municipality versus the total number of electors in the County. The City will pay the actual cost of such election based on a budget prepared in accordance with the form attached hereto as Exhibit B.

- i) An estimate of the City's pro-rata share of the election costs based on the number of electors will be provided to the City and 75% of that amount is due to the County ninety (90) days prior to Election Day.

- ii) Following the election, the actual costs of the election will be determined, as well as the City's pro-rata share of the actual costs.

- iii) If based on the estimated election, costs a refund is due to the City, said refund will issue within ninety (90) days after the election.

- iv) If based on the estimated election costs the City owes the County an additional amount for the election, the County will issue an invoice for that amount which is due and payable within thirty (30) days of receipt.

4.3 For City elections that are not conducted contemporaneously with any countywide election, the City will pay the actual cost of such election based on a budget prepared in accordance with the form attached hereto as Exhibit B.

- i) The City will pay the County the sum determined in Exhibit B for the election to be maintained in a separate election account. Said amount is due ninety (90) days prior to Election Day.

ii) Following the election, the actual costs of the election will be determined.

iii) If based on the payment made in compliance with Exhibit B a refund is due to the City said refund will issue within ninety (90) days after the election.

4.4 Failure to timely remit the funds owed will result in a 10% per month penalty.

ARTICLE 5 LEGAL RESPONSIBILITIES

5.1 The City shall be solely responsible for any liability resulting from any claims or litigation arising from or pertaining to any City election, except claims or litigation regarding the acts of agents or employees of the County, the County Board of Registration and Elections, and the County Election Superintendent in connection with any City Election held pursuant to this Agreement. The City agrees to reimburse the County for all costs, including, but not limited to, court costs and attorney fees for the County Attorney or outside counsel, incurred by the County as a result of any such claim or litigation. The City shall make payment of such reimbursements to the County within thirty (30) days of receipt of any invoice for reimbursement from the County.

5.2 In the event that a City election is contested, the City shall be solely responsible for any liability resulting from any claims or litigation arising from or pertaining to any contested City election, except claims or litigation regarding the acts of agents or employees of the County, the County Board of Registrations and Elections, and the County Election Superintendent in connection with any City Election held pursuant to this Agreement. The City agrees to reimburse the County for all costs incurred in responding to the election challenge, including, but not limited to, attorney's fees for the County Attorney or outside counsel and all expenses associated with the election challenge and any appeals thereafter. The City shall make payment of such reimbursements to the County within thirty (30) days of receipt of any invoice for reimbursement from the County. If a second election is required, such election will constitute a City Election under this Agreement and shall be conducted in accordance with the terms of this Agreement.

5.3 To the extent allowed by law, the City agrees to defend and hold harmless the County with respect to any claim, demand, action, damages, judgment, cost and/or expenses (including, without limitation, reasonable attorney's fees and legal expenses) to which the County may be subjected as a consequence of or as a result of any error, omission, tort, intentional tort, willful misconduct, or any other negligence on the part of the City and/or its employees.

5.4 To the extent allowed by law, the County agrees to defend and hold harmless the City with respect to any claim, demand, action, damages, judgment, cost and/or expenses (including, without limitation, reasonable attorney's fees and legal expenses) to which the City may be subjected as a consequence of or as a result of any error, omission, tort, intentional tort, willful misconduct, or any other negligence on the part of the County and/or its employees.

5.5 It is the intent of the parties to be covered under the auspices of any applicable immunity granted by law.

5.6 Should it be necessary to comply with legal requirements that any of the County's personnel shall be sworn in as a temporary officer or employee of the City, such formality shall be observed without limitation.

ARTICLE 6 EMPLOYMENT STATUS

6.1 All County personnel assigned under this Agreement are and will continue to be employees of the County for all purposes, including, but not limited to: duties and responsibilities, employee benefits, grievance, payroll, pension, promotion, annual or sick leave, standards of performance, training, workers compensation and disciplinary functions.

6.2 All County personnel assigned under this Agreement are and will continue to be part of the Fulton County Department of Registration and Elections and under the supervision of the Superintendent.

6.3 All City personnel assigned under this Agreement are and will continue to be employees of the City.

ARTICLE 7 RECORDKEEPING AND REPORTING

7.1 The County Registration and Elections Department is the central repository for all departmental records and makes available public records as defined and required by the Georgia Open Records Act, O.C.G.A. § 50-18-70, *et seq.*, O.C.G.A. § 21-2-51 and O.C.G.A. § 21-2-72, now and as they may be amended hereafter. During the term of this Agreement, the County will continue to comply with the applicable provisions of the Georgia Open Records Act and the Georgia Election Code.

7.2 Except as limited by any provision of state or federal law, the City may request, review and access data and County records at a mutually agreed upon time to ensure compliance with this Agreement.

ARTICLE 8 E-VERIFY AND TITLE VI

Each party agrees that it will comply with all E-Verify and Title VI requirements and execute any documents reasonably required related to such compliance. Further, each party agrees that any contracts let for work completed pursuant to this Agreement shall contain all required E-verify and Title VI requirements under applicable law.

ARTICLE 9 AUTHORIZATION

Each of the individuals executing this Agreement on behalf of his or her respective party agrees and represents to the other party that he or she is authorized to do so and further agrees and represents that this Agreement has been duly passed upon by the required governmental

agency or council in accordance with all applicable laws and spread upon the minutes thereof. The parties hereto agree that this Agreement is an intergovernmental contract and is entered into pursuant to Article IX, Section III, Paragraph I of the Constitution of the State of Georgia 1983.

Further, the Fulton County Board of Registration and Elections has reviewed and approved this Agreement and has authorized its Chairman and its Chief Administrative Officer to execute any ancillary documents required to complete the November 2017 General Election, including but not limited to the Notice of the Call of the General Election and the Notice of the General Election.

ARTICLE 10 TERMINATION AND REMEDIES

Either party may unilaterally terminate this Agreement, in whole or in part, for any reason whatsoever or no reason at all, by notice in writing to the other party delivered at least thirty (30) days prior to the effective date of the termination.

ARTICLE 11 NOTICES

All required notices shall be given by certified first class U.S. Mail, return receipt requested. The parties agree to give each other non binding duplicate facsimile notice. Future changes in address shall be effective upon written notice being given by the City to the County Elections Superintendent or by the County to the City Administrator via certified first class U.S. mail, return receipt requested. Notices shall be addressed to the parties at the following addresses:

If to the County: Fulton County Board of Registration and Elections
 Attn: Director
 130 Peachtree St SW, Suite 2186
 Atlanta, Georgia 30303
 Facsimile: 404.730.7024

With a copy to: Fulton County Office of the County Attorney
 Attn: County Attorney
 141 Pryor Street SW, Suite 4038
 Atlanta, Georgia 30303
 Facsimile: 404.730.6540

If to the City: City Administrator

With a copy to: City Attorney

**ARTICLE 12
NON-ASSIGNABILITY**

Neither party shall assign any of the obligations or benefits of this Agreement.

**ARTICLE 13
ENTIRE AGREEMENT**

The parties acknowledge, one to the other, that the terms of this Agreement constitute the entire understanding and Agreement of the parties regarding the subject matter of the Agreement. This Agreement constitutes the entire understanding and agreement between the Parties concerning the subject matter of this Agreement, and supersedes all prior oral or written agreements or understandings. No representation oral or written not incorporated in this Agreement shall be binding upon the City or the County. All parties must sign any subsequent changes in the Agreement.

**ARTICLE 14
SEVERABILITY, VENUE AND ENFORCEABILITY**

If a court of competent jurisdiction renders any provision of this Agreement (or portion of a provision) to be invalid or otherwise unenforceable, that provision or portion of the provision will be severed and the remainder of this Agreement will continue in full force and effect as if the invalid provision or portion of the provision were not part of this Agreement. No action taken pursuant to this Agreement should be deemed to constitute a waiver of compliance with any representation, warranty, covenant or agreement contained in this Agreement and will not operate or be construed as a waiver of any subsequent breach, whether of a similar or dissimilar nature. This Agreement is governed by the laws of the state of Georgia without regard to conflicts of law principles thereof. Should any party institute suit concerning this Agreement, venue shall be in the Superior Court of Fulton County, Georgia. Should any provision of this Agreement require judicial interpretation, it is agreed that the court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one party by reason of the rule of construction that a document is to be construed more strictly against the party who itself or through its agent prepared the same, it being agreed that the agents of all parties have participated in the preparation hereof.

**ARTICLE 15
BINDING EFFECT**

This Agreement shall inure to the benefit of, and be binding upon, the respective parties' successors.

**ARTICLE 16
COUNTERPARTS**

This Agreement may be executed in several counterparts, each of which shall be an original, and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the City and County have executed this Agreement through their duly authorized officers on the day and year first above written.

FULTON COUNTY, GEORGIA

APPROVED AS TO SUBSTANCE:

(Seal)

Chair, Board of Commissioners

Attest: _____
Clerk to Commission

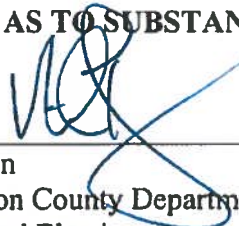
Date: _____

ATTEST:

APPROVED AS TO FORM:

Fulton County Attorney's Office

APPROVED AS TO SUBSTANCE:



Richard Barron
Director, Fulton County Department of
Registration and Elections

SIGNATURES APPEAR ON THE FOLLOWING PAGE

CITY OF ALPHARETTA, GEORGIA

_____(SEAL)

Mayor

Date: _____

APPROVED AS TO FORM:

City Attorney

City Clerk (SEAL)

APPROVED AS TO SUBSTANCE:

City Administrator

EXHIBIT A

As per the Agreement executed on _____, the City of Alpharetta, hereby requests that Fulton County conduct its Regular Election on November 7, 2017, within the boundary of Fulton County.

The last day to register to vote in this election is October 10, 2017.

The list of early voting locations will be forthcoming.

This _____ day of _____, 2017.

City Clerk (SEAL)

The Fulton County Board of Registrations and Elections agrees to conduct the City of Alpharetta Regular Election on November 7, 2017 within the boundary of Fulton County.

This 26th day of May, 2017.

Neil

Elections Superintendent
Fulton County Board of Registrations and
Elections (SEAL)

[illegible]

CITY OF ALPHARETTA GENERAL ELECTION	November 7, 2017	EXHIBIT "B"
1501 INSURANCE-HEALTH		\$904.00
1505 INSURANCE-LIFE		\$32.00
1510 INSURANCE-DENTAL		\$65.00
1512 INSURANCE-VISION		\$16.00
1522-RETIREMATCH		\$775.00
1527 DC- CNTR-EPLR		\$355.00
1529 DC-CNTR- 2%		\$32.00
TOTAL FRINGE BENEFITS		
SUB-TOTAL		\$112,739.00
10 % ADMINISTRATIVE FEE		\$ 11,273.90
GRAND TOTAL CITY OF ALPHARETTA		\$124,012.90



City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Public Works

Submitted By:

Meeting Date: July 24, 2017

I. AGENDA ITEM TITLE: RELOCATION OF OVERHEAD UTILITY LINES: AT&T / ACADEMY STREET

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

Consideration to relocate certain AT&T overhead utility lines located on Academy Street.

V. ALTERNATIVES:

VI. ATTACHMENTS:



City Council Meeting and Public Hearing

STAFF REPORT

Submitting Department: Recreation and Parks

Submitted By: Lisa Gurganus

Meeting Date: July 24, 2017

I. AGENDA ITEM TITLE: PROJECT UPDATE: ALPHARETTA ARTS CENTER

II. RECOMMENDATION:

Provide direction to staff on the Alpharetta Arts Center construction plan, value engineering items, and funding options.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

City staff and representatives from Houser Walker Architecture will provide an update on the Alpharetta Arts Center project, discuss value engineering items, and discuss proposed funding options for the project.

V. ALTERNATIVES:

VI. ATTACHMENTS: