CITY COUNCIL MEETING & PUBLIC HEARING
APRIL 28, 2025

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

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE TO THE FLAG

4. WORK SESSION ITEMS

A. City Council Fiscal Year 2026 Priorities
Discussion on the City Council priorities and work plan as a result of the annual retreat.

5. CONSENT AGENDA

A. City Council Meeting Minutes (Meeting of 4/14/2025)
Consideration of approval of the City Council meeting minutes from the meeting of April 14, 2025.

B. Wills Overlook Subdivision Pedestrian Access Easement
The Developer for Wills Overlook subdivision seeks to dedicate An Access Easement to the city connecting South Main Street with Wills Park through the development.

C. Agreement Approvals: Youth Athletic Associations (Ambush Soccer, AYBA, and AYSA)
Consideration of approval of the renewal of revised annual agreements as partnered athletic associations with the City of Alpharetta's Recreation, Parks and Cultural Services Department: Alpharetta Ambush Youth Soccer Club, Inc., Alpharetta Youth Baseball Association, Inc., Alpharetta Youth Girls Softball Association, Inc. and with authorization for the Mayor to execute all necessary documents.

6. PUBLIC HEARING

A. V-25-06 DRB Group/Charlotte Drive – Waiting Period Variance
Consideration of a variance to Unified Development Code Subsection 4.2.1(C) to reduce the waiting period for City Council consideration of a request for zoning change affecting the same property from 12 months to 6 months. The property is located at 12265 Charlotte Drive and is legally described as being located in Land Lots 1245 & 1246, 2nd District, 2nd Section, Fulton County, Georgia.

B. PH-25-08 DRB Group/Charlotte Drive – Change of Condition
Consideration of a change to condition of zoning to remove a requirement for curb and gutter along Charlotte Drive. The property is located at 12265 Charlotte Drive and is legally described as being located in Land Lots 1245 & 1246, 2nd District, 2nd Section, Fulton County, Georgia.

C. PH-25-04 John C. Weatherford House/193 Canton Street – Historic Designation
FIRST READING
Consideration of a request to designate the John C. Weatherford House as historic. The property is located at 193 Canton Street and is legally described as being located in Land Lots 1197 & 1252, 2nd District, 2nd Section, Fulton County, Georgia.

D. MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02 Portman Holdings/Brookside MP Pod A
Consideration of a master plan amendment, comprehensive land use plan amendment, rezoning, conditional use, and variance to allow for the redevelopment of two (2) office buildings with a mixed-use development consisting of 335 'For-Rent' units, 75 'For-Sale' townhomes, 130,000 square feet of office, and 60,000 square feet of commercial on 19.68 acres in the Brookside. A master plan amendment is requested to the Brookside Master Plan Pod A to allow the proposed mixed-use development scheme. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Mixed Use' and a rezoning is requested from O-I (Office-Institutional) to MU (Mixed Use).

A conditional use is requested to allow 'Dwelling, 'For-Rent' and 'For-Sale' and variances are requested to Unified Development Code (UDC) Subsection 2.2.20(D) to reduce the minimum area of the mixed-use development, UDC Subsection 2.5.2 to increase the maximum 25% shared parking reduction, UDC Subsection 3.2.8(D)(1) to reduce the landscape strip along Old Milton Parkway from 20' to 10', and UDC Section 3.5.2(G) to reduce the minimum separation between driveway curb cuts on arterial and collector streets. The property is located at 3625 & 3655 Brookside Parkway and is legally described as being located in Land Lots 02, 03, & 44, 1st District, 1st Section, Fulton County, Georgia.

E. MP-25-01/CU-25-05 Fulton Science Academy/Cousins Westside MP Pod R
DEFERRED: This item has been deferred by the applicant to the June 23, 2025 City Council Meeting and Public Hearing. This item will not be heard or considered by the Council during this meeting.
Consideration of a master plan amendment and conditional use to allow a 'School, Academic' to re-use an existing office building on a 4.48-acre property in the North Point Overlay. A master plan amendment is requested to add 'School, Academic' to the Cousins Westside Master Plan Pod R and a conditional use is requested to allow 'School, Academic' for Fulton Science Academy. The property is located at 8995 Westside Parkway and is legally described as being located in Land Lot 691, 1st District, 2nd Section, Fulton County, Georgia.

7. NEW BUSINESS

A. Collaborative Agreement: Pillar EMS Academy
Consideration of approval of a Collaborative Agreement between the City of Alpharetta and Pillar EMS Academy, LLC for public safety employee training from 2025 through 2027 and with authorization for the Mayor to execute all necessary documents.

B. Purchase Approval: 2024 Ford F-550 Dump Truck for Recreation, Parks and Cultural Services
Consideration of approval to purchase a 2024 Ford F-550 Dump Truck from Billy Howell Ford for an amount totaling $86,754.00 and authorize the Mayor to execute all necessary documents.

C. Ordinance: City Code Text Amendments - Massage and Spa Establishments
SECOND READING
The first reading of this item occurred during the April 14, 2025 City Council Meeting and Public Hearing.
Consideration of adoption of an ordinance to modify Chapter 10, Article IX of The Code of the City of Alpharetta to require enhanced identification and fingerprint background checks; to provide for additional requirements for applications for licensing and permitting; to provide for renewal applications; to amend regulations to authorize the denial of a license or permit; to repeal conflicting ordinances; and for other purposes.

D. Ordinance: City Code Text Amendments - Recreation Commission
SECOND READING
The first reading of this item occurred during the April 14, 2025 City Council Meeting and Public Hearing.
Consideration of adoption of an ordinance to modify Chapter 2, Article III and Chapter 32, Article II of The Code of the City of Alpharetta regarding the creation, powers, duties, and obligations of the Recreation Commission; to repeal conflicting ordinances; and for other purposes.

8. EXECUTIVE SESSION

9. OLD BUSINESS

A. Resolution to Condemn - Parcel 1 of Cumming Street Corridor Improvements Project
This item was first considered and deferred during the April 14, 2025 City Council Meeting.
Consideration of adoption of a Resolution to condemn property interest in Tax Parcel No. 22 498212540439 (Parcel Owner: Jill Bernard) of the Cumming Street Corridor Improvements Project (Parcel No. 01) and with authorization for the Mayor to execute all necessary documents.

10. PUBLIC COMMENT

11. REPORTS

12. ADJOURNMENT

STAFF REPORT

Department: Administration
Submitted By: Chris Lagerbloom
Meeting Date: April 28, 2025

AGENDA ITEM:

City Council Fiscal Year 2026 Priorities
Discussion on the City Council priorities and work plan as a result of the annual retreat.

STAFF RECOMMENDATION:

Discuss the FY2026 City Council Priorities and Work Plan.

BUDGET & PROCUREMENT:

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

ITEM DESCRIPTION:

During the City Council retreat earlier in the year, themes regarding the Fiscal Year 2026 priorities and work plan were discussed. This work session discussion will provide the direction necessary to bring forward the work plan for adoption by resolution, and it will become the basis by which our budget discussions occur in the coming month.

The format has been changed to match our new branding and website graphics. There is no action sought.

ALTERNATIVES:

Modifications can be made prior to presenation for adoption.

ATTACHMENTS:

1. 2026 City Council Priorities and Annual Action Plan (1)

FISCAL YEAR 2026

CITY COUNCIL PRIORITIES AND ANNUAL ACTION PLAN

STRATEGIC GROWTH AND REDEVELOPMENT OF NORTH POINT

North Point holds tremendous potential as one of the city's main redevelopment areas. To ensure that we make the most of this opportunity, we will dedicate the necessary time and attention to get it right.

As new projects and opportunities emerge in our city, we remain committed to supporting strategic growth. Our city is unique and deserves development patterns that reinforce that fact.

To support North Point redevelopment, we will re-create the tax allocation district and evaluate new tax opportunities.

We will explore options to improve transportation in the area, including aligning the Alpha Link to connect to Encore Parkway Gateway Park.

SAFE AND WELCOMING COMMUNITY

We enjoy the benefits of a safe community, and we are driven to protect everything within our borders.

We value and support our Public Safety Department and recognize their essential role in keeping our city safe. We are committed to providing them with the necessary resources to fulfill their duties effectively.

Our 911 dispatchers are lifelines to our community. We will actively remember their value.

We will examine all emerging technologies and how they can enhance the way we keep our community safe, such as enhanced cameras and unmanned aerial flights.

We will evaluate our community paramedic program and quantify results, make changes, and look for ways to provide new services.

COMMUNICATIONS THAT CONNECT

Through talented communicators, we will improve communication across all areas of our organization, including internal communications, and implement an effective crisis communications plan.

To improve community engagement, we will develop a new website featuring advanced capabilities that enable us to communicate in real-time and provide timely and relevant information.

Through the launch of the new city website, we will enhance its usability by exploring AI options and further refining the Alpha Bot chat feature.

We will focus our communication strategy on crafting compelling content and strategic messaging and seek new and evolving ways to connect with the public.

DOWNTOWN ALPHARETTA

Safety is fundamental to a vibrant downtown. We understand the importance of our image and remain driven to provide a safe environment.

Effective parking management is key to ensuring that everyone can enjoy downtown. We will continue exploring and implementing strategies to maximize our current parking resources.

We are dedicated to supporting our local businesses and will collaborate with the Downtown District to identify and pursue mid-term and long-term options that maintain the character, cleanliness, and desirability of downtown.

We will create a balance by designating specific areas for activity while preserving green space for leisure.

THE ALPHA LOOP AND GREENWAY

Our city is mobile. Extending the Alpha Loop and Alpha Link remains an important focus of our transportation networks.

User experience matters, and we will pursue public art and other gateway features on our transportation networks.

We will review the Alpha Loop project plan to identify and address any gaps. Project phasing will be considered if necessary.

To ensure that we have the necessary resources to complete the Alpha Loop, we will identify additional funding sources and seek out interested private investors.

ALPHARETTA
GEORGIA'S CONNECTED CITY

VISION

To make a positive difference in the community by efficiently managing public resources and providing effective services and leadership that exceed the expectations of our citizens.

THE CITY OF ALPHARETTA GEORGIA

FISCAL YEAR 2026

CITY COUNCIL PRIORITIES AND ANNUAL ACTION PLAN

RECREATION, PARKS, AND CULTURE

Parks are valued assets in our city, and we will continue to deliver on park bond projects to ensure that our parks are well-maintained and equipped with the necessary amenities to serve our residents.

We will renovate, reimagine and construct improvements to all parts of Wills Park.

We will partner with the Equestrian Foundation to complete arena projects and other important updates at the equestrian center.

Culture is an important part of our community, and we are committed to implementing efforts that celebrate it.
We will continue to promote public art and the filming of oral history to showcase our shared history and traditions.

We will promote Fun.

INFRASTRUCTURE AND FACILITIES MAINTENANCE

To maintain the safety and long-term functionality of our facilities, we will conduct assessments, formulate recommendations, and develop renovation plans.

Managing stormwater is important in our city, and we will continue investing in projects with high impact areas.

Focus on transportation. Enhancements to our transportation network, the completion of the Highway 9 project, the Webb Bridge Road project, and the beginning of the Old Milton project are important.

New street and directional signage will be designed and installed to improve wayfinding and enhance public spaces, making it easier for residents and visitors to navigate the city.

ECONOMIC DEVELOPMENT

To attract new businesses and industries to our city, we will explore innovative solutions by repurposing underutilized areas that can be transformed into thriving working models creating a vibrant and diverse economy that benefits both our residents and businesses.

Maintaining a presence in Atlanta and Washington DC is crucial for our city, and we will utilize lobbying services to help us achieve our goals in both locations.

We will continue to pursue grants to fund projects and initiatives that benefit our city, creating opportunities for growth and development.

We will market Alpharetta more comprehensively. As our focus on Economic Development grows, we will reach broader audiences and diversify the way we market ourselves as a desirable city to do business in.

PEOPLE FOCUSED WORKFORCE

Our highly talented staff works tirelessly to serve our community. We're committed to recruiting, retaining, and rewarding our public servants to ensure we continue to attract and retain top talent. By investing in our staff, we can build a stronger, more effective team that provides top-quality services to our community.

We strive to be an employer of choice that attracts and retains the best talent. Our employees are our greatest asset, and we are devoted to providing them with a rewarding work environment. We will continue to implement a market competitive compensation system that ensures employees are well-compensated and supported.

TRANSPORTATION AND TRAFFIC

Our city is on the move, and we recognize the importance of managing traffic and promoting ease of mobility in our city as it continues to grow and evolve.

We support multi-modal transportation options and will explore both traditional and non-traditional solutions for surface, underground, and aerial transportation to meet the diverse needs of our community.

Public transit is a crucial component of a well-connected community, and we will continue to support bus rapid transit in the Georgia 400 Corridor.

ALPHARETTA
GEORGIA'S CONNECTED CITY

VISION

To make a positive difference in the community by efficiently managing public resources and providing effective services and leadership that exceed the expectations of our citizens.

STAFF REPORT

Department: City Clerk
Submitted By: Lauren Shapiro
Meeting Date: April 28, 2025

AGENDA ITEM:

City Council Meeting Minutes (Meeting of 4/14/2025)
Consideration of approval of the City Council meeting minutes from the meeting of April 14, 2025.

STAFF RECOMMENDATION:

Approve, as part of the Consent Agenda, the City Counci meeting minutes from the meeting of April 14, 2025.

BUDGET & PROCUREMENT:

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

ITEM DESCRIPTION:

City Clerk, Lauren Shapiro, prepared a synopsis of the pertinent information that occurred during the City Council meeting on April 14. 2025.

ALTERNATIVES:

Do not approve as part of the Consent Agenda and consider as a new agenda item.

ATTACHMENTS:

1. CC Minutes 4.14.2025

City Council Meeting & Public Hearing
APRIL 14, 2025
UNOFFICIAL MINUTES
Office of the City Clerk

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

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. This is not an official record of the Alpharetta City Council Meeting proceedings. Meetings are recorded and available for review at https://www.youtube.com/user/alpharettagov.

1. CALL TO ORDER
   - Mayor Gilvin called the meeting to order at 6:30 p.m.
2. ROLL CALL
   - Council Members
     - Mayor Jim Gilvin
     - Mayor Pro Tem Dan Merkel
     - Donald F. Mitchell
     - Brian Will
     - John Hipes
     - Fergal M. Brady
     - Douglas J. DeRito
   - Staff
     - Chris Lagerbloom, City Administrator
     - Molly Esswein, City Attorney
     - Lauren Shapiro, City Clerk
     - Brooke Lappin, Director of Courts
     - Charlie Jewell, Director of Economic Development
     - Cris Randall, Director of Human Resources
     - John Robison, Director of Public Safety
     - Kathi Cook, Director of Community Development
     - Morgan Rodgers, Director of Recreation, Parks, and Cultural Services
     - Pete Sewczwicz, Director of Public Works
     - Tom Harris, Director of Finance

- Bret Schroeder, Code Enforcement Manager
- David C. Will, Municipal Court Judge
- Deanna McKay, Public Communication & Engagement Coordinator
- Zimri Prendes, Human Resources Generalist

3. PLEDGE TO THE FLAG

4. PRESENTATIONS & PROCLAMATIONS

A. Proclamation: Alexander Lidback, University of Michigan Football Champion

- Mayor Gilvin presented a proclamation to University of Michigan graduate and football champion, Alexander Lidback.

B. Proclamation: William Wagner, University of Michigan Football Champion

- Mayor Gilvin presented a proclamation to University of Michigan graduate and football champion, William Wagner.

5. WORK SESSION ITEMS

A. Municipal Court Tax Refund Intercept Program (TRIP)

Review and City Council work session discussion of the Municipal Court Tax Refund Intercept Program. This item is brought forward for work session discussion purposes, and a formal vote will not be requested or taken on this item.

- Director of Municipal Court, Brooke Lappin, and Municipal Court Judge David C. Will, came forward to present this item.
- The Administrative Office of the Courts (A.O.C.) offers access to the Tax Refund Intercept Program (T.R.I.P.) to recover unpaid court fines and fees. Eligible fines must have a disposition date within the past seven years and cannot have been converted to community service or time served.
- While the City is not required to use TRIP, it permits the court to access this program as an additional tool to support the collection of outstanding fines. This enhances the court's ability to recover funds owed without placing additional burden on local resources.
- There was a consensus for staff to bring forward this item as a new business item on a future City Council meeting agenda.

B. Union Hill Park and Ice Sports Including Hockey, Figure Skating, and Other Public Uses

Discussion seeking City Council direction on the future use of Union Hill Park for ice sports in a shared facility concept. This item is brought forward for work session discussion purposes, and a formal vote will not be requested or taken on this item.

- City Administrator, Chris Lagerbloom, came forward to present this item.

CITY COUNCIL DISCUSSION

- Council Member Hipes shared that the if this item would move forward, an agreement would need to be entered with a specific entity. He shared that he had concerns about providing a facility to a for-profit, private group, parking concerns, parks bond concerns, expense concerns, concerns with addressing scheduling conflicts and other interested groups having access to this facility, and concerns of interfering with the Home By Dark concert series.
- Council Member DeRito shared that if this were to go forward, he would like the hockey program to be called "Alpharetta Hockey Club."
- Mayor Pro Tem Merkel shared that he echoed the concerns of Council Member Hipes and Council Member DeRito and understood there is some urgency with making a decision based on the upcoming concert season and the hockey tryout season.
- Council Member Mitchell asked about the conversion of the ice for different events, the timeline for this to occur, and the number of people who would be affected by this.
- Council Member Brady shared that there are a lot of complexities with this.
- Council Member Will shared that there needs to be $2M raised and they cannot get funding until there is a decision by Council (two weeks) and asked if this would be enough time to make a decision and take action.
- Mayor Gilvin asked if Home By Dark was a non-profit organization.
- City Administrator Lagerbloom shared that he has appreciated the candor and time this organization has brought to working with the City and will provide an update to the Council on the steps forward (if any).

6. CONSENT AGENDA

A. City Council Planning Retreat Day #1 Minutes (Meeting of 1/17/2025)

Consideration of approval of the City Council Planning Retreat Day #1 meeting minutes from the meeting of January 17, 2025.

B. City Council Planning Retreat Day #2 Minutes (Meeting of 1/18/2025)

Consideration of approval of the City Council Planning Retreat Day #2 meeting minutes from the meeting of January 18, 2025.

C. City Council Meeting Minutes (Meeting of 3/24/2025)

Consideration of approval of the City Council meeting minutes from the meeting of March 24, 2025.

D. Private Development and Permanent Access Easement Agreements: The Maxwell

Consideration of approval of a Permanent Access Easement Agreement and Private Development Agreement between the City of Alpharetta and GRBK Devore, LLC for The Maxwell Development and with authorization for the Mayor to execute all necessary documents.

E. Quitclaim Deed and Permanent Easement: 2580 Westside Parkway

Consideration of approval of a Quitclaim Deed and Permanent Easements for the Construction of Maintenance and Drainage off Westside Parkway between the City of Alpharetta and Fulgent Genetics, Inc. and with authorization for the Mayor to execute all necessary documents.

F. Financial Management Report (Month Ending February 28, 2025)

Consideration of approval of the Financial Management Report for the month ending February 28, 2025.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Mitchell offered a motion to approve the Consent Agenda.

  - Mayor Pro Tem Merkel seconded the motion.
  - The motion was approved unanimously (7-0).

7. PUBLIC HEARING

A. Ordinance: City Code Text Amendments – Massage and Spa Establishments

FIRST READING

Consideration of adoption of an ordinance to modify Chapter 10, Article IX of The Code of the City of Alpharetta to require enhanced identification and fingerprint background checks; to provide for additional requirements for applications for licensing and permitting; to provide for renewal applications; to amend regulations to authorize the denial of a license or permit; to repeal conflicting ordinances; and for other purposes.

- City Attorney, Molly Esswein, read the ordinance title aloud and came forward to present this item.
- The City Attorney's Office prepared a final version of proposed text amendments to Chapter 10, Article IX of The Code of the City of Alpharetta, pertaining to the City's Massage and Spa Establishments Ordinance.
- The proposed amendments will add a requirement for licensees to undergo a national background check and also provides for an abbreviated renewal for licenses that have no changes. A few minor amendments have been added to create additional requirements for licenses and permits and to provide general clean-up for the ordinance.
- The draft of the Massage and Spa Establishment Ordinance is attached hereto as "Exhibit A."

PUBLIC COMMENTS:

- There were no public comments.

- ❖ Mayor Pro Tem Merkel offered a motion to adopt an ordinance to modify Chapter 10, Article IX of The Code of the City of Alpharetta for Massage and Spa Establishments, including the redlined version provided by the City Attorney.
    - Council Member Will seconded the motion.
    - The motion was approved unanimously (7-0).

B. Ordinance: City Code Text Amendments – Recreation Commission

FIRST READING

Consideration of adoption of an ordinance to modify Chapter 2, Article III and Chapter 32, Article II of The Code of the City of Alpharetta regarding the creation, powers, duties, and obligations of the Recreation Commission; to repeal conflicting ordinances; and for other purposes.

- City Attorney, Molly Esswein, read the ordinance title aloud and came forward to present this item.
- As of 2025, the City of Alpharetta's Recreation Commission operates under guidelines established in the city's Code of Ordinances, specifically Chapter 32, which pertains to Recreation and Parks.
- In March 2025, the Recreation Commission held a work session to discuss various matters, including potential updates to the commission's structure and responsibilities. Additionally, an ordinance was adopted to amend Article I, Chapter 32 of the city's Code, reflecting changes to the commission's operations.
- The City Attorney has updated the Ordinances to match the current responsibilities of the Recreation Commission to exhibit more of an advisory board, like many of the other Boards and Commissions within the City of Alpharetta.
- The draft of the Massage and Spa Establishment Ordinance is attached hereto as "Exhibit B."

CITY COUNCIL DISCUSSION:

- Council Member Mitchell asked about the appointment process or these board members.
- There was a consensus of allotting 3 appointments for Mayor and 1 for each council member.

PUBLIC COMMENTS:

- There were no public comments.

- ❖ Council Member Hipes offered a motion to adopt an ordinance to modify Chapter 2, Article III and Chapter 32, Article II of The Code of the City of Alpharetta regarding the creation, powers, duties, and obligations of the Recreation Commission; to repeal conflicting ordinances; and for other purposes.

- Mayor Pro Tem Merkel seconded the motion.
- The motion was approved unanimously (7-0).

8. NEW BUSINESS

A. 2025-2026 City Wide Employee Health and Related Benefits

Consideration to award contracts for certain Employee Health and Related Benefits for Plan Year 2025-2026: City's group Medical and Dental coverage to Cigna; Vision coverage to Eye Med; Life and Disability coverage to New York Life; and Wellness Services to Engagement Health Group; and to authorize the Mayor to execute all necessary documents.

- Director of Finance, Tom Harris, came forward to present this item.
- The City's Broker of record, Alliant Insurance Services (8th largest global brokerage firm), solicited proposals from the market (Anthem, UHC, Aetna) for our medical and other related coverage.
- After months of negotiations, our current carrier, Cigna, is the recommended provider for both Medical (4.5% in rates) and Dental (0%) for plan year 2025-2026. Cigna will provide a $25k optional service fund and a $5k wellness fund, making the effective increase in premiums approximately 3.6%.
- This is an exceptional renewal given that the current year's loss ratio is at 114%, meaning claims paid by Cigna are exceeding premiums paid to Cigna by 14% and, based on trends of 7%, an increase in the range of 17% or more could be expected. Cigna's final proposal is indicative of their commitment to continue to serve the City of Alpharetta. It should be noted that the City's 5-year average increase has been 3.7% (3.2% with credits) compared to the trend of 7% for the same period.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Brady offered a motion to approve the award contracts for certain Employee Health and Related Benefits for Plan Year 2025-2026: City's group Medical and Dental coverage to Cigna; Vision coverage to Eye Med; Life and Disability coverage to New York Life; and Wellness Services to Engagement Health Group; and to authorize the Mayor to execute all necessary documents.

- Council Member Will seconded the motion.
- The motion was approved unanimously (7-0).

B. Resolution: 2025 Americans with Disabilities Act Transition Plan

Consideration of adoption of a resolution of the Mayor and City Council of the City of Alpharetta, Georgia adopting the City of Alpharetta 2025 Americans With Disabilities Act Transition Plan.

- City Attorney, Molly Esswein, read the resolution title aloud.

- Director of Human Resources, Cris Randall, came forward to present this item.
- In accordance with Title II (28 C.F.R. §§ 35.105 and 35.150), the City of Alpharetta has conducted a comprehensive self-evaluation of its services, programs, activities, and facilities on public property and within public rights-of-way. Based on this assessment, the City has developed an ADA Transition Plan to outline the steps necessary to achieve compliance with accessibility requirements.
- Municipalities that receive federal aid or funds administered by the Georgia Department of Transportation (GDOT) must submit an updated ADA Transition Plan to GDOT to remain eligible for continued funding and assistance (42 U.S.C. § 12132). The City's Transition Plan ensures compliance with these federal and state requirements, demonstrating Alpharetta's commitment to accessibility and inclusion.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Brady offered a motion to adopt a resolution adopting the City of Alpharetta 2025 Americans With Disabilities Act Transition Plan.

- Council Member Hipes seconded the motion.
- The motion was approved unanimously (7-0).

C. Fiscal Year 2025 Task Order 2: On-Call Stormwater Construction Services

Consideration of approval of task order 2 to CSTE, Inc. in the amount of $500,232.98 for stormwater construction services, under the City's On-Call Stormwater Construction Services contract and with authorization for the Mayor to execute all necessary documents.

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- During routine inspections of the City's stormwater infrastructure, maintenance needed to any structure, ditch line, curbing, or any other stormwater management infrastructure maintained by the City is noted and entered into the Public Works Asset Management System for repairs.
- There are currently over 200+ work orders in the system pertaining to stormwater structures and 400+ pipe repair and replacement work orders. These repairs include, but are not limited to, regular grouting maintenance of manholes, structure replacement, invert installations, pipe repairs/ replacement, catch basin top and throat replacement, curb and gutter replacement, and sidewalk replacement.
- The Department of Public Works prepared a unit rate sheet and specifications which included over 240 items pertaining to stormwater structure and drainage repairs and advertised for proposals on May 2, 2024.
- CSTE, Inc. was awarded the on-call stormwater construction services contract and has already completed task order 1 for FY 25 stormwater repairs.
- Task order 2 will consist of the following repairs:

- Spot repair to curb and gutter prior to FY26 Milling and resurfacing contract.
- Relocate underwater headwall at 385 Welwyn Walk.
- Raise buried junction box for pipelining at Seven Seas Court and Clipper Court.
- Catch basin replacements and curb and gutter repair along Rainwater Drive.
- Throat and top replacement throughout the city.
- Poured in place headwall and 180 LF of 72" pipe replacement along Morrison Parkway.

- The total estimated cost for the above projects is $500,232.98.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member DeRito offered a motion to approve the award of task order 2 to CSTE, Inc. in the amount of $500,232.98 for stormwater construction services, under the City's On-Call Stormwater Construction Services contract and to authorize the Mayor to execute all necessary documents.

- Council Member Mitchell seconded the motion.
- The motion was approved unanimously (7-0).

D. Service Agreement: Keep America Beautiful Grant Project

Consideration of approval of a Service Agreement between the City of Alpharetta and Keep America Beautiful for a volunteer planting event along the Alpha Loop and with authorization for the Mayor to execute all necessary documents.

- City Clerk, Lauren Shapiro, came forward to present this item.
- The City of Alpharetta was awarded up to $10,000.00 from Keep America Beautiful for the purposes of completing a volunteer planting project with members of our local, Alpharetta ADP Office (Automatic Data Processing).
- The project is scheduled for April 17, 2025 along a portion of the Alpha Loop near Northwinds Summit and Westside Parkway. New planting will be contiguous with existing planted areas and will include trees, shrubs, and ground covers of native plants. The project funds can be used for anything needed towards the project including materials, maintenance, lunch for the volunteers, etc.
- If approved, this contract will allow the City to move forward with receiving funds from Keep America Beautiful to offset the costs associated with this volunteer planting event with ADP.

PUBLIC COMMENTS:

- There were no public comments.

- ❖ Council Member DeRito offered a motion to approve a Service Agreement between the City of Alpharetta and Keep America Beautiful for a volunteer planting event along the Alpha Loop and with authorization for the Mayor to execute all necessary documents.
    - Council Member Hipes seconded the motion.
    - The motion was approved unanimously (7-0).

E. Resolution to Condemn - Parcel 1 of Cumming Street Corridor Improvements Project

Consideration of adoption of a Resolution to condemn property interest in Tax Parcel No. 22 498212540439 (Parcel Owner: Jill Bernard) of the Cumming Street Corridor Improvements Project (Parcel No. 01) and with authorization for the Mayor to execute all necessary documents.

- City Attorney, Molly Esswein, read the resolution title aloud and came forward to present this item.
- The City of Alpharetta has determined that it is necessary for the City to exercise its powers of eminent domain to acquire certain interests in this parcel in furtherance of the Cumming Street Corridor Improvements Project.
- Approval of this resolution will authorize the City Attorney's Office to acquire, through the use of Eminent Domain, the necessary property rights to, in, over, under, through and across the property identified as Parcel 1 of this Project in order to ensure the timely completion of the Cumming Street Corridor Improvements Project. The estimated just and adequate compensation: $15,400.00 for 0.02 acres of Fee Simple Right of Way; 1,593.86 square feet of Temporary Construction Easement.

PUBLIC COMMENTS:

- Jill Bernard, 145 Cumming Street, Alpharetta, GA 30009

- ❖ Mayor Pro Tem Merkel offered a motion to defer Resolution to Condemn for Parcel 1 of the Cumming Street Corridor Improvements Project to the April 28, 2025 City Council Meeting.
    - Council Member DeRito seconded the motion.
    - The motion was approved unanimously (7-0).

F. Resolution to Condemn - Parcel 2 of the Cumming Street Improvements Project

Consideration of adoption of a Resolution to condemn property interest in Tax Parcel No. 22 498212540199 (Parcel Owner: H&R Property Holdings, LLC) of the Cumming Street Corridor Improvements Project (Parcel No. 02) and with authorization for the Mayor to execute all necessary documents.

- City Attorney, Molly Esswein, read the resolution title aloud and came forward to present this item.

- The City of Alpharetta has determined that it is necessary for the City to exercise its powers of eminent domain to acquire certain interests in this parcel in furtherance of the Cumming Street Corridor Improvements Project.
- Approval of this resolution will authorize the City Attorney's Office to acquire, through the use of Eminent Domain, the necessary property rights to, in, over, under, through and across the property identified as Parcel 2 of this Project in order to ensure the timely completion of the Cumming Street Corridor Improvements Project. The estimated just and adequate compensation: $22,200.00 for 0.02 Acres of Fee Simple Right of Way; and 2,355.89 Square Feet of Temporary Construction Easement.

PUBLIC COMMENTS:

- There were no public comments.

❖ Mayor Pro Tem Merkel offered a motion adopt a Resolution to condemn property interest in Tax Parcel No. 22 498212540199 (Parcel Owner: H&R Property Holdings, LLC) of the Cumming Street Corridor Improvements Project (Parcel No. 02) and with authorization for the Mayor to execute all necessary documents.

  - Council Member DeRito seconded the motion.
  - The motion was approved unanimously (7-0).

G. Resolution to Condemn - Parcel 9 of the Cumming Street Corridor Improvements Project

Consideration of adoption of a Resolution to condemn property interest in Tax Parcel No. 22 498212540108 (Parcel Owner: Richard and Ashleigh Skuse) of the Cumming Street Corridor Improvements Project (Parcel No. 09) and with authorization for the Mayor to execute all necessary documents.

- City Attorney, Molly Esswein, read the resolution title aloud and came forward to present this item.
- The City of Alpharetta has determined that it is necessary for the City to exercise its powers of eminent domain to acquire certain interests in this parcel in furtherance of the Cumming Street Corridor Improvements Project.
- Approval of this resolution will authorize the City Attorney's Office to acquire, through the use of Eminent Domain, the necessary property rights to, in, over, under, through and across the property identified as Parcel 9 of this Project in order to ensure the timely completion of the Cumming Street Corridor Improvements Project. The estimated just and adequate compensation: $25,100.00 for 0.03 acres of Fee Simple Right of Way; 1,623.10 square feet of Temporary Construction Easement.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member DeRito offered a motion to adopt a Resolution to condemn property interest in Tax Parcel No. 22 498212540108 (Parcel Owner: Richard and Ashleigh

Skuse) of the Cumming Street Corridor Improvements Project (Parcel No. 09) and with authorization for the Mayor to execute all necessary documents.

- Mayor Pro Tem Merkel seconded the motion.
- The motion was approved unanimously (7-0).

H. Resolution to Condemn - Parcel 17 of the Old Milton Parkway Improvement Project

Consideration of adoption of a Resolution to condemn property interest in Tax Parcel No. 11 014300490289 (Parcel Owner: Joelle F. Williams and Anthony Alphonso Williams) of the Old Milton Parkway Project (Parcel No. 17) and with authorization for the Mayor to execute all necessary documents.

- City Attorney, Molly Esswein, read the resolution title aloud and came forward to present this item.
- The City of Alpharetta has determined that it is necessary for the City to exercise its powers of eminent domain to acquire certain interests in this parcel in furtherance of the Old Milton Parkway Improvement Project.
- Approval of this resolution will authorize the City Attorney's Office to acquire, through the use of Eminent Domain, the necessary property rights to, in, over, under, through and across the property identified as Parcel 17 of this Project in order to ensure the timely completion of the Old Milton Parkway Improvement Project. The estimated just and adequate compensation: $30,000.00 for 0.013 Acres of Fee Simple Right of Way; and 972.818 Square Feet of Temporary Easement for Construction of Slopes.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Hipes offered a motion to adopt a Resolution to condemn property interest in Tax Parcel No. 11 014300490289 (Parcel Owner: Joelle F. Williams and Anthony Alphonso Williams) of the Old Milton Parkway Project (Parcel No. 17) and with authorization for the Mayor to execute all necessary documents.

- Council Member Brady seconded the motion.
- The motion was approved unanimously (7-0).

I. Resolution to Condemn - Parcel 18 of Old Milton Parkway Improvements Project

Consideration of adoption of a Resolution to condemn property interest in Tax Parcel No. 11 014300840012 (Parcel Owner: Richard Oliver Lewis, Jr.) of the Old Milton Parkway Project (Parcel No. 18) and with authorization for the Mayor to execute all necessary documents.

- City Attorney, Molly Esswein, read the resolution title aloud and came forward to present this item.

- The City of Alpharetta has determined that it is necessary for the City to exercise its powers of eminent domain to acquire certain interests in this parcel in furtherance of the Old Milton Parkway Improvement Project.
- Approval of this resolution will authorize the City Attorney's Office to acquire, through the use of Eminent Domain, the necessary property rights to, in, over, under, through and across the property identified as Parcel 18 of this Project in order to ensure the timely completion of the Old Milton Parkway Improvement Project. The estimated just and adequate compensation is $19,400.00 for 0.014 Acres of Fee Simple Right of Way.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Brady offered a motion to adopt a Resolution to condemn property interest in Tax Parcel No. 11 014300840012 (Parcel Owner: Richard Oliver Lewis, Jr.) of the Old Milton Parkway Project (Parcel No. 18) and with authorization for the Mayor to execute all necessary documents.

- Council Member Will seconded the motion.
- The motion was approved unanimously (7-0).

9. PUBLIC COMMENT

- There were no public comments.

10. REPORTS

- Council Member Will shared that this is National Public Safety Communications Week and would like to recognize the city's 911 staff and thank them for their service to the city.
- Council Member Mitchell shared that this past weekend he had the opportunity to attend Johnny Gilbert's retirement party, and would like to recognize and thank him for his 35 years of serving the city's fire department.

11. EXECUTIVE SESSION (IF NECESSARY)

❖ Council Member Will offered a motion to recess the meeting for an Executive Session.

- Mayor Pro Tem Merkel seconded the motion.
- The motion was approved unanimously (7-0).

- Mayor Gilvin recessed the meeting at 8:40 p.m. for an Executive Session for the purposes of litigation.

❖ Mayor Pro Tem Merkel offered a motion to reconvene the meeting.

- Council Member Mitchell seconded the motion.
- The motion was approved unanimously (7-0).

- Mayor Gilvin reconvened the meeting at 8:52 p.m.

12. ADJOURNMENT

- ❖ Council Member Mitchell offered a motion to adjourn the meeting.
  - Mayor Pro Tem Merkel seconded the motion.
  - The motion was approved unanimously (7-0).

- With there being no further items to consider or discuss, Mayor Gilvin adjourned the meeting at 8:53 p.m.

Respectfully submitted,

Lauren Shapiro, City Clerk

STAFF REPORT

Department: City Clerk
Submitted By: Kathi Cook
Meeting Date: April 28, 2025

AGENDA ITEM:

Wills Overlook Subdivision Pedestrian Access Easement
The Developer for Wills Overlook subdivision seeks to dedicate An Access Easement to the city connecting South Main Street with Wills Park through the development.

STAFF RECOMMENDATION:

Staff is requesting Mayor and Council accept the Access Easement related to Wills Overlook subdivision, which is presently under development.

BUDGET & PROCUREMENT:

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

ITEM DESCRIPTION:

The developer for Wills Overlook subdivision seeks to dedicate a 0.038-acre access easement to the city through their development to provide a connection from South Main Street into Wills Park. This easement will allow the city to provide a future connection directly into Wills Park, improving its accessibility by pedestrians and cyclists.

ALTERNATIVES:

ATTACHMENTS:

1. Permanent Greenway Easement and Agreement - Wills Overlook

AFTER RECORDING, RETURN TO:
Jeffrey M. Strickland, Esq.
Jarrard & Davis, LLP
222 Webb Street
Cumming, GA 30040

STATE OF GEORGIA

COUNTY OF FULTON

PERMANENT GREENWAY EASEMENT AND AGREEMENT

This Permanent Greenway Easement and Agreement is made and entered into this 27th day of March, 2025, by **WILLS OVERLOOK, LLC**, a Georgia limited liability company (the "Grantor") and the **CITY OF ALPHARETTA**, a municipal corporation of the State of Georgia (the "City" or "Grantee").

WITNESSETH:

WHEREAS, the City has heretofore established and approved a master plan for the development of a series of nature trails, paths and walkways throughout the City (the "Greenway System"); and

WHEREAS, Grantor is the owner of all that tract or parcel of land lying and being in Land Lot 645, 1st District, 2nd Section, Fulton County, Georgia, being in the City of Alpharetta, and being more particularly described in the attached exhibits, which exhibits are incorporated herein by this reference (the "Easement Property"):

(Exhibit "A" Metes and Bounds Legal Description)
(Exhibit "B" Dedication Plat)

WHEREAS, Grantor desires to grant to the City a Permanent Greenway Easement (hereinafter defined) in and to the Easement Property to permit the Easement Property to be utilized as a portion of the City's public Greenway System; and

WHEREAS, the City, by accepting and recording this Permanent Greenway Easement and Agreement (the "Agreement"), agrees to accept the grant and dedication under the terms hereinafter specified.

NOW, THEREFORE, in consideration of the premises, Grantor has donated, granted, remised, released and conveyed, and by these presents does hereby donate, grant, remise, release and convey unto the City, a permanent, non-exclusive perpetual Greenway Easement in, to, over and through the Easement Property, subject to the following terms, covenants, conditions, restrictions and reservations:

(a) The Easement Property shall be used for passive public recreation purposes and uses only, which shall be limited to walking, hiking, jogging, bicycle riding, and similar activities. Members of the general public shall have free access and use of the Easement Property for the purposes herein specified, subject to the laws and ordinances of the City, this Agreement, and the City's master plan for the Greenway System; provided, that this instrument shall not be construed to permit the City or the public at large to access any property of the Grantor other than the Easement Property.

(b) The City shall have the right to construct and install within the Easement Property, trails, paths, bikeways and walkways, together with directional and instructive signs, trail markers, litter receptacles, and other convenience facilities consistent with the City's master plan for the Greenway System. All construction within the Easement Property by the City shall be conducted (i) at its sole cost and expense, (ii) in a good and workmanlike manner, (iii) in accordance with all laws, rules and regulations, and (iv) subject to this Agreement and to all existing recorded reservations, encumbrances, easements and rights of others in and to the Easement Property.

(c) The City, at its sole cost and expense, shall have the sole right and responsibility to control, operate and maintain the Greenway System within the Easement Property, including but not limited to, removing all trash and rubbish therefrom and the City shall not permit any liens to attach against the Easement Property or the Retained Property (hereinafter defined). If any such liens attach to the Easement Property or the Retained Property through the City, whether directly or indirectly, the City will promptly cause such liens to be removed from title and provide Grantor with evidence thereof satisfactory to Grantor.

(d) Grantor and the City acknowledge and agree that Grantor retains and owns certain property (the "Retained Property") located immediately adjacent to the Easement Property. For the benefit of Grantor and its successors and assigns and the Retained Property, Grantor hereby reserves the right to continue to use the Easement Property for all purposes not materially inconsistent with this Permanent Greenway Easement and the City's operation of the Greenway System.

(e) The City warrants and agrees that the presence of this Permanent Greenway Easement upon Grantor's Property shall not negatively diminish, impact, affect or impair any density or green space calculations for any current or future use or development of Grantor's Property. The City warrants and agrees that, to the best of its knowledge, the Grantor's current use of the Grantor's Property conforms with all zoning and land use ordinances and regulations applicable thereto.

(f) If it is judicially determined that the City has abandoned the Easement Property, the easement granted by this Permanent Greenway Easement shall terminate and the City shall execute and record in the appropriate public records such instruments as Grantor may reasonably request in confirmation thereof.

(g) To the extent permitted by law, the City hereby indemnifies and holds Grantor harmless from and against any cost, expense, loss, damage, liability, claim and cause of action, including reasonable attorneys' fees and court costs (collectively, the "Losses") to the extent arising or resulting from the uses of the Easement Property granted hereunder to the City, provided that in no event shall such indemnity apply to Losses caused by the negligent, wrongful, reckless, or intentional act or omission of Grantor, or any of its employees, agents, contractors, invitees, licensees, lessees or tenants.

To have and to hold the Permanent Greenway Easement unto the City, subject to the reservations contained herein, so that neither the Grantor nor any persons claiming by, through or under Grantor shall at any time claim or demand any right or interest in the Permanent Greenway Easement.

And the Grantor will warrant and forever defend the right and title herein granted to the City against the claims of all persons claiming, owning or holding by, through or under Grantor.

This Permanent Greenway Easement shall be governed and construed in accordance with the laws of the State of Georgia.

The provisions contained herein shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal on the day and year first written above.

GRANTOR:

Signed and sealed
in the presence of:

WILLS OVERLOOK, LLC, a Georgia limited liability company

By: _____ (seal)

Printed Name: PAUL NOCHARLI

Title: Authorized Person

_____
Unofficial Witness

Manisha Patil
_____
Notary Public
My commission expires: May 09, 2025

(*Affix Notary Stamp*)

MANISHA PATIL
NOTARY PUBLIC
FORSYTH COUNTY, GA
MY COMMISSION EXPIRES
MAY
09
2025

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PREVIOUS PAGE]

IN WITNESS WHEREOF, the City has hereunto set its hand and seal and has acknowledged and accepted delivery of the Agreement this ____ day of _____, 2025.

GRANTEE:

CITY OF ALPHARETTA, a municipal corporation of the State of Georgia

By: _____
Jim Gilvin, Mayor

Attest: _____
City Clerk

[Affix City Seal]

EXHIBIT "A"

PERMANENT GREENWAY EASEMENT
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 645 of the 1st District, 2nd Section of Fulton County, Georgia, and being more particularly described as follows:

Beginning at a point at the intersection of the northerly right of way of South Main Street (AKA State Route 9) and easterly right of way of Wills Road, proceed thence, west along said right of way of South Main Street South 88°16'37" East a distance of 99.40 feet to a point; thence South 86°37'57" East a distance of 102.09 feet to a point; thence, South 86°37'57" East a distance of 12.43 feet to a point and the TRUE POINT OF BEGINNING;

From the TRUE POINT OF BEGINNING as thus established, proceed, North 07°08'25" East a distance of 60.64 feet to a point; thence, North 05°26'05" East a distance of 107.33 feet to a point; thence, South 82°19'33" East a distance of 10.01 feet to a point; thence, South 05°26'05" West a distance of 107.09 feet to a point; thence, South 07°08'25" West a distance of 60.34 feet to a point; thence, North 85°23'52" West a distance of 10.01 feet to a point and the TRUE POINT OF BEGINNING;

Said tract or parcel contains 1,677 square feet or 0.038 acres.

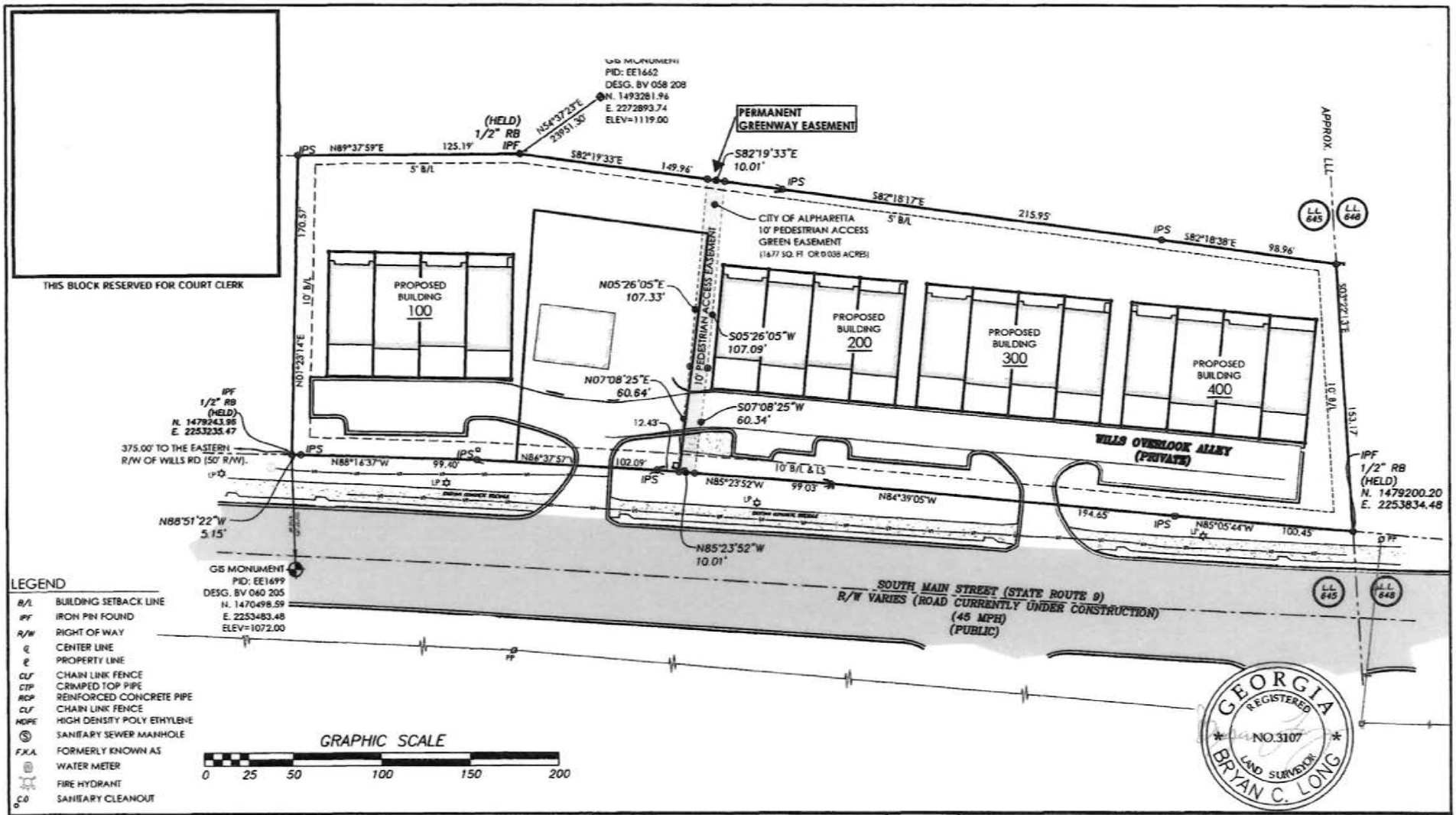

Exhibit "B"

PERMANENT GREENWAY EASEMENT - DEDICATION PLAT

WILLS OVERLOOK

531 SOUTH MAIN STREET		DWG BY:
LAND LOT 645 of 1st DISTRICT, 2nd SECTION		S.C.D.
FULTON COUNTY, GEORGIA		JOB NO.
DATE: 03/14/2025	SCALE: 1"= 20'	2024-127

MERIDIAN GEOMATICS, LLC
land surveying – residential & commercial
1875 Lockeway Drive
Alpharetta, Georgia 30004
phone: (770) 675-6197 – surveyingatlanta@gmail.com

STAFF REPORT

Department: Recreation, Parks & Cultural Services
Submitted By: Lauren Shapiro
Meeting Date: April 28, 2025

AGENDA ITEM:

Agreement Approvals: Youth Athletic Associations (Ambush Soccer, AYBA, and AYSA)
Consideration of approval of the renewal of revised annual agreements as partnered athletic associations with the City of Alpharetta's Recreation, Parks and Cultural Services Department: Alpharetta Ambush Youth Soccer Club, Inc., Alpharetta Youth Baseball Association, Inc., Alpharetta Youth Girls Softball Association, Inc. and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve, as part of the Consent Agenda, the renewal of revised annual agreements as partnered athletic associations with the City of Alpharetta's Recreation, Parks and Cultural Services Department: Alpharetta Ambush Youth Soccer Club, Inc., Alpharetta Youth Baseball Association, Inc., Alpharetta Youth Girls Softball Association, Inc. and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

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

ITEM DESCRIPTION:

During the January 27, 2025 City Council Meeting, the Mayor and City Council approved the renewal of an agreement with three youth athletic associations (Alpharetta Ambush Soccer Club, Inc., Alpharetta Youth Baseball Association, Inc., and Alpharetta Girls Youth Softball Association, Inc.).

However, at the time of executing the agreements, the city attorney's office identified a few areas of the agreements that needed minor modification or completion. For example, within the agreements, the practice location was not identified, contact information was not included, and there were a few references to 2024 (instead of 2025).

The attached agreements have now been updated to include accurate and complete information. Staff is seeking council's approval of the updated agreements so that they may be executed by the athletic partners and the Mayor.

ALTERNATIVES:

Do not approve as part of the Consent Agenda and consider as a new business item.

ATTACHMENTS:

1. AYSA - 2025
2. AYBA - 2025
3. AMBUSH - 2025

THE CITY OF
ALPHARETTA
RECREATION PARKS &
CULTURAL SERVICES

Youth Athletic Associations

Phoenix Youth Rugby

Alpharetta Youth Baseball Association

Alpharetta Youth Softball Association

Alpharetta Ambush Soccer Club

Organizational Requirements & FacilityUse Agreement 2025

ALPHARETTA RECREATION, PARKS & CULTURAL SERVICES
YOUTH ATHLETIC ASSOCIATION
ORGANIZATIONAL REQUIREMENTS & FACILITY USE AGREEMENT

Original approved by Alpharetta Recreation Commission – January 11, 2018
Updated for changes to Milton MOU – December 2021;
John's Creek MOU- December 2022

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ALPHARETTA RECREATION, PARKS & CULTURAL SERVICES
YOUTH ATHLETIC ASSOCIATION
ORGANIZATIONAL REQUIREMENTS & FACILITY USE AGREEMENT

MISSION STATEMENT

Alpharetta Recreation, Parks and Cultural Services strives to promote the highest quality recreation programs and park facilities to our citizens consistent with our core values of Excellence, Stewardship, Integrity, Service and Loyalty.

(Adopted: February 14, 2013 by Alpharetta Recreation Commission)

Associations and the leaders of these Associations are expected to understand and promote the mission and philosophy of the City of Alpharetta to serve the citizens of Alpharetta. Association members are ambassadors for the City as well as their affiliate Association. While serving as a volunteer for the Association, members are expected to conduct themselves in an ethical and professional manner.

LEGAL AND ORGANIZATIONAL REQUIREMENTS

In order to qualify as a Youth Athletic Association ("Association") and to operate on City of Alpharetta ("City") property, each Association must adhere to certain minimum legal and organizational requirements. These requirements are a part of the Facility Use Agreement whichmust be signed by each Association prior to the operation of any activity on City property. These requirements are necessary in order to insure the safety and well-being of all participatingAssociations.

The signing of the Facility Use Agreement indicates the Association's assumption of the financial responsibility for the program, as well as the management of the program participantsand volunteers. The City will not be held responsible for the finances or the program management. Violation of the above mentioned responsibilities constitutes cause for the revocation of the agreement. The requirements are as follows:

1. **NON-PROFIT STATUS**

   Each Association must register with the Secretary of State's office as a non-profitorganization. Proof of current non-profit status must be on file with Alpharetta Recreation, Parks and Cultural Services ("Department").

2. **BYLAWS**

   Associations shall furnish a current copy of their by-laws to the Department. By-lawsmust be on file or submitted with the signed Facility Use Agreement.

3. **ELECTION OF OFFICERS**

   The Board of Directors ("Board") shall be the governing body of each Association for theoperation of the affairs of the Association as documented in the bylaws. Each Association board must be comprised of a majority of Residents upon election or appointment, and each Association should strive to achieve a minimum of sixty percent (60%) Residents on the Board. The Board of Directors must be elected annually or as mandated by the Association's by-laws, but no less than once every two years, by the Association membership. A Department employee and a member of Alpharetta

   Recreation Commission ("Commission") must be notified of and invited to attend all Board meetings. The Department Director will appoint the employee liaison to the Board. The Chairman of the Commission will appoint the Commission liaison(s) to the Board on an annual basis.

   Open advertised election of the Board is mandatory. All members of the Association as defined by the bylaws shall have the opportunity to vote. A notice of upcoming electionsmust be sent to the Department, and shall be posted on the Association website at least thirty (30) days prior to the elections. Associations are encouraged to email notice of elections to all participant families and to post flyers at the park. Elections should be held in an easily accessible central location within the

Association's primary park when there are normal Association activities scheduled at the park to provide the best opportunity for members to vote. Associations are also encouraged to provide a process for members to vote electronically.

To serve as a member of the Association executive committee, a candidate musthave a child actively participating in the Association program at the time of theelections.

The Association shall consider any and all qualified candidates interested in running fora Board position. The Association nominating committee shall prepare a recommended slate of officers and submit to the City for review at least thirty (30) days prior to the elections. The slate of officers must be advertised along with the notice of elections.

Nominees must successfully pass the City's criminal history check before being includedin the slate of officers.

The Association must furnish a list of all elected board members, addresses, email addresses, telephone numbers (home and office) to the Department no later than one (1) month after the elections. City will verify residency and notify Commission liaison ofCity resident percentage of newly elected board.

Board members are expected to adhere to the City's volunteer code of conduct. Upon election to the board and no less than once every two years, board members shall reviewand sign the City's volunteer code of conduct.

4. ASSOCIATION MEETINGS AND ANNUAL MEETING

Upon request, Association must provide copies of meeting minutes from Association membership and board meetings to Association members and City. It is recommendedthat meeting minutes be posted on the Association website.

Each Association must schedule a minimum of one (1) annual membership meeting. This meeting shall be for the purpose of electing board members, and any other necessary business. Efforts must be made to contact all members, and the

Department must be notified of the meeting. Notice of said meeting must be posted atDepartment facilities and on the Association website two weeks prior to meeting date

5. CAPACITY PLAN

Each Association shall ensure that their total registration for each season does not exceedthe capacity of the facilities available. Adequate time shall be allotted for each recreationteam to practice and play games. Recreation teams shall have priority of field use for games and practices. Travel/select/elite teams shall be given available field time for practices and games after the recreation teams have been served.

Extra facility space is not available through the City. The Association may seek to utilizefacility space at other non-City locations. The Association is financially responsible for field usage fees at non-City locations if applicable.

Field time not used by the Association reverts to the City for use as needed.

6. ASSOCIATION OPERATING BUDGET

Each Association must submit a formal budget to the City to coincide with the start of the

Association's fiscal year. The submitted budget must detail revenues offsetting expenditures for the fiscal year, based on the Capacity Plan. Excess revenues should initiate an Association's review of program fees. Non-resident fees should not be included in the budget due to those fees being remitted to the City.

7. FINANCIAL REPORTS

The City assumes no responsibility for the financial well-being or outstanding debts of Associations. Each Association must provide the City with an annual Financial Statement to include a summary of operating income and expenses, capital expenditures,registration fees charged to participants, Federal and State tax returns, and profit/loss statement.

8. LIABILITY INSURANCE COVERAGE

Each Association must provide comprehensive liability insurance coverage for all players, coaches, officials, volunteers, sub-contractors and all other association participants, minimum of $1,000,000 coverage stated for Project use, listing names and addresses of designated City venues (to be provided)

The City should be listed as an additional insured. A copy of the current liability insurance coverage policy should be on file with the City, submitted annually.

9. PARTICIPATION REPORTS

All Associations are required to submit a list of registered players to the Department no later than one (1) month after the end of the established program registration period. The listshall be provided in an electronic format (i.e. Microsoft Excel) and shall include each player's name, street address, and zip code. The Department will use the list to verify theresident status of registered players and shall not use the list to promote Department programs, without prior consent of the Association. After the City has verified residencyof participants, the City will issue an invoice to the Association for non-resident fees payable to the City.

NOTE: It is imperative that participation information be sent to the Department as soon as possible in order for Department to verify addresses. Association may send participantinformation at any time during their registration period for Department to check residency status of participants.

10. REGISTRATION

Associations are encouraged to provide registration dates to the Department in time for inclusion in

Department program guides or other promotions. City will notify Associations of the deadline to submit information. The City provides a link to Association websites at www.alpharetta.ga.us. Associations must notify City of any webaddress changes. Associations are encouraged to establish Facebook events for seasonalregistration dates, and to invite the Department page as a co-host at www.Facebook.com/AlpharettaRecreation.

11. CITY RESIDENCY REQUIREMENT FOR TRAVEL/SELECT/ELITE TEAMS

The mission of the Department is to provide quality programs and services to the citizens of Alpharetta. Youth select athletic programs provide high level athletic competition and opportunities for young people. Residency requirement guidelines ensure travel/select/elite teams are formed in the best interest of the City resident participants, toensure City residents are fairly represented on these teams, to ensure City assets and resources are utilized in the best interest of City resident participants, and to foster long- term success of the Association's competitive youth athletic program.

GUIDELINES:

A. Open, advertised tryouts must be held prior to team formation. Players are notguaranteed positions on any teams prior to the first tryout date.

B. For these guidelines, the word "Resident" shall only include residents of the City of Alpharetta.

C. Each travel/select/elite team must have a minimum of 50% Residents.

D. Each travel/select/elite team must adhere to the COA guidelines and policy on team formation of Alpharetta Ambush Academy and Select teams dated May 18, 2010.

Each team roster must be verified by Department staff before a team can officially form.Teams that do not meet the minimum requirement will not be permitted to use City facilities for practices and games.

Any team that meets the required Resident percentages as noted above when the team isformed, but drops below the minimum percentage during the season due to no fault of their own (i.e. a Resident quits the team, gets injured, relocates, etc.) shall be allowed toexist and continue playing through the remainder of the season.

Any abuse of these guidelines or the intent of these guidelines may result in punitiveaction, up to and including immediate dissolution of a team.

12. FACILITY USE - RESTRICTIONS

Each Association is organized to provide league play for youth, including player evaluations, pre-season player and coach clinics, league practices, scrimmages, games, and post-season tournaments. All field use shall be coordinated with the Department using whatever methods are agreed to by the parties to insure proper preparation and care of the facilities. Hosting of camps and tournaments involving participants from outside the association's own program along with participants in the Association's own program is allowed but requires coordination with and written consent of the Department. Field rental fees and staff fees may be applicable. Associations must seek approval from the City to host outside camps and tournaments at the parks at least ninety (90) days prior to the proposed event. Staffing fees for these kinds of events may apply. The Association isspecifically not permitted to sublet facilities to any individual or organization. The Association's Facility Use Agreement is for the Association's own use.

Associations may not schedule or host any activities at Wills Park on July 4th and 5th dueto the City's annual July 4th celebration and fireworks, and day-after park clean-up.

Associations may request special permission from the Department Director to schedule orhost any activities at Wills Park on July 4th and/or 5th. The decision shall be made by the Department Director in his sole discretion.

The City reserves the right to restrict facility use on other dates when there are special events hosted

by the City, the Department, or a non-City entity utilizing City facilities for a tournament, clinic, camp, etc. deemed appropriate and beneficial to the City. These dates, if applicable, will be included in the annual facility use agreement or will be communicated to the Association as soon as the dates are confirmed.

13. CAPITAL IMPROVEMENTS

The Department formally evaluates the condition of all park facilities and amenities twice per year. During these inspections, Department staff will determine whether or notfacilities and amenities are in need of removal, repair, and/or replacement. Maintenance needs are prioritized by the Department based on safety, vandalism, functionality, aesthetics, etc.

During the City budget process (mid-year and/or fiscal year), Department staff will prepare a list of capital improvement projects to be recommended for funding. The list ofprojects shall include cost estimates and justification and shall be presented to the Commission for review. The Commission shall prioritize the list of projects and may add or delete any projects recommended by staff. The Commission shall approve a capital improvements project budget request to be provided to the City Budget Review Committee and/or Mayor/Council for consideration during the budget process.

Association representatives are encouraged to identify capital improvement projects respective to the facility or facilities on which they operate. The list of projects should beprioritized by the Association Board and presented to the Commission liaison and the Department Director and/or his designee no later than early December prior to the start of the budget process. The Director determines whether or not to include recommended projects in the list that is given to the Commission. Financial partnerships (50/50) between the Associations and the Department are encouraged.

14. ANNUAL PRESENTATION

The President/Commissioner of the Association will be invited to the December meetingof the Commission in order to make a brief presentation on the activities of the Association during the past year and its plans for the following year. Each Association representative will be asked to submit a written report electronically to the City at least one week prior to the meeting. Presentation at the meeting and submission of a written report are both mandatory annual requirements.

15. CHANGES TO PROGRAM CONTENT, STRUCTURE, PHILOSOPHY, ETC.

Each Association shall communicate to the Commission liaison(s) and employee liaison(s) any and all substantial changes in their program. For this purpose, a **substantial change** shall be defined as any change in the philosophy, mission, and organization of the Association which would impact the delivery of expected service toany and all program participants, current and future.

This includes but is not limited to the following:

A. Addition/elimination of any age or skill level

B. Addition/elimination of any component of overall program content(i.e. cheerleading, flag football, fast pitch softball, out-of-park All Stars, Sunday select, summer or winter league play, etc.)

C. Association by-laws

D. Board structure and composition

E. Schedule of fees for participants

F. Anything that would be in direct conflict with existing City/Department policies

Association shall notify liaisons as soon as the idea for a substantial change is included on an Association meeting agenda. Upon notification by the Association, the Commission and/or employee liaison shall communicate the information to theDepartment Director or his/her designee. Before any action shall be taken by the

Association to implement the substantial change, the Association shall prepare a writtenproposal outlining the planned change to include justification for the change; benefits ofthe change to the Association, citizens of Alpharetta, and the City; communication plan to inform the general public; timeline for implementation; financial impact to program participants (if any); legal requirements (if any); etc. It shall be at the sole discretion of the Department to determine if an in-depth written proposal shall be required. This will be determined on a case-by-case basis, depending on the nature of the proposed change.

The Department shall determine the level of approval needed for the Association toimplement the substantial change. The approval levels are noted as follows:

A. Association Board and members only

B. Department Director or his/her designee

C. Recreation Commission Sub-Committees

D. Alpharetta Recreation Commission

E. Alpharetta Mayor and City Council

16. SPONSORSHIPS/ADVERTISING

Associations are not permitted to display permanent advertising signage of any kind onfences, dugouts, concession buildings, grounds, roadways, etc.

Associations are allowed to seek sponsors to help offset expenses associated with administering their programs and to create a revenue stream for Associations to assist theCity in funding capital projects benefitting the parks and facilities they use. Associations are not permitted to obtain sponsorships, including direct financial aid and/or in-kind donations, from any religious organization, individuals, and businesses that compete withcontractual obligations of the City. Sponsors must be in good taste and appropriate for City park environment (i.e., alcohol and/or tobacco-related products/businesses are not allowed to advertise in City parks).

Associations must request in writing to the Department Director permission to display sponsor banners in the parks. With approval of the Department Director, sponsor bannersmay be displayed on fences only during games. All banners must be taken down immediately at the conclusion of the last game of the day.

Associations are encouraged to support the City's Scoreboard Sponsor Program as a fundraising opportunity for Associations. Associations are assigned certain scoreboardsand may sell advertising on these scoreboards per the terms of the City's Scoreboard Sponsor Program. Contact Department Director or his/her designee for information on the City's Scoreboard Sponsor Program.

REQUIREMENTS OF ASSOCIATIONS

1. FACILITY USE AGREEMENT

Any Association operating on City property must sign a Facility Use Agreement with theCity. The agreement is issued prior to the start of the calendar year and specifically identifies the facilities to be used by the Association and the terms of that use.

Adherence to all policies and procedures in this manual is considered part of the Facility Use Agreement. The City retains the right to change these guidelines and policies at anytime, without advance notice, as it deems appropriate. Any changes will be communicated to the Association within five (5) business days after the change has beenmade and approved.

In accordance with O.C.G.A. § 36-60-13, this agreement may be renewed for one (1) successive one (1) year term if, prior to the expiration of the then existing term, the parties execute a written agreement to renew same for a one (1) year term. For any suchsubsequent terms, facilities, dates, times, fees, and any modifications to the agreement will be determined by written agreement of the City and Association.

With respect to renewal of this agreement, any Association currently holding a Facility Use Agreement will receive priority, unless the City has reason to revoke the agreement.Facilities not in use will be distributed on a first come first served basis.

2. COACH CERTIFICATION AND TRAINING

Association must provide coach certification and/or training for all head and assistant coaches of each team. It is the responsibility of the Association to ensure that their volunteers complete all legally mandated training programs before being permitted to coach a team. Association must provide documentation of such training to the City uponrequest.

A comprehensive training program should include but not be limited to the informationlisted below:

- Sport Specific Training
- How to Organize Practices
- Communication with Parents
- Basic First Aid and CPR/AED
- Concussion Awareness Training
- Mandatory Child Abuse Reporting Requirement
- Severe Weather Policies and Procedures
- Heat and Hydration Guidelines
- Association Mission/Expectations
- Association Relationship with the City

3. SELECTION OF COACHES

Associations are responsible to select qualified coaches for their program. Each Association shall establish their own criteria to determine qualifications of coaches, suchas coaching experience, past playing experience, etc.

4. FEES AND CHARGES

Note: Each Association will adhere to fee policies set by the City, including fees that may not yet be currently established.

Registration Fees

All registration fees shall be fair and equitable to all participants. Associations shall communicate to participants what the registration fee covers, including the number of practices and games per season. Registration fees shall be derived from predicted coststo operate the program, to fund Association operations, and to fund park capital improvements (current and future) that mutually benefit the City and Association.

Registration fees shall include the total cost of operating the association's program to include but not limited to; cost of uniforms, player awards, umpires/officials, equipmentfor the league/teams, first aid supplies, marketing, web administration, general maintenance of facilities, etc.

Non-Resident Fees

All program participants who reside outside the city limits of Alpharetta will be assessed a non-resident fee. Association shall pay the City non-resident fees for each Association non-resident participant in their program. This fee shall be paid for each athletic season held each year (fall, winter, spring, and/or summer), and must be paid tothe City no later than three (3) months after the end of the last game of the season.

Association non-resident fees shall be calculated at 75% more than the residentregistration fee.

Note: the dollar amount of the Association non-resident fee shall not exceed the highestnon-resident fee charged to participants in youth athletic programs managed directly bythe Department. (Department's highest recreation league non-resident fee shall be the maximum for the Association's recreation league non-resident players. Department's highest travel/select league non-resident fee shall be the maximum for the Association's travel/select/division 1 league non-resident players.)

At least two (2) weeks before the advertisement/announcement of registration and non-resident fees for a particular season, the Association must submit a fee schedule to the Department. The Department will review the fee schedule, and will have final approvalof any and all non-resident fees.

The Association will be responsible for the determination of city residence during the registration period. Within one (1) week after receiving the Association's participation list with addresses, the Department will verify player residency and report information to the Association. The non-resident fee will be paid directly to the City of Alpharetta based on the Department's verification of player residency. The Association is responsible for remitting non-resident fees for all non-City participants, regardless of whether or not it was collected by the Association.

City of Alpharetta employees and their immediate family members, regardless of wherethey

reside, are considered Residents and may register during the Resident registration period. Non-resident fees are waived for these participants. Associations should contact the Department to verify employee status.

Scholarships

The Association should make available a reasonable number of scholarships for participants requiring assistance. The Association shall determine the eligibility criteria for scholarship recipients and shall determine whether or not to charge non-resident feesto scholarship recipients. Regardless, the Association is responsible to pay the City

non-resident fees for non-resident scholarship recipients to the City.

Admission Fees

Associations are not allowed to require an admission fee to any normal association play. Admission fees may be collected for tournament play or other special events, upon approval of the Department. The Association must submit a letter of request in order to have an admission fee request approved.

5. PROGRAM/FACILITY SCHEDULES

Associations are required to submit all master schedules to the Department ***prior*** to the beginning of use of any City facility. This includes tryout dates, practice schedules, opening ceremonies, game schedules, special events such as player clinics, travel team schedules, etc. These schedules should be submitted thirty (30) days prior to the beginning of any program. Facility use outside the scope of the Facility Use Agreementmust be requested through the Department and is not guaranteed.

6. SAFETY/ACCIDENT PREVENTION

Associations are responsible for operating their programs in a safe and effective manner.All fields, equipment and other facilities should be inspected before each use.

Associations should have an adequate number of adults present at each scheduled activity to supervise the participants from the outset to the close of the program. League officials are responsible for insuring that all programs are operated under safe weather conditions. Safety plans should be implemented in case hazardous situations should occur.

7. DISCRIMINATION

Associations must provide equal opportunity without regard to race, color, religion, sex, national origin, age, veteran’s status, and disability. Associations must comply with the Americans With Disabilities Act (ADA) of 1990 and provide reasonable accommodations to members of the public, if so requested, unless participation would create a risk to any participant.

8. MAINTENANCE/FACILITY UPKEEP

The Department will be responsible for all field and facility preparation for all practicesand games. This includes game day facility preparation, grass mowing, and lining of baseball and softball fields. Parks Services staff will prepare fields only once per day, usually in the morning. Staff is not available to prepare fields on Sundays. Staff is not responsible for lining of grass football fields.

Associations are responsible to report any and all facility maintenance issues to the Department as soon as they are noticed.

Associations are required to provide safe sports equipment for participants.

Associations are responsible for picking up litter around facilities and placing it in proper receptacles after the conclusion of a scheduled program. This includes playing areas, walkways, restrooms, press boxes, concession stands, dugouts, etc.

Associations should take proper steps to ensure that scheduled activities do not infringe on park neighbors or other park users. This includes reducing excessive noise, excessivetraffic, parking problems, etc.

9. WEATHER POLICIES

The Department will determine if fields are playable. Associations will be notified as early as possible if the fields are not playable. Associations are prohibited from field use if the field has been deemed "unplayable." In the event of inclement weather after the Department's normal business hours, the Association is responsible for determining field playability. Associations are expected to exercise good judgment in determining if a fieldis playable, keeping the safety of the players foremost.

Associations must adhere to the **City's Severe Weather Policy**. For the safety of all, the City of Alpharetta observes the following severe weather procedures for all outdoor programs: Any flash or sound (thunder) which indicates diminishing weather conditions will result in the immediate suspension of any outdoor activities for a safe waiting periodof **thirty (30) minutes**. All participants will be encouraged to seek shelter immediately.

Department staff and/or on-site supervisors will monitor conditions during this time. Subsequent flashes or sounds will result in an extended safe waiting period until it is determined by staff or on-site supervisor either that conditions are safe to resume scheduled outdoor activities, or that conditions have deteriorated to the point of cancelingthe outdoor activities.

Associations that do not have their own established **Hydration and Heat Guidelines** must adhere to the Hydration and Heat Related Guidelines observed by the Department. In summary, outdoor activities must be canceled if the WBGT (Wet Bulb Globe Temperature) is over 92 degrees. Additional guidelines also apply. A copy of the guidelines in their entirety will be provided to Associations.

Associations that do not have their own established **Cold Weather Policy** must adhere to the Cold Weather Policy observed by the Department. The policy is as follows: If the official Alpharetta, GA temperature according to www.weather.com is forecasted to be 30 degrees

or lower at the time of the scheduled practice or game, it is recommended that the scheduled event be cancelled. If the temperature reaches 25 degrees, it is mandatory the event be cancelled.

The Department may cancel and/or postpone all youth programs and activities whenever Fulton County Schools are closed for inclement weather. If Department cancels programs, Associations shall also cancel programs.

10. CONCESSIONS OPERATIONS

Associations must comply with Fulton County Health Department regulations for concessions operations. Associations are required to purchase their own supplies and equipment, such as microwave, popcorn machine, nacho machine, crock pot, etc.

Associations are required to comply with the terms and conditions of City contracts with food and/or beverage providers for concession operations. Failure to adhere to the terms of any City contracts with concessions providers may result in termination of the facilityuse agreement. Contact the Department Director or his/her designee for information on current contracts.

Each Association that utilizes the services of a contract vendor ("for-profit" business or individual) to provide concession operations is required to pay the City 15% of all gross receipts from concessions. Gross receipts will constitute any and all revenues collected from sales of concessions. This 15% must be paid directly to the City and held by the City for projects the Association requests (in escrow). Projects for future park improvements require Department Director and Recreation Commission approval. All capital improvements must be completed prior to the start of the following season unlessthe City agrees that it is in the best interest of the City to delay the completion of the capital improvement.

Each Association that utilizes volunteer board members and/or parents to operate the concession stand is not required to remit a percentage of revenue to the City.

Concession facilities must be cleaned after each use and at the end of the season.Necessary building maintenance and vandalism should be reported to the City.

11. RESTROOMS

It shall be the responsibility of Associations to ensure that restrooms are inspected aftereach program session. The City is responsible for the supply of paper products and general maintenance that may occur.

12. SECURING OF FACILITIES

An Association Board member, Coach or Club Approved Field Marshall should be responsible for securing facilities after each use, including all practices and games. This includes closing and locking of all buildings, the turning off of all lights and scoreboards, and ensuring all necessary gates are closed and secured. Association board members and coaches are asked to turn off lights and scoreboards immediately following the last practice

or game of the night, instead of waiting for the timer to take effect.

13. KEYS

Keys to all required facilities will be distributed to the Commissioner/President of the Association and may be distributed to the necessary individuals. A list of all individualswho have keys in their possession shall be submitted to the Department. The Associationis responsible for returning all issued keys at the conclusion of the program. Any unreturned keys are subject to a fine at the discretion of the City. Periodically, the Department will change the locks and/or combinations to buildings, gates, and electrical boxes. The Department will notify affected Association of any changes and will supply new keys/combinations as needed.

14. PUBLICITY

Associations must provide the Department with information at least two (2) weeks prior to publicizing the information to past and potential participants and on the Association website. The purpose of this is to ensure that guidelines for registration and fee structures (resident/non-resident) are followed by each Association. The Department will review information and notify Association within five (5) business days if any changes need to be made in order to comply with established guidelines.

The Department will provide links to Association websites on the City's website, www.alpharetta.ga.us. The Association must notify the City if the web address changes. Associations may request assistance from the City to help with marketing of registration. City may send news releases to local media outlets, email notifications to Department participants, include information in the City's e-newsletter and the Department's Facebook page. The City will not pay for Association advertising, flyers, mailings, etc.

15. PUBLIC USE OF FIELDS

The Facility Use Agreement applies only to organized league play for the duration of the agreement as specified on the agreement. Unless otherwise scheduled, the facilities are available to the public on a first come first serve basis or may be rented by the Department to outside groups for activities deemed appropriate and beneficial to the City.

The terms of any facility rental agreements between the Department and outside groupsare established and agreed upon solely by the City and the group renting the City's facilities. These agreements are independent of the lease agreements with the Associations. The City will not rent facilities to teams and programs that compete with the City's partner Associations. The City may host large tournaments through the Alpharetta Convention and Visitors Bureau.

16. ACCIDENT/INCIDENT REPORTS (attached)

The Association is responsible for filing an accident/incident report to the City which

documents the details of any accident, injury, or incident which occurs on City property. The report should detail what occurred, the time of the accident/incident, where it occurred, who was involved, and who witnessed the accident/incident and filed the report. A copy of the accident/incident report is included in this manual. The report shall be submitted to the Department within two (2) working days of the accident/incident.

Any and all accidents/incidents must be reported!

17. PARTICIPANT EVALUATIONS

All participants in Association programs must be given an opportunity to complete a participant evaluation at the conclusion of each athletic season in which he/she participated. The evaluation should include questions pertaining to the administration and organization of the program (i.e. ease of registration, quality of the coaches, programstructure, program content, etc.), and the condition and appearance of the Department facilities. The Association should ask participants for comments and suggestions to improve the program. A summary of participant evaluations should be prepared and distributed to the Association Board, the Department, and the Recreation Commission within two (2) months at the end of each season. Upon request, the Association must make completed participant evaluations available to the Department and/or Commission. The City reserves the right to conduct independent participant surveys.

18. GRIEVANCE PROCEDURE

All participants must have due process to address any grievances with the Association's Board at a scheduled meeting.

19. COMPLAINT PROCEDURE

Any written complaint regarding a coach, league official, umpire, etc., should be copiedto the Department Director.

20. BACKGROUND CHECK - VOLUNTEERS

All Association board members and any individual who wants to coach a youth team shall go through the City's criminal history background check once per calendar year. All potential volunteers must complete the Request for Criminal History form and provide a copy of valid photo identification. An Association representative shall be designated to collect the documentation and shall submit this to the designated Department staff, who will coordinate with Alpharetta Department of Public Safety.

The Recreation Services Manager confers with the Department Director on any problematic criminal history background checks. Any individual who does not meet City standards for criminal history background check will not be allowed to coach in the youth league and should not be assigned a team. Potential volunteers who refuse to provide information necessary to complete the criminal history background check shall not be allowed to

volunteer.

NOTE: Associations are responsible for collecting and submitting criminal history background check documentation (forms and photo ID) at least one (1) month prior to finalizing team coaching assignments. This will allow ample time for the criminal history background check to be completed. Association will be notified of any and all potential volunteers who do not successfully pass the City's criminal history background check. It is the Association's responsibility to inform volunteers of the outcome of their criminal history background checks. The City provides a process for any denied application to request an appeal of decision. This information is available upon request. The Department strongly encourages all Associations to submit background checks for potential assistant coaches.

21. BACKGROUND CHECK – OFFICIALS AND UMPIRES

Each Association who has a contractual agreement with an outside vendor to provide officiating services for the Association shall require, as part of the written agreement, that all officials/umpires who will be scheduled to officiate at Association activities complete a criminal history background check prior to officiating any games for the Association.

The criminal history background check should be performed once per calendar year. The Association shall require appropriate documentation of completion of background checks. Documentation must be maintained on file by the Association.

22. MANDATORY REPORTING LAW

Volunteers who work with children are required by law to report suspected child abuse.The mandatory reporting requirement is a provision in HB 1176, the criminal justice reform bill signed by Governor Nathan Deal on May 2, 2012. Specifically, HB 1176 changed the definition of "child service organization personnel" to include volunteers. The law defines "child service organization personnel" as follows: "Child service organization personnel" means persons employed by or volunteering at a business or an

organization, whether public, private, for profit, not for profit, or voluntary, that provides care, treatment, education, training, supervision, coaching, counseling, recreational programs, or shelter to children."

It will be the responsibility of each Association to ensure that all volunteers and contracted vendors are notified of the law. All Association volunteers must complete atraining program before being allowed to serve as a volunteer for the Association. TheCity will provide access to online training for volunteers as available.

23. CONCUSSION AWARENESS POLICIES AND PROCEDURES

HB 48 by the Georgia Legislature requires agencies to educate youth athletes and their parents on the dangers of concussions in youth athletic activities. The Georgia Department of Public Health is referring everyone to the "Heads Up – Concussion in Youth Sports"

program offered by the CDC. The following is a link to the program:

http://www.cdc.gov/concussion/HeadsUp/online_training.html.

It is the policy of the Department to educate coaches, referees, employees, instructors ofat-risk activities, trainers, parents, and participants of the signs, symptoms and behaviors consistent with sports- and activity-induced concussions. Further, the Department requires that any participant, under the age of 18, suspected of a concussion or head injury must be removed from the activity and it is recommended that the participant be examined by a licensed health care provider. If a participant is deemed by a licensed health care provider to have sustained a concussion, Department personnel or other designated personnel (coaches, referees, instructors of at-risk activities, trainers, and parents) shall not permit the participant to return to play until he or she receives documented clearance from a licensed health care provider for a full or graduated returnto play.

A full copy of the Department's policies and procedures is available upon request.

Associations are responsible for adherence to all City and park ordinances.

1. **HOURS OF OPERATION**

   City facilities open at 8:00am and close at 11:00pm. Associations are not allowed to conduct a program prior to 8:00am and after 11:00pm, unless prior written approval hasbeen given by the Department.

2. **USE OF PARKS FOR GOLF PRACTICE**

   Parks may not be used for golf practice, except for disc golf which ispermitted at the disc golf course at Wills Park.

3. **MOTOR VEHICLES IN PARKS**

   Motorized vehicle operation is restricted to prescribed paths, marked roadways, driveways, and parking lots. This also applies to parking in areas other than designatedparking spaces. Unauthorized vehicles are not allowed in "plaza" areas of ball fields without permission from the Department.

4. **LITTER CONTROL**

   It is unlawful to litter. Each Association is responsible for ensuring that all fields, parking lots, restrooms, dugouts, bleachers, concession areas, etc. are kept clean and litter free daily. Clean up fees may be assessed to Associations not adhering to this policy. All litter should be picked up and placed in the proper containers.

5. **ALCOHOL BEVERAGES**

   Per City ordinance, the selling or consumption of alcoholic beverages on park property is strictly prohibited.

6. **TOBACCO USE**

   Per City ordinance, the use of all tobacco products on park property is strictlyprohibited.

7. **ANIMALS IN PARKS**

   Other than service animals, it is against park regulations for any individual who possesses or oversees a domestic animal, restrained or unrestrained, to bring the animal onto any athletic field. It is the owner's responsibility to remove any animal excrement deposited by their animal on park property and dispose of it in a sanitary manner. For thesafety of all, pet owners are required by law to obey Fulton County leash laws while visiting city of Alpharetta Park facilities.

8. **NOISES AND SOUNDS PROHIBITED**

   It is unlawful for any person to make, continue or cause to be made any loud, unnecessary, or unusual noises that annoy, disturb, injure, or endanger the safety orcomfort of others in the area.

9. **CLOSING OF BALLFIELDS**

   The Department may close to the Association and/or public any ballfield or facility for maintenance purposes. Such facilities will be posted, and it is unlawful for any person to enter a closed facility.

ALPHARETTA RECREATION, PARKS & CULTURAL SERVICES
YOUTH ATHLETIC ASSOCIATION
PARK & FACILITY REGULATIONS

1. Associations conducting youth activities on City facilities must have at least one (1) adult present for every fifteen (15) youth participating in an activity to supervise all scheduled activities from the outset to the conclusion of the activity.

2. Participants, Spectators, Parents, Coaches, or Officials of an organization must display appropriate conduct while operating activities on City facilities and must adhere to the Department's Code of Conduct. A copy of this document is available upon request. Association is responsible to provide this information to the appropriate parties. Continuous failure to do so could result in the termination of this agreement.

3. The Association shall be responsible for any damage incurred to the facilities while in use by the Association. Persistent damage to City facilities while in use by the Association could result in agreement revocation.

4. The Association is responsible for policing the area around athletic fields, plaza areas, parking lots, rest rooms, concession stand, dugouts, and walkways. This must be completed upon the conclusion of each activity.

5. Association representatives are responsible to report any/all suspicious activity occurringon City property to the Department and/or to the City's Department of Public Safety.

6. The Department will supply locks for all required facilities and structures. Keys and/or combinations will be distributed as per Department policy.

7. The City shall be responsible for mowing the grass, moving bleachers, generalmaintenance, etc., unless otherwise specified in the agreement.

8. A designated Association member must make sure the facilities are secure and all lights turned off before departing the area.

9. The Department reserves the right to cancel any scheduled activities when it is believedthat such use as during bad weather would damage facilities or put participants at risk.

10. Bicycles, roller blades, skateboards are prohibited on walkways or other designated areas.

11. No game shall begin after 10:00pm; every effort should be made to conclude by 11:00pm.

12. Questions, recommendations, complaints, etc. regarding park facilities and operations should be directed to the Department: 678-297-6152, athleticprograms@alpharetta.ga.us.

ALPHARETTA RECREATION, PARKS & CULTURAL SERVICES
YOUTH ATHLETIC ASSOCIATION
DEPARTMENT PERSONNEL AND CONTACT INFORMATION

Director		
Morgan Rodgers	678-297-6103	mrodgers@alpharetta.ga.us
Administrative Office Coordinator		
Sarah Bausano	678-297-6104	sbausano@alpharetta.ga.us
Projects Manager		
Kurt Kirby	770-740-1034	kkirby@alpharetta.ga.us
Wills Park Manager		
Park Facilities, Equestrian Center		
Matt Casey	678-297-6122	mcasey@alpharetta.ga.us
Parks Services Manager		
Park Supervisors,Greenway		
Eric Milley	678-297-6106	emilley@alpharetta.ga.us
Park Staff		
Joy Cornista (Wills Park)	678-297-6125	jcornista@alpharetta.ga.us
Chris Anderson, CPSI (North Park)	770-751-7840	canderson@alpharetta.ga.us
Nate Hand, CPSI (Webb Bridge)	770-751-7841	nhand@alpharetta.ga.us
Administrative Assistant II - *Parks*		
Ruby Flynn	678-297-6123	rflynn@alpharetta.ga.us
Community Services Manager		
Amanda Musilli	404-314-1245	amusilli@alpharetta.ga.us
City Communication and Engagement Manager		
Deanna McKay		dmckay@alpharetta.ga.us
Cultural Arts Services Manager		
Kim Zane	678-297-6078	kmanning@alpharetta.ga.us
Alpharetta Arts Center	678-297-6135	arts@alpharetta.ga.us
Recreation Services Manager		
Christine Young	678-297-6154	cyoung@alpharetta.ga.us
Recreation Centers/Program Areas		
General Information	678-297-6100	recreation@alpharetta.ga.us
Athletics Supervisor	678-297-6163	athleticprograms@alpharetta.ga.us
Alpharetta Community Center (Wills Park)	678-297-6100	accprograms@alpharetta.ga.us
Alpharetta Adult Activity Center (North Park)	678-297-6140	activeadults@alpharetta.ga.us
Wills Park Recreation Center (Wills Park)	678-297-6130	wprcprograms@alpharetta.ga.us
Wills Park Pool, Aquatics and Wellness	678-297-6153	aquatics@alpharetta.ga.us

ALPHARETTA RECREATION, PARKS & CULTURAL SERVICES
YOUTH ATHLETIC ASSOCIATION
ACCIDENT / INCIDENT REPORT FORM

Date of accident/incident_____ **Time of accident/incident** _____

Facility where accident/incident occurred _____

Specific location of accident/incident within the facility _____

Number of persons involved_____ **Police notified Y N EMS notified Y N**

Information on persons involved in the accident/incident:

NAME (please print)	PHONE	UNDER AGE 18
	Day: **Evening:**	
	Day: **Evening:**	
	Day: **Evening:**	

Information on witnesses to the accident/incident

NAME (print)	SIGNATURE	PHONE
		Day: **Evening:**
		Day: **Evening:**
		Day: **Evening:**
		Day: **Evening:**

ACCIDENT/INCIDENT SUMMARY: _____

_____

_____

_____

_____

If applicable, who offered treatment options: _____

Did the injured party waive treatment Y N

****Photos of accident/incident site taken Y N**

Person completing form _____ _____ _____

(Print name) Signature Date

Person completing form _____ _____

Day phone Evening phone

Take photographs of the accident/incident site as soon as practical but within 24 hours of the accident/incident Fax or email completed form to **Safety/Risk Administrator at 678-297-6292 or osutton@alpharetta.ga.us; and City at 678-297-6154 or recreation@alpharetta.ga.us.

ALPHARETTA RECREATION, PARKS & CULTURAL SERVICES
YOUTH ATHLETIC ASSOCIATION CHECKLIST

REQUIRED ANNUALLY AND/OR BEFORE SEASON BEGINS EACH YEAR

DESCRIPTION	DUE*	DONE
Proof of Non-profit status submitted to ARPCS	On file each year	
Current Association by-laws to ARPCS	On file each year	
Copy of Certificate of Insurance naming ARPCS as a certificate holder	On file each year	
Open election of Board of Directors	On file each year	
Annual membership meeting	Annually	
Coach Background Check Consent Forms	Annually	
Signed Facility Use Agreement	Annually	
Financial Statements – to include the following:	Annually	
1. Summary of operating budget, income, and expenses		
2. Summary of capital expenditures		
3. Registration fees charged to participants		
4. Federal and State tax returns		
5. Profit and Loss statement		
Slate of nominated officers and home address to ARPCS	30 days before elections	
List of elected officers to ARPCS	One month after elections	
Rosters to ARPCS	End of registration period	
Master Schedule to ARPCS (tryouts, practices, games)	1 month before season	

REQUIRED AFTER THE SEASON ENDS

DESCRIPTION	DUE*	DONE
Participant Evaluation Summary to ARPCS	2 months after each season	
Payment of Non-Resident Fees to City	3 months after each season	
List of Certified Coaches to ARPCS	Provide upon request	

REQUIRED SEASONALLY/AS NEEDED

DESCRIPTION	DUE*	DONE
List of key holders to ARPCS	Update as necessary	
Accident/Incident Reports	As necessary	
Copy of Coach Complaint to ARPCS	As necessary	
Information for ARPCS promotions	TBD by ARPCS	

**Due Dates for each Association will be discussed and agreed upon with each Association Commissioner/President during the contract review process. Some Due Dates will vary per Association, based on Association fiscal year.*

Note: ARPCS = Alpharetta Recreation, Parks and Cultural Services

ALPHARETTA RECREATION, PARKS & CULTURAL SERVICES
YOUTH ATHLETIC ASSOCIATION CHECKLIST

This agreement, made this 27 th day of January, 2025, is entered into by and between the **City of Alpharetta**, a municipal corporation of the State of Georgia, located at **2 Park Plaza, Alpharetta, Georgia, 30009** ("City"), and the **Alpharetta Girls Youth Softball Association, Inc.,** a domestic non-profit corporation located at **5665 Atlanta Hwy, Suite 103-141, Alpharetta, GA 30004** ("Association"). The City and the Association are sometimes referred to in this agreement collectively as the "Parties".

WITNESSETH:

In consideration of the mutual agreements contained in this document, the City and Association agree as follows:

1. The Association agrees to provide a youth sports program (organized league play) as a service for the City in accordance with all policies and procedures for youth sports associations operating on city property previously set forth, (including the Youth Athletic Association Facility Use Agreement and Organizational Requirements) and attached in this agreement.

2. This Facility Use Agreement shall begin on the Effective Date and terminate on December 31, 2025. Thereafter, in accordance with O.C.G.A. § 36-60-13, this agreement may be renewed for one (1) successive one (1) year term if, prior to the expiration of the then existing term, the Parties execute a written agreement to renew same for a one (1) year term. For any such subsequent terms, facilities, dates, times, fees, and any modifications to the agreement will be determined by written agreement of the City and Association.

3. The City agrees to authorize the Association the use of fields and facilities as listed below at North Park. This agreement includes use of all support structures (dugouts, lights, press-boxes, concession stands, storage facilities, bleachers, batting cages, fencing, etc.) for approved league play unless otherwise specified. See Exhibit A for detailed information on days and times of approved use of fields and facilities.

4. The Association agrees the facilities will be used in a safe manner, and in compliance with all applicable federal and state laws and City ordinances, rules, and regulations.

5. Association shall not cause or permit damage or injury to the facilities. No alteration, addition, or improvement to the facilities shall be made by the Association without prior written consent from the City. Such alterations, additions, or improvements shall become and remain City property.

6. Failure of the City to insist upon strict performance of any term or condition of this agreement shall not be a waiver of any right or remedy the City may have and shall not be a waiver of any subsequent breach of terms or conditions.

7. The City may enter the facilities at any time during the period of this agreement for inspection or supervision as deemed necessary.

8. It is agreed and understood that the Association shall indemnify and hold the City, its agents, and employees harmless from any and all liability, costs, legal fees, expenses, damage or injury to participants or property, and any claim or causes of action arising out of the performance of this agreement or negligence.

9. This agreement may be modified only by a written agreement between the City and the Association.

10. It is the understanding of the City and the Association that nothing contained in this agreement shall be interpreted to assign to the Association any status under this agreement other than that of an independent Association.

11. Nothing within this agreement shall be construed as a waiver of governmental immunity by the City, its officers, or employees.

12. For the purpose of this agreement, any notices required to be sent to the Parties shall be mailed to the following respective addresses:

ALPHARETTA RECREATION, PARKS & CULTURAL SERVICES
YOUTH ATHLETIC ASSOCIATION CHECKLIST

ASSOCIATION NAME:	Alpharetta Girls Youth Softball Association, Inc.
ADDRESS:	5665 Atlanta Hwy., Ste. 103-141
CITY/STATE/ZIP:	Alpharetta, GA 30004
PHONE:	770.655.6622
WEBSITE:	www.alpharettasoftball.com
EMAIL:	aysacommissioner@gmail.com

CITY:	Alpharetta Recreation, Parks & Cultural Services Attn: Tyler Spinnenweber 2 Park Plaza Alpharetta, GA 30009 678.297.6163 tspinnenweber@alpharetta.ga.us

13. It is agreed between the City and the Association that this agreement shall be executed in an original and one copy, which may be used for any purpose for which the original may be used.
14. The City has designated the Recreation Manager for the City as its contact person, coordinator, and liaison person with the Association in the execution of the terms of this agreement.
15. The Association shall not have the right to assign the interest it holds in this agreement.
16. The facilities shall not be used for any purpose other than those designated within this agreement, without the written consent of the City.
17. The Association may not deny participation in any park or program based on race, color, national origin, religion, sex, age, or disability.
18. The Association members agree to abide by all City policies and procedures as attached in this agreement.
19. The Association will adhere to fee policies set by the City, including fees that may not yet be currently established.
20. This Agreement shall not be assigned or subcontracted in whole or in part without the prior written consent of ARPCS. This Agreement shall be construed under and governed by the laws of the State of Georgia. This Agreement is the complete understanding of the Parties in respect of the subject matter of this Agreement and supersedes all prior agreements relating to the same subject matter. The Parties may modify this Agreement only by written instrument signed by each of the Parties hereto. Failure by either party to enforce a provision of this Agreement shall not constitute a waiver of that or any other provision of the Agreement. The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement.
21. The Association acknowledges and agrees that by virtue of the fact that the fields and other facilities made available to the Association under this Facility Use Agreement were funded by the taxpayers of the City and are owned by the City, and further due to the fact that the recreation fees generated from the availability of such fields, the Association is subject to the Open Records and Open Meeting

laws of the state of Georgia. The Association agrees to comply with those laws. To the extent that the Association is uncertain or needs assistance as to proper compliance with such laws, the City shall provide such assistance and guidance. The Association further agrees that all books and records of the Association shall be made available to the City of Alpharetta as and when requested for review or audit.

22. City shall have the right to terminate this Agreement upon failure of Association to perform its obligations to the satisfaction of City. Prior to exercising this right of termination, City shall provide Association with a written notice specifying Association's failure to perform and providing Association with a reasonable opportunity to cure its performance. In the event that Association fails to cure its performance, or in the event of subsequent failure to perform, City shall have the right to immediately terminate the Agreement by providing written notice of termination to Association.

    Association shall have the right to terminate this Agreement upon failure of City to perform its obligations to the satisfaction of Association. Prior to exercising this right of termination, Association shall provide City with a written notice specifying City's failure to perform and providing City with a reasonable opportunity to cure its performance. In the event that City fails to cure its performance, or in the event of subsequent failure to perform, Association shall have the right to immediately terminate the Agreement by providing written notice of termination to City.

    Either party may terminate this Agreement at any time without cause upon ninety (90) days written notice to the other party.

(remainder of page intentionally left blank)

(signatures to follow)

ALPHARETTA RECREATION, PARKS & CULTURAL SERVICES
YOUTH ATHLETIC ASSOCIATION CHECKLIST

I hereby acknowledge and understand that the Association of which I am authorized to represent will abide by and comply with the terms and conditions as set forth in this Facility Use Agreement as well as all of the policies, procedures, guidelines, and rules contained within the City's Youth Athletic Association Handbook. I understand that failure of the Association or any of its members to comply may result in termination of this Agreement with the City.

ALPHARETTA GIRLS YOUTH SOFTBALL ASSOCIATION, INC.

By: _____

Shannon Gill, Commissioner

WITNESS:

By: _____

John Milliner, Vice Commissioner

CITY OF ALPHARETTA, GEORGIA

By: _____

Jim Gilvin, Mayor

APPROVED AS TO CONTENT:

By: _____

Chris Lagerbloom, City Administrator

APPROVED AS TO FORM:

By: _____

Jennifer McCall, City Attorney

EXHIBIT A

2025 FACILITY USE AGREEMENT – ALPHARETTA YOUTH SOFTBALL ASSOCIATION (AYSA)

MOU WITH CITIES OF JOHNS CREEK & MILTON

The City of Alpharetta Mayor and Council Members approved a resolution to enter memorandum of understandings (MOU's) with the City of Johns Creek and the City of Milton. The "Parks without Borders" MOU provides for a mutual waiving of non-resident fees for residents of each city who participate in the partner city's recreational softball program. The MOU also allows residents of each partner city to register for the other city's recreational softball program during the second week of registration instead of during the third week of registration. This MOU shall be in effect for the 2025 seasons and shall be renewed automatically with registration through the 2026 seasons unless either City delivers written notice of non-renewal to the other City at least ninety (90) days prior to the expiration of the term or any renewal term.

FIELD SPACE ALLOCATION FOR 2025

Field space at North Park will be allocated by the city to the Association based on demonstrated need by the Association. Association shall use field space solely for the purpose of providing organized Association activities including but not limited to team practices, games, end of season tournaments, player clinics, coach clinics, umpire clinics, camps, and tournament organized solely by Association officials. The City reserves the right to use unscheduled field space for other activities, tournaments, camps, rentals, etc.

SPRING SEASON – January 1, 2025 – May 18, 2025:

- Fields 1-4: Tuesdays, Thursdays, and Fridays from 5pm to 11pm; and Saturdays from 8am to 10pm; AYSA will be given right of first refusal if fields are available Monday & Wednesday
- Fields 1-4: Sundays from 8:00am to 10pm, if needed and agreed upon by City and Association
- Fields 5-8: Monday through Friday from 5pm to 11pm; Saturdays from 8am to 10pm; and Sundays from 8am to 10pm
- EXCEPTION to spring season field usage is as follows:
    - Field 5: Association agrees to provide field space for North Metro Miracle League on Saturdays as needed for their spring program with dates/times to be coordinated through the City and NMML
    - Additional tournaments and events may be added after the execution of this use agreement.

SUMMER SEASON – May 19, 2025 – August 4, 2025:

- Fields 1-4: Fridays from 5pm to 11pm and Saturdays from 8am to 11pm; AYSA will be given right of first refusal if fields are available Monday – Thursday.
- Fields 1-4: Sundays from 8:00am to 10pm, if needed and agreed upon by City and Association
- Fields 5-8: Monday through Friday from 5pm to 11pm; Saturdays from 8am to 10pm; and Sundays from 8am to 11pm
- EXCEPTION to summer season field usage is as follows:

- Field 5: Association agrees to provide field space for North Metro Miracle League as needed for summer camps and programs with dates/times to be coordinated through the City and NMML
    - Fields 1-8: These fields are not available June 6-9, 2025, Triple Crown Zoom into June Tournament; July 10-13, 2025 Triple Crown SE Nationals
    - Additional tournaments and events may be added after the execution of this use agreement.

FALL SEASON – August 5, 2025 – November 9, 2025:

- Fields 1-4: Fridays from 5pm to 11pm; and Saturdays from 8am to 10pm; AYSA will be given right of first refusal if fields are available Monday- Thursday.
- Fields 1-4: Sundays from 1pm to 6pm, if needed and agreed upon by City and Association
- Fields 5-8: Monday through Friday from 5:00pm to 11pm; Saturdays from 8am to 10pm; and Sundays from 8am to 10pm
- EXCEPTION to fall season field usage is as follows:
    - Field 5: Association agrees to provide field space for North Metro Miracle League on Saturdays as needed for their fall program with dates/times to be coordinated through the City and NMML
    - Fields 6-7: These fields may be rented by Kings Ridge Christian School softball teams August to October for practices and games; 3:00-5:00pm. Dates to be coordinated by the city in coordination with the Association.
    - Additional tournaments and events may be added after the execution of this use agreement.

Invoicing Schedule

The Association shall be responsible for submitting rosters to designated City staff in a timely manner for residency invoicing:

Youth Athletics SEASONAL INVOICING				
SEASON	ASSOCIATION	SEASON DATES	ROSTER VERIFICATION	INVOICE SUBMISSION
Fall	AYBA, AYSA, AMBUSH, NAFL, Phoenix Rugby	Sept.-Nov.	Early November	Mid-December
Winter				
Spring	AYBA, AYSA, Ambush Travel, Phoenix Rugby	Mar.-May	Early April	Mid-May
Summer	AYBA, AYSA	June-July	Mid-July	Mid-August

Residents on rosters will be verified per the MOU for each Association.
AYSA: Residents- Alpharetta & Milton; Johns Creek Recreational Only

This fee shall be paid for each athletic season held each year (fall, winter, spring, and/or summer), and must be paid to the City no later than three (3) months after the end of the last game of the season.

TRAVEL/SELECT/ELITE TEAMS: Each team roster must be verified by Department staff before a team can officially form. Teams that do not meet the minimum requirement will not be permitted to use City facilities for practices and games.

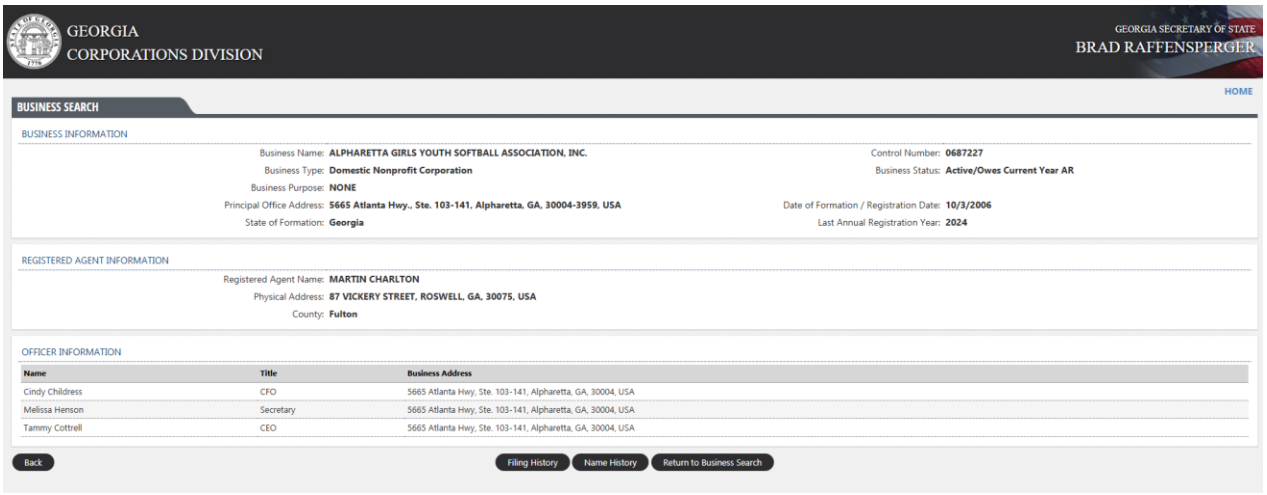
To check residency: https://alphagis.alpharetta.ga.us/AlphaGIS/

AYSA - 2025 Contact

Name/Title: Shannon Gill

Email: shannongill90@gmail.com

Phone: 770-655-6622



GEORGIA
CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

HOME

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	**ALPHARETTA GIRLS YOUTH SOFTBALL ASSOCIATION, INC.**	Control Number:	**0687227**
Business Type:	**Domestic Nonprofit Corporation**	Business Status:	**Active/Owes Current Year AR**
Business Purpose:	**NONE**		
Principal Office Address:	**5665 Atlanta Hwy., Ste. 103-141, Alpharetta, GA, 30004-3959, USA**	Date of Formation / Registration Date:	**10/3/2006**
State of Formation:	**Georgia**	Last Annual Registration Year:	**2024**

REGISTERED AGENT INFORMATION

Registered Agent Name:	**MARTIN CHARLTON**
Physical Address:	**87 VICKERY STREET, ROSWELL, GA, 30075, USA**
County:	**Fulton**

OFFICER INFORMATION

Name	Title	Business Address
Cindy Childress	CFO	5665 Atlanta Hwy, Ste. 103-141, Alpharetta, GA, 30004, USA
Melissa Henson	Secretary	5665 Atlanta Hwy, Ste. 103-141, Alpharetta, GA, 30004, USA
Tammy Cottrell	CEO	5665 Atlanta Hwy, Ste. 103-141, Alpharetta, GA, 30004, USA

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THE CITY OF
ALPHARETTA
RECREATION PARKS &
CULTURAL SERVICES

Youth Athletic Associations

Phoenix Youth Rugby

Alpharetta Youth Baseball Association

Alpharetta Youth Softball Association

Alpharetta Ambush Soccer Club

Organizational Requirements & FacilityUse Agreement 2025

ALPHARETTA RECREATION, PARKS & CULTURAL SERVICES
YOUTH ATHLETIC ASSOCIATION
ORGANIZATIONAL REQUIREMENTS & FACILITY USE AGREEMENT

Original approved by Alpharetta Recreation Commission – January 11, 2018
Updated for changes to Milton MOU – December 2021;
John's Creek MOU- December 2022

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ALPHARETTA RECREATION, PARKS & CULTURAL SERVICES
YOUTH ATHLETIC ASSOCIATION
ORGANIZATIONAL REQUIREMENTS & FACILITY USE AGREEMENT

MISSION STATEMENT

Alpharetta Recreation, Parks and Cultural Services strives to promote the highest quality recreation programs and park facilities to our citizens consistent with our core values of Excellence, Stewardship, Integrity, Service and Loyalty.

(Adopted: February 14, 2013 by Alpharetta Recreation Commission)

Associations and the leaders of these Associations are expected to understand and promote the mission and philosophy of the City of Alpharetta to serve the citizens of Alpharetta. Association members are ambassadors for the City as well as their affiliate Association. While serving as a volunteer for the Association, members are expected to conduct themselves in an ethical and professional manner.

LEGAL AND ORGANIZATIONAL REQUIREMENTS

In order to qualify as a Youth Athletic Association ("Association") and to operate on City of Alpharetta ("City") property, each Association must adhere to certain minimum legal and organizational requirements. These requirements are a part of the Facility Use Agreement whichmust be signed by each Association prior to the operation of any activity on City property. These requirements are necessary in order to insure the safety and well-being of all participatingAssociations.

The signing of the Facility Use Agreement indicates the Association's assumption of the financial responsibility for the program, as well as the management of the program participantsand volunteers. The City will not be held responsible for the finances or the program management. Violation of the above mentioned responsibilities constitutes cause for the revocation of the agreement. The requirements are as follows:

1. **NON-PROFIT STATUS**

   Each Association must register with the Secretary of State's office as a non-profitorganization. Proof of current non-profit status must be on file with Alpharetta Recreation, Parks and Cultural Services ("Department").

2. **BYLAWS**

   Associations shall furnish a current copy of their by-laws to the Department. By-lawsmust be on file or submitted with the signed Facility Use Agreement.

3. **ELECTION OF OFFICERS**

   The Board of Directors ("Board") shall be the governing body of each Association for theoperation of the affairs of the Association as documented in the bylaws. Each Association board must be comprised of a majority of Residents upon election or appointment, and each Association should strive to achieve a minimum of sixty percent (60%) Residents on the Board. The Board of Directors must be elected annually or as mandated by the Association's by-laws, but no less than once every two years, by the Association membership. A Department employee and a member of Alpharetta

   Recreation Commission ("Commission") must be notified of and invited to attend all Board meetings. The Department Director will appoint the employee liaison to the Board. The Chairman of the Commission will appoint the Commission liaison(s) to the Board on an annual basis.

   Open advertised election of the Board is mandatory. All members of the Association as defined by the bylaws shall have the opportunity to vote. A notice of upcoming electionsmust be sent to the Department, and shall be posted on the Association website at least thirty (30) days prior to the elections. Associations are encouraged to email notice of elections to all participant families and to post flyers at the park. Elections should be held in an easily accessible central location within the

Association's primary park when there are normal Association activities scheduled at the park to provide the best opportunity for members to vote. Associations are also encouraged to provide a process for members to vote electronically.

To serve as a member of the Association executive committee, a candidate musthave a child actively participating in the Association program at the time of theelections.

The Association shall consider any and all qualified candidates interested in running fora Board position. The Association nominating committee shall prepare a recommended slate of officers and submit to the City for review at least thirty (30) days prior to the elections. The slate of officers must be advertised along with the notice of elections.

Nominees must successfully pass the City's criminal history check before being includedin the slate of officers.

The Association must furnish a list of all elected board members, addresses, email addresses, telephone numbers (home and office) to the Department no later than one (1) month after the elections. City will verify residency and notify Commission liaison ofCity resident percentage of newly elected board.

Board members are expected to adhere to the City's volunteer code of conduct. Upon election to the board and no less than once every two years, board members shall reviewand sign the City's volunteer code of conduct.

4. ASSOCIATION MEETINGS AND ANNUAL MEETING

Upon request, Association must provide copies of meeting minutes from Association membership and board meetings to Association members and City. It is recommendedthat meeting minutes be posted on the Association website.

Each Association must schedule a minimum of one (1) annual membership meeting. This meeting shall be for the purpose of electing board members, and any other necessary business. Efforts must be made to contact all members, and the

Department must be notified of the meeting. Notice of said meeting must be posted atDepartment facilities and on the Association website two weeks prior to meeting date

5. CAPACITY PLAN

Each Association shall ensure that their total registration for each season does not exceedthe capacity of the facilities available. Adequate time shall be allotted for each recreationteam to practice and play games. Recreation teams shall have priority of field use for games and practices. Travel/select/elite teams shall be given available field time for practices and games after the recreation teams have been served.

Extra facility space is not available through the City. The Association may seek to utilizefacility space at other non-City locations. The Association is financially responsible for field usage fees at non-City locations if applicable.

Field time not used by the Association reverts to the City for use as needed.

6. ASSOCIATION OPERATING BUDGET

Each Association must submit a formal budget to the City to coincide with the start of the

Association's fiscal year. The submitted budget must detail revenues offsetting expenditures for the fiscal year, based on the Capacity Plan. Excess revenues should initiate an Association's review of program fees. Non-resident fees should not be included in the budget due to those fees being remitted to the City.

7. FINANCIAL REPORTS

The City assumes no responsibility for the financial well-being or outstanding debts of Associations. Each Association must provide the City with an annual Financial Statement to include a summary of operating income and expenses, capital expenditures,registration fees charged to participants, Federal and State tax returns, and profit/loss statement.

8. LIABILITY INSURANCE COVERAGE

Each Association must provide comprehensive liability insurance coverage for all players, coaches, officials, volunteers, sub-contractors and all other association participants, minimum of $1,000,000 coverage stated for Project use, listing names and addresses of designated City venues (to be provided)

The City should be listed as an additional insured. A copy of the current liability insurance coverage policy should be on file with the City, submitted annually.

9. PARTICIPATION REPORTS

All Associations are required to submit a list of registered players to the Department no later than one (1) month after the end of the established program registration period. The listshall be provided in an electronic format (i.e. Microsoft Excel) and shall include each player's name, street address, and zip code. The Department will use the list to verify theresident status of registered players and shall not use the list to promote Department programs, without prior consent of the Association. After the City has verified residencyof participants, the City will issue an invoice to the Association for non-resident fees payable to the City.

NOTE: It is imperative that participation information be sent to the Department as soon as possible in order for Department to verify addresses. Association may send participantinformation at any time during their registration period for Department to check residency status of participants.

10. REGISTRATION

Associations are encouraged to provide registration dates to the Department in time for inclusion in

Department program guides or other promotions. City will notify Associations of the deadline to submit information. The City provides a link to Association websites at www.alpharetta.ga.us. Associations must notify City of any webaddress changes. Associations are encouraged to establish Facebook events for seasonalregistration dates, and to invite the Department page as a co-host at www.Facebook.com/AlpharettaRecreation.

11. CITY RESIDENCY REQUIREMENT FOR TRAVEL/SELECT/ELITE TEAMS

The mission of the Department is to provide quality programs and services to the citizens of Alpharetta. Youth select athletic programs provide high level athletic competition and opportunities for young people. Residency requirement guidelines ensure travel/select/elite teams are formed in the best interest of the City resident participants, toensure City residents are fairly represented on these teams, to ensure City assets and resources are utilized in the best interest of City resident participants, and to foster long- term success of the Association's competitive youth athletic program.

GUIDELINES:

A. Open, advertised tryouts must be held prior to team formation. Players are notguaranteed positions on any teams prior to the first tryout date.

B. For these guidelines, the word "Resident" shall only include residents of the City of Alpharetta.

C. Each travel/select/elite team must have a minimum of 50% Residents.

D. Each travel/select/elite team must adhere to the COA guidelines and policy on team formation of Alpharetta Ambush Academy and Select teams dated May 18, 2010.

Each team roster must be verified by Department staff before a team can officially form.Teams that do not meet the minimum requirement will not be permitted to use City facilities for practices and games.

Any team that meets the required Resident percentages as noted above when the team isformed, but drops below the minimum percentage during the season due to no fault of their own (i.e. a Resident quits the team, gets injured, relocates, etc.) shall be allowed toexist and continue playing through the remainder of the season.

Any abuse of these guidelines or the intent of these guidelines may result in punitiveaction, up to and including immediate dissolution of a team.

12. FACILITY USE - RESTRICTIONS

Each Association is organized to provide league play for youth, including player evaluations, pre-season player and coach clinics, league practices, scrimmages, games, and post-season tournaments. All field use shall be coordinated with the Department using whatever methods are agreed to by the parties to insure proper preparation and care of the facilities. Hosting of camps and tournaments involving participants from outside the association's own program along with participants in the Association's own program is allowed but requires coordination with and written consent of the Department. Field rental fees and staff fees may be applicable. Associations must seek approval from the City to host outside camps and tournaments at the parks at least ninety (90) days prior to the proposed event. Staffing fees for these kinds of events may apply. The Association isspecifically not permitted to sublet facilities to any individual or organization. The Association's Facility Use Agreement is for the Association's own use.

Associations may not schedule or host any activities at Wills Park on July 4th and 5th dueto the City's annual July 4th celebration and fireworks, and day-after park clean-up.

Associations may request special permission from the Department Director to schedule orhost any activities at Wills Park on July 4th and/or 5th. The decision shall be made by the Department Director in his sole discretion.

The City reserves the right to restrict facility use on other dates when there are special events hosted

by the City, the Department, or a non-City entity utilizing City facilities for a tournament, clinic, camp, etc. deemed appropriate and beneficial to the City. These dates, if applicable, will be included in the annual facility use agreement or will be communicated to the Association as soon as the dates are confirmed.

13. CAPITAL IMPROVEMENTS

The Department formally evaluates the condition of all park facilities and amenities twice per year. During these inspections, Department staff will determine whether or notfacilities and amenities are in need of removal, repair, and/or replacement. Maintenance needs are prioritized by the Department based on safety, vandalism, functionality, aesthetics, etc.

During the City budget process (mid-year and/or fiscal year), Department staff will prepare a list of capital improvement projects to be recommended for funding. The list ofprojects shall include cost estimates and justification and shall be presented to the Commission for review. The Commission shall prioritize the list of projects and may add or delete any projects recommended by staff. The Commission shall approve a capital improvements project budget request to be provided to the City Budget Review Committee and/or Mayor/Council for consideration during the budget process.

Association representatives are encouraged to identify capital improvement projects respective to the facility or facilities on which they operate. The list of projects should beprioritized by the Association Board and presented to the Commission liaison and the Department Director and/or his designee no later than early December prior to the start of the budget process. The Director determines whether or not to include recommended projects in the list that is given to the Commission. Financial partnerships (50/50) between the Associations and the Department are encouraged.

14. ANNUAL PRESENTATION

The President/Commissioner of the Association will be invited to the December meetingof the Commission in order to make a brief presentation on the activities of the Association during the past year and its plans for the following year. Each Association representative will be asked to submit a written report electronically to the City at least one week prior to the meeting. Presentation at the meeting and submission of a written report are both mandatory annual requirements.

15. CHANGES TO PROGRAM CONTENT, STRUCTURE, PHILOSOPHY, ETC.

Each Association shall communicate to the Commission liaison(s) and employee liaison(s) any and all substantial changes in their program. For this purpose, a **substantial change** shall be defined as any change in the philosophy, mission, and organization of the Association which would impact the delivery of expected service toany and all program participants, current and future.

This includes but is not limited to the following:

A. Addition/elimination of any age or skill level

B. Addition/elimination of any component of overall program content(i.e. cheerleading, flag football, fast pitch softball, out-of-park All Stars, Sunday select, summer or winter league play, etc.)

C. Association by-laws

D. Board structure and composition

E. Schedule of fees for participants

F. Anything that would be in direct conflict with existing City/Department policies

Association shall notify liaisons as soon as the idea for a substantial change is included on an Association meeting agenda. Upon notification by the Association, the Commission and/or employee liaison shall communicate the information to theDepartment Director or his/her designee. Before any action shall be taken by the

Association to implement the substantial change, the Association shall prepare a writtenproposal outlining the planned change to include justification for the change; benefits ofthe change to the Association, citizens of Alpharetta, and the City; communication plan to inform the general public; timeline for implementation; financial impact to program participants (if any); legal requirements (if any); etc. It shall be at the sole discretion of the Department to determine if an in-depth written proposal shall be required. This will be determined on a case-by-case basis, depending on the nature of the proposed change.

The Department shall determine the level of approval needed for the Association toimplement the substantial change. The approval levels are noted as follows:

A. Association Board and members only

B. Department Director or his/her designee

C. Recreation Commission Sub-Committees

D. Alpharetta Recreation Commission

E. Alpharetta Mayor and City Council

16. SPONSORSHIPS/ADVERTISING

Associations are not permitted to display permanent advertising signage of any kind onfences, dugouts, concession buildings, grounds, roadways, etc.

Associations are allowed to seek sponsors to help offset expenses associated with administering their programs and to create a revenue stream for Associations to assist theCity in funding capital projects benefitting the parks and facilities they use. Associations are not permitted to obtain sponsorships, including direct financial aid and/or in-kind donations, from any religious organization, individuals, and businesses that compete withcontractual obligations of the City. Sponsors must be in good taste and appropriate for City park environment (i.e., alcohol and/or tobacco-related products/businesses are not allowed to advertise in City parks).

Associations must request in writing to the Department Director permission to display sponsor banners in the parks. With approval of the Department Director, sponsor bannersmay be displayed on fences only during games. All banners must be taken down immediately at the conclusion of the last game of the day.

Associations are encouraged to support the City's Scoreboard Sponsor Program as a fundraising opportunity for Associations. Associations are assigned certain scoreboardsand may sell advertising on these scoreboards per the terms of the City's Scoreboard Sponsor Program. Contact Department Director or his/her designee for information on the City's Scoreboard Sponsor Program.

REQUIREMENTS OF ASSOCIATIONS

1. FACILITY USE AGREEMENT

Any Association operating on City property must sign a Facility Use Agreement with theCity. The agreement is issued prior to the start of the calendar year and specifically identifies the facilities to be used by the Association and the terms of that use.

Adherence to all policies and procedures in this manual is considered part of the Facility Use Agreement. The City retains the right to change these guidelines and policies at anytime, without advance notice, as it deems appropriate. Any changes will be communicated to the Association within five (5) business days after the change has beenmade and approved.

In accordance with O.C.G.A. § 36-60-13, this agreement may be renewed for one (1) successive one (1) year term if, prior to the expiration of the then existing term, the parties execute a written agreement to renew same for a one (1) year term. For any suchsubsequent terms, facilities, dates, times, fees, and any modifications to the agreement will be determined by written agreement of the City and Association.

With respect to renewal of this agreement, any Association currently holding a Facility Use Agreement will receive priority, unless the City has reason to revoke the agreement.Facilities not in use will be distributed on a first come first served basis.

2. COACH CERTIFICATION AND TRAINING

Association must provide coach certification and/or training for all head and assistant coaches of each team. It is the responsibility of the Association to ensure that their volunteers complete all legally mandated training programs before being permitted to coach a team. Association must provide documentation of such training to the City uponrequest.

A comprehensive training program should include but not be limited to the informationlisted below:

- Sport Specific Training
- How to Organize Practices
- Communication with Parents
- Basic First Aid and CPR/AED
- Concussion Awareness Training
- Mandatory Child Abuse Reporting Requirement
- Severe Weather Policies and Procedures
- Heat and Hydration Guidelines
- Association Mission/Expectations
- Association Relationship with the City

3. SELECTION OF COACHES

Associations are responsible to select qualified coaches for their program. Each Association shall establish their own criteria to determine qualifications of coaches, suchas coaching experience, past playing experience, etc.

4. FEES AND CHARGES

Note: Each Association will adhere to fee policies set by the City, including fees that may not yet be currently established.

Registration Fees

All registration fees shall be fair and equitable to all participants. Associations shall communicate to participants what the registration fee covers, including the number of practices and games per season. Registration fees shall be derived from predicted coststo operate the program, to fund Association operations, and to fund park capital improvements (current and future) that mutually benefit the City and Association.

Registration fees shall include the total cost of operating the association's program to include but not limited to; cost of uniforms, player awards, umpires/officials, equipmentfor the league/teams, first aid supplies, marketing, web administration, general maintenance of facilities, etc.

Non-Resident Fees

All program participants who reside outside the city limits of Alpharetta will be assessed a non-resident fee. Association shall pay the City non-resident fees for each Association non-resident participant in their program. This fee shall be paid for each athletic season held each year (fall, winter, spring, and/or summer), and must be paid tothe City no later than three (3) months after the end of the last game of the season.

Association non-resident fees shall be calculated at 75% more than the residentregistration fee.

Note: the dollar amount of the Association non-resident fee shall not exceed the highestnon-resident fee charged to participants in youth athletic programs managed directly bythe Department. (Department's highest recreation league non-resident fee shall be the maximum for the Association's recreation league non-resident players. Department's highest travel/select league non-resident fee shall be the maximum for the Association's travel/select/division 1 league non-resident players.)

At least two (2) weeks before the advertisement/announcement of registration and non-resident fees for a particular season, the Association must submit a fee schedule to the Department. The Department will review the fee schedule, and will have final approvalof any and all non-resident fees.

The Association will be responsible for the determination of city residence during the registration period. Within one (1) week after receiving the Association's participation list with addresses, the Department will verify player residency and report information to the Association. The non-resident fee will be paid directly to the City of Alpharetta based on the Department's verification of player residency. The Association is responsible for remitting non-resident fees for all non-City participants, regardless of whether or not it was collected by the Association.

City of Alpharetta employees and their immediate family members, regardless of wherethey

reside, are considered Residents and may register during the Resident registration period. Non-resident fees are waived for these participants. Associations should contact the Department to verify employee status.

Scholarships

The Association should make available a reasonable number of scholarships for participants requiring assistance. The Association shall determine the eligibility criteria for scholarship recipients and shall determine whether or not to charge non-resident feesto scholarship recipients. Regardless, the Association is responsible to pay the City

non-resident fees for non-resident scholarship recipients to the City.

Admission Fees

Associations are not allowed to require an admission fee to any normal association play. Admission fees may be collected for tournament play or other special events, upon approval of the Department. The Association must submit a letter of request in order to have an admission fee request approved.

5. PROGRAM/FACILITY SCHEDULES

Associations are required to submit all master schedules to the Department ***prior*** to the beginning of use of any City facility. This includes tryout dates, practice schedules, opening ceremonies, game schedules, special events such as player clinics, travel team schedules, etc. These schedules should be submitted thirty (30) days prior to the beginning of any program. Facility use outside the scope of the Facility Use Agreementmust be requested through the Department and is not guaranteed.

6. SAFETY/ACCIDENT PREVENTION

Associations are responsible for operating their programs in a safe and effective manner.All fields, equipment and other facilities should be inspected before each use.

Associations should have an adequate number of adults present at each scheduled activity to supervise the participants from the outset to the close of the program. League officials are responsible for insuring that all programs are operated under safe weather conditions. Safety plans should be implemented in case hazardous situations should occur.

7. DISCRIMINATION

Associations must provide equal opportunity without regard to race, color, religion, sex, national origin, age, veteran’s status, and disability. Associations must comply with the Americans With Disabilities Act (ADA) of 1990 and provide reasonable accommodations to members of the public, if so requested, unless participation would create a risk to any participant.

8. MAINTENANCE/FACILITY UPKEEP

The Department will be responsible for all field and facility preparation for all practicesand games. This includes game day facility preparation, grass mowing, and lining of baseball and softball fields. Parks Services staff will prepare fields only once per day, usually in the morning. Staff is not available to prepare fields on Sundays. Staff is not responsible for lining of grass football fields.

Associations are responsible to report any and all facility maintenance issues to the Department as soon as they are noticed.

Associations are required to provide safe sports equipment for participants.

Associations are responsible for picking up litter around facilities and placing it in proper receptacles after the conclusion of a scheduled program. This includes playing areas, walkways, restrooms, press boxes, concession stands, dugouts, etc.

Associations should take proper steps to ensure that scheduled activities do not infringe on park neighbors or other park users. This includes reducing excessive noise, excessivetraffic, parking problems, etc.

9. WEATHER POLICIES

The Department will determine if fields are playable. Associations will be notified as early as possible if the fields are not playable. Associations are prohibited from field use if the field has been deemed "unplayable." In the event of inclement weather after the Department's normal business hours, the Association is responsible for determining field playability. Associations are expected to exercise good judgment in determining if a fieldis playable, keeping the safety of the players foremost.

Associations must adhere to the **City's Severe Weather Policy**. For the safety of all, the City of Alpharetta observes the following severe weather procedures for all outdoor programs: Any flash or sound (thunder) which indicates diminishing weather conditions will result in the immediate suspension of any outdoor activities for a safe waiting periodof **thirty (30) minutes**. All participants will be encouraged to seek shelter immediately.

Department staff and/or on-site supervisors will monitor conditions during this time. Subsequent flashes or sounds will result in an extended safe waiting period until it is determined by staff or on-site supervisor either that conditions are safe to resume scheduled outdoor activities, or that conditions have deteriorated to the point of cancelingthe outdoor activities.

Associations that do not have their own established **Hydration and Heat Guidelines** must adhere to the Hydration and Heat Related Guidelines observed by the Department. In summary, outdoor activities must be canceled if the WBGT (Wet Bulb Globe Temperature) is over 92 degrees. Additional guidelines also apply. A copy of the guidelines in their entirety will be provided to Associations.

Associations that do not have their own established **Cold Weather Policy** must adhere to the Cold Weather Policy observed by the Department. The policy is as follows: If the official Alpharetta, GA temperature according to www.weather.com is forecasted to be 30 degrees

or lower at the time of the scheduled practice or game, it is recommended that the scheduled event be cancelled. If the temperature reaches 25 degrees, it is mandatory the event be cancelled.

The Department may cancel and/or postpone all youth programs and activities whenever Fulton County Schools are closed for inclement weather. If Department cancels programs, Associations shall also cancel programs.

10. CONCESSIONS OPERATIONS

Associations must comply with Fulton County Health Department regulations for concessions operations. Associations are required to purchase their own supplies and equipment, such as microwave, popcorn machine, nacho machine, crock pot, etc.

Associations are required to comply with the terms and conditions of City contracts with food and/or beverage providers for concession operations. Failure to adhere to the terms of any City contracts with concessions providers may result in termination of the facilityuse agreement. Contact the Department Director or his/her designee for information on current contracts.

Each Association that utilizes the services of a contract vendor ("for-profit" business or individual) to provide concession operations is required to pay the City 15% of all gross receipts from concessions. Gross receipts will constitute any and all revenues collected from sales of concessions. This 15% must be paid directly to the City and held by the City for projects the Association requests (in escrow). Projects for future park improvements require Department Director and Recreation Commission approval. All capital improvements must be completed prior to the start of the following season unlessthe City agrees that it is in the best interest of the City to delay the completion of the capital improvement.

Each Association that utilizes volunteer board members and/or parents to operate the concession stand is not required to remit a percentage of revenue to the City.

Concession facilities must be cleaned after each use and at the end of the season.Necessary building maintenance and vandalism should be reported to the City.

11. RESTROOMS

It shall be the responsibility of Associations to ensure that restrooms are inspected aftereach program session. The City is responsible for the supply of paper products and general maintenance that may occur.

12. SECURING OF FACILITIES

An Association Board member, Coach or Club Approved Field Marshall should be responsible for securing facilities after each use, including all practices and games. This includes closing and locking of all buildings, the turning off of all lights and scoreboards, and ensuring all necessary gates are closed and secured. Association board members and coaches are asked to turn off lights and scoreboards immediately following the last practice

or game of the night, instead of waiting for the timer to take effect.

13. KEYS

Keys to all required facilities will be distributed to the Commissioner/President of the Association and may be distributed to the necessary individuals. A list of all individualswho have keys in their possession shall be submitted to the Department. The Associationis responsible for returning all issued keys at the conclusion of the program. Any unreturned keys are subject to a fine at the discretion of the City. Periodically, the Department will change the locks and/or combinations to buildings, gates, and electrical boxes. The Department will notify affected Association of any changes and will supply new keys/combinations as needed.

14. PUBLICITY

Associations must provide the Department with information at least two (2) weeks prior to publicizing the information to past and potential participants and on the Association website. The purpose of this is to ensure that guidelines for registration and fee structures (resident/non-resident) are followed by each Association. The Department will review information and notify Association within five (5) business days if any changes need to be made in order to comply with established guidelines.

The Department will provide links to Association websites on the City's website, www.alpharetta.ga.us. The Association must notify the City if the web address changes. Associations may request assistance from the City to help with marketing of registration. City may send news releases to local media outlets, email notifications to Department participants, include information in the City's e-newsletter and the Department's Facebook page. The City will not pay for Association advertising, flyers, mailings, etc.

15. PUBLIC USE OF FIELDS

The Facility Use Agreement applies only to organized league play for the duration of the agreement as specified on the agreement. Unless otherwise scheduled, the facilities are available to the public on a first come first serve basis or may be rented by the Department to outside groups for activities deemed appropriate and beneficial to the City.

The terms of any facility rental agreements between the Department and outside groupsare established and agreed upon solely by the City and the group renting the City's facilities. These agreements are independent of the lease agreements with the Associations. The City will not rent facilities to teams and programs that compete with the City's partner Associations. The City may host large tournaments through the Alpharetta Convention and Visitors Bureau.

16. ACCIDENT/INCIDENT REPORTS (attached)

The Association is responsible for filing an accident/incident report to the City which

documents the details of any accident, injury, or incident which occurs on City property. The report should detail what occurred, the time of the accident/incident, where it occurred, who was involved, and who witnessed the accident/incident and filed the report. A copy of the accident/incident report is included in this manual. The report shall be submitted to the Department within two (2) working days of the accident/incident.

Any and all accidents/incidents must be reported!

17. PARTICIPANT EVALUATIONS

All participants in Association programs must be given an opportunity to complete a participant evaluation at the conclusion of each athletic season in which he/she participated. The evaluation should include questions pertaining to the administration and organization of the program (i.e. ease of registration, quality of the coaches, programstructure, program content, etc.), and the condition and appearance of the Department facilities. The Association should ask participants for comments and suggestions to improve the program. A summary of participant evaluations should be prepared and distributed to the Association Board, the Department, and the Recreation Commission within two (2) months at the end of each season. Upon request, the Association must make completed participant evaluations available to the Department and/or Commission. The City reserves the right to conduct independent participant surveys.

18. GRIEVANCE PROCEDURE

All participants must have due process to address any grievances with the Association's Board at a scheduled meeting.

19. COMPLAINT PROCEDURE

Any written complaint regarding a coach, league official, umpire, etc., should be copiedto the Department Director.

20. BACKGROUND CHECK - VOLUNTEERS

All Association board members and any individual who wants to coach a youth team shall go through the City's criminal history background check once per calendar year. All potential volunteers must complete the Request for Criminal History form and provide a copy of valid photo identification. An Association representative shall be designated to collect the documentation and shall submit this to the designated Department staff, who will coordinate with Alpharetta Department of Public Safety.

The Recreation Services Manager confers with the Department Director on any problematic criminal history background checks. Any individual who does not meet City standards for criminal history background check will not be allowed to coach in the youth league and should not be assigned a team. Potential volunteers who refuse to provide information necessary to complete the criminal history background check shall not be allowed to

volunteer.

NOTE: Associations are responsible for collecting and submitting criminal history background check documentation (forms and photo ID) at least one (1) month prior to finalizing team coaching assignments. This will allow ample time for the criminal history background check to be completed. Association will be notified of any and all potential volunteers who do not successfully pass the City's criminal history background check. It is the Association's responsibility to inform volunteers of the outcome of their criminal history background checks. The City provides a process for any denied application to request an appeal of decision. This information is available upon request. The Department strongly encourages all Associations to submit background checks for potential assistant coaches.

21. BACKGROUND CHECK – OFFICIALS AND UMPIRES

Each Association who has a contractual agreement with an outside vendor to provide officiating services for the Association shall require, as part of the written agreement, that all officials/umpires who will be scheduled to officiate at Association activities complete a criminal history background check prior to officiating any games for the Association.

The criminal history background check should be performed once per calendar year. The Association shall require appropriate documentation of completion of background checks. Documentation must be maintained on file by the Association.

22. MANDATORY REPORTING LAW

Volunteers who work with children are required by law to report suspected child abuse.The mandatory reporting requirement is a provision in HB 1176, the criminal justice reform bill signed by Governor Nathan Deal on May 2, 2012. Specifically, HB 1176 changed the definition of "child service organization personnel" to include volunteers. The law defines "child service organization personnel" as follows: "Child service organization personnel" means persons employed by or volunteering at a business or an

organization, whether public, private, for profit, not for profit, or voluntary, that provides care, treatment, education, training, supervision, coaching, counseling, recreational programs, or shelter to children."

It will be the responsibility of each Association to ensure that all volunteers and contracted vendors are notified of the law. All Association volunteers must complete atraining program before being allowed to serve as a volunteer for the Association. TheCity will provide access to online training for volunteers as available.

23. CONCUSSION AWARENESS POLICIES AND PROCEDURES

HB 48 by the Georgia Legislature requires agencies to educate youth athletes and their parents on the dangers of concussions in youth athletic activities. The Georgia Department of Public Health is referring everyone to the "Heads Up – Concussion in Youth Sports"

program offered by the CDC. The following is a link to the program:

http://www.cdc.gov/concussion/HeadsUp/online_training.html.

It is the policy of the Department to educate coaches, referees, employees, instructors ofat-risk activities, trainers, parents, and participants of the signs, symptoms and behaviors consistent with sports- and activity-induced concussions. Further, the Department requires that any participant, under the age of 18, suspected of a concussion or head injury must be removed from the activity and it is recommended that the participant be examined by a licensed health care provider. If a participant is deemed by a licensed health care provider to have sustained a concussion, Department personnel or other designated personnel (coaches, referees, instructors of at-risk activities, trainers, and parents) shall not permit the participant to return to play until he or she receives documented clearance from a licensed health care provider for a full or graduated returnto play.

A full copy of the Department's policies and procedures is available upon request.

Associations are responsible for adherence to all City and park ordinances.

1. **HOURS OF OPERATION**

   City facilities open at 8:00am and close at 11:00pm. Associations are not allowed to conduct a program prior to 8:00am and after 11:00pm, unless prior written approval hasbeen given by the Department.

2. **USE OF PARKS FOR GOLF PRACTICE**

   Parks may not be used for golf practice, except for disc golf which ispermitted at the disc golf course at Wills Park.

3. **MOTOR VEHICLES IN PARKS**

   Motorized vehicle operation is restricted to prescribed paths, marked roadways, driveways, and parking lots. This also applies to parking in areas other than designatedparking spaces. Unauthorized vehicles are not allowed in "plaza" areas of ball fields without permission from the Department.

4. **LITTER CONTROL**

   It is unlawful to litter. Each Association is responsible for ensuring that all fields, parking lots, restrooms, dugouts, bleachers, concession areas, etc. are kept clean and litter free daily. Clean up fees may be assessed to Associations not adhering to this policy. All litter should be picked up and placed in the proper containers.

5. **ALCOHOL BEVERAGES**

   Per City ordinance, the selling or consumption of alcoholic beverages on park property is strictly prohibited.

6. **TOBACCO USE**

   Per City ordinance, the use of all tobacco products on park property is strictlyprohibited.

7. **ANIMALS IN PARKS**

   Other than service animals, it is against park regulations for any individual who possesses or oversees a domestic animal, restrained or unrestrained, to bring the animal onto any athletic field. It is the owner's responsibility to remove any animal excrement deposited by their animal on park property and dispose of it in a sanitary manner. For thesafety of all, pet owners are required by law to obey Fulton County leash laws while visiting city of Alpharetta Park facilities.

8. **NOISES AND SOUNDS PROHIBITED**

   It is unlawful for any person to make, continue or cause to be made any loud, unnecessary, or unusual noises that annoy, disturb, injure, or endanger the safety orcomfort of others in the area.

9. **CLOSING OF BALLFIELDS**

   The Department may close to the Association and/or public any ballfield or facility for maintenance purposes. Such facilities will be posted, and it is unlawful for any person to enter a closed facility.

ALPHARETTA RECREATION, PARKS & CULTURAL SERVICES
YOUTH ATHLETIC ASSOCIATION
PARK & FACILITY REGULATIONS

1. Associations conducting youth activities on City facilities must have at least one (1) adult present for every fifteen (15) youth participating in an activity to supervise all scheduled activities from the outset to the conclusion of the activity.

2. Participants, Spectators, Parents, Coaches, or Officials of an organization must display appropriate conduct while operating activities on City facilities and must adhere to the Department's Code of Conduct. A copy of this document is available upon request. Association is responsible to provide this information to the appropriate parties. Continuous failure to do so could result in the termination of this agreement.

3. The Association shall be responsible for any damage incurred to the facilities while in use by the Association. Persistent damage to City facilities while in use by the Association could result in agreement revocation.

4. The Association is responsible for policing the area around athletic fields, plaza areas, parking lots, rest rooms, concession stand, dugouts, and walkways. This must be completed upon the conclusion of each activity.

5. Association representatives are responsible to report any/all suspicious activity occurringon City property to the Department and/or to the City's Department of Public Safety.

6. The Department will supply locks for all required facilities and structures. Keys and/or combinations will be distributed as per Department policy.

7. The City shall be responsible for mowing the grass, moving bleachers, generalmaintenance, etc., unless otherwise specified in the agreement.

8. A designated Association member must make sure the facilities are secure and all lights turned off before departing the area.

9. The Department reserves the right to cancel any scheduled activities when it is believedthat such use as during bad weather would damage facilities or put participants at risk.

10. Bicycles, roller blades, skateboards are prohibited on walkways or other designated areas.

11. No game shall begin after 10:00pm; every effort should be made to conclude by 11:00pm.

12. Questions, recommendations, complaints, etc. regarding park facilities and operations should be directed to the Department: 678-297-6152, athleticprograms@alpharetta.ga.us.

ALPHARETTA RECREATION, PARKS & CULTURAL SERVICES
YOUTH ATHLETIC ASSOCIATION
DEPARTMENT PERSONNEL AND CONTACT INFORMATION

Director		
Morgan Rodgers	678-297-6103	mrodgers@alpharetta.ga.us
Administrative Office Coordinator		
Sarah Bausano	678-297-6104	sbausano@alpharetta.ga.us
Projects Manager		
Kurt Kirby	770-740-1034	kkirby@alpharetta.ga.us
Wills Park Manager		
Park Facilities, Equestrian Center		
Matt Casey	678-297-6122	mcasey@alpharetta.ga.us
Parks Services Manager		
Park Supervisors,Greenway		
Eric Milley	678-297-6106	emilley@alpharetta.ga.us
Park Staff		
Joy Cornista (Wills Park)	678-297-6125	jcornista@alpharetta.ga.us
Chris Anderson, CPSI (North Park)	770-751-7840	canderson@alpharetta.ga.us
Nate Hand, CPSI (Webb Bridge)	770-751-7841	nhand@alpharetta.ga.us
Administrative Assistant II - *Parks*		
Ruby Flynn	678-297-6123	rflynn@alpharetta.ga.us
Community Services Manager		
Amanda Musilli	404-314-1245	amusilli@alpharetta.ga.us
City Communication and Engagement Manager		
Deanna McKay		dmckay@alpharetta.ga.us
Cultural Arts Services Manager		
Kim Zane	678-297-6078	kmanning@alpharetta.ga.us
Alpharetta Arts Center	678-297-6135	arts@alpharetta.ga.us
Recreation Services Manager		
Christine Young	678-297-6154	cyoung@alpharetta.ga.us
Recreation Centers/Program Areas		
General Information	678-297-6100	recreation@alpharetta.ga.us
Athletics Supervisor	678-297-6163	athleticprograms@alpharetta.ga.us
Alpharetta Community Center (Wills Park)	678-297-6100	accprograms@alpharetta.ga.us
Alpharetta Adult Activity Center (North Park)	678-297-6140	activeadults@alpharetta.ga.us
Wills Park Recreation Center (Wills Park)	678-297-6130	wprcprograms@alpharetta.ga.us
Wills Park Pool, Aquatics and Wellness	678-297-6153	aquatics@alpharetta.ga.us

ALPHARETTA RECREATION, PARKS & CULTURAL SERVICES
YOUTH ATHLETIC ASSOCIATION
ACCIDENT / INCIDENT REPORT FORM

Date of accident/incident_____ **Time of accident/incident** _____

Facility where accident/incident occurred _____

Specific location of accident/incident within the facility _____

Number of persons involved_____ **Police notified Y N EMS notified Y N**

Information on persons involved in the accident/incident:

NAME (please print)	PHONE	UNDER AGE 18
	Day: **Evening:**	
	Day: **Evening:**	
	Day: **Evening:**	

Information on witnesses to the accident/incident

NAME (print)	SIGNATURE	PHONE
		Day: **Evening:**
		Day: **Evening:**
		Day: **Evening:**
		Day: **Evening:**

ACCIDENT/INCIDENT SUMMARY: _____

_____

_____

_____

_____

If applicable, who offered treatment options: _____

Did the injured party waive treatment Y N

****Photos of accident/incident site taken Y N**

Person completing form _____ _____ _____

(Print name) Signature Date

Person completing form _____ _____

Day phone Evening phone

Take photographs of the accident/incident site as soon as practical but within 24 hours of the accident/incident Fax or email completed form to **Safety/Risk Administrator at 678-297-6292 or osutton@alpharetta.ga.us; and City at 678-297-6154 or recreation@alpharetta.ga.us.

ALPHARETTA RECREATION, PARKS & CULTURAL SERVICES
YOUTH ATHLETIC ASSOCIATION CHECKLIST

REQUIRED ANNUALLY AND/OR BEFORE SEASON BEGINS EACH YEAR

DESCRIPTION	DUE*	DONE
Proof of Non-profit status submitted to ARPCS	On file each year	
Current Association by-laws to ARPCS	On file each year	
Copy of Certificate of Insurance naming ARPCS as a certificate holder	On file each year	
Open election of Board of Directors	On file each year	
Annual membership meeting	Annually	
Coach Background Check Consent Forms	Annually	
Signed Facility Use Agreement	Annually	
Financial Statements – to include the following:	Annually	
1. Summary of operating budget, income, and expenses		
2. Summary of capital expenditures		
3. Registration fees charged to participants		
4. Federal and State tax returns		
5. Profit and Loss statement		
Slate of nominated officers and home address to ARPCS	30 days before elections	
List of elected officers to ARPCS	One month after elections	
Rosters to ARPCS	End of registration period	
Master Schedule to ARPCS (tryouts, practices, games)	1 month before season	

REQUIRED AFTER THE SEASON ENDS

DESCRIPTION	DUE*	DONE
Participant Evaluation Summary to ARPCS	2 months after each season	
Payment of Non-Resident Fees to City	3 months after each season	
List of Certified Coaches to ARPCS	Provide upon request	

REQUIRED SEASONALLY/AS NEEDED

DESCRIPTION	DUE*	DONE
List of key holders to ARPCS	Update as necessary	
Accident/Incident Reports	As necessary	
Copy of Coach Complaint to ARPCS	As necessary	
Information for ARPCS promotions	TBD by ARPCS	

**Due Dates for each Association will be discussed and agreed upon with each Association Commissioner/President during the contract review process. Some Due Dates will vary per Association, based on Association fiscal year.*

Note: ARPCS = Alpharetta Recreation, Parks and Cultural Services

ALPHARETTA RECREATION, PARKS & CULTURAL SERVICES
YOUTH ATHLETIC ASSOCIATION CHECKLIST

This agreement, made this 27 th day of January, 2025, is entered into by and between the **City of Alpharetta**, a municipal corporation of the State of Georgia, located at **2 Park Plaza, Alpharetta, Georgia, 30009** ("City"), and the **Alpharetta Girls bYouth Softball Association, Inc.,** a domestic non-profit corporation located at **5665 Atlanta Hwy, Suite 103-141, Alpharetta, GA 30004** ("Association"). The City and the Association are sometimes referred to in this agreement collectively as the "Parties".

WITNESSETH:

In consideration of the mutual agreements contained in this document, the City and Association agree as follows:

1. The Association agrees to provide a youth sports program (organized league play) as a service for the City in accordance with all policies and procedures for youth sports associations operating on city property previously set forth, (including the Youth Athletic Association Facility Use Agreement and Organizational Requirements) and attached in this agreement.

2. This Facility Use Agreement shall begin on the Effective Date and terminate on December 31, 2025. Thereafter, in accordance with O.C.G.A. § 36-60-13, this agreement may be renewed for one (1) successive one (1) year term if, prior to the expiration of the then existing term, the Parties execute a written agreement to renew same for a one (1) year term. For any such subsequent terms, facilities, dates, times, fees, and any modifications to the agreement will be determined by written agreement of the City and Association.

3. The City agrees to authorize the Association the use of fields and facilities as listed below at Webb Bridge Park and Wills Park. This agreement includes use of all support structures (dugouts, lights, press-boxes, concession stands, storage facilities, bleachers, batting cages, fencing, etc.) for approved league play unless otherwise specified. See Exhibit A for detailed information on days and times of approved use of fields and facilities.

4. The Association agrees the facilities will be used in a safe manner, and in compliance with all applicable federal and state laws and City ordinances, rules, and regulations.

5. Association shall not cause or permit damage or injury to the facilities. No alteration, addition, or improvement to the facilities shall be made by the Association without prior written consent from the City. Such alterations, additions, or improvements shall become and remain City property.

6. Failure of the City to insist upon strict performance of any term or condition of this agreement shall not be a waiver of any right or remedy the City may have and shall not be a waiver of any subsequent breach of terms or conditions.

7. The City may enter the facilities at any time during the period of this agreement for inspection or supervision as deemed necessary.

8. It is agreed and understood that the Association shall indemnify and hold the City, its agents, and employees harmless from any and all liability, costs, legal fees, expenses, damage or injury to participants or property, and any claim or causes of action arising out of the performance of this agreement or negligence.

9. This agreement may be modified only by a written agreement between the City and the Association.

10. It is the understanding of the City and the Association that nothing contained in this agreement shall be interpreted to assign to the Association any status under this agreement other than that of an independent Association.

11. Nothing within this agreement shall be construed as a waiver of governmental immunity by the City, its officers, or employees.

12. For the purpose of this agreement, any notices required to be sent to the Parties shall be mailed to the following respective addresses:

ALPHARETTA RECREATION, PARKS & CULTURAL SERVICES
YOUTH ATHLETIC ASSOCIATION CHECKLIST

ASSOCIATION NAME:	Alpharetta Girls Youth Baseball Association, Inc.
ADDRESS:	P.O. Box 955
CITY/STATE/ZIP:	Alpharetta, GA 30009
PHONE:	678.327.6573
WEBSITE:	www.wpyba.com
EMAIL:	daniel.brktt@gmail.com

CITY:	Alpharetta Recreation, Parks & Cultural Services Attn: Tyler Spinnenweber 2 Park Plaza Alpharetta, GA 30009 678.297.6163 tspinnenweber@alpharetta.ga.us

13. It is agreed between the City and the Association that this agreement shall be executed in an original and one copy, which may be used for any purpose for which the original may be used.
14. The City has designated the Recreation Manager for the City as its contact person, coordinator, and liaison person with the Association in the execution of the terms of this agreement.
15. The Association shall not have the right to assign the interest it holds in this agreement.
16. The facilities shall not be used for any purpose other than those designated within this agreement, without the written consent of the City.
17. The Association may not deny participation in any park or program based on race, color, national origin, religion, sex, age, or disability.
18. The Association members agree to abide by all City policies and procedures as attached in this agreement.
19. The Association will adhere to fee policies set by the City, including fees that may not yet be currently established.
20. This Agreement shall not be assigned or subcontracted in whole or in part without the prior written consent of ARPCS. This Agreement shall be construed under and governed by the laws of the State of Georgia. This Agreement is the complete understanding of the Parties in respect of the subject matter of this Agreement and supersedes all prior agreements relating to the same subject matter. The Parties may modify this Agreement only by written instrument signed by each of the Parties hereto. Failure by either party to enforce a provision of this Agreement shall not constitute a waiver of that or any other provision of the Agreement. The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement.
21. The Association acknowledges and agrees that by virtue of the fact that the fields and other facilities made available to the Association under this Facility Use Agreement were funded by the taxpayers of the City and are owned by the City, and further due to the fact that the recreation fees generated from the availability of such fields, the Association is subject to the Open Records and Open Meeting

laws of the state of Georgia. The Association agrees to comply with those laws. To the extent that the Association is uncertain or needs assistance as to proper compliance with such laws, the City shall provide such assistance and guidance. The Association further agrees that all books and records of the Association shall be made available to the City of Alpharetta as and when requested for review or audit.

22. City shall have the right to terminate this Agreement upon failure of Association to perform its obligations to the satisfaction of City. Prior to exercising this right of termination, City shall provide Association with a written notice specifying Association's failure to perform and providing Association with a reasonable opportunity to cure its performance. In the event that Association fails to cure its performance, or in the event of subsequent failure to perform, City shall have the right to immediately terminate the Agreement by providing written notice of termination to Association.

    Association shall have the right to terminate this Agreement upon failure of City to perform its obligations to the satisfaction of Association. Prior to exercising this right of termination, Association shall provide City with a written notice specifying City's failure to perform and providing City with a reasonable opportunity to cure its performance. In the event that City fails to cure its performance, or in the event of subsequent failure to perform, Association shall have the right to immediately terminate the Agreement by providing written notice of termination to City.

    Either party may terminate this Agreement at any time without cause upon ninety (90) days written notice to the other party.

(remainder of page intentionally left blank)

(signatures to follow)

ALPHARETTA RECREATION, PARKS & CULTURAL SERVICES
YOUTH ATHLETIC ASSOCIATION CHECKLIST

I hereby acknowledge and understand that the Association of which I am authorized to represent will abide by and comply with the terms and conditions as set forth in this Facility Use Agreement as well as all of the policies, procedures, guidelines, and rules contained within the City's Youth Athletic Association Handbook. I understand that failure of the Association or any of its members to comply may result in termination of this Agreement with the City.

ALPHARETTA YOUTH BASEBALL ASSOCIATION, INC.	**CITY OF ALPHARETTA, GEORGIA**
By:	By:
Matt Pringle, Commissioner	Jim Gilvin, Mayor
WITNESS:	APPROVED AS TO CONTENT:
By:	By:
Garrett Hunter, Secretary	Chris Lagerbloom, City Administrator
	APPROVED AS TO FORM:
	By:
	Jennifer McCall, City Attorney

EXHIBIT A – 2025 Facility Use Agreement

Annual Association Schedule for Alpharetta Youth Baseball Association (AYBA)

MOU WITH CITY OF JOHNS CREEK

The City of Alpharetta Mayor and Council Members approved a resolution to enter into memorandum of understandings (MOU's) with the City of Johns Creek. The "Parks without Borders" MOU provides for a mutual waiving of non-resident fees for residents of each city who participate in the partner city's recreational baseball program. The MOU also allows residents of each partner city to register for the other city's recreational baseball program during the second week of registration instead of during the third week of registration. This MOU shall be in effect for the 2025 seasons and shall be renewed automatically with registration through the 2026 seasons unless either City delivers written notice of non-renewal to the other City at least ninety (90) days prior to the expiration of the term or any renewal term.

FIELD SPACE ALLOCATION FOR 2025

Field space at Wills Park and Webb Bridge Park will be allocated by the city to the Association based on demonstrated need by the Association. Association shall use field space solely for the purpose of providing organized Association activities including but not limited to team practices, games, end of season tournaments, player clinics, coach clinics, umpire clinics, camps, and tournament organized solely by Association officials. The City reserves the right to use unscheduled field space for other activities, tournaments, camps, rentals, etc.

- All tournament play, whether AYBA, or subbing out through AYBA, must be scheduled through ARPCS Parks staff. APRCS will accommodate subbed tournaments through AYBA up to 45 games per day. If more than 45 games per day are scheduled for any tournament, organizer must provide additional staff and use AYBA equipment only at no cost to ARPCS.

- Any additional events i.e., camps, clinics, tournaments need a minimum sixty (60) day notice. If less than sixty (60) ARPCS may not be able to guarantee fields or staff.

- No outside amendment to infield mix (kitty litter, stone dust, etc.) added to infield other than what is provided by ARPCS. Any violation is subject is to a minimum $250 fine per field per incident.

SPRING SEASON – January 1, 2025 – May 18, 2025:

- Monday-Friday from 4pm to 11pm
- Monday-Friday before 4pm may be available upon request.
- Saturday and Sunday from 8am to 11pm
- EXCEPTION to spring season field usage is as follows:
  - Association agrees to share field space at Webb Bridge Park baseball fields 3 and 4 as needed to accommodate the City's youth soccer program.
  - Additional tournaments and events may be added after the execution of this use agreement.

SUMMER SEASON – May 19, 2025 – July 27, 2025:

- Monday-Friday from 4pm to 11pm

- Monday-Friday before 4pm may be available upon request.
- Saturday and Sunday from 8am to 11pm
- EXCEPTION to summer season field usage is as follows:
  - Wills Park, June 2025, Braves Country Battle Tournament. Exact dates TBD
  - Some fields could be closed for repair and maintenance during the summer season. Planned summer field closures will be communicated to Association by end of April 2025.
  - Wills Park facilities are not available on the following dates: July 4 (Fireworks)
  - Wills Park and Webb Bridge Park, July 2025, Atlanta Braves Youth Baseball Tournament. Exact dates TBD
  - Additional tournaments and events may be added after the execution of this use agreement.

FALL SEASON – July 28, 2025 – December 7, 2025:

- Monday-Friday from 4pm to 11pm
- Monday-Friday before 4pm may be available upon request.
- Saturday and Sunday from 8am to 11pm
- EXCEPTION to fall season field usage is as follows:
  - Association agrees to share field space at Webb Bridge Park baseball fields 3 and 4 as needed to accommodate the City's youth soccer program.
  - Additional tournaments and events may be added after the execution of this use agreement.

Invoicing Schedule

The Association shall be responsible for submitting rosters to designated City staff in a timely manner for residency invoicing:

Youth Athletics SEASONAL INVOICING				
SEASON	ASSOCIATION	SEASON DATES	ROSTER VERIFICATION	INVOICE SUBMISSION
Fall	AYBA, AYSA, AMBUSH, NAFL, Phoenix Rugby	Sept.-Nov.	Early November	Mid-December
Winter				
Spring	AYBA, AYSA, Ambush Travel, Phoenix Rugby	Mar.-May	Early April	Mid-May
Summer	AYBA, AYSA	June-July	Mid-July	Mid-August

Residents on rosters will be verified per the MOU for each Association:
Residents-Alpharetta & Johns Creek Recreational only; travel must adhere to percentage noted in agreement.

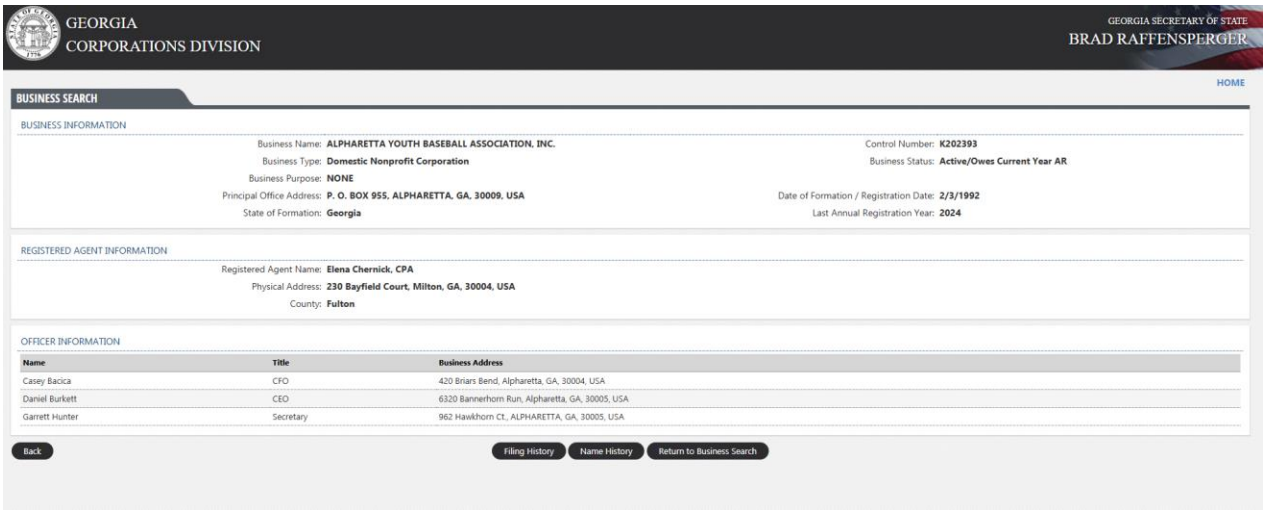
This fee shall be paid for each athletic season held each year (fall, winter, spring, and/or summer), and must be paid to the City no later than three (3) months after the end of the last game of the season.

- TRAVEL/SELECT/ELITE TEAMS: Each team roster must be verified by Department staff before a team can officially form. Teams that do not meet the minimum requirement will not be permitted to use City facilities for practices and games.
- To check residency: https://alphagis.alpharetta.ga.us/AlphaGIS/

2025 AYBA Contact

Name/Title: Matt Pringle, President/Commissioner

Email: matthew.l.pringle@gmail.com



GEORGIA
CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

HOME

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	**ALPHARETTA YOUTH BASEBALL ASSOCIATION, INC.**	Control Number:	**K202393**
Business Type:	**Domestic Nonprofit Corporation**	Business Status:	**Active/Owes Current Year AR**
Business Purpose:	**NONE**		
Principal Office Address:	**P. O. BOX 955, ALPHARETTA, GA, 30009, USA**	Date of Formation / Registration Date:	**2/3/1992**
State of Formation:	**Georgia**	Last Annual Registration Year:	**2024**

REGISTERED AGENT INFORMATION

Registered Agent Name:	**Elena Chernick, CPA**
Physical Address:	**230 Bayfield Court, Milton, GA, 30004, USA**
County:	**Fulton**

OFFICER INFORMATION

Name	Title	Business Address
Casey Bacica	CFO	420 Briars Bend, Alpharetta, GA, 30004, USA
Daniel Burkett	CEO	6320 Bannerhorn Run, Alpharetta, GA, 30005, USA
Garrett Hunter	Secretary	962 Hawkhorn Ct., ALPHARETTA, GA, 30005, USA

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THE CITY OF
ALPHARETTA
RECREATION PARKS &
CULTURAL SERVICES

Youth Athletic Associations

Phoenix Youth Rugby

Alpharetta Youth Baseball Association

Alpharetta Youth Softball Association

Alpharetta Ambush Soccer Club

Organizational Requirements & FacilityUse Agreement 2025

ALPHARETTA RECREATION, PARKS & CULTURAL SERVICES
YOUTH ATHLETIC ASSOCIATION
ORGANIZATIONAL REQUIREMENTS & FACILITY USE AGREEMENT

Original approved by Alpharetta Recreation Commission – January 11, 2018
Updated for changes to Milton MOU – December 2021;
John's Creek MOU- December 2022

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ALPHARETTA RECREATION, PARKS & CULTURAL SERVICES
YOUTH ATHLETIC ASSOCIATION
ORGANIZATIONAL REQUIREMENTS & FACILITY USE AGREEMENT

MISSION STATEMENT

Alpharetta Recreation, Parks and Cultural Services strives to promote the highest quality recreation programs and park facilities to our citizens consistent with our core values of Excellence, Stewardship, Integrity, Service and Loyalty.

(Adopted: February 14, 2013 by Alpharetta Recreation Commission)

Associations and the leaders of these Associations are expected to understand and promote the mission and philosophy of the City of Alpharetta to serve the citizens of Alpharetta. Association members are ambassadors for the City as well as their affiliate Association. While serving as a volunteer for the Association, members are expected to conduct themselves in an ethical and professional manner.

LEGAL AND ORGANIZATIONAL REQUIREMENTS

In order to qualify as a Youth Athletic Association ("Association") and to operate on City of Alpharetta ("City") property, each Association must adhere to certain minimum legal and organizational requirements. These requirements are a part of the Facility Use Agreement whichmust be signed by each Association prior to the operation of any activity on City property. These requirements are necessary in order to insure the safety and well-being of all participatingAssociations.

The signing of the Facility Use Agreement indicates the Association's assumption of the financial responsibility for the program, as well as the management of the program participantsand volunteers. The City will not be held responsible for the finances or the program management. Violation of the above mentioned responsibilities constitutes cause for the revocation of the agreement. The requirements are as follows:

1. **NON-PROFIT STATUS**

   Each Association must register with the Secretary of State's office as a non-profitorganization. Proof of current non-profit status must be on file with Alpharetta Recreation, Parks and Cultural Services ("Department").

2. **BYLAWS**

   Associations shall furnish a current copy of their by-laws to the Department. By-lawsmust be on file or submitted with the signed Facility Use Agreement.

3. **ELECTION OF OFFICERS**

   The Board of Directors ("Board") shall be the governing body of each Association for theoperation of the affairs of the Association as documented in the bylaws. Each Association board must be comprised of a majority of Residents upon election or appointment, and each Association should strive to achieve a minimum of sixty percent (60%) Residents on the Board. The Board of Directors must be elected annually or as mandated by the Association's by-laws, but no less than once every two years, by the Association membership. A Department employee and a member of Alpharetta

   Recreation Commission ("Commission") must be notified of and invited to attend all Board meetings. The Department Director will appoint the employee liaison to the Board. The Chairman of the Commission will appoint the Commission liaison(s) to the Board on an annual basis.

   Open advertised election of the Board is mandatory. All members of the Association as defined by the bylaws shall have the opportunity to vote. A notice of upcoming electionsmust be sent to the Department, and shall be posted on the Association website at least thirty (30) days prior to the elections. Associations are encouraged to email notice of elections to all participant families and to post flyers at the park. Elections should be held in an easily accessible central location within the

Association's primary park when there are normal Association activities scheduled at the park to provide the best opportunity for members to vote. Associations are also encouraged to provide a process for members to vote electronically.

To serve as a member of the Association executive committee, a candidate musthave a child actively participating in the Association program at the time of theelections.

The Association shall consider any and all qualified candidates interested in running fora Board position. The Association nominating committee shall prepare a recommended slate of officers and submit to the City for review at least thirty (30) days prior to the elections. The slate of officers must be advertised along with the notice of elections.

Nominees must successfully pass the City's criminal history check before being includedin the slate of officers.

The Association must furnish a list of all elected board members, addresses, email addresses, telephone numbers (home and office) to the Department no later than one (1) month after the elections. City will verify residency and notify Commission liaison ofCity resident percentage of newly elected board.

Board members are expected to adhere to the City's volunteer code of conduct. Upon election to the board and no less than once every two years, board members shall reviewand sign the City's volunteer code of conduct.

4. ASSOCIATION MEETINGS AND ANNUAL MEETING

Upon request, Association must provide copies of meeting minutes from Association membership and board meetings to Association members and City. It is recommendedthat meeting minutes be posted on the Association website.

Each Association must schedule a minimum of one (1) annual membership meeting. This meeting shall be for the purpose of electing board members, and any other necessary business. Efforts must be made to contact all members, and the

Department must be notified of the meeting. Notice of said meeting must be posted atDepartment facilities and on the Association website two weeks prior to meeting date

5. CAPACITY PLAN

Each Association shall ensure that their total registration for each season does not exceedthe capacity of the facilities available. Adequate time shall be allotted for each recreationteam to practice and play games. Recreation teams shall have priority of field use for games and practices. Travel/select/elite teams shall be given available field time for practices and games after the recreation teams have been served.

Extra facility space is not available through the City. The Association may seek to utilizefacility space at other non-City locations. The Association is financially responsible for field usage fees at non-City locations if applicable.

Field time not used by the Association reverts to the City for use as needed.

6. ASSOCIATION OPERATING BUDGET

Each Association must submit a formal budget to the City to coincide with the start of the

Association's fiscal year. The submitted budget must detail revenues offsetting expenditures for the fiscal year, based on the Capacity Plan. Excess revenues should initiate an Association's review of program fees. Non-resident fees should not be included in the budget due to those fees being remitted to the City.

7. FINANCIAL REPORTS

The City assumes no responsibility for the financial well-being or outstanding debts of Associations. Each Association must provide the City with an annual Financial Statement to include a summary of operating income and expenses, capital expenditures,registration fees charged to participants, Federal and State tax returns, and profit/loss statement.

8. LIABILITY INSURANCE COVERAGE

Each Association must provide comprehensive liability insurance coverage for all players, coaches, officials, volunteers, sub-contractors and all other association participants, minimum of $1,000,000 coverage stated for Project use, listing names and addresses of designated City venues (to be provided)

The City should be listed as an additional insured. A copy of the current liability insurance coverage policy should be on file with the City, submitted annually.

9. PARTICIPATION REPORTS

All Associations are required to submit a list of registered players to the Department no later than one (1) month after the end of the established program registration period. The listshall be provided in an electronic format (i.e. Microsoft Excel) and shall include each player's name, street address, and zip code. The Department will use the list to verify theresident status of registered players and shall not use the list to promote Department programs, without prior consent of the Association. After the City has verified residencyof participants, the City will issue an invoice to the Association for non-resident fees payable to the City.

NOTE: It is imperative that participation information be sent to the Department as soon as possible in order for Department to verify addresses. Association may send participantinformation at any time during their registration period for Department to check residency status of participants.

10. REGISTRATION

Associations are encouraged to provide registration dates to the Department in time for inclusion in

Department program guides or other promotions. City will notify Associations of the deadline to submit information. The City provides a link to Association websites at www.alpharetta.ga.us. Associations must notify City of any webaddress changes. Associations are encouraged to establish Facebook events for seasonalregistration dates, and to invite the Department page as a co-host at www.Facebook.com/AlpharettaRecreation.

11. CITY RESIDENCY REQUIREMENT FOR TRAVEL/SELECT/ELITE TEAMS

The mission of the Department is to provide quality programs and services to the citizens of Alpharetta. Youth select athletic programs provide high level athletic competition and opportunities for young people. Residency requirement guidelines ensure travel/select/elite teams are formed in the best interest of the City resident participants, toensure City residents are fairly represented on these teams, to ensure City assets and resources are utilized in the best interest of City resident participants, and to foster long- term success of the Association's competitive youth athletic program.

GUIDELINES:

A. Open, advertised tryouts must be held prior to team formation. Players are notguaranteed positions on any teams prior to the first tryout date.

B. For these guidelines, the word "Resident" shall only include residents of the City of Alpharetta.

C. Each travel/select/elite team must have a minimum of 50% Residents.

D. Each travel/select/elite team must adhere to the COA guidelines and policy on team formation of Alpharetta Ambush Academy and Select teams dated May 18, 2010.

Each team roster must be verified by Department staff before a team can officially form.Teams that do not meet the minimum requirement will not be permitted to use City facilities for practices and games.

Any team that meets the required Resident percentages as noted above when the team isformed, but drops below the minimum percentage during the season due to no fault of their own (i.e. a Resident quits the team, gets injured, relocates, etc.) shall be allowed toexist and continue playing through the remainder of the season.

Any abuse of these guidelines or the intent of these guidelines may result in punitiveaction, up to and including immediate dissolution of a team.

12. FACILITY USE - RESTRICTIONS

Each Association is organized to provide league play for youth, including player evaluations, pre-season player and coach clinics, league practices, scrimmages, games, and post-season tournaments. All field use shall be coordinated with the Department using whatever methods are agreed to by the parties to insure proper preparation and care of the facilities. Hosting of camps and tournaments involving participants from outside the association's own program along with participants in the Association's own program is allowed but requires coordination with and written consent of the Department. Field rental fees and staff fees may be applicable. Associations must seek approval from the City to host outside camps and tournaments at the parks at least ninety (90) days prior to the proposed event. Staffing fees for these kinds of events may apply. The Association isspecifically not permitted to sublet facilities to any individual or organization. The Association's Facility Use Agreement is for the Association's own use.

Associations may not schedule or host any activities at Wills Park on July 4th and 5th dueto the City's annual July 4th celebration and fireworks, and day-after park clean-up.

Associations may request special permission from the Department Director to schedule orhost any activities at Wills Park on July 4th and/or 5th. The decision shall be made by the Department Director in his sole discretion.

The City reserves the right to restrict facility use on other dates when there are special events hosted

by the City, the Department, or a non-City entity utilizing City facilities for a tournament, clinic, camp, etc. deemed appropriate and beneficial to the City. These dates, if applicable, will be included in the annual facility use agreement or will be communicated to the Association as soon as the dates are confirmed.

13. CAPITAL IMPROVEMENTS

The Department formally evaluates the condition of all park facilities and amenities twice per year. During these inspections, Department staff will determine whether or notfacilities and amenities are in need of removal, repair, and/or replacement. Maintenance needs are prioritized by the Department based on safety, vandalism, functionality, aesthetics, etc.

During the City budget process (mid-year and/or fiscal year), Department staff will prepare a list of capital improvement projects to be recommended for funding. The list ofprojects shall include cost estimates and justification and shall be presented to the Commission for review. The Commission shall prioritize the list of projects and may add or delete any projects recommended by staff. The Commission shall approve a capital improvements project budget request to be provided to the City Budget Review Committee and/or Mayor/Council for consideration during the budget process.

Association representatives are encouraged to identify capital improvement projects respective to the facility or facilities on which they operate. The list of projects should beprioritized by the Association Board and presented to the Commission liaison and the Department Director and/or his designee no later than early December prior to the start of the budget process. The Director determines whether or not to include recommended projects in the list that is given to the Commission. Financial partnerships (50/50) between the Associations and the Department are encouraged.

14. ANNUAL PRESENTATION

The President/Commissioner of the Association will be invited to the December meetingof the Commission in order to make a brief presentation on the activities of the Association during the past year and its plans for the following year. Each Association representative will be asked to submit a written report electronically to the City at least one week prior to the meeting. Presentation at the meeting and submission of a written report are both mandatory annual requirements.

15. CHANGES TO PROGRAM CONTENT, STRUCTURE, PHILOSOPHY, ETC.

Each Association shall communicate to the Commission liaison(s) and employee liaison(s) any and all substantial changes in their program. For this purpose, a **substantial change** shall be defined as any change in the philosophy, mission, and organization of the Association which would impact the delivery of expected service toany and all program participants, current and future.

This includes but is not limited to the following:

A. Addition/elimination of any age or skill level

B. Addition/elimination of any component of overall program content(i.e. cheerleading, flag football, fast pitch softball, out-of-park All Stars, Sunday select, summer or winter league play, etc.)

C. Association by-laws

D. Board structure and composition

E. Schedule of fees for participants

F. Anything that would be in direct conflict with existing City/Department policies

Association shall notify liaisons as soon as the idea for a substantial change is included on an Association meeting agenda. Upon notification by the Association, the Commission and/or employee liaison shall communicate the information to theDepartment Director or his/her designee. Before any action shall be taken by the

Association to implement the substantial change, the Association shall prepare a writtenproposal outlining the planned change to include justification for the change; benefits ofthe change to the Association, citizens of Alpharetta, and the City; communication plan to inform the general public; timeline for implementation; financial impact to program participants (if any); legal requirements (if any); etc. It shall be at the sole discretion of the Department to determine if an in-depth written proposal shall be required. This will be determined on a case-by-case basis, depending on the nature of the proposed change.

The Department shall determine the level of approval needed for the Association toimplement the substantial change. The approval levels are noted as follows:

A. Association Board and members only

B. Department Director or his/her designee

C. Recreation Commission Sub-Committees

D. Alpharetta Recreation Commission

E. Alpharetta Mayor and City Council

16. SPONSORSHIPS/ADVERTISING

Associations are not permitted to display permanent advertising signage of any kind onfences, dugouts, concession buildings, grounds, roadways, etc.

Associations are allowed to seek sponsors to help offset expenses associated with administering their programs and to create a revenue stream for Associations to assist theCity in funding capital projects benefitting the parks and facilities they use. Associations are not permitted to obtain sponsorships, including direct financial aid and/or in-kind donations, from any religious organization, individuals, and businesses that compete withcontractual obligations of the City. Sponsors must be in good taste and appropriate for City park environment (i.e., alcohol and/or tobacco-related products/businesses are not allowed to advertise in City parks).

Associations must request in writing to the Department Director permission to display sponsor banners in the parks. With approval of the Department Director, sponsor bannersmay be displayed on fences only during games. All banners must be taken down immediately at the conclusion of the last game of the day.

Associations are encouraged to support the City's Scoreboard Sponsor Program as a fundraising opportunity for Associations. Associations are assigned certain scoreboardsand may sell advertising on these scoreboards per the terms of the City's Scoreboard Sponsor Program. Contact Department Director or his/her designee for information on the City's Scoreboard Sponsor Program.

REQUIREMENTS OF ASSOCIATIONS

1. FACILITY USE AGREEMENT

Any Association operating on City property must sign a Facility Use Agreement with theCity. The agreement is issued prior to the start of the calendar year and specifically identifies the facilities to be used by the Association and the terms of that use.

Adherence to all policies and procedures in this manual is considered part of the Facility Use Agreement. The City retains the right to change these guidelines and policies at anytime, without advance notice, as it deems appropriate. Any changes will be communicated to the Association within five (5) business days after the change has beenmade and approved.

In accordance with O.C.G.A. § 36-60-13, this agreement may be renewed for one (1) successive one (1) year term if, prior to the expiration of the then existing term, the parties execute a written agreement to renew same for a one (1) year term. For any suchsubsequent terms, facilities, dates, times, fees, and any modifications to the agreement will be determined by written agreement of the City and Association.

With respect to renewal of this agreement, any Association currently holding a Facility Use Agreement will receive priority, unless the City has reason to revoke the agreement.Facilities not in use will be distributed on a first come first served basis.

2. COACH CERTIFICATION AND TRAINING

Association must provide coach certification and/or training for all head and assistant coaches of each team. It is the responsibility of the Association to ensure that their volunteers complete all legally mandated training programs before being permitted to coach a team. Association must provide documentation of such training to the City uponrequest.

A comprehensive training program should include but not be limited to the informationlisted below:

- Sport Specific Training
- How to Organize Practices
- Communication with Parents
- Basic First Aid and CPR/AED
- Concussion Awareness Training
- Mandatory Child Abuse Reporting Requirement
- Severe Weather Policies and Procedures
- Heat and Hydration Guidelines
- Association Mission/Expectations
- Association Relationship with the City

3. SELECTION OF COACHES

Associations are responsible to select qualified coaches for their program. Each Association shall establish their own criteria to determine qualifications of coaches, suchas coaching experience, past playing experience, etc.

4. FEES AND CHARGES

Note: Each Association will adhere to fee policies set by the City, including fees that may not yet be currently established.

Registration Fees

All registration fees shall be fair and equitable to all participants. Associations shall communicate to participants what the registration fee covers, including the number of practices and games per season. Registration fees shall be derived from predicted coststo operate the program, to fund Association operations, and to fund park capital improvements (current and future) that mutually benefit the City and Association.

Registration fees shall include the total cost of operating the association's program to include but not limited to; cost of uniforms, player awards, umpires/officials, equipmentfor the league/teams, first aid supplies, marketing, web administration, general maintenance of facilities, etc.

Non-Resident Fees

All program participants who reside outside the city limits of Alpharetta will be assessed a non-resident fee. Association shall pay the City non-resident fees for each Association non-resident participant in their program. This fee shall be paid for each athletic season held each year (fall, winter, spring, and/or summer), and must be paid tothe City no later than three (3) months after the end of the last game of the season.

Association non-resident fees shall be calculated at 75% more than the residentregistration fee.

Note: the dollar amount of the Association non-resident fee shall not exceed the highestnon-resident fee charged to participants in youth athletic programs managed directly bythe Department. (Department's highest recreation league non-resident fee shall be the maximum for the Association's recreation league non-resident players. Department's highest travel/select league non-resident fee shall be the maximum for the Association's travel/select/division 1 league non-resident players.)

At least two (2) weeks before the advertisement/announcement of registration and non-resident fees for a particular season, the Association must submit a fee schedule to the Department. The Department will review the fee schedule, and will have final approvalof any and all non-resident fees.

The Association will be responsible for the determination of city residence during the registration period. Within one (1) week after receiving the Association's participation list with addresses, the Department will verify player residency and report information to the Association. The non-resident fee will be paid directly to the City of Alpharetta based on the Department's verification of player residency. The Association is responsible for remitting non-resident fees for all non-City participants, regardless of whether or not it was collected by the Association.

City of Alpharetta employees and their immediate family members, regardless of wherethey

reside, are considered Residents and may register during the Resident registration period. Non-resident fees are waived for these participants. Associations should contact the Department to verify employee status.

Scholarships

The Association should make available a reasonable number of scholarships for participants requiring assistance. The Association shall determine the eligibility criteria for scholarship recipients and shall determine whether or not to charge non-resident feesto scholarship recipients. Regardless, the Association is responsible to pay the City

non-resident fees for non-resident scholarship recipients to the City.

Admission Fees

Associations are not allowed to require an admission fee to any normal association play. Admission fees may be collected for tournament play or other special events, upon approval of the Department. The Association must submit a letter of request in order to have an admission fee request approved.

5. PROGRAM/FACILITY SCHEDULES

Associations are required to submit all master schedules to the Department ***prior*** to the beginning of use of any City facility. This includes tryout dates, practice schedules, opening ceremonies, game schedules, special events such as player clinics, travel team schedules, etc. These schedules should be submitted thirty (30) days prior to the beginning of any program. Facility use outside the scope of the Facility Use Agreementmust be requested through the Department and is not guaranteed.

6. SAFETY/ACCIDENT PREVENTION

Associations are responsible for operating their programs in a safe and effective manner.All fields, equipment and other facilities should be inspected before each use.

Associations should have an adequate number of adults present at each scheduled activity to supervise the participants from the outset to the close of the program. League officials are responsible for insuring that all programs are operated under safe weather conditions. Safety plans should be implemented in case hazardous situations should occur.

7. DISCRIMINATION

Associations must provide equal opportunity without regard to race, color, religion, sex, national origin, age, veteran’s status, and disability. Associations must comply with the Americans With Disabilities Act (ADA) of 1990 and provide reasonable accommodations to members of the public, if so requested, unless participation would create a risk to any participant.

8. MAINTENANCE/FACILITY UPKEEP

The Department will be responsible for all field and facility preparation for all practicesand games. This includes game day facility preparation, grass mowing, and lining of baseball and softball fields. Parks Services staff will prepare fields only once per day, usually in the morning. Staff is not available to prepare fields on Sundays. Staff is not responsible for lining of grass football fields.

Associations are responsible to report any and all facility maintenance issues to the Department as soon as they are noticed.

Associations are required to provide safe sports equipment for participants.

Associations are responsible for picking up litter around facilities and placing it in proper receptacles after the conclusion of a scheduled program. This includes playing areas, walkways, restrooms, press boxes, concession stands, dugouts, etc.

Associations should take proper steps to ensure that scheduled activities do not infringe on park neighbors or other park users. This includes reducing excessive noise, excessivetraffic, parking problems, etc.

9. WEATHER POLICIES

The Department will determine if fields are playable. Associations will be notified as early as possible if the fields are not playable. Associations are prohibited from field use if the field has been deemed "unplayable." In the event of inclement weather after the Department's normal business hours, the Association is responsible for determining field playability. Associations are expected to exercise good judgment in determining if a fieldis playable, keeping the safety of the players foremost.

Associations must adhere to the **City's Severe Weather Policy**. For the safety of all, the City of Alpharetta observes the following severe weather procedures for all outdoor programs: Any flash or sound (thunder) which indicates diminishing weather conditions will result in the immediate suspension of any outdoor activities for a safe waiting periodof **thirty (30) minutes**. All participants will be encouraged to seek shelter immediately.

Department staff and/or on-site supervisors will monitor conditions during this time. Subsequent flashes or sounds will result in an extended safe waiting period until it is determined by staff or on-site supervisor either that conditions are safe to resume scheduled outdoor activities, or that conditions have deteriorated to the point of cancelingthe outdoor activities.

Associations that do not have their own established **Hydration and Heat Guidelines** must adhere to the Hydration and Heat Related Guidelines observed by the Department. In summary, outdoor activities must be canceled if the WBGT (Wet Bulb Globe Temperature) is over 92 degrees. Additional guidelines also apply. A copy of the guidelines in their entirety will be provided to Associations.

Associations that do not have their own established **Cold Weather Policy** must adhere to the Cold Weather Policy observed by the Department. The policy is as follows: If the official Alpharetta, GA temperature according to www.weather.com is forecasted to be 30 degrees

or lower at the time of the scheduled practice or game, it is recommended that the scheduled event be cancelled. If the temperature reaches 25 degrees, it is mandatory the event be cancelled.

The Department may cancel and/or postpone all youth programs and activities whenever Fulton County Schools are closed for inclement weather. If Department cancels programs, Associations shall also cancel programs.

10. CONCESSIONS OPERATIONS

Associations must comply with Fulton County Health Department regulations for concessions operations. Associations are required to purchase their own supplies and equipment, such as microwave, popcorn machine, nacho machine, crock pot, etc.

Associations are required to comply with the terms and conditions of City contracts with food and/or beverage providers for concession operations. Failure to adhere to the terms of any City contracts with concessions providers may result in termination of the facilityuse agreement. Contact the Department Director or his/her designee for information on current contracts.

Each Association that utilizes the services of a contract vendor ("for-profit" business or individual) to provide concession operations is required to pay the City 15% of all gross receipts from concessions. Gross receipts will constitute any and all revenues collected from sales of concessions. This 15% must be paid directly to the City and held by the City for projects the Association requests (in escrow). Projects for future park improvements require Department Director and Recreation Commission approval. All capital improvements must be completed prior to the start of the following season unlessthe City agrees that it is in the best interest of the City to delay the completion of the capital improvement.

Each Association that utilizes volunteer board members and/or parents to operate the concession stand is not required to remit a percentage of revenue to the City.

Concession facilities must be cleaned after each use and at the end of the season.Necessary building maintenance and vandalism should be reported to the City.

11. RESTROOMS

It shall be the responsibility of Associations to ensure that restrooms are inspected aftereach program session. The City is responsible for the supply of paper products and general maintenance that may occur.

12. SECURING OF FACILITIES

An Association Board member, Coach or Club Approved Field Marshall should be responsible for securing facilities after each use, including all practices and games. This includes closing and locking of all buildings, the turning off of all lights and scoreboards, and ensuring all necessary gates are closed and secured. Association board members and coaches are asked to turn off lights and scoreboards immediately following the last practice

or game of the night, instead of waiting for the timer to take effect.

13. KEYS

Keys to all required facilities will be distributed to the Commissioner/President of the Association and may be distributed to the necessary individuals. A list of all individualswho have keys in their possession shall be submitted to the Department. The Associationis responsible for returning all issued keys at the conclusion of the program. Any unreturned keys are subject to a fine at the discretion of the City. Periodically, the Department will change the locks and/or combinations to buildings, gates, and electrical boxes. The Department will notify affected Association of any changes and will supply new keys/combinations as needed.

14. PUBLICITY

Associations must provide the Department with information at least two (2) weeks prior to publicizing the information to past and potential participants and on the Association website. The purpose of this is to ensure that guidelines for registration and fee structures (resident/non-resident) are followed by each Association. The Department will review information and notify Association within five (5) business days if any changes need to be made in order to comply with established guidelines.

The Department will provide links to Association websites on the City's website, www.alpharetta.ga.us. The Association must notify the City if the web address changes. Associations may request assistance from the City to help with marketing of registration. City may send news releases to local media outlets, email notifications to Department participants, include information in the City's e-newsletter and the Department's Facebook page. The City will not pay for Association advertising, flyers, mailings, etc.

15. PUBLIC USE OF FIELDS

The Facility Use Agreement applies only to organized league play for the duration of the agreement as specified on the agreement. Unless otherwise scheduled, the facilities are available to the public on a first come first serve basis or may be rented by the Department to outside groups for activities deemed appropriate and beneficial to the City.

The terms of any facility rental agreements between the Department and outside groupsare established and agreed upon solely by the City and the group renting the City's facilities. These agreements are independent of the lease agreements with the Associations. The City will not rent facilities to teams and programs that compete with the City's partner Associations. The City may host large tournaments through the Alpharetta Convention and Visitors Bureau.

16. ACCIDENT/INCIDENT REPORTS (attached)

The Association is responsible for filing an accident/incident report to the City which

documents the details of any accident, injury, or incident which occurs on City property. The report should detail what occurred, the time of the accident/incident, where it occurred, who was involved, and who witnessed the accident/incident and filed the report. A copy of the accident/incident report is included in this manual. The report shall be submitted to the Department within two (2) working days of the accident/incident.

Any and all accidents/incidents must be reported!

17. PARTICIPANT EVALUATIONS

All participants in Association programs must be given an opportunity to complete a participant evaluation at the conclusion of each athletic season in which he/she participated. The evaluation should include questions pertaining to the administration and organization of the program (i.e. ease of registration, quality of the coaches, programstructure, program content, etc.), and the condition and appearance of the Department facilities. The Association should ask participants for comments and suggestions to improve the program. A summary of participant evaluations should be prepared and distributed to the Association Board, the Department, and the Recreation Commission within two (2) months at the end of each season. Upon request, the Association must make completed participant evaluations available to the Department and/or Commission. The City reserves the right to conduct independent participant surveys.

18. GRIEVANCE PROCEDURE

All participants must have due process to address any grievances with the Association's Board at a scheduled meeting.

19. COMPLAINT PROCEDURE

Any written complaint regarding a coach, league official, umpire, etc., should be copiedto the Department Director.

20. BACKGROUND CHECK - VOLUNTEERS

All Association board members and any individual who wants to coach a youth team shall go through the City's criminal history background check once per calendar year. All potential volunteers must complete the Request for Criminal History form and provide a copy of valid photo identification. An Association representative shall be designated to collect the documentation and shall submit this to the designated Department staff, who will coordinate with Alpharetta Department of Public Safety.

The Recreation Services Manager confers with the Department Director on any problematic criminal history background checks. Any individual who does not meet City standards for criminal history background check will not be allowed to coach in the youth league and should not be assigned a team. Potential volunteers who refuse to provide information necessary to complete the criminal history background check shall not be allowed to

volunteer.

NOTE: Associations are responsible for collecting and submitting criminal history background check documentation (forms and photo ID) at least one (1) month prior to finalizing team coaching assignments. This will allow ample time for the criminal history background check to be completed. Association will be notified of any and all potential volunteers who do not successfully pass the City's criminal history background check. It is the Association's responsibility to inform volunteers of the outcome of their criminal history background checks. The City provides a process for any denied application to request an appeal of decision. This information is available upon request. The Department strongly encourages all Associations to submit background checks for potential assistant coaches.

21. BACKGROUND CHECK – OFFICIALS AND UMPIRES

Each Association who has a contractual agreement with an outside vendor to provide officiating services for the Association shall require, as part of the written agreement, that all officials/umpires who will be scheduled to officiate at Association activities complete a criminal history background check prior to officiating any games for the Association.

The criminal history background check should be performed once per calendar year. The Association shall require appropriate documentation of completion of background checks. Documentation must be maintained on file by the Association.

22. MANDATORY REPORTING LAW

Volunteers who work with children are required by law to report suspected child abuse.The mandatory reporting requirement is a provision in HB 1176, the criminal justice reform bill signed by Governor Nathan Deal on May 2, 2012. Specifically, HB 1176 changed the definition of "child service organization personnel" to include volunteers. The law defines "child service organization personnel" as follows: "Child service organization personnel" means persons employed by or volunteering at a business or an

organization, whether public, private, for profit, not for profit, or voluntary, that provides care, treatment, education, training, supervision, coaching, counseling, recreational programs, or shelter to children."

It will be the responsibility of each Association to ensure that all volunteers and contracted vendors are notified of the law. All Association volunteers must complete atraining program before being allowed to serve as a volunteer for the Association. TheCity will provide access to online training for volunteers as available.

23. CONCUSSION AWARENESS POLICIES AND PROCEDURES

HB 48 by the Georgia Legislature requires agencies to educate youth athletes and their parents on the dangers of concussions in youth athletic activities. The Georgia Department of Public Health is referring everyone to the "Heads Up – Concussion in Youth Sports"

program offered by the CDC. The following is a link to the program:

http://www.cdc.gov/concussion/HeadsUp/online_training.html.

It is the policy of the Department to educate coaches, referees, employees, instructors ofat-risk activities, trainers, parents, and participants of the signs, symptoms and behaviors consistent with sports- and activity-induced concussions. Further, the Department requires that any participant, under the age of 18, suspected of a concussion or head injury must be removed from the activity and it is recommended that the participant be examined by a licensed health care provider. If a participant is deemed by a licensed health care provider to have sustained a concussion, Department personnel or other designated personnel (coaches, referees, instructors of at-risk activities, trainers, and parents) shall not permit the participant to return to play until he or she receives documented clearance from a licensed health care provider for a full or graduated returnto play.

A full copy of the Department's policies and procedures is available upon request.

Associations are responsible for adherence to all City and park ordinances.

1. **HOURS OF OPERATION**

   City facilities open at 8:00am and close at 11:00pm. Associations are not allowed to conduct a program prior to 8:00am and after 11:00pm, unless prior written approval hasbeen given by the Department.

2. **USE OF PARKS FOR GOLF PRACTICE**

   Parks may not be used for golf practice, except for disc golf which ispermitted at the disc golf course at Wills Park.

3. **MOTOR VEHICLES IN PARKS**

   Motorized vehicle operation is restricted to prescribed paths, marked roadways, driveways, and parking lots. This also applies to parking in areas other than designatedparking spaces. Unauthorized vehicles are not allowed in "plaza" areas of ball fields without permission from the Department.

4. **LITTER CONTROL**

   It is unlawful to litter. Each Association is responsible for ensuring that all fields, parking lots, restrooms, dugouts, bleachers, concession areas, etc. are kept clean and litter free daily. Clean up fees may be assessed to Associations not adhering to this policy. All litter should be picked up and placed in the proper containers.

5. **ALCOHOL BEVERAGES**

   Per City ordinance, the selling or consumption of alcoholic beverages on park property is strictly prohibited.

6. **TOBACCO USE**

   Per City ordinance, the use of all tobacco products on park property is strictlyprohibited.

7. **ANIMALS IN PARKS**

   Other than service animals, it is against park regulations for any individual who possesses or oversees a domestic animal, restrained or unrestrained, to bring the animal onto any athletic field. It is the owner's responsibility to remove any animal excrement deposited by their animal on park property and dispose of it in a sanitary manner. For thesafety of all, pet owners are required by law to obey Fulton County leash laws while visiting city of Alpharetta Park facilities.

8. **NOISES AND SOUNDS PROHIBITED**

   It is unlawful for any person to make, continue or cause to be made any loud, unnecessary, or unusual noises that annoy, disturb, injure, or endanger the safety orcomfort of others in the area.

9. **CLOSING OF BALLFIELDS**

   The Department may close to the Association and/or public any ballfield or facility for maintenance purposes. Such facilities will be posted, and it is unlawful for any person to enter a closed facility.

ALPHARETTA RECREATION, PARKS & CULTURAL SERVICES
YOUTH ATHLETIC ASSOCIATION
PARK & FACILITY REGULATIONS

1. Associations conducting youth activities on City facilities must have at least one (1) adult present for every fifteen (15) youth participating in an activity to supervise all scheduled activities from the outset to the conclusion of the activity.

2. Participants, Spectators, Parents, Coaches, or Officials of an organization must display appropriate conduct while operating activities on City facilities and must adhere to the Department's Code of Conduct. A copy of this document is available upon request. Association is responsible to provide this information to the appropriate parties. Continuous failure to do so could result in the termination of this agreement.

3. The Association shall be responsible for any damage incurred to the facilities while in use by the Association. Persistent damage to City facilities while in use by the Association could result in agreement revocation.

4. The Association is responsible for policing the area around athletic fields, plaza areas, parking lots, rest rooms, concession stand, dugouts, and walkways. This must be completed upon the conclusion of each activity.

5. Association representatives are responsible to report any/all suspicious activity occurringon City property to the Department and/or to the City's Department of Public Safety.

6. The Department will supply locks for all required facilities and structures. Keys and/or combinations will be distributed as per Department policy.

7. The City shall be responsible for mowing the grass, moving bleachers, generalmaintenance, etc., unless otherwise specified in the agreement.

8. A designated Association member must make sure the facilities are secure and all lights turned off before departing the area.

9. The Department reserves the right to cancel any scheduled activities when it is believedthat such use as during bad weather would damage facilities or put participants at risk.

10. Bicycles, roller blades, skateboards are prohibited on walkways or other designated areas.

11. No game shall begin after 10:00pm; every effort should be made to conclude by 11:00pm.

12. Questions, recommendations, complaints, etc. regarding park facilities and operations should be directed to the Department: 678-297-6152, athleticprograms@alpharetta.ga.us.

ALPHARETTA RECREATION, PARKS & CULTURAL SERVICES
YOUTH ATHLETIC ASSOCIATION
DEPARTMENT PERSONNEL AND CONTACT INFORMATION

Director		
Morgan Rodgers	678-297-6103	mrodgers@alpharetta.ga.us
Administrative Office Coordinator		
Sarah Bausano	678-297-6104	sbausano@alpharetta.ga.us
Projects Manager		
Kurt Kirby	770-740-1034	kkirby@alpharetta.ga.us
Wills Park Manager		
Park Facilities, Equestrian Center		
Matt Casey	678-297-6122	mcasey@alpharetta.ga.us
Parks Services Manager		
Park Supervisors,Greenway		
Eric Milley	678-297-6106	emilley@alpharetta.ga.us
Park Staff		
Joy Cornista (Wills Park)	678-297-6125	jcornista@alpharetta.ga.us
Chris Anderson, CPSI (North Park)	770-751-7840	canderson@alpharetta.ga.us
Nate Hand, CPSI (Webb Bridge)	770-751-7841	nhand@alpharetta.ga.us
Administrative Assistant II - *Parks*		
Ruby Flynn	678-297-6123	rflynn@alpharetta.ga.us
Community Services Manager		
Amanda Musilli	404-314-1245	amusilli@alpharetta.ga.us
City Communication and Engagement Manager		
Deanna McKay		dmckay@alpharetta.ga.us
Cultural Arts Services Manager		
Kim Zane	678-297-6078	kmanning@alpharetta.ga.us
Alpharetta Arts Center	678-297-6135	arts@alpharetta.ga.us
Recreation Services Manager		
Christine Young	678-297-6154	cyoung@alpharetta.ga.us
Recreation Centers/Program Areas		
General Information	678-297-6100	recreation@alpharetta.ga.us
Athletics Supervisor	678-297-6163	athleticprograms@alpharetta.ga.us
Alpharetta Community Center (Wills Park)	678-297-6100	accprograms@alpharetta.ga.us
Alpharetta Adult Activity Center (North Park)	678-297-6140	activeadults@alpharetta.ga.us
Wills Park Recreation Center (Wills Park)	678-297-6130	wprcprograms@alpharetta.ga.us
Wills Park Pool, Aquatics and Wellness	678-297-6153	aquatics@alpharetta.ga.us

ALPHARETTA RECREATION, PARKS & CULTURAL SERVICES
YOUTH ATHLETIC ASSOCIATION
ACCIDENT / INCIDENT REPORT FORM

Date of accident/incident_____ **Time of accident/incident** _____

Facility where accident/incident occurred _____

Specific location of accident/incident within the facility _____

Number of persons involved_____ **Police notified Y N EMS notified Y N**

Information on persons involved in the accident/incident:

NAME (please print)	PHONE	UNDER AGE 18
	Day: **Evening:**	
	Day: **Evening:**	
	Day: **Evening:**	

Information on witnesses to the accident/incident

NAME (print)	SIGNATURE	PHONE
		Day: **Evening:**
		Day: **Evening:**
		Day: **Evening:**
		Day: **Evening:**

ACCIDENT/INCIDENT SUMMARY: _____

_____

_____

_____

_____

If applicable, who offered treatment options: _____

Did the injured party waive treatment Y N

****Photos of accident/incident site taken Y N**

Person completing form _____ _____ _____

(Print name) Signature Date

Person completing form _____ _____

Day phone Evening phone

Take photographs of the accident/incident site as soon as practical but within 24 hours of the accident/incident Fax or email completed form to **Safety/Risk Administrator at 678-297-6292 or osutton@alpharetta.ga.us; and City at 678-297-6154 or recreation@alpharetta.ga.us.

ALPHARETTA RECREATION, PARKS & CULTURAL SERVICES
YOUTH ATHLETIC ASSOCIATION CHECKLIST

REQUIRED ANNUALLY AND/OR BEFORE SEASON BEGINS EACH YEAR

DESCRIPTION	DUE*	DONE
Proof of Non-profit status submitted to ARPCS	On file each year	
Current Association by-laws to ARPCS	On file each year	
Copy of Certificate of Insurance naming ARPCS as a certificate holder	On file each year	
Open election of Board of Directors	On file each year	
Annual membership meeting	Annually	
Coach Background Check Consent Forms	Annually	
Signed Facility Use Agreement	Annually	
Financial Statements – to include the following:	Annually	
1. Summary of operating budget, income, and expenses		
2. Summary of capital expenditures		
3. Registration fees charged to participants		
4. Federal and State tax returns		
5. Profit and Loss statement		
Slate of nominated officers and home address to ARPCS	30 days before elections	
List of elected officers to ARPCS	One month after elections	
Rosters to ARPCS	End of registration period	
Master Schedule to ARPCS (tryouts, practices, games)	1 month before season	

REQUIRED AFTER THE SEASON ENDS

DESCRIPTION	DUE*	DONE
Participant Evaluation Summary to ARPCS	2 months after each season	
Payment of Non-Resident Fees to City	3 months after each season	
List of Certified Coaches to ARPCS	Provide upon request	

REQUIRED SEASONALLY/AS NEEDED

DESCRIPTION	DUE*	DONE
List of key holders to ARPCS	Update as necessary	
Accident/Incident Reports	As necessary	
Copy of Coach Complaint to ARPCS	As necessary	
Information for ARPCS promotions	TBD by ARPCS	

**Due Dates for each Association will be discussed and agreed upon with each Association Commissioner/President during the contract review process. Some Due Dates will vary per Association, based on Association fiscal year.*

Note: ARPCS = Alpharetta Recreation, Parks and Cultural Services

ALPHARETTA RECREATION, PARKS & CULTURAL SERVICES
YOUTH ATHLETIC ASSOCIATION CHECKLIST

This agreement, made this 27 th day of January, 2025, is entered into by and between the **City of Alpharetta**, a municipal corporation of the State of Georgia, located at **2 Park Plaza, Alpharetta, Georgia, 30009** ("City"), and the **Alpharetta Ambush Soccer Club, Inc**., a domestic non-profit corporation located at **10945 State Bridge Road, Suite 401-313, Alpharetta, GA 30022**, ("Association"). The City and the Association are sometimes referred to in this agreement collectively as the "Parties".

WITNESSETH:

In consideration of the mutual agreements contained in this document, the City and Association agree as follows:

1. The Association agrees to provide a youth sports program (organized league play) as a service for the City in accordance with all policies and procedures for youth sports associations operating on city property previously set forth, (including the Youth Athletic Association Facility Use Agreement and Organizational Requirements) and attached in this agreement.

2. This Facility Use Agreement shall begin on the Effective Date and terminate on December 31, 2025. Thereafter, in accordance with O.C.G.A. § 36-60-13, this agreement may be renewed for one (1) successive one (1) year term if, prior to the expiration of the then existing term, the Parties execute a written agreement to renew same for a one (1) year term. For any such subsequent terms, facilities, dates, times, fees, and any modifications to the agreement will be determined by written agreement of the City and Association.

3. The City agrees to authorize the Association the use of fields and facilities as listed below at Webb Bridge Park and Innovation Sports Complex. This agreement includes use of all support structures (dugouts, lights, press-boxes, concession stands, storage facilities, bleachers, batting cages, fencing, etc.) for approved league play unless otherwise specified. See Exhibit A for detailed information on days and times of approved use of fields and facilities.

4. The Association agrees the facilities will be used in a safe manner, and in compliance with all applicable federal and state laws and City ordinances, rules, and regulations.

5. Association shall not cause or permit damage or injury to the facilities. No alteration, addition, or improvement to the facilities shall be made by the Association without prior written consent from the City. Such alterations, additions, or improvements shall become and remain City property.

6. Failure of the City to insist upon strict performance of any term or condition of this agreement shall not be a waiver of any right or remedy the City may have and shall not be a waiver of any subsequent breach of terms or conditions.

7. The City may enter the facilities at any time during the period of this agreement for inspection or supervision as deemed necessary.

8. It is agreed and understood that the Association shall indemnify and hold the City, its agents, and employees harmless from any and all liability, costs, legal fees, expenses, damage or injury to participants or property, and any claim or causes of action arising out of the performance of this agreement or negligence.

9. This agreement may be modified only by a written agreement between the City and the Association.

10. It is the understanding of the City and the Association that nothing contained in this agreement shall be interpreted to assign to the Association any status under this agreement other than that of an independent Association.

11. Nothing within this agreement shall be construed as a waiver of governmental immunity by the City, its officers, or employees.

12. For the purpose of this agreement, any notices required to be sent to the Parties shall be mailed to the following respective addresses:

ALPHARETTA RECREATION, PARKS & CULTURAL SERVICES
YOUTH ATHLETIC ASSOCIATION CHECKLIST

ASSOCIATION NAME:	Alpharetta Ambush Soccer Club, Inc.
ADDRESS:	10945 State Bridge Road, Suite 401-313
CITY/STATE/ZIP:	Alpharetta, GA 30022
PHONE:	678-353-4027
WEBSITE:	www.alpharettaambush.org
EMAIL:	ambushsc@info.com

CITY:	Alpharetta Recreation, Parks & Cultural Services Attn: Tyler Spinnenweber 2 Park Plaza Alpharetta, GA 30009 678.297.6163 tspinnenweber@alpharetta.ga.us

13. It is agreed between the City and the Association that this agreement shall be executed in an original and one copy, which may be used for any purpose for which the original may be used.
14. The City has designated the Recreation Manager for the City as its contact person, coordinator, and liaison person with the Association in the execution of the terms of this agreement.
15. The Association shall not have the right to assign the interest it holds in this agreement.
16. The facilities shall not be used for any purpose other than those designated within this agreement, without the written consent of the City.
17. The Association may not deny participation in any park or program based on race, color, national origin, religion, sex, age, or disability.
18. The Association members agree to abide by all City policies and procedures as attached in this agreement.
19. The Association will adhere to fee policies set by the City, including fees that may not yet be currently established.
20. This Agreement shall not be assigned or subcontracted in whole or in part without the prior written consent of ARPCS. This Agreement shall be construed under and governed by the laws of the State of Georgia. This Agreement is the complete understanding of the Parties in respect of the subject matter of this Agreement and supersedes all prior agreements relating to the same subject matter. The Parties may modify this Agreement only by written instrument signed by each of the Parties hereto. Failure by either party to enforce a provision of this Agreement shall not constitute a waiver of that or any other provision of the Agreement. The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement.
21. The Association acknowledges and agrees that by virtue of the fact that the fields and other facilities made available to the Association under this Facility Use Agreement were funded by the taxpayers of the City and are owned by the City, and further due to the fact that the recreation fees generated from the availability of such fields, the Association is subject to the Open Records and Open Meeting

laws of the state of Georgia. The Association agrees to comply with those laws. To the extent that the Association is uncertain or needs assistance as to proper compliance with such laws, the City shall provide such assistance and guidance. The Association further agrees that all books and records of the Association shall be made available to the City of Alpharetta as and when requested for review or audit.

22. City shall have the right to terminate this Agreement upon failure of Association to perform its obligations to the satisfaction of City. Prior to exercising this right of termination, City shall provide Association with a written notice specifying Association's failure to perform and providing Association with a reasonable opportunity to cure its performance. In the event that Association fails to cure its performance, or in the event of subsequent failure to perform, City shall have the right to immediately terminate the Agreement by providing written notice of termination to Association.

    Association shall have the right to terminate this Agreement upon failure of City to perform its obligations to the satisfaction of Association. Prior to exercising this right of termination, Association shall provide City with a written notice specifying City's failure to perform and providing City with a reasonable opportunity to cure its performance. In the event that City fails to cure its performance, or in the event of subsequent failure to perform, Association shall have the right to immediately terminate the Agreement by providing written notice of termination to City.

    Either party may terminate this Agreement at any time without cause upon ninety (90) days written notice to the other party.

(remainder of page intentionally left blank)

(signatures to follow)

ALPHARETTA RECREATION, PARKS & CULTURAL SERVICES
YOUTH ATHLETIC ASSOCIATION CHECKLIST

I hereby acknowledge and understand that the Association of which I am authorized to represent will abide by and comply with the terms and conditions as set forth in this Facility Use Agreement as well as all of the policies, procedures, guidelines, and rules contained within the City's Youth Athletic Association Handbook. I understand that failure of the Association or any of its members to comply may result in termination of this Agreement with the City.

ALPHARETTA AMBUSH SOCCER CLUB, INC.

By: _____

Doug Yearwood, President

WITNESS:

By: _____

Kim Konopka, Director of Administrative Services

CITY OF ALPHARETTA, GEORGIA

By: _____

Jim Gilvin, Mayor

APPROVED AS TO CONTENT:

By: _____

Chris Lagerbloom, City Administrator

APPROVED AS TO FORM:

By: _____

Jennifer McCall, City Attorney

EXHIBIT A – 2025 Facility Use Agreement Annual Association Schedule for Alpharetta Ambush Soccer Association

MOU WITH CITY OF JOHNS CREEK

The City of Alpharetta Mayor and Council Members approved a resolution to enter into memorandum of understandings (MOU's) with the City of Johns Creek. The "Parks without Borders" MOU provides for a mutual waiving of non-resident fees for residents of each city who participate in the partner city's recreational soccer program. The MOU also allows residents of each partner city to register for the other city's recreational soccer program during the second week of registration instead of during the third week of registration. This MOU shall be in effect for the 2025 seasons and shall be renewed automatically with registration through the 2026 seasons unless either City delivers written notice of non-renewal to the other City at least ninety (90) days prior to the expiration of the term or any renewal term.

FIELD SPACE ALLOCATION FOR 2025

Field space at Webb Bridge Park and Innovation Sports Complex will be allocated by the city to the Association based on demonstrated need by the Association. Association shall use field space solely for the purpose of providing organized Association activities including but not limited to team practices, games, end of season tournaments, player clinics, coach clinics, referee clinics, camps, and tournaments organized solely by Association officials. The City reserves the right to use unscheduled field space for other activities, tournaments, camps, rentals, etc.

SPRING SEASON – January 1, 2025 – May 18, 2025:

- Monday-Friday from 4pm to 11pm
- Monday-Friday before 4pm may be available upon request.
- Saturday and Sunday from 8am to 11pm
- North Park Field 1 or 2 dependent upon availability.
- EXCEPTION to spring season field usage is as follows:
    - Additional tournaments and events may be added after the execution of this use agreement.

SUMMER SEASON – May 19, 2025 – July 27, 2025:

- Monday-Friday from 4pm to 11pm
- Monday-Friday before 4pm may be available upon request.
- Saturday and Sunday from 8am to 11pm
- North Park Field 1 or 2 dependent upon availability.
- EXCEPTION to summer season field usage is as follows:
    - Additional tournaments and events may be added after the execution of this use agreement.

ALPHARETTA RECREATION, PARKS & CULTURAL SERVICES
YOUTH ATHLETIC ASSOCIATION FACILITY USE AGREEMENT
EXHIBIT A

FALL SEASON – July 28, 2025 – December 7, 2025:

- Monday-Friday from 4pm to 11pm
- Monday-Friday before 4pm may be available upon request.
- Saturday and Sunday from 8am to 11pm
- North Park Field 1 or 2 dependent upon availability.
- EXCEPTION to fall season field usage is as follows:
  - Additional tournaments and events may be added after the execution of this use agreement.

Invoicing Schedule

The Association shall be responsible for submitting rosters to designated City staff in a timely manner for residency invoicing:

Youth Athletics SEASONAL INVOICING				
SEASON	ASSOCIATION	SEASON DATES	ROSTER VERIFICATION	INVOICE SUBMISSION
Fall	AYBA, AYSA, AMBUSH, NAFL, Phoenix Rugby	Sept.-Nov.	Early November	Mid-December
Winter				
Spring	AYBA, AYSA, Ambush Travel, Phoenix Rugby	Mar.-May	Early April	Mid-May
Summer	AYBA, AYSA	June-July	Mid-July	Mid-August

This fee shall be paid for each athletic season held each year (fall, winter, spring, and/or summer), and must be paid to the City no later than three (3) months after the end of the last game of the season.

TRAVEL/SELECT/ELITE TEAMS: Each team roster must be verified by Department staff before a team can officially form. Teams that do not meet the minimum requirement will not be permitted to use City facilities for practices and games.

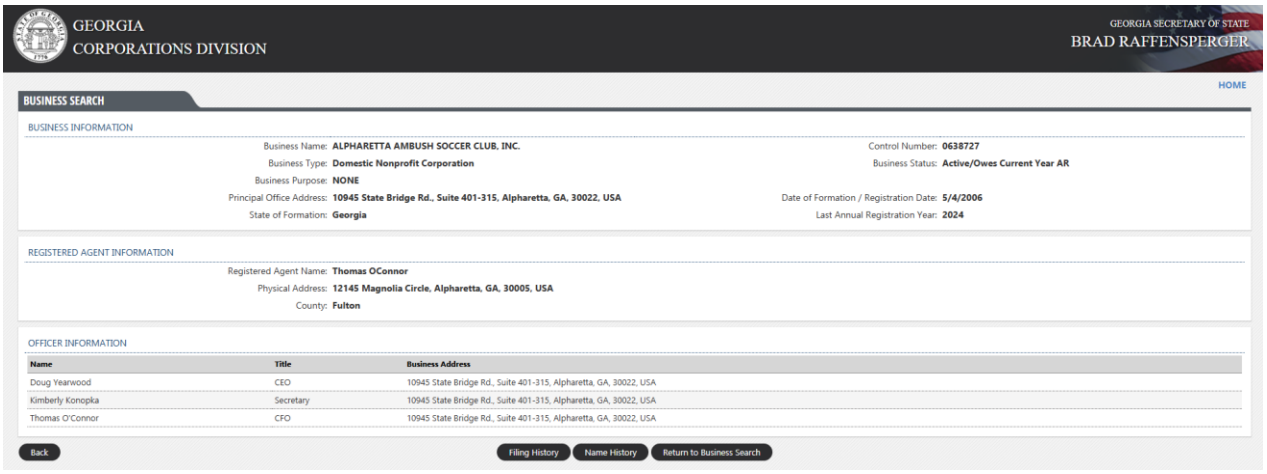
To check residency: https://alphagis.alpharetta.ga.us/AlphaGIS/

2025 AMBUSH Contact

Name/Title: Doug Yearwood, President

Email: dyearwood2@comcast.net

Phone: 678-353-4027



GEORGIA
CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

HOME

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	**ALPHARETTA AMBUSH SOCCER CLUB, INC.**	Control Number:	**0638727**
Business Type:	**Domestic Nonprofit Corporation**	Business Status:	**Active/Owes Current Year AR**
Business Purpose:	**NONE**		
Principal Office Address:	**10945 State Bridge Rd., Suite 401-315, Alpharetta, GA, 30022, USA**	Date of Formation / Registration Date:	**5/4/2006**
State of Formation:	**Georgia**	Last Annual Registration Year:	**2024**

REGISTERED AGENT INFORMATION

Registered Agent Name:	**Thomas OConnor**
Physical Address:	**12145 Magnolia Circle, Alpharetta, GA, 30005, USA**
County:	**Fulton**

OFFICER INFORMATION

Name	Title	Business Address
Doug Yearwood	CEO	10945 State Bridge Rd., Suite 401-315, Alpharetta, GA, 30022, USA
Kimberly Konopka	Secretary	10945 State Bridge Rd., Suite 401-315, Alpharetta, GA, 30022, USA
Thomas O'Connor	CFO	10945 State Bridge Rd., Suite 401-315, Alpharetta, GA, 30022, USA

Back | Filing History | Name History | Return to Business Search

CITY COUNCIL STAFF REPORT

Department: Community Development
Submitted By: Kathi Cook
Prepared By: Michael Woodman
Meeting Date: April 28, 2025

AGENDA ITEM: V-25-06 DRB GROUP/CHARLOTTE DRIVE – WAITING PERIOD VARIANCE

The applicant, DRB Group of Georgia, is requesting a variance to reduce the waiting period for Council consideration of a zoning decision on the same property from twelve (12) months to six (6) months. The applicant is requesting a change to conditions of zoning related to a rezoning to allow for the construction of a 42-lot 'For-Sale' single-family detached subdivision on 36.78 acres. The subject property is located at 12265 Charlotte Drive near the northeast corner of Charlotte Drive and Rucker Road.

STAFF RECOMMENDATION:

Approve V-25-06 DRB GROUP/Charlotte Drive – Waiting Period Variance.

ITEM DESCRIPTION:

The submitted request, if approved, will allow for a reduction of the waiting period for Council consideration from twelve (12) months to six (6) months. Unified Development Code (UDC) Subsection 4.2.1(C) requires a twelve (12) month waiting period for Council consideration of a zoning change affecting the same property. The same subsection states that Council may approve a reduction in the waiting period to no less than six (6) months. The subject property is located at 12265 Charlotte Drive near the northeast corner of Charlotte Drive and Rucker Road.

CONCURRENCES

Staff has reviewed the applicant's proposal and believes the variance request is within the allowable reduction that can be approved by City Council.

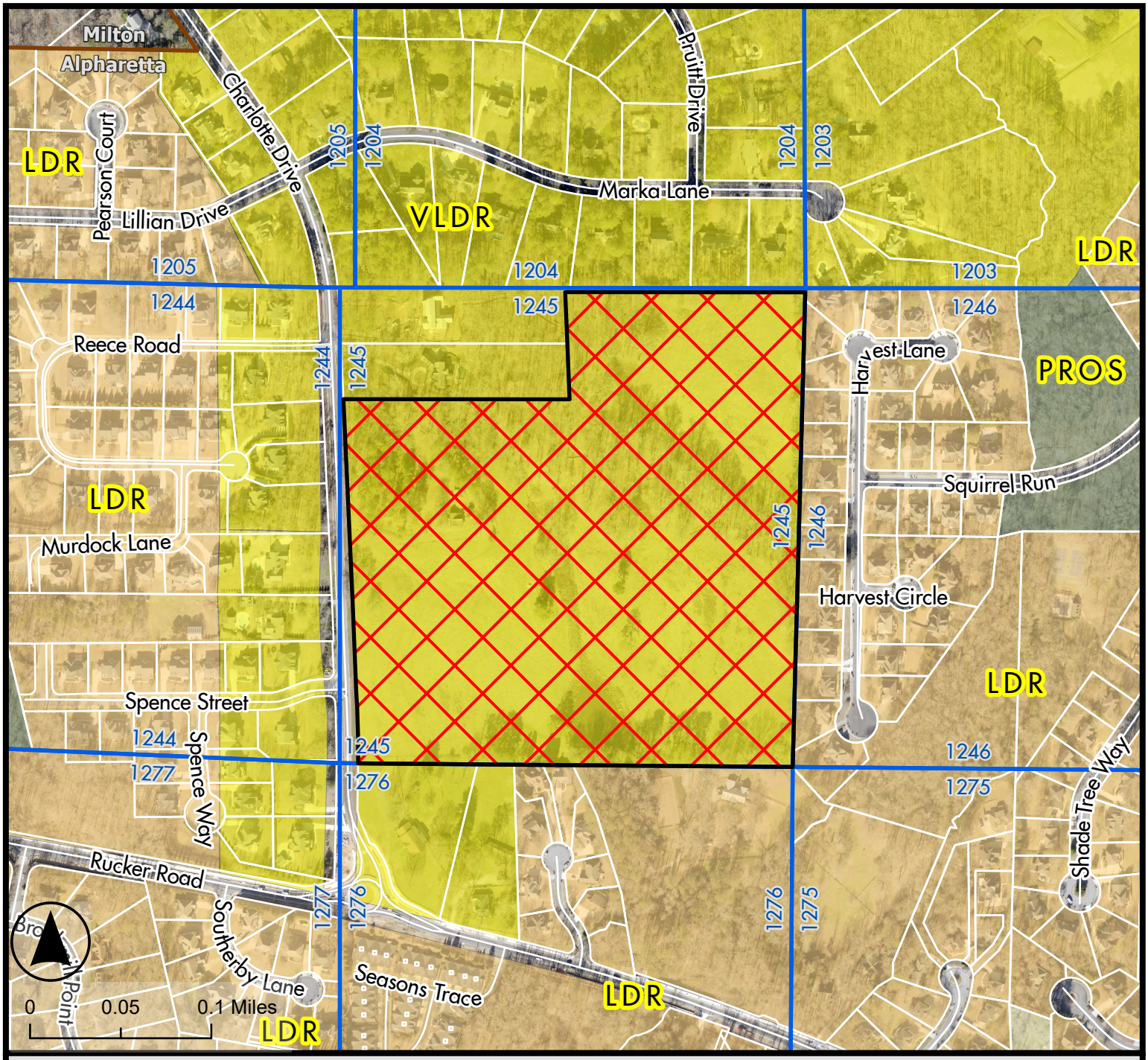
CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

ATTACHMENTS:

- Map Series
- CZIM
- Citizen Part B
- Application

V-25-06



Future Land Use Map

DRB Group Waiting Period

V-25-06

D/LL: 2/2/1245

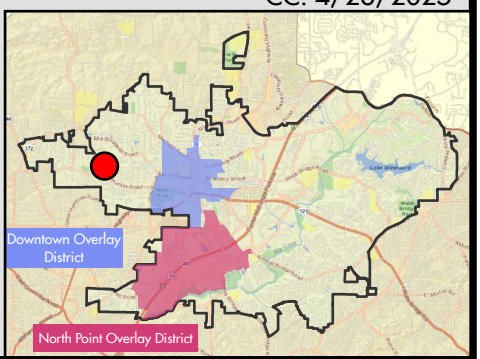
CC: 4/28/2025

Legend

- PH-25-08
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Future Land Use 2040

- Low Density Residential
- Parks, Recreation, Open Space
- Residential Estate
- Very Low Density Residential

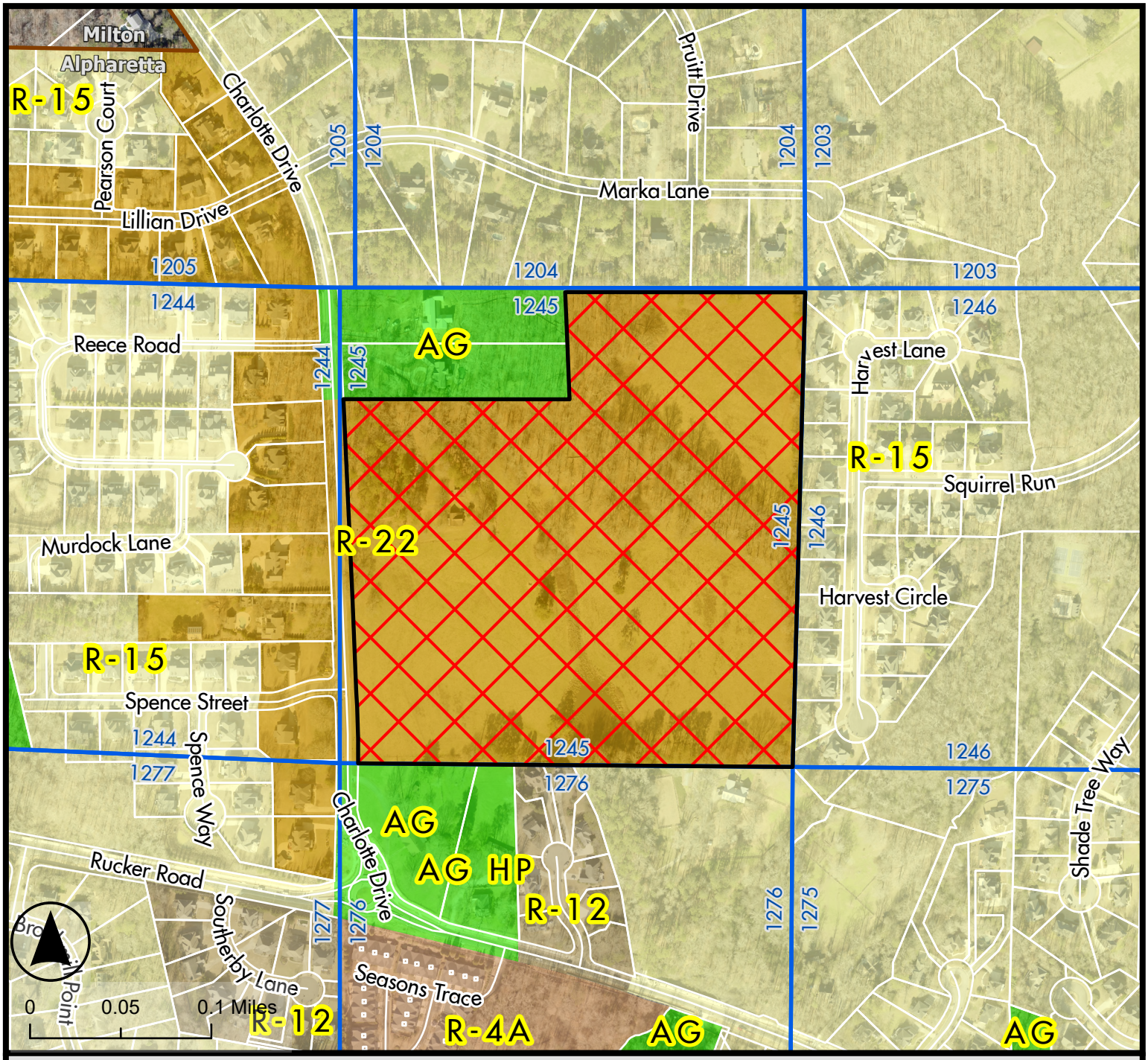


THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS

V-25-06



Zoning Map

DRB Group Waiting Period

V-25-06

D/LL: 2/2/1245

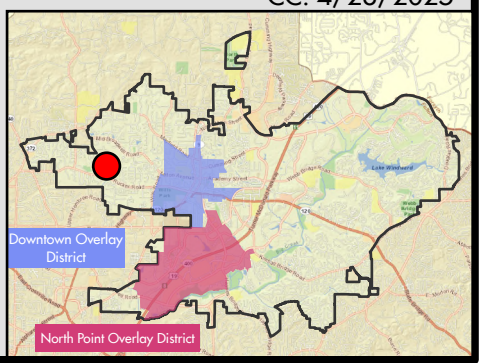
CC: 4/28/2025

Legend

- PH-25-08
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Zoning District

- AG Agriculture
- R-12 Single Family Detached Residential
- R-15 Single Family Detached Residential
- R-22 Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)



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Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

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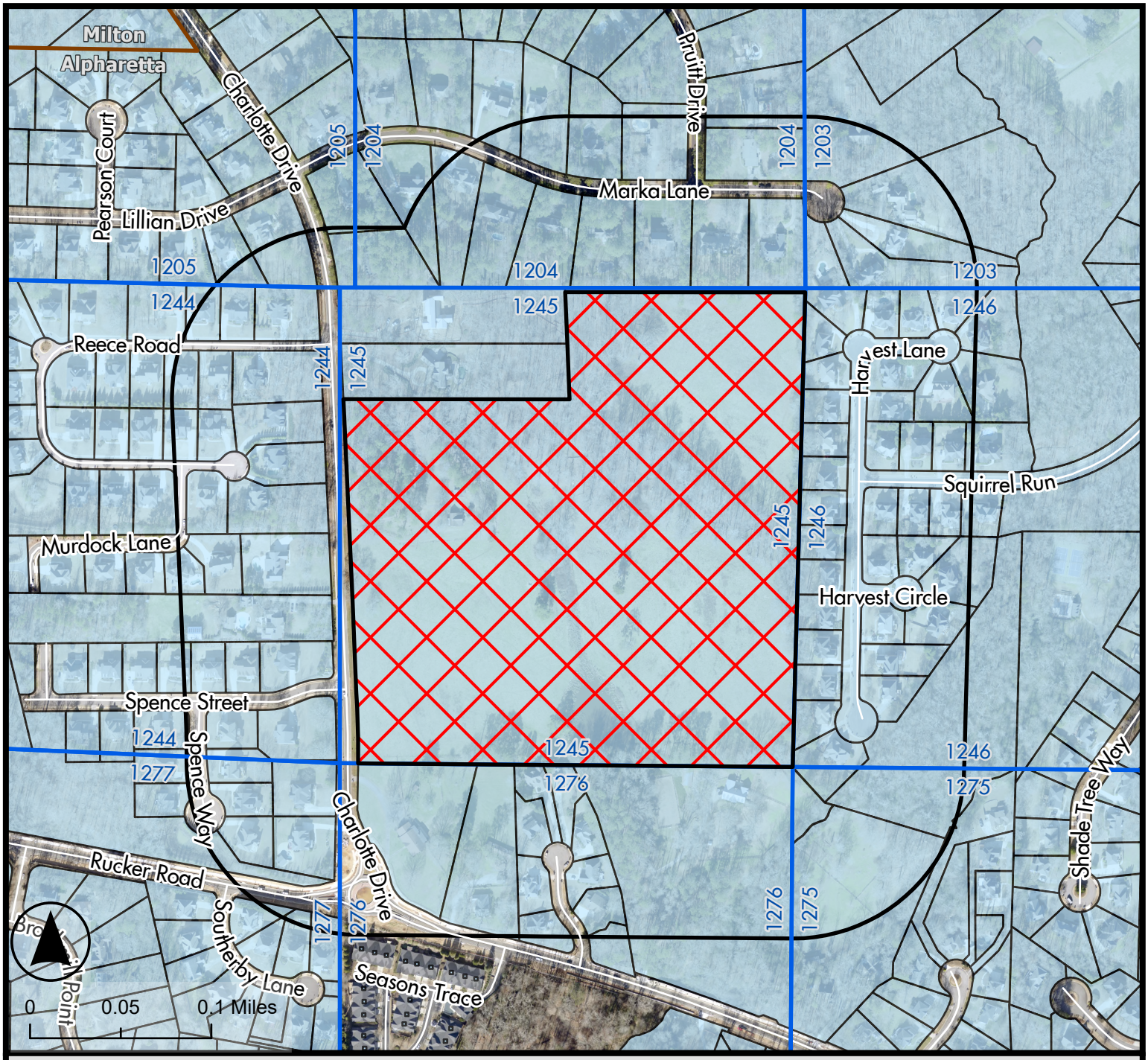
V-25-06



Legend

- PH-25-08
- Land Lots
- Tax Parcels
- 500 ft Buffer
- Alpharetta City Limits

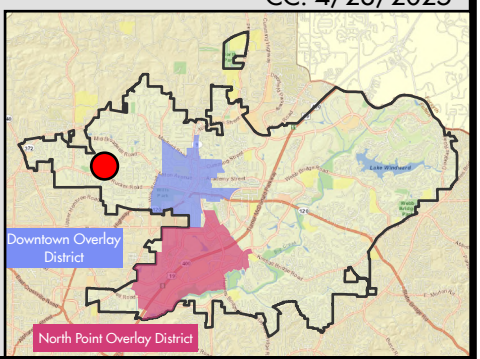
Location Map

DRB Group Waiting Period

V-25-06

D/LL: 2/2/1245

CC: 4/28/2025

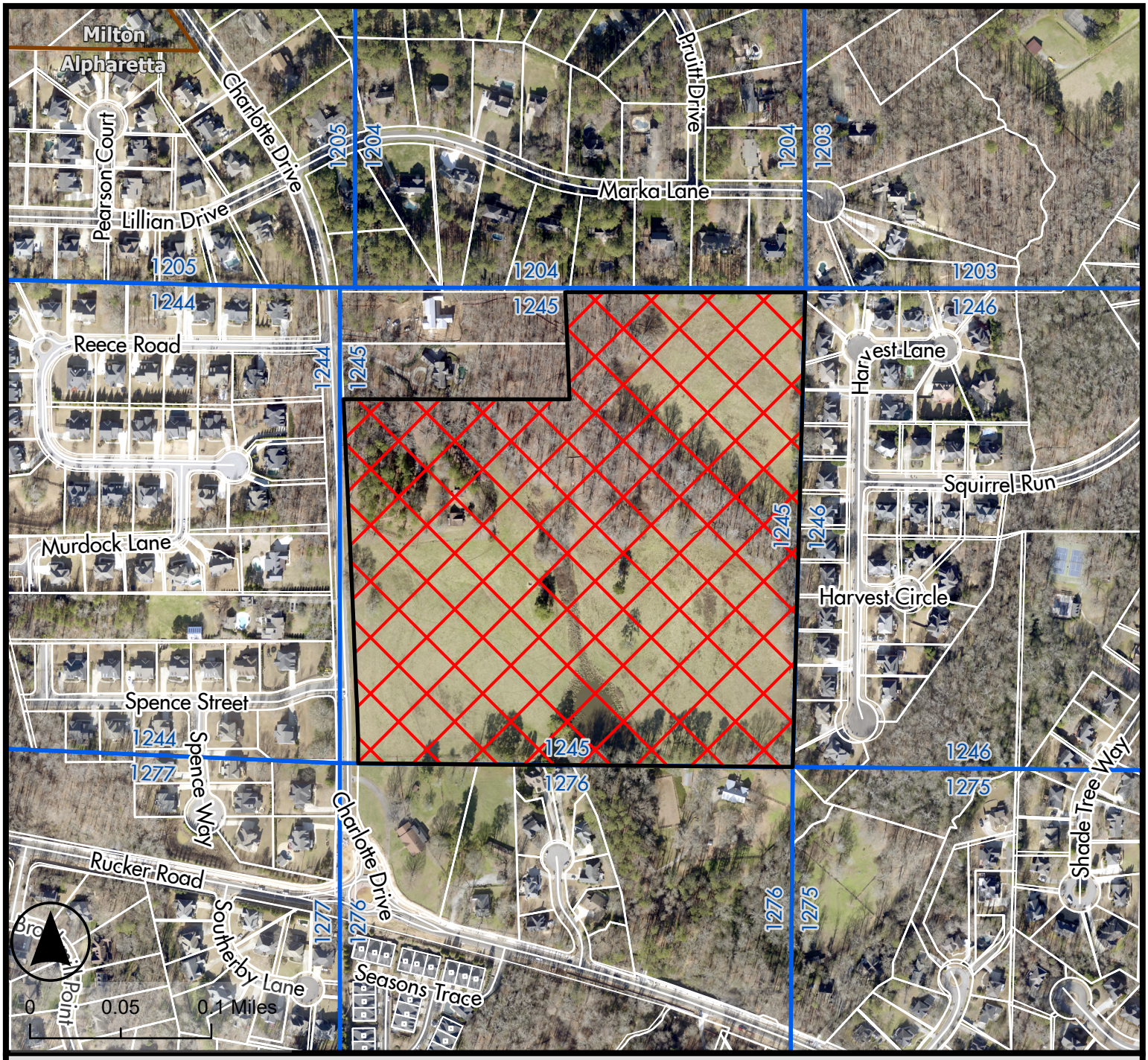


THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS

V-25-06



Legend

- PH-25-08
- Land Lots
- Tax Parcels
- Alpharetta City Limits

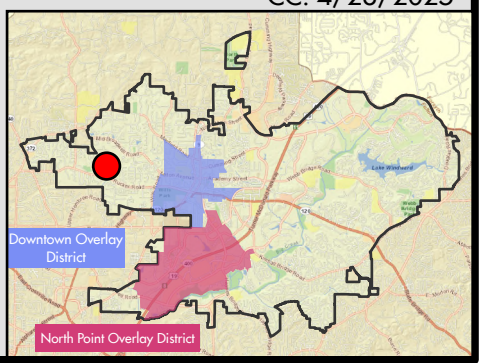
Aerial Map

DRB Group Waiting Period

V-25-06

D/LL: 2/2/1245

CC: 4/28/2025



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS

DRB Group Change of Condition

NAME	ADDRESS	Comments/Email Address if you would like to be contacted
Selena Kent	13145 Charlotte Dr.	Skent0902@gmail.com
ETIENNE PUCKETT	12220 CHARLOTTE DR.	
TRACY PUCKETT	12220 CHARLOTTE DR.	TRACYCPUCKETT @ GMAIL. COM
Kent Davis	1095 Market LN	KENTLDAVIS @ Gmail.com

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: 12265 Charlotte Drive - Application V-25-06 AND PH-25-08

Contact Name: DRB Group Georgia, LLC Telephone: 770-471-4751 EXT. 6589

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's CZIM meeting was held on March 12th with the voluntary attendees from property owners who were notified within 500 feet of the subject property. Attached hereto is the February 20, 2025 letter advertising the meeting and the certificate of mailing confirming the parties notified.

The questions and issues raised before and at the CZIM related to the following: (i) safety, (ii) stormwater, (iii) roadway long-term maintenance, and (iv) aesthetic preferences, all assuming no curb and gutter will be installed along Charlotte Drive. All were addressed by the Applicant. Also attached are emails received from engaged parties.

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.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [x] 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: Carra Hatch Date: 3/25/25

Print Form

FEBRUARY 20, 2025 LETTER
and
CERTIFICATE OF MAILING

2/20/25

DRB Group Georgia, LLC
55 Ivan Allen Jr. Blvd.
Ste 400.
Atlanta, GA 30308

RE: **V-25-06 DRB Group/Charlotte Drive – Waiting Period Variance and**
PH-25-08 DRB Group/Charlotte Drive – Change of Condition

Dear Property Owner:

Pending approval of:

V-25-06 DRB Group/Charlotte Drive – Waiting Period Variance
Consideration of a variance to Unified Development Code Subsection 4.2.1(C) to reduce the waiting period for City Council consideration of a request for zoning change affecting the same property from 12 months to 6 months. The property is located at 12265 Charlotte Drive and is legally described as being located in Land Lots 1245 & 1246, 2nd District, 2nd Section, Fulton County, Georgia:

PH-25-08 DRB Group/Charlotte Drive – Change of Condition
Consideration of a change to condition of zoning to remove a requirement for curb and gutter along Charlotte Drive. The property is located at 12265 Charlotte Drive and is legally described as being located in Land Lots 1245 & 1246, 2nd District, 2nd Section, Fulton County, Georgia.

Please allow this letter to serve as public notice.

The Community Zoning Information Meeting (CZIM) for the change to condition of zoning will be held on **Wednesday, March 12, 2025, at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

Both items will be considered by **City Council on Monday, April 28, 2025, at 6:30 PM**. The meeting will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at cheath@drbgroup.com and/or (770) 471-4751 ext.6589

Sincerely,

Cameron Heath

Cameron Heath
DRB Group Georgia, LLC
Land Entitlements Manager

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Troutman Pepper Locke LLP
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3.	NAJARIAN ZAVEN & ANUSH 12110 LAURELWOOD FARM DR ALPHARETTA GA 30004				
4.	MARSHALL KEITH & LISA 12120 LAURELWOOD FARM DR ALPHARETTA GA 30004-6716				
5.	ASFOUR MITHKAL 12130 LAURELWOOD FARM DR ALPHARETTA GA 30004				
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2.	OLIVER RICHARD A SR & ANDERSON MARJORIE H 12125 LAURELWOOD FARM DR ALPHARETTA GA 30004-6717				
3.	SHVARTSMAN JOSIF & TABAKHOVA LARISA 12115 LAURELWOOD FARM DR ALPHARETTA GA 30004				
4.	RUSSELL & CHRISTINE SMALLWOOD TRUST THE 1065 MARKA LANE ALPHARETTA GA 30004				
5.	THAI KRISTY T 1048 SOUTHERBY LN ALPHARETTA GA 30004				
6.	MARSHALL KEITH & LISA 12120 LAURELWOOD FARM DR ALPHARETTA GA 30004-6716				

PS Form **3665**, January 2017 (Page ___ of ___) PSN 7530-17-000-5549

See Reverse for Instructions

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1.	ALI MOHAMED TAWFIQ & ALI SAMIA TAHER 1028 SOUTHERBY LANE ALPHARETTA GA 30004				
2.	LAWRENCE MICHELLE P & HENRY LOUIS R 1008 SOUTHERBY LANE ALPHARETTA GA 30004				
3.	DAO STEPHEN C & SHEILA X 978 SOUTHERBY LN ALPHARETTA GA 30004				
4.	FIGUEIREDO HARRING FEITOSA 1165 MARKA LANE ALPHARETTA GA 30004				
5.	WILLIAMS HAROLD R & CAROL W 230 PRUITT DR ALPHARETTA GA 30004-1418				
6.	GONZALEZ VICTOR A & SHELLEY L 1125 MARKA LN ALPHARETTA GA 30004				

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	SOLOMICH DALE D & DIANE O				
2.	1105 MARKA LN ALPHARETTA GA 30004-1413				
	COHEN DAVID E				
3.	1075 MARKA LN ALPHARETTA GA 30004				
	GOELZ RYAN J & SHAWNA L				
4.	12275 CHARLOTTE DR ALPHARETTA GA 30004				
	BENIWAL VINEET & BENIWAL CYNTHIA				
5.	12285 CHARLOTTE DR ALPHARETTA GA 30004				
	CUMMINGS MICHAEL F & ROBIN LYNN				
6.	1325 SQUIRREL RUN ALPHARETTA GA 30004				

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2.	SINHA ATUL & BINITA 16025 54TH AVE NE PLYMOUTH MN 55446				
3.	ANBILD LISA S & ARTUR H 1605 HARVEST LN ALPHARETTA GA 30004				
4.	RAINONE JOE & ANDREA 1615 HARVEST LN ALPHARETTA GA 30004				
5.	REED ALTON REED LARICIA NICHOLE 1625 HARVEST LN ALPHARETTA GA 30004				
6.	CADE KENDRA 1675 HARVEST LANE ALPHARETTA GA 30004				

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3.	HENRICH DANIEL & HENRICH MARIA A CAMPANELLA 1680 HARVEST LN ALPHARETTA GA 30004				
4.	KINARD ALEC & KINARD SARAH 1670 HARVEST LN ALPHARETTA GA 30004				
5.	THOMAS MICHAEL D & MARTHA L 1660 HARVEST LN ALPHARETTA GA 30004				
6.	RICH OLIVER & RICH VALERIE 1650 HARVEST LN ALPHARETTA GA 30004-6739				

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1.	JOYNER BARRY N & LAWANNA L 1640 HARVEST LN ALPHARETTA GA 30004				
2.	COLE JOSHUA W & COLE ASHLEY TWIST 1630 HARVEST LANE ALPHARETTA GA 30004				
3.	MERRIMAN EUGENE R 1620 HARVEST LN ALPHARETTA GA 30004				
4.	VOIN KONSTANTIN & MARYNA 1610 HARVEST LN ALPHARETTA GA 30004				
5.	GRAHAM KATHIE DUNGAN & GRAHAM LUKE DOUGLAS 1350 SQUIRREL RUN ALPHARETTA GA 30004				
6.	FOLEY JOHN J III & LORI A 1340 SQUIRREL RUN ALPHARETTA GA 30004				

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1.	MC SWEEN JOHN C 1330 SQUIRREL RUN ALPHARETTA GA 30004				
2.	ANDERSON ERIC A & JENNIFER LEIGH 1580 HARVEST LN ALPHARETTA GA 30004				
3.	MC LAUGHLIN BRADLEY D MC LAUGHLIN CONNIE M 1570 HARVEST LANE ALPHARETTA GA 30004				
4.	HACKETT JOHN H & GINGER M 1560 HARVEST LN ALPHARETTA GA 30004				
5.	JOHNSON CHRISTOPHER & ANNE 1550 HARVEST LANE ALPHARETTA GA 30004				
6.	PUTRELLO KIRSTIE E & ERIC J 1540 HARVEST LANE ALPHARETTA GA 30004				

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1.	SPRATT BRIAN C & DEBORAH M 1530 HARVEST LN ALPHARETTA GA 30004				
2.	PROCTOR SAMUEL & BETH M 1520 HARVEST LN ALPHARETTA GA 30004				
3.	SMITH AARON D & MEGAN C 1555 HARVEST LN ALPHARETTA GA 30004				
4.	ALIU ADAMS A ALIU RUKIAT M 1565 HARVEST LANE ALPHARETTA GA 30004				
5.	MAYUGA ONOFRE L & LOURDES M 1575 HARVEST LANE ALPHARETTA GA 30004				
6.	HILGERT SCOTT A 1715 HARVEST CIR ALPHARETTA GA 30004				

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1.	BERTHELOT J ASHLEY & SUSAN K 1710 HARVEST CIR ALPHARETTA GA 30004				
2.	2018 1 IH BORROWER LP 1717 MAIN ST STE 2000 DALLAS TX 75201				
3.	JENNIFER OAKS HOMEOWNERS ASSOC P.O. BOX 2458 ALPHARETTA GA 30023-2458				
4.	VO STEVEN HOANG & KATHRYN E 1070 REECE RD ALPHARETTA GA 30004				
5.	MCCLURE JOHN J & MCCLURE KATHERINE E 1060 REECE RD ALPHARETTA GA 30004				
6.	NISAR MUSTAFA 1075 REECE RD ALPHARETTA GA 30004				

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1.	THOMPSON MARK & HODGSON JONI 915 REECE RD ALPHARETTA GA 30004				
2.	SUDHAKAR REDDY PAREDDY & KARNATI PRASHANTHI 1065 REECE RD ALPHARETTA GA 30004				
3.	ALLEN RAYMOND M & ALLEN JENNIFER L 925 REECE RD ALPHARETTA GA 30004				
4.	VENKATRAMAN MANIKANDAN & VENKATRAMAN VIJAYA 1055 REECE RD ALPHARETTA GA 30004				
5.	WADHWA SAHIL & CHAWLA ANEESHA 1040 REECE RD ALPHARETTA GA 30004				
6.	ZACHARY C & PAULA C SADLER REVOCABLE TRUST THE 935 REECE RD ALPHARETTA GA 30004				

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1.	ADIDHELA JOSEPH EBENEZER & GUDDU SHARON SAMUEL 1050 REECE RD ALPHARETTA GA 30004				
2.	NORRIS JOHN W & MARY J 215 PRUITT DR ALPHARETTA GA 30004-1417				
3.	MERRIAM MATTHEW & MARY E 1185 MARKA LN ALPHARETTA GA 30004				
4.	BLAIR JACK D & BRINKLEY M 1080 MARKA LN ALPHARETTA GA 30004-1412				
5.	BRAMBLETT MICHAEL E & PEGGY B 220 PRUITT DR ALPHARETTA GA 30004-1418				
6.	COUNTER STEVEN G 1100 MARKA LANE ALPHARETTA GA 30004				

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1.	POTENCIANO JOANNE & CHRISTIAN 12310 CHARLOTTE DR ALPHARETTA GA 30004				
2.	COGSWELL ALEXANDRA 1135 MARKA LANE ALPHARETTA GA 30004				
3.	THOMAS & ANNE PEER REVOCABLE LIVING TRUST THE 1155 MARKA LN ALPHARETTA GA 30004				
4.	PERALTA JUAN M GARCIA & REYES GARCIA KARLA L 1065 LILLIAN DR ALPHARETTA GA 30004				
5.	BARGE WILLIAM J JR 1090 MARKA LANE ALPHARETTA GA 30004				
6.	BIJLANI RAVINDRA A 1055 LILLIAN DR ALPHARETTA GA 30004				

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1.	MARTIN JOHN N & SHERILYN J 12305 CHARLOTTE DR ALPHARETTA GA 30004-1405				
2.	BLAIR LINDSEY & BRENT B 12315 CHARLOTTE DR ALPHARETTA GA 30004				
3.	LANDY & ASSOCIATES REALTY SERVICES LLC 1175 MARKA LANE ALPHARETTA GA 30004				
4.	DAVIS KENT C & REBECCA W 1095 MARKA LN ALPHARETTA GA 30004-1411				
5.	BAILEY MARK L & KAREN G 1085 MARKA LN ALPHARETTA GA 30004				
6.	ANDERSON ROBERT P & LUCRECIA F 1600 HARVEST LN ALPHARETTA GA 30004				

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1.	POSTLES DONALD R JR & ANTOINETTE P 1590 HARVEST LANE ALPHARETTA GA 30004				
2.	BUSCH GARY V & BUSCH JOYCE C 1320 SQUIRREL RUN ALPHARETTA GA 30004				
3.	NALLAPATI VENKATESH & SWATHI 1720 HARVEST CIR ALPHARETTA GA 30004				
4.	JENNIFER OAKS HOMEOWNERS ASSOC P.O. BOX 2458 ALPHARETTA GA 30023-2458				
5.	BYERS CARROLL E 265 MILTON AVE ALPHARETTA GA 30004-1511				
6.	LERIT BRUCE M ET AL 930 REECE RD ALPHARETTA GA 30004-1420				

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1.	BRADFORD JAMES & JOLYNN 910 REECE RD ALPHARETTA GA 30004				
2.	MALIK TABREZ & SHAISTA 900 REECE RD ALPHARETTA GA 30004				
3.	SUDA RADHIKA 920 REECE RD ALPHARETTA GA 30004				
4.	BARRY & DENISE LIVING TRUST THE 12190 CHARLOTTE DR ALPHARETTA GA 30004				
5.	GOLLA FAMILY TRUST THE 1045 SPENCE ST ALPHARETTA GA 30004				
6.	RYAN PATRICK & RYAN MAUREEN FARRELL 12120 SPENCE WAY ALPHARETTA GA 30004				

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1.	BOARMAN MATTHEW E & BOARMAN KAREN B 12110 SPENCE WAY ALPHARETTA GA 30004				
2.	PENDYALA KIRANPAL R & PENDYALA GEETHA 1065 SPENCE ST ALPHARETTA GA 30004				
3.	WDWILLIAMS LIVING TRUST THE 12160 CHARLOTTE DR ALPHARETTA GA 30004				
4.	PHADKE RAHUL & PHADKE DEEPIKA 12125 SPENCE WAY ALPHARETTA GA 30004				
5.	DELGADO CARLOS & DELGADO LUCILLE JUNE 12140 CHARLOTTE DR ALPHARETTA GA 30004				
6.	KO CAROL H & FRANK J 12150 CHARLOTTE DR ALPHARETTA GA 30004				

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1.	AVERY BARBARA DOHMAN & AVERY PAUL CHARLES 12115 SPENCE WAY ALPHARETTA GA 30004				
2.	SHARIF RAMLA & SADIK ZUBAIR 12105 SPENCE WAY ALPHARETTA GA 30004				
3.	LEA TRUST THE 12180 CHARLOTTE DR ALPHARETTA GA 30004				
4.	RAMIREZ JULIAN E & BRICENO MARIA P 1060 SPENCE ST ALPHARETTA GA 30004				
5.	ARCHER JAMES K JR & ARCHER JENNIFER L 1050 SPENCE ST ALPHARETTA GA 30004				
6.	YEAGER RUSSELL 1040 SPENCE ST ALPHARETTA GA 30004				

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1.	PUCKETT TRACY C & ETIENNE D 12220 CHARLOTTE DR ALPHARETTA GA 30004				
2.	MIQUELARENA TERESA & SALDANA MARIANO 810 MURDOCK LN ALPHARETTA GA 30004				
3.	SAINI SUJALA & MINAMPALLY RANJEET S 800 MURDOCK LANE ALPHARETTA GA 30004				
4.	KENT SELINA S 12145 CHARLOTTE DR ALPHARETTA GA 30004-1401				
5.	CARLYLE LACHLAN & JACQUELINE LINDA 1200 RUCKER RD ALPHARETTA GA 30004-4053				
6.	POULOS MARIA & HOBBS DARRELL 1220 RUCKER RD ALPHARETTA GA 30004				

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1.	CINDY RUFF HOGAN LIVING TRUST THE 1080 RUCKER RD ALPHARETTA GA 30004				
2.	PRESERVE ON CHARLOTTE DRIVE HOMEOWNERS ASSOCIATION INC 1100 NORTHMEADOW PKWY STE 114 ROSWELL GA 30076				
3.	REKUC WALTER 12070 SEASONS TRC UNIT 7 ALPHARETTA GA 30004				
4.	MYERS MARTHA 9275 STONEMIST TRCE ROSWELL GA 30076				
5.	WRIGHT KATHERINE M 12060 SEASONS TRC ALPHARETTA GA 30004				
6.					

WRITTEN COMMENTS SUBMITTED FROM NEIGHBORS

Cameron Heath

From: Chris Owens <chriskowens1@gmail.com>
Sent: Wednesday, March 12, 2025 8:16 AM
To: Michael A. Woodman
Cc: Michael (Mike) Busher; Cameron Heath
Subject: PH-25-08 Change of Zoning Condition

Categories: Blue Category

Caution: External Email

Michael

I am writing to express my support for the variance being sought by DRB Group to eliminate the curb & gutter requirment for the new residential neighborhood recently zoned at 12265 Charlotte Drive. As a 20+ year resident of the Charlotte Drive corridor, I would offer that curb & gutter is not in keeping with the semi-rural character of the area. Removing the requiremt would be more aesthetically pleasing and match other development patterns adjacent to the property.

I would urge Staff and City Council to visit the area if they have any questions or concerns.

Please let me know if you need anything additional from me.

Thank you,

Chris Owens
7425 Mid Broadwell Trce, Alpharetta, GA 30004
404-518-5505

From: [redacted]
To: Taylor, Elicia; Borden, Brian
Subject: PH-25-08 Rezoning Amendment for Curb and Gutter (PDF)
Date: Thursday, March 6, 2025 4:12:59 PM

This message needs your attention
- This is a personal email address.
- This is their first email to the City of Alpharetta.

Mark as Safe | Report this Email

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Dear Elicia, Brian and Members of the Zoning Board,

My family and I live at 12220 Charlotte Dr, Alpharetta, GA 30004. I am writing to express my strong opposition to the request for a waiver of curbs and gutters for 12265 Charlotte Drive.

Allowing this exemption would create significant safety, infrastructure, and environmental concerns that could negatively impact the surrounding community. I urge the board to reject this request based on the following considerations:

1. **Pedestrian and Traffic Safety**
   Curbs provide a crucial barrier between vehicles and pedestrians, reducing the likelihood of accidents and injuries. Without curbs, drivers may inadvertently encroach upon pedestrian areas, increasing the risk of collisions. Gutters also help guide stormwater runoff away from roads and sidewalks, minimizing hazards such as hydroplaning and pooling water. Charlotte Drive is heavily used by pedestrians and is in need of more curbs for their protection, not less. Increasing the density of our street is going to increase the risk to the existing pedestrians as well as all of the new pedestrians. Of note, my daughter and grandchildren were walking along Rucker Road last weekend when a car slammed on breaks and slid onto the curb. The curb provided very real protection.

2. **Drainage and Flooding Prevention**
   Gutters are essential for directing stormwater to appropriate drainage systems. Without them, uncontrolled runoff can lead to flooding, erosion, and damage to adjacent properties. This is particularly concerning in areas with heavy rainfall or inadequate natural drainage, where improper water management can degrade road surfaces and compromise infrastructure.

3. **Roadway Longevity and Maintenance**
   Curbs and gutters play a key role in preserving roads by preventing erosion at the pavement's edge. Without these structures, roads are more susceptible to cracking, potholes, and premature wear, increasing long-term maintenance costs for both the city and taxpayers.

4. **Aesthetic and Property Value Considerations**
   Neighborhoods with well-maintained curbs and gutters tend to have a more structured and visually appealing appearance, contributing to higher property values. Allowing a waiver could lead to inconsistent street designs, reducing the overall appeal of the area

and potentially affecting property desirability.

For these reasons, I strongly urge the Zoning Board to deny the request for a waiver of curbs and gutters. The long-term benefits of requiring this infrastructure far outweigh any short-term cost savings for developers. Thank you for considering the interests of the community in your decision-making process.

Sincerely,

Tracy Puckett
[redacted]

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: V-25-06
PH #:
☐ Property Taxes & Code Violations Verified
☐ 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 cord (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted 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: Cameron Heath Telephone: 770-471-4751

Address: 55 Ivan Allen Jr Blvd Suite: 400

City Atlanta State: GA Zip: 30308 Fax:

Mobile Tel: Email: cheath@drbgroup.com

Subject Property Information:

Address: 12265 Charlotte Drive Current Zoning: R-22

District: 2 Section: 2 Land Lot: 1245 Parcel ID: 22 434012450230

Proposed Zoning: Current Use:

This Application For *(Check All That Apply):*

- ☐ Conditional Use
- ☐ Rezoning
- ☐ Variance
- ☐ Exception
- ☐ Master Plan Amendment
- ☐ Master Plan Review
- ☒ Public Hearing
- ☒ Other *(Specify):*
- ☐ Comprehensive Plan Amendment

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

See approved Zoning Case Z-24-13

Applicant's Request (Please itemize the proposal):

Request is to reduce the zoning waiting period from 12 months to 6 months

Applicant's Intent *(Please describe what the proposal would facilitate).*

The intent is to expedite DRB's zoning amendment request to be heard immediately after the waiting period variance is granted. The zoning amendment will contemplate the elimination of the curb and gutter condition along Charlotte Drive. DRB is under strict and expedited contractual deadlines with the existing owner to Close on the property.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: John Joseph Smith as Executor Under the Last Will and Testament of Carroll Emmett Byers Telephone: 404-481-5067

Address: 241 Lake Forrest Lane, NE Suite:

City Atlanta State: GA Zip: 30342

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
- ☐ Rezoning (amendment)
- ■ Variance
- ☐ Land Use Application
- ☐ Special Use
- ☐ Conditional Use
- ☐ Master Plan
- ☐ Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: DRB Group Georgia, LLC Telephone: 240-527-6213

Address: 55 Ivan Allen Jr. Blvd. Suite: 400

City Atlanta State: GA Zip: 30308

So Sworn and Attested:

Owner Signature: Date: 2/13/25

Notary:

Notary Signature: Date: 02/13/2025

JEFFREY JOHN RODEN NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES November 17, 2026

12

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: DRB Group Georgia, LLC

Subject Public Hearing Case: Variance to reduce the City 12 month waiting period after rezoning approval to 6 months

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: _____

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: 2/11/25

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: John Joseph Smith as Executor Under the Last Will and Testament of Carroll Emmett Byers

Subject Public Hearing Case: Variance to reduce the City 12 month waiting period after rezoning approval to 6 months

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:

Description of Contribution: N/A Value:

Description of Contribution: N/A Value:

Description of Contribution: N/A Value:

Description of Contribution: N/A Value:

Description of Contribution: N/A Value:

NONE

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: John Smith Date: 2/13/20

13

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.

No

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

Yes. The curb and gutter condition along Charlotte Drive was not contemplated in DRB's zoning site plan and would impact the originally intended tree save in the area. Furthermore, this condition was not required on the other recently approved subdivisions along Charlotte Drive creating a unnecessary financial burden on DRB's development and reduct the "rural and consistant feel" that DRB and the City intended to maintain along Charlotte Drive.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

This curb and gutter condition is peculiar to the subject property in that it does not match existing immediately adjacent communities along Charlotte Drive.

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.

No, the public will not be harmed by the elimination of the curb and gutter along Charlotte Drive. DRB will still be installing a 6 foot planter and 5 foot sidewalk at the back of the ROW for safe walking along this road, mirroring the subdivision across the street.

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.

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: 12265 Charlotte Drive

Contact Name: DRB Group Georgia, LLC Telephone: 240-527-6213

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 property owners within 500 feet of the property will be notified by letter regarding the application and given Applicant's contact information to discuss the proposal.

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.*

- [x] Letter
- [ ] Personal Visits
- [x] Telephone
- [ ] Group Meeting
- [x] 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.

The owners contacted will be given Applicant's contact information to discuss and answer questions about the proposal prior to the hearing.

CARROLL MICHAEL E & MICHELE
540 SPRING GATE LN
ALPHARETTA GA 30004

MORGAN LAURA A &
MORGAN BRITTANY N
12100 LAURELWOOD FARM DR
ALPHARETTA GA 30004-6716

NAJARIAN ZAVEN & ANUSH
12110 LAURELWOOD FARM DR
ALPHARETTA GA 30004

MARSHALL KEITH & LISA
12120 LAURELWOOD FARM DR
ALPHARETTA GA 30004-6716

ASFOUR MITHKAL
12130 LAURELWOOD FARM DR
ALPHARETTA GA 30004

FOWLER RAYMOND P & TERESA L
12145 LAURELWOOD FARM DR
ALPHARETTA GA 30004-6717

DASHEVSKY STELLA
12135 LAURELWOOD FARM DR
ALPHARETTA GA 30004-6717

OLIVER RICHARD A SR &
ANDERSON MARJORIE H
12125 LAURELWOOD FARM DR
ALPHARETTA GA 30004-6717

SHVARTSMAN JOSIF &
TABAKHOVA LARISA
12115 LAURELWOOD FARM DR
ALPHARETTA GA 30004

SHVARTSMAN IOSIF &
TABAKHOVA LARISA
12115 LAURELWOOD FARM DR
ALPHARETTA GA 30004

RUSSELL & CHRISTINE SMALLWOOD
TRUST THE
1065 MARKA LANE
ALPHARETTA GA 30004

THAI KRISTY T
1048 SOUTHERBY LN
ALPHARETTA GA 30004

ALI MOHAMED TAWFIQ &
ALI SAMIA TAHER
1028 SOUTHERBY LANE
ALPHARETTA GA 30004

LAWRENCE MICHELLE P &
HENRY LOUIS R
1008 SOUTHERBY LANE
ALPHARETTA GA 30004

DAO STEPHEN C & SHEILA X
978 SOUTHERBY LN
ALPHARETTA GA 30004

FIGUEIREDO HARRING FEITOSA
1165 MARKA LANE
ALPHARETTA GA 30004

WILLIAMS HAROLD R & CAROL W
230 PRUITT DR
ALPHARETTA GA 30004-1418

GONZALEZ VICTOR A & SHELLEY L
1125 MARKA LN
ALPHARETTA GA 30004

PAULUS RICHARD & AUDREY
1115 MARKA LN
ALPHARETTA GA 30004-1413

SOLOMICH DALE D & DIANE O
1105 MARKA LN
ALPHARETTA GA 30004-1413

COHEN DAVID E
1075 MARKA LN
ALPHARETTA GA 30004

GOELZ RYAN J & SHAWNA L
12275 CHARLOTTE DR
ALPHARETTA GA 30004

BENIWAL VINEET & BENIWAL CYNTHIA
12285 CHARLOTTE DR
ALPHARETTA GA 30004

CUMMINGS MICHAEL F & ROBIN LYNN
1325 SQUIRREL RUN
ALPHARETTA GA 30004

ROLLINS TIMOTHY CURTIS JR
& KIRSTEN L
1335 SQUIRREL RUN
ALPHARETTA GA 30004

SINHA ATUL & BINITA
16025 54TH AVE NE
PLYMOUTH MN 55446

ANBILD LISA S & ARTUR H
1605 HARVEST LN
ALPHARETTA GA 30004

RAINONE JOE & ANDREA
1615 HARVEST LN
ALPHARETTA GA 30004

REED ALTON REED LARICIA NICHOLE
1625 HARVEST LN
ALPHARETTA GA 30004

CADE KENDRA
1675 HARVEST LANE
ALPHARETTA GA 30004

LOCKLEAR BRYAN C &
BOZOK SVETLANA
1685 HARVEST LANE
ALPHARETTA GA 30004

TERAWAKI BARRERA KENJI A &
BAHARANYL HASANI K
1690 HARVEST LN
ALPHARETTA GA 30004

HENRICH DANIEL &
HENRICH MARIA A CAMPANELLA
1680 HARVEST LN
ALPHARETTA GA 30004

KINARD ALEC & KINARD SARAH
1670 HARVEST LN
ALPHARETTA GA 30004

THOMAS MICHAEL D & MARTHA L
1660 HARVEST LN
ALPHARETTA GA 30004

RICH OLIVER & RICH VALERIE
1650 HARVEST LN
ALPHARETTA GA 30004-6739

JOYNER BARRY N & LAWANNA L
1640 HARVEST LN
ALPHARETTA GA 30004

COLE JOSHUA W &
COLE ASHLEY TWIST
1630 HARVEST LANE
ALPHARETTA GA 30004

MERRIMAN EUGENE R
1620 HARVEST LN
ALPHARETTA GA 30004

VOIN KONSTANTIN & MARYNA
1610 HARVEST LN
ALPHARETTA GA 30004

GRAHAM KATHIE DUNGAN &
GRAHAM LUKE DOUGLAS
1350 SQUIRREL RUN
ALPHARETTA GA 30004

FOLEY JOHN J III & LORI A
1340 SQUIRREL RUN
ALPHARETTA GA 30004

MC SWEEN JOHN C
1330 SQUIRREL RUN
ALPHARETTA GA 30004

ANDERSON ERIC A & JENNIFER LEIGH
1580 HARVEST LN
ALPHARETTA GA 30004

MC LAUGHLIN BRADLEY D
MC LAUGHLIN CONNIE M
1570 HARVEST LANE
ALPHARETTA GA 30004

HACKETT JOHN H & GINGER M
1560 HARVEST LN
ALPHARETTA GA 30004

JOHNSON CHRISTOPHER & ANNE
1550 HARVEST LANE
ALPHARETTA GA 30004

PUTRELLO KIRSTIE E & ERIC J
1540 HARVEST LANE
ALPHARETTA GA 30004

SPRATT BRIAN G & DEBORAH M
1530 HARVEST LN
ALPHARETTA GA 30004

PROCTOR SAMUEL & BETH M
1520 HARVEST LN
ALPHARETTA GA 30004

SMITH AARON D & MEGAN C
1555 HARVEST LN
ALPHARETTA GA 30004

ALIU ADAMS A ALIU RUKIAT M
1565 HARVEST LANE
ALPHARETTA GA 30004

MAYUGA ONOFRE L & LOURDES M
1575 HARVEST LANE
ALPHARETTA GA 30004

HILGERT SCOTT A
1715 HARVEST CIR
ALPHARETTA GA 30004

BERTHELOT J ASHLEY & SUSAN K
1710 HARVEST CIR
ALPHARETTA GA 30004

2018 1 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS TX 75201

JENNIFER OAKS HOMEOWNERS ASSOC
P.O. BOX 2458
ALPHARETTA GA 30023-2458

VO STEVEN HOANG & KATHRYN E
1070 REECE RD
ALPHARETTA GA 30004

MCCLURE JOHN J &
MCCLURE KATHERINE E
1060 REECE RD
ALPHARETTA GA 30004

NISAR MUSTAFA
1075 REECE RD
ALPHARETTA GA 30004

THOMPSON MARK & HODGSON JONI
915 REECE RD
ALPHARETTA GA 30004

ALLEN RAYMOND M &
ALLEN JENNIFER L
925 REECE RD
ALPHARETTA GA 30004

ZACHARY C & PAULA C SADLER
REVOCABLE TRUST THE
935 REECE RD
ALPHARETTA GA 30004

ADIDHELA JOSEPH EBENEZER &
GUDDU SHARON SAMUEL
1050 REECE RD
ALPHARETTA GA 30004

MERRIAM MATTHEW & MARY E
1185 MARKA LN
ALPHARETTA GA 30004

BRAMBLETT MICHAEL E & PEGGY B
220 PRUITT DR
ALPHARETTA GA 30004-1418

POTENCIANO JOANNE & CHRISTIAN
12310 CHARLOTTE DR
ALPHARETTA GA 30004

THOMAS & ANNE PEER
REVOCABLE LIVING TRUST THE
1155 MARKA LN
ALPHARETTA GA 30004

BARGE WILLIAM J JR
1090 MARKA LANE
ALPHARETTA GA 30004

MARTIN JOHN N & SHERILYN J
12305 CHARLOTTE DR
ALPHARETTA GA 30004-1405

SUDHAKAR REDDY PAREDDY &
KARNATI PRASHANTHI
1065 REECE RD
ALPHARETTA GA 30004

VENKATRAMAN MANIKANDAN &
VENKATRAMAN VIJAYA
1055 REECE RD
ALPHARETTA GA 30004

WADHWA SAHIL & CHAWLA ANEESHA
1040 REECE RD
ALPHARETTA GA 30004

NORRIS JOHN W & MARY J
215 PRUITT DR
ALPHARETTA GA 30004-1417

BLAIR JACK D & BRINKLEY M
1080 MARKA LN
ALPHARETTA GA 30004-1412

COUNTER STEVEN G
1100 MARKA LANE
ALPHARETTA GA 30004

COGSWELL ALEXANDRA
1135 MARKA LANE
ALPHARETTA GA 30004

PERALTA JUAN M GARCIA &
REYES GARCIA KARLA L
1065 LILLIAN DR
ALPHARETTA GA 30004

BIJLANI RAVINDRA A
1055 LILLIAN DR
ALPHARETTA GA 30004

BLAIR LINDSEY & BRENT B
12315 CHARLOTTE DR
ALPHARETTA GA 30004

LANDY & ASSOCIATES REALTY SERVICES LLC
1175 MARKA LANE
ALPHARETTA GA 30004

DAVIS KENT C & REBECCA W
1095 MARKA LN
ALPHARETTA GA 30004-1411

BAILEY MARK L & KAREN G
1085 MARKA LN
ALPHARETTA GA 30004

ANDERSON ROBERT P & LUCRECIA F
1600 HARVEST LN
ALPHARETTA GA 30004

POSTLES DONALD R JR &
ANTOINETTE P
1590 HARVEST LANE
ALPHARETTA GA 30004

BUSCH GARY V & BUSCH JOYCE C
1320 SQUIRREL RUN
ALPHARETTA GA 30004

NALLAPATI VENKATESH & SWATHI
1720 HARVEST CIR
ALPHARETTA GA 30004

JENNIFER OAKS HOMEOWNERS ASSOC
P.O. BOX 2458
ALPHARETTA GA 30023-2458

BYERS CARROLL E
265 MILTON AVE
ALPHARETTA GA 30004-1511

LERIT BRUCE M ET AL
930 REECE RD
ALPHARETTA GA 30004-1420

BRADFORD JAMES & JOLYNN
910 REECE RD
ALPHARETTA GA 30004

MALIK TABREZ & SHAISTA
900 REECE RD
ALPHARETTA GA 30004

SUDA RADHIKA
920 REECE RD
ALPHARETTA GA 30004

BARRY & DENISE LIVING TRUST THE
12190 CHARLOTTE DR
ALPHARETTA GA 30004

GOLLA FAMILY TRUST THE
1045 SPENCE ST
ALPHARETTA GA 30004

RYAN PATRICK &
RYAN MAUREEN FARRELL
12120 SPENCE WAY
ALPHARETTA GA 30004

BOARMAN MATTHEW E &
BOARMAN KAREN B
12110 SPENCE WAY
ALPHARETTA GA 30004

PENDYALA KIRANPAL R &
PENDYALA GEETHA
1065 SPENCE ST
ALPHARETTA GA 30004

WDWILLIAMS LIVING TRUST THE
12160 CHARLOTTE DR
ALPHARETTA GA 30004

PHADKE RAHUL & PHADKE DEEPIKA
12125 SPENCE WAY
ALPHARETTA GA 30004

DELGADO CARLOS &
DELGADO LUCILLE JUNE
12140 CHARLOTTE DR
ALPHARETTA GA 30004

AVERY BARBARA DOHMAN &
AVERY PAUL CHARLES
12115 SPENCE WAY
ALPHARETTA GA 30004

LEA TRUST THE
12180 CHARLOTTE DR
ALPHARETTA GA 30004

ARCHER JAMES K JR &
ARCHER JENNIFER L
1050 SPENCE ST
ALPHARETTA GA 30004

PUCKETT TRACY C & ETIENNE D
12220 CHARLOTTE DR
ALPHARETTA GA 30004

SAINI SUJALA & MINAMPALLY RANJEET S
800 MURDOCK LANE
ALPHARETTA GA 30004

CARLYLE LACHLAN &
JACQUELINE LINDA
1200 RUCKER RD
ALPHARETTA GA 30004-4053

CINDY RUFF HOGAN
LIVING TRUST THE
1080 RUCKER RD
ALPHARETTA GA 30004

REKUC WALTER
12070 SEASONS TRC UNIT 7
ALPHARETTA GA 30004

MYERS MARTHA
9275 STONEMIST TRCE
ROSWELL GA 30076

KO CAROL H & FRANK J
12150 CHARLOTTE DR
ALPHARETTA GA 30004

SHARIF RAMLA & SADIK ZUBAIR
12105 SPENCE WAY
ALPHARETTA GA 30004

RAMIREZ JULIAN E &
BRICENO MARIA P
1060 SPENCE ST
ALPHARETTA GA 30004

YEAGER RUSSELL
1040 SPENCE ST
ALPHARETTA GA 30004

MIQUELARENA TERESA &
SALDANA MARIANO
810 MURDOCK LN
ALPHARETTA GA 30004

KENT SELINA S
12145 CHARLOTTE DR
ALPHARETTA GA 30004-1401

POULOS MARIA & HOBBS DARRELL
1220 RUCKER RD
ALPHARETTA GA 30004

PRESERVE ON CHARLOTTE
DRIVE HOMEOWNERS ASSOCIATION INC
1100 NORTHMEADOW PKWY STE 114
ROSWELL GA 30076

WRIGHT KATHERINE M
12060 SEASONS TRC
ALPHARETTA GA 30004

DRB GROUP

February 3, 2025

RE: Letter of Intent
Proposed Variance to City 12 Month Waiting Period Requirement for Zoning Decisions on the Same Property

Dear City of Alpharetta,

DRB Group Georgia, LLC ("DRB") is requesting a variance to the City of Alpharetta's 12 month waiting period requirement for zoning decisions on the same property. DRB is a pursuing a reduction of the waiting period from 12 months to 6 months, which matches the Georgia State Law.

On the night of October 21, 2024, DRB received rezoning approval of case Z-24-13 which proposed a luxury subdivision containing 41 single-family detached, for sale homes located at 12265 Charlotte Drive. DRB and the City partnered closely to develop a subdivision plan that satisfied the City's vision of land use for the area.

Upon DRB immediately pursuing a land disturbance permit following the zoning approval, it became evident that there was a misunderstanding between DRB and the City around zoning condition #7 which required curb and gutter to be installed along Charlotte Drive. The site plan provided by DRB in the zoning process coincides with the remaining conditions but did not show such curb and gutter improvements. DRB is pursuing a separate application to elaborate on the context and intent of the elimination of the curb and gutter requirement but needs to rectify the misunderstanding as soon as possible. The company faces strict contractual obligations with the current owner around the Closing on the property, and DRB's development commencement is eminent upon receiving land disturbance permit approval.

DRB believes this variance request is in the best interest of both parties and thanks you for your consideration of this application.

Sincerely,

Cameron Heath

Cameron Heath
Land Entitlements Manager
DRB Group Georgia, LLC

SUPERIOR COURT RECORD INFORMATION

SURVEYOR'S CERTIFICATION BOX

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED No. 2860 LAND SURVEYOR PATRICK P. NUNN

4-23-2024

LEGEND

- UTILITY POLE (PP)
- GUY WIRE
- LIGHT POLE (LP)
- FLAG POLE (FP)
- FIRE HYDRANT (FH)
- SIGN
- JUNCTION BOX (JB)
- DROP INLET (DI)
- WATER VALVE (WV)
- ROOF DRAIN (RD)
- CLEAN OUT (CO)
- WATER METER (WM)
- SANITARY MANHOLE
- IRON PIN FOUND
- CONCRETE
- WALL
- HEAD WALL (HW)
- FENCE LINE
- TREE LINE
- HANDICAP RAMP
- CURB AND GUTTER

ABBREVIATIONS

INV	INVERT ELEVATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
FFE	FINISHED FLOOR ELEVATION
TBM	TEMPORARY BENCHMARK
GV	GAS VALVE
FOCB	FIBER OPTIC BOX
GLM	GAS LINE MARKER
WLM	WATER LINE MARKER
PB	PLAT BOOK
DB	DEED BOOK
N/F	NOW OR FORMERLY
SSMH	SANITARY SEWER MANHOLE
DWCB	DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN
P.O.B.	POINT OF BEGINNING
CONC	CONCRETE
OHP	OVERHEAD POWER
OTP	OPEN TOP PIPE
CTP	CRIMP TOP PIPE

TO: DRB GROUP GEORGIA, LLC, AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 8, 9, 11(b), 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 1, 2024.

DATE: 4-23-2024

PATRICK P. NUNN
REGISTRATION NUMBER: **2860**

GEORGIA REGISTERED No. 2860 LAND SURVEYOR PATRICK P. NUNN

REFERENCES:

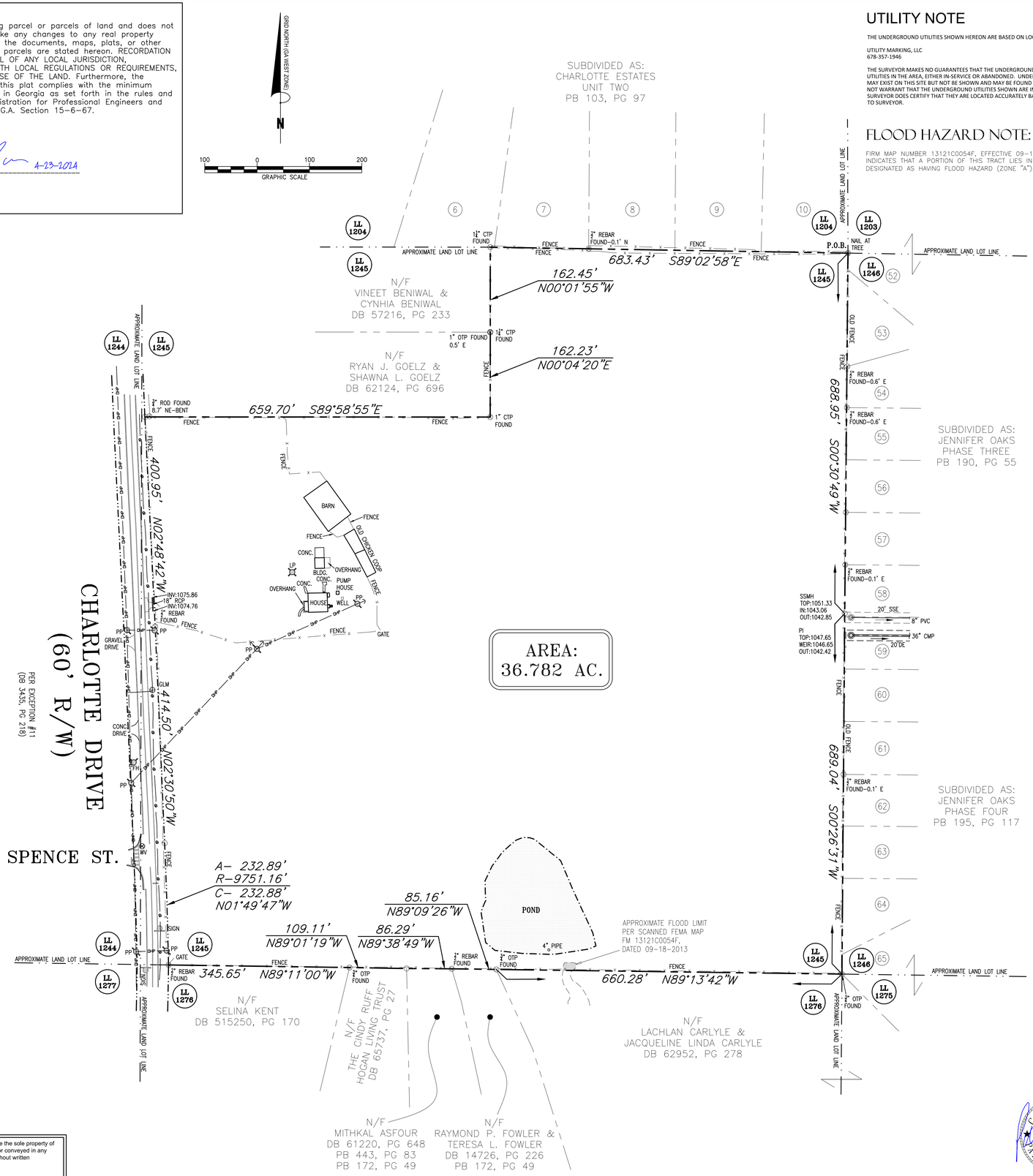
1. DEED BOOK 2479, PAGE 542
2. DEED BOOK 3963, PAGE 56
3. DEED BOOK 3963, PAGE 389
4. PLAT BOOK 76, PAGE 43

NOTES:

- THERE ARE NO STRIPED PARKING SPACES ON SUBJECT PROPERTY.
- THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE IS NO EVIDENCE OF CEMETERIES, GRAVESITES, AND BURIAL GROUND OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- RECORDED LEGAL DESCRIPTION AND SURVEYED LEGAL DESCRIPTION DESCRIBED THE SAME PROPERTY.

CURRENT ZONING:

AG



UTILITY NOTE

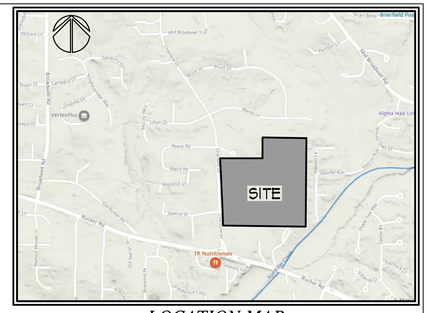
THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS BY:

UTILITY MARKING, LLC
678-357-1946

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE BUT NOT BE SHOWN AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED ACCURATELY BASED ON GROUND SURFACE MARKINGS PROVIDED TO SURVEYOR.

FLOOD HAZARD NOTE:

FIRM MAP NUMBER 13121C0054F, EFFECTIVE 09-18-2013, INDICATES THAT A PORTION OF THIS TRACT LIES IN AN AREA DESIGNATED AS HAVING FLOOD HAZARD (ZONE "A").



LOCATION MAP
N.T.S.

TITLE EXCEPTIONS FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: CONST-240285, COMMITMENT DATE: MARCH 3, 2024

10. RIGHT-OF-WAY EASEMENT FROM CHARLES D. STEWART JR. TO GEORGIA POWER COMPANY, DATED MARCH 18,1957, FILED FOR RECORD APRIL 3, 1957, RECORDED IN DEED BOOK 3208, PAGE 655, FULTON COUNTY, GEORGIA RECORDS. **(AFFECTS THE PROPERTY – CANNOT BE PLOTTED DUE TO VAGUE DESCRIPTION; BLANKET IN NATURE)**

11. EASEMENTS IN THAT CERTAIN RIGHT OF WAY DEED FROM MRS. G. B. BROADWELL, ET AL. TO FULTON COUNTY, DATED FEBRUARY 14, 1959, FILED FOR RECORD MARCH 18, 1959, RECORDED IN DEED BOOK 3435, PAGE 218, FULTON COUNTY, GEORGIA RECORDS. **(SHOWN AS 60 FEET RIGHT OF WAY OF CHARLOTTE DRIVE)**

12. EASEMENT FROM CHARLES STEWART TO GEORGIA POWER COMPANY, DATED APRIL 28, 1959, FILED FOR RECORD JUNE 10, 1959, RECORDED IN DEED BOOK 3465, PAGE 528, FULTON COUNTY, GEORGIA RECORDS. **(AFFECTS THE PROPERTY – CANNOT BE PLOTTED DUE TO VAGUE DESCRIPTION; BLANKET IN NATURE)**

13. EASEMENTS TAKEN BY CONDEMNATION ACTION ENTITLED FULTON COUNTY V. 0.014 ACRES OF LAND AND CERTAIN EASEMENTS; CARROLL E.BYERS; AND WILLIAM LEE ROBERTS, FILED JUNE 19, 1986, RECORDED IN DEED BOOK 10163, PAGE 160, FULTON COUNTY, GEORGIA RECORDS. **(AFFECTS THE PROPERTY – NOT PLOTTABLE)**

Legal Description

(PER SURVEY)

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 1245, 2nd District, 2nd Section, Fulton County, Georgia, being more particularly described as follows:

BEGINNING at the Land Lot corner common to Land Lots 1203, 1204, 1245 and 1246, that is the **POINT OF BEGINNING;** thence along the Land Lot Line common to Land Lots 1245 and 1246 South 00°30'49" West a distance of 688.95 feet to a point; thence continuing along said Land Lot Line South 00°26'31" West a distance of 689.04 feet to a point located at the Land Lot corner common to Land Lots 1245, 1246, 1275 and 1276; thence along the Land Lot Line common to Land Lots 1245 and 1276 the following courses and distances: North 89°13'42" West a distance of 660.28 feet to a point; thence North 89°09'26" West a distance of 85.16 feet to a point; thence North 89°38'49" West a distance of 86.29 feet to a point; thence North 89°01'19" West a distance of 109.11 feet to a point; thence North 89°11'00" West a distance of 345.65 feet to a point located on the eastern right of way of Charlotte Drive (60 feet right of way); thence leaving said Land Lot Line and along said right of way the following courses and distances: 232.89 feet along a curve to the left, said curve having a chord of North 01°49'47" West 232.88 feet and a radius of 9751.16 feet to a point; thence North 02°30'50" West a distance of 414.50 feet to a point; thence North 02°48'42" West a distance of 400.95 feet to a point; thence leaving said right of way South 89°58'55" East a distance of 659.70 feet to a point; thence North 00°04'20" East a distance of 162.23 feet to a point; thence North 00°01'55" West a distance of 162.45 feet to a point located on the Land Lot Line common to Land Lots 1204 and 1245; thence along said Land Lot Line South 89°02'58" East a distance of 683.43 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 36.782 Acres.

The property described above is the same property that is insured in the title policy issued by First American Title Insurance Company, Commitment No.: CONST-240285, Commitment Date: March 3, 2024.

Legal Description

(RECORDED)

All that tract or parcel of land lying and being in the Second District, Second Section of Fulton County, Georgia, being all of Land Lot 1245 as conveyed by Warranty Deed dated January 28, 1950, from Troy Rucker to Charles Stewart, recorded Deed Book 2479, Page 542, Fulton County Records; less and except the two and one-half (2 1/2) acres conveyed to J. D. Summerour by Charles D. Stewart by Deed dated October 26, 1962, recorded Deed Book 3963, Page 56, Fulton County Records and more fully shown on plat by C. E. Abercrombie, R.L.S., dated September 8, 1962, recorded Plat Book 76, Page 43, incorporated herein by reference; and less and except the two and one-half (2 1/2) acres conveyed to Kenneth H. Blackwell by Charles D. Stewart, Jr. by Deed dated October 26, 1962, recorded Deed Book 3963, Page 389, Fulton County Records and more fully shown on Plat by C.E. Abercrombie, R.L.S., dated September 8, 1962, and recorded Plat Book 76, Page 43, incorporated herein by reference thereto. Said portion conveyed of Land Lot 1245 containing 35 acres more or less and being more particularly described as follows:

Beginning at a point on the Eastern side of Charlotte Drive (having a 60 foot right-of-way), said point being located 325.6 feet South of the intersection of the Eastern side of Charlotte Drive with the North line of Land Lot 1245, as measured along the Eastern side of Charlotte Drive, said point also being the Southwest corner of the property now or formerly owned by J. D. Summerour; running thence Easterly along the South line of said Summerour property a distance of 660 feet to the Southeast corner of said Summerour property; running thence Northerly along the East line of said Summerour property a distance of 162.5 feet to the Southeast corner of the property now or formerly owned by Kenneth H. Blackwell; running thence Northerly along the Easterly line of said Blackwell property a distance of 162.5 feet to a point located on the North line of Land Lot 1245; running thence Easterly along the North line of Land Lot 1245 to the Northeast corner of Land Lot 1245; running thence Southerly along the East line of Land Lot 1245 to the Southeast corner of Land Lot 1245; running thence Westerly along the South line of Land Lot 1245 to a point located at the intersection of the South land Lot line of Land Lot 1245 with the East side of Charlotte Drive; running thence Northerly along the East side of Charlotte Drive to the Southwest corner of the said Summerour property and the Point of Beginning.

LESS AND EXCEPT the land taken by Condemnation Action entitled Fulton County v. 0.014 acres of land and certain easements; Carroll E. Byers; and William Lee Roberts, filed June 19, 1986, recorded in Deed Book 10163, Page 160, Records of Fulton County, Georgia.

ALTA/NSPS LAND TITLE SURVEY FOR:

DRB GROUP GEORGIA, LLC AND
FIRST AMERICAN TITLE INSURANCE COMPANY

LOCATED IN:
LAND LOTS 1245
2ND DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA

DATE: APRIL 23, 2024

GEORGIA REGISTERED No. 2860 LAND SURVEYOR PATRICK P. NUNN

4-19-2024

REVISION

Bowman

Bowman Consulting Group, Ltd.
4174 Silver Peak Parkway
Suwanee, Ga 30024

Phone: (770) 932-6550
www.bowmanconsulting.com

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DWG: P:\2024\24-0301 DRB Group -12265 Charlotte Drive\SURVEY\SURVEY (CADD)\24-0301-ALTA-04-23-24			BY: MP	CHK: PN	QC:
BCG PROJECT NO: 200547-01-001	TASK: 00001	SURVEY DATE: APRIL 1, 2024		SHEET 1 OF 1	

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

This plat and permitted reproductions, in whole or in part, are instruments of service and are the sole property of Bowman Consulting Group Ltd. unless otherwise agreed to, they shall not be reproduced or conveyed in any manner nor are they to be used for any projects other than specifically indicated hereon without written authorization from and due compensation to Bowman Consulting Group Ltd.

This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without the express recertification of the surveyor naming such person, persons, or entity.

CITY COUNCIL STAFF REPORT

Department: Community Development
Submitted By: Kathi Cook
Prepared By: Michael Woodman
Meeting Date: April 28, 2025

AGENDA ITEM: PH-25-08 DRB GROUP/CHARLOTTE DRIVE - CHANGE OF CONDITION

The applicant, DRB Group of Georgia, is requesting a change to a previous condition of zoning related to a 41-lot 'For-Sale' single-family detached subdivision on 36.78 acres. The applicant requests a change of condition to remove a requirement for curb and gutter along the property frontage on Charlotte Drive in order to maintain the rural character of the street. The subject property is located at 12265 Charlotte Drive near the northeast corner of Charlotte Drive and Rucker Road.

STAFF RECOMMENDATION:

Approve PH-25-08 DRB GROUP/Charlotte Drive - Change of Condition, subject to the following conditions:

7. Developer shall dedicate right-of-way, if necessary, and improve the Charlotte Drive streetscape with minimum 6' planter (planted with street trees), minimum 5' sidewalk, and decorative pedestrian lighting. In lieu of providing curb and gutter, the streetscape design shall include an appropriate drainage system and shall consider future infrastructure, such as gas, fiber, etc., as approved by Staff. Streetscape modifications shall be permitted for the purpose of tree preservation or utility conflicts, with final approval by Staff.

New Condition:

1. Developer shall construct an off-site sidewalk connection along Charlotte Drive and connecting to the sidewalk at the Rucker Road roundabout. Sidewalk improvements shall be eligible for impact fee credits in conjunction with a development agreement.

ITEM DESCRIPTION:

The submitted request, if approved, will allow for the improvement of the Charlotte Drive streetscape without curb and gutter adjacent to a new 41-lot 'For-Sale' single-family detached subdivision on 36.78 acres. The applicant requests a change of condition to remove a requirement for curb and gutter along the property frontage on Charlotte Drive in order to maintain the rural character of the street. The subject property is located at 12265 Charlotte Drive near the northeast corner of Charlotte Drive and Rucker Road.

The 36.78-acre property is currently developed as a one (1) story, 900 square foot single-family detached home with pasture for livestock. A rezoning was approved on the property on October 21, 2024 to allow for a 41-lot 'For-Sale' single-family detached subdivision. Surrounding properties are zoned AG and R-15 (Dwelling, 'For-Sale', Residential) to the north, R-15 to the east, AG, R-12 (Dwelling, 'For-Sale', Residential) and R-15 to the south, and R-22 to the west. Charlotte Estates and two (2) unplatted lots are located to the north, Jennifer Oaks is located to the east, The Oaks on Charlotte Drive and The Preserve on Charlotte Drive are located to the west and unplatted lots and Laurelwood Farm are located to the south. The comprehensive land use plan designation of the property is 'Very Low Density Residential'.

The applicant proposes the following change to a condition of zoning and related to file# Z-24-13 DRB Group of Georgia/12265 Charlotte Drive:

7. Developer shall dedicate right-of-way, if necessary, and improve the Charlotte Drive streetscape with ~~curb and gutter,~~ minimum 6' planter (planted with street trees), minimum 5' sidewalk, and decorative pedestrian lighting. Streetscape modifications shall be permitted for the purpose of tree preservation or utility conflicts, with final approval by Staff.

According to the applicant, the change of condition will allow for aesthetic consistency across subdivisions along Charlotte Drive. Several subdivisions in the area were approved with conditions of zoning requiring that curb and gutter not be provided

along Charlotte Drive in order to preserve the rural character of the road. Subdivisions with similar conditions of zoning include The Preserve on Charlotte Drive, The Oaks on Charlotte Drive, and Emerson Hall. The City's Public Works Director weighed in on the applicant's request with the understanding of the community's desire to maintain the rural character of the area. Public Works did not object to the removal of the curb and gutter along Charlotte Drive with the condition that the developer provide an appropriately designed drainage system and consider future infrastructure.

CONCURRENCES

Staff has reviewed the applicant's proposal and supports the request to remove the requirement for curb and gutter along Charlotte Drive. Other subdivisions developed along Charlotte Drive were approved with conditions requiring that curb and gutter not be installed along Charlotte Drive in order to preserve the rural character of the area. The City's Public Works Department did not object to the removal of curb and gutter along Charlotte Drive. If approved, the Charlotte Drive streetscape design should incorporate an appropriately designed drainage system and consider future infrastructure.

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 no comments were received outside of the comments received at the March 12th CZIM. Those comments included safety, stormwater, roadway long-term maintenance, and aesthetic preferences related to the curb and gutter on Charlotte Drive.

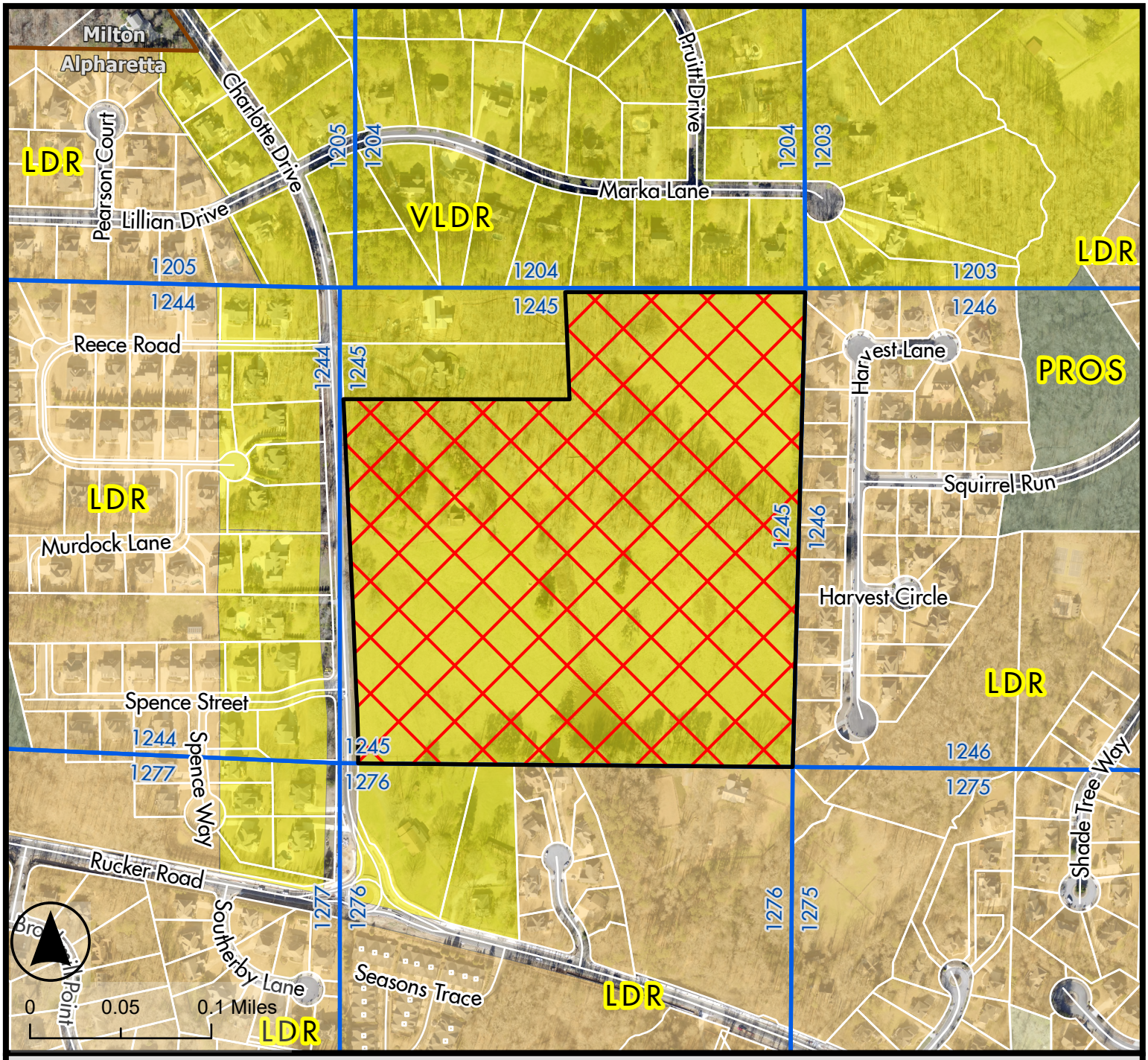
City Staff received emails from two (2) residents along Charlotte Drive. One (1) resident supports the removal of curb and gutter in order to maintain the rural character of the area and one (1) resident opposes the removal due to pedestrian/traffic safety, drainage, roadway maintenance, and aesthetics.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on March 12, 2025. There were no public comments on the sign-in sheet.

ATTACHMENTS:
• Map Series • CZIM • Citizen Part B • Public Comment • Application

PH-25-08



Future Land Use Map

DRB Group Change of Condition

PH-25-08

D/LL: 2/2/1245

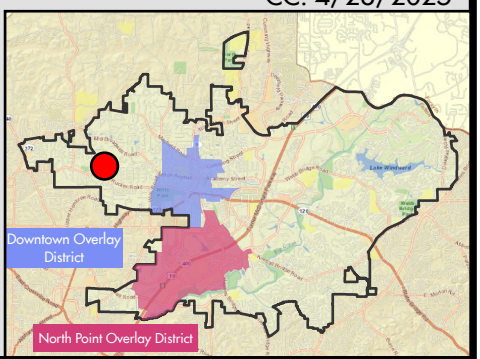
CC: 4/28/2025

Legend

- PH-25-08
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Future Land Use 2040

- Low Density Residential
- Parks, Recreation, Open Space
- Residential Estate
- Very Low Density Residential

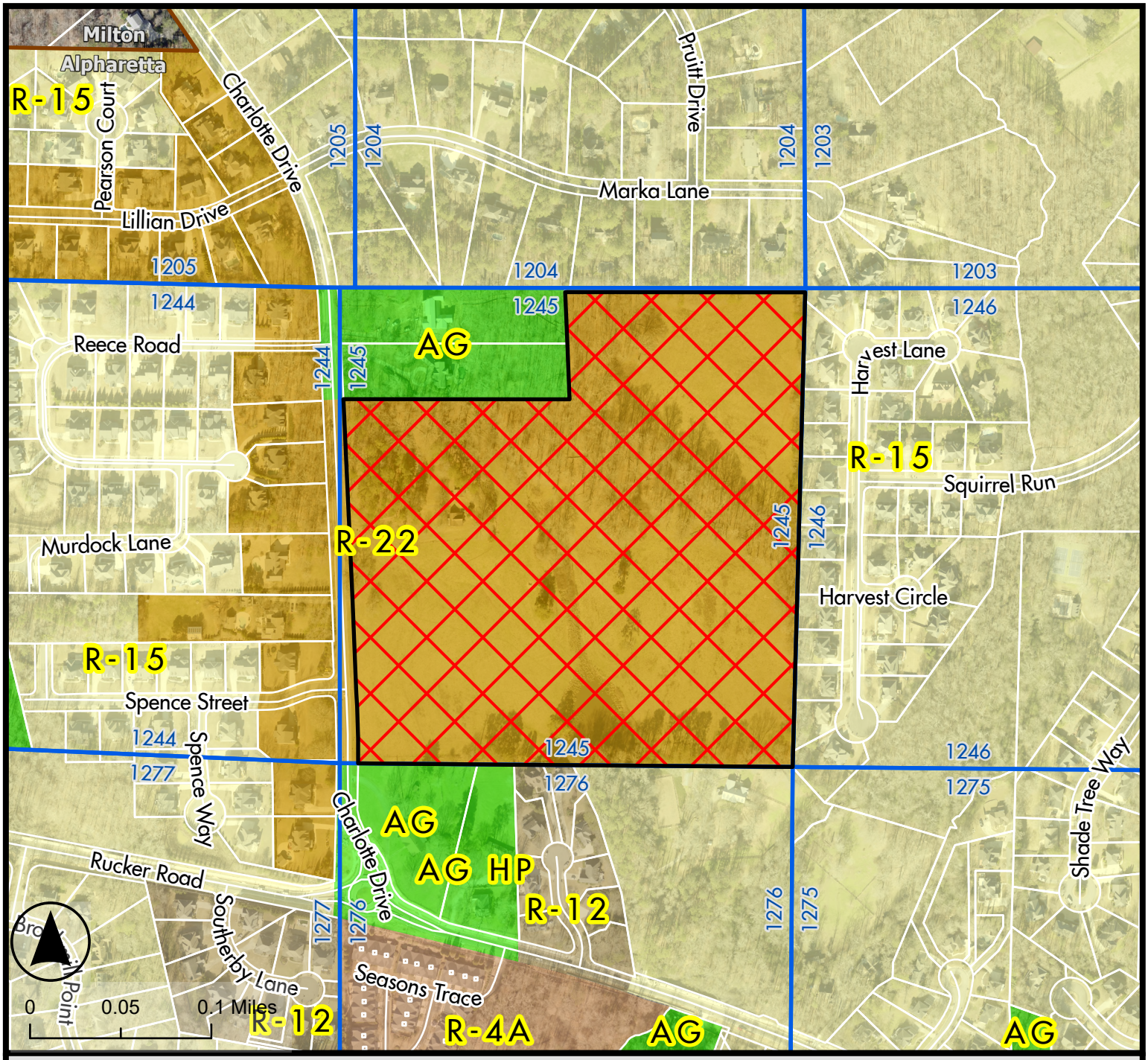


THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS

PH-25-08



Zoning Map

DRB Group Change of Condition

PH-25-08

D/LL: 2/2/1245

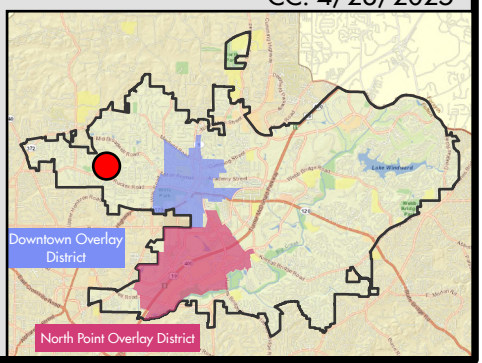
CC: 4/28/2025

Legend

- PH-25-08
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Zoning District

- AG Agriculture
- R-12 Single Family Detached Residential
- R-15 Single Family Detached Residential
- R-22 Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)



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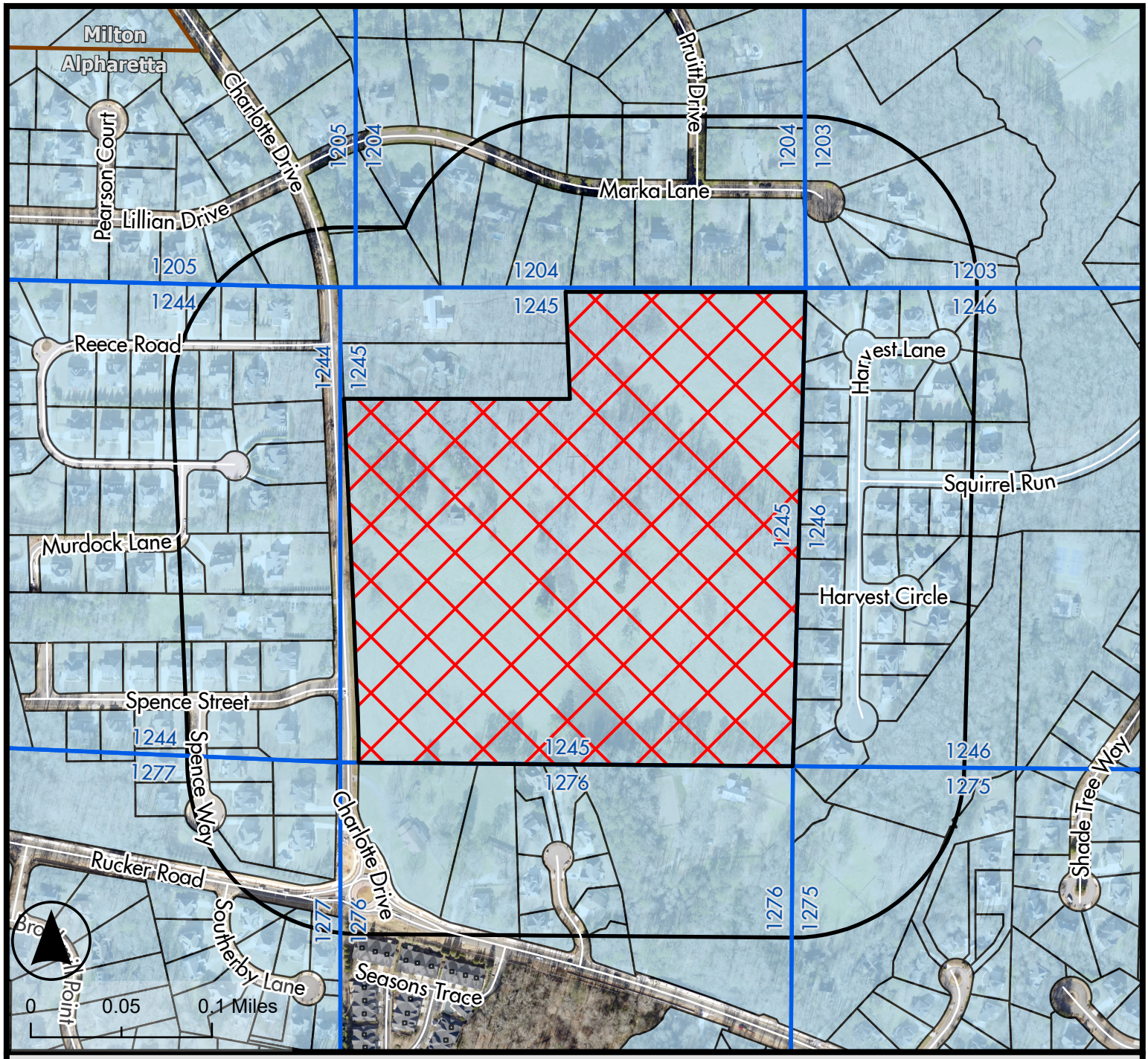
Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS

PH-25-08



Legend

- PH-25-08
- Land Lots
- Tax Parcels
- 500 ft Buffer
- Alpharetta City Limits

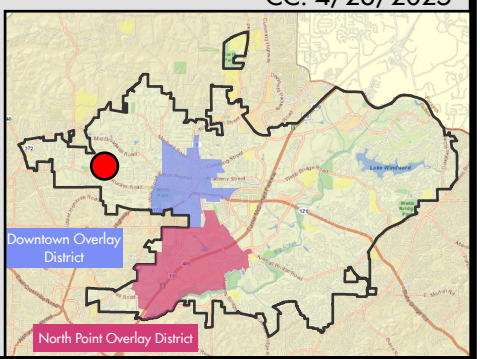
Location Map

DRB Group Change of Condition

PH-25-08

D/LL: 2/2/1245

CC: 4/28/2025



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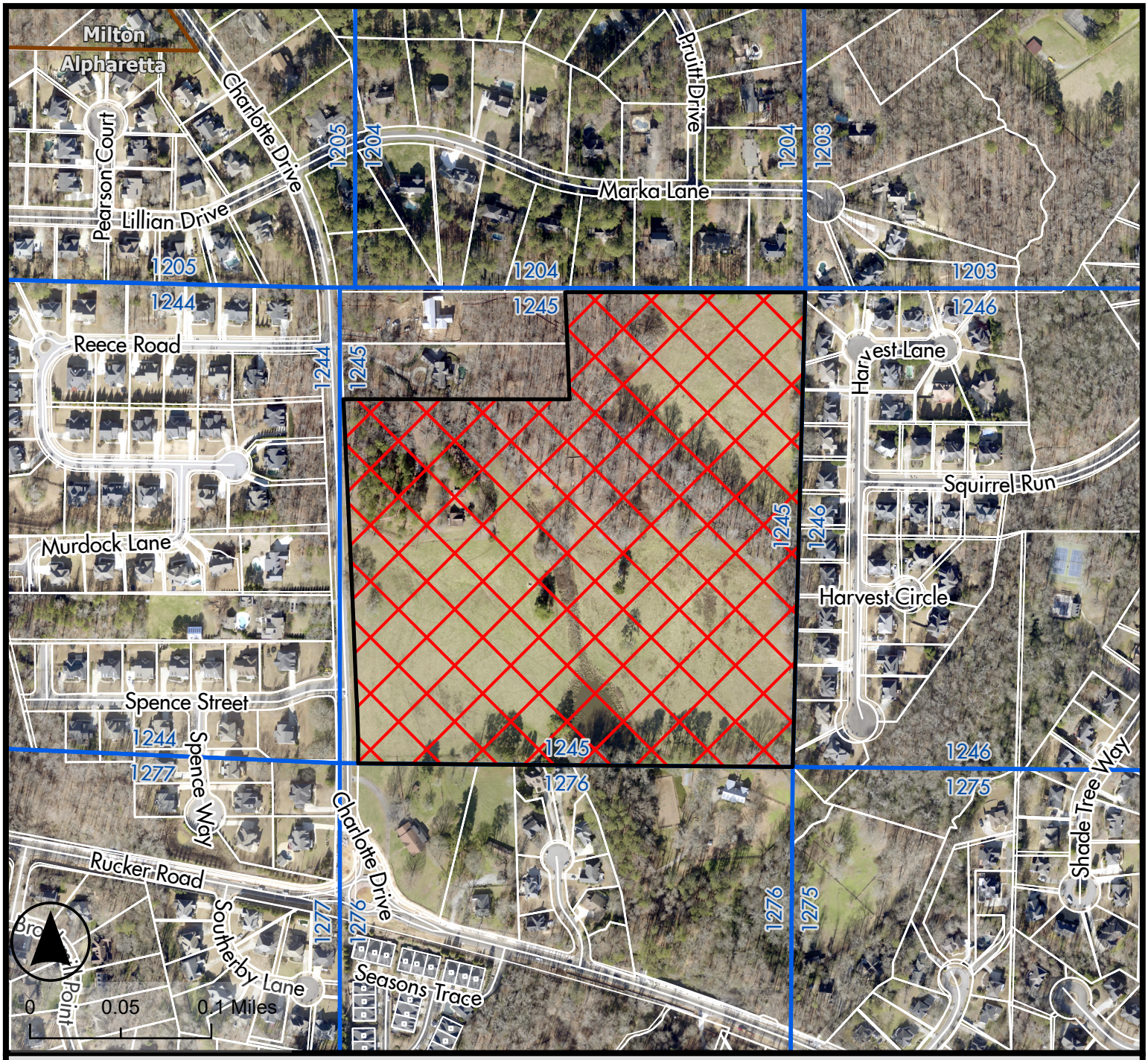
Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS

PH-25-08



Legend

- PH-25-08
- Land Lots
- Tax Parcels
- Alpharetta City Limits

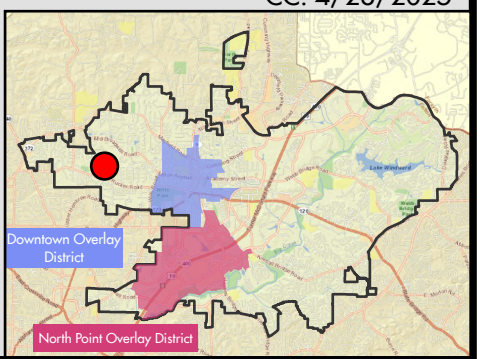
Aerial Map

DRB Group Change of Condition

PH-25-08

D/LL: 2/2/1245

CC: 4/28/2025



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS

DRB Group Change of Condition

NAME	ADDRESS	Comments/Email Address if you would like to be contacted
Selena Kent	13145 Charlotte Dr.	Skent0902@gmail.com
ETIENNE PUCKETT	12220 CHARLOTTE DR.	
TRACY PUCKETT	12220 CHARLOTTE DR.	TRACYCPUCKETT @ GMAIL. COM
Kent Davis	1095 Market LN	KENTLDAVIS @ Gmail.com

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: 12265 Charlotte Drive - Application V-25-06 AND PH-25-08

Contact Name: DRB Group Georgia, LLC Telephone: 770-471-4751 EXT. 6589

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's CZIM meeting was held on March 12th with the voluntary attendees from property owners who were notified within 500 feet of the subject property. Attached hereto is the February 20, 2025 letter advertising the meeting and the certificate of mailing confirming the parties notified.

The questions and issues raised before and at the CZIM related to the following: (i) safety, (ii) stormwater, (iii) roadway long-term maintenance, and (iv) aesthetic preferences, all assuming no curb and gutter will be installed along Charlotte Drive. All were addressed by the Applicant. Also attached are emails received from engaged parties.

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.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [x] 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: Carra Hatch Date: 3/25/25

Print Form

FEBRUARY 20, 2025 LETTER
and
CERTIFICATE OF MAILING

2/20/25

DRB Group Georgia, LLC
55 Ivan Allen Jr. Blvd.
Ste 400.
Atlanta, GA 30308

RE: **V-25-06 DRB Group/Charlotte Drive – Waiting Period Variance and**
PH-25-08 DRB Group/Charlotte Drive – Change of Condition

Dear Property Owner:

Pending approval of:

V-25-06 DRB Group/Charlotte Drive – Waiting Period Variance
Consideration of a variance to Unified Development Code Subsection 4.2.1(C) to reduce the waiting period for City Council consideration of a request for zoning change affecting the same property from 12 months to 6 months. The property is located at 12265 Charlotte Drive and is legally described as being located in Land Lots 1245 & 1246, 2nd District, 2nd Section, Fulton County, Georgia:

PH-25-08 DRB Group/Charlotte Drive – Change of Condition
Consideration of a change to condition of zoning to remove a requirement for curb and gutter along Charlotte Drive. The property is located at 12265 Charlotte Drive and is legally described as being located in Land Lots 1245 & 1246, 2nd District, 2nd Section, Fulton County, Georgia.

Please allow this letter to serve as public notice.

The Community Zoning Information Meeting (CZIM) for the change to condition of zoning will be held on **Wednesday, March 12, 2025, at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

Both items will be considered by **City Council on Monday, April 28, 2025, at 6:30 PM**. The meeting will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at cheath@drbgroup.com and/or (770) 471-4751 ext.6589

Sincerely,

Cameron Heath

Cameron Heath
DRB Group Georgia, LLC
Land Entitlements Manager

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3.	NAJARIAN ZAVEN & ANUSH 12110 LAURELWOOD FARM DR ALPHARETTA GA 30004				
4.	MARSHALL KEITH & LISA 12120 LAURELWOOD FARM DR ALPHARETTA GA 30004-6716				
5.	ASFOUR MITHKAL 12130 LAURELWOOD FARM DR ALPHARETTA GA 30004				
6.	FOWLER RAYMOND P & TERESA L 12145 LAURELWOOD FARM DR ALPHARETTA GA 30004-6717				

PS Form **3665**, January 2017 (Page ___ of ___) PSN 7530-17-000-5549

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2.	OLIVER RICHARD A SR & ANDERSON MARJORIE H 12125 LAURELWOOD FARM DR ALPHARETTA GA 30004-6717				
3.	SHVARTSMAN JOSIF & TABAKHOVA LARISA 12115 LAURELWOOD FARM DR ALPHARETTA GA 30004				
4.	RUSSELL & CHRISTINE SMALLWOOD TRUST THE 1065 MARKA LANE ALPHARETTA GA 30004				
5.	THAI KRISTY T 1048 SOUTHERBY LN ALPHARETTA GA 30004				
6.	MARSHALL KEITH & LISA 12120 LAURELWOOD FARM DR ALPHARETTA GA 30004-6716				

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2.	LAWRENCE MICHELLE P & HENRY LOUIS R 1008 SOUTHERBY LANE ALPHARETTA GA 30004				
3.	DAO STEPHEN C & SHEILA X 978 SOUTHERBY LN ALPHARETTA GA 30004				
4.	FIGUEIREDO HARRING FEITOSA 1165 MARKA LANE ALPHARETTA GA 30004				
5.	WILLIAMS HAROLD R & CAROL W 230 PRUITT DR ALPHARETTA GA 30004-1418				
6.	GONZALEZ VICTOR A & SHELLEY L 1125 MARKA LN ALPHARETTA GA 30004				

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	SOLOMICH DALE D & DIANE O				
2.	1105 MARKA LN ALPHARETTA GA 30004-1413				
	COHEN DAVID E				
3.	1075 MARKA LN ALPHARETTA GA 30004				
	GOELZ RYAN J & SHAWNA L				
4.	12275 CHARLOTTE DR ALPHARETTA GA 30004				
	BENIWAL VINEET & BENIWAL CYNTHIA				
5.	12285 CHARLOTTE DR ALPHARETTA GA 30004				
	CUMMINGS MICHAEL F & ROBIN LYNN				
6.	1325 SQUIRREL RUN ALPHARETTA GA 30004				

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3.	ANBILD LISA S & ARTUR H 1605 HARVEST LN ALPHARETTA GA 30004				
4.	RAINONE JOE & ANDREA 1615 HARVEST LN ALPHARETTA GA 30004				
5.	REED ALTON REED LARICIA NICHOLE 1625 HARVEST LN ALPHARETTA GA 30004				
6.	CADE KENDRA 1675 HARVEST LANE ALPHARETTA GA 30004				

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1.		LOCKLEAR BRYAN C & BOZOK SVETLANA 1685 HARVEST LANE ALPHARETTA GA 30004				
2.		TERAWAKI BARRERA KENJI A & BAHARANYL HASANI K 1690 HARVEST LN ALPHARETTA GA 30004				
3.		HENRICH DANIEL & HENRICH MARIA A CAMPANELLA 1680 HARVEST LN ALPHARETTA GA 30004				
4.		KINARD ALEC & KINARD SARAH 1670 HARVEST LN ALPHARETTA GA 30004				
5.		THOMAS MICHAEL D & MARTHA L 1660 HARVEST LN ALPHARETTA GA 30004				
6.		RICH OLIVER & RICH VALERIE 1650 HARVEST LN ALPHARETTA GA 30004-6739				

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1.	JOYNER BARRY N & LAWANNA L 1640 HARVEST LN ALPHARETTA GA 30004				
2.	COLE JOSHUA W & COLE ASHLEY TWIST 1630 HARVEST LANE ALPHARETTA GA 30004				
3.	MERRIMAN EUGENE R 1620 HARVEST LN ALPHARETTA GA 30004				
4.	VOIN KONSTANTIN & MARYNA 1610 HARVEST LN ALPHARETTA GA 30004				
5.	GRAHAM KATHIE DUNGAN & GRAHAM LUKE DOUGLAS 1350 SQUIRREL RUN ALPHARETTA GA 30004				
6.	FOLEY JOHN J III & LORI A 1340 SQUIRREL RUN ALPHARETTA GA 30004				

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2.	ANDERSON ERIC A & JENNIFER LEIGH 1580 HARVEST LN ALPHARETTA GA 30004				
3.	MC LAUGHLIN BRADLEY D MC LAUGHLIN CONNIE M 1570 HARVEST LANE ALPHARETTA GA 30004				
4.	HACKETT JOHN H & GINGER M 1560 HARVEST LN ALPHARETTA GA 30004				
5.	JOHNSON CHRISTOPHER & ANNE 1550 HARVEST LANE ALPHARETTA GA 30004				
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1.	SPRATT BRIAN C & DEBORAH M 1530 HARVEST LN ALPHARETTA GA 30004				
2.	PROCTOR SAMUEL & BETH M 1520 HARVEST LN ALPHARETTA GA 30004				
3.	SMITH AARON D & MEGAN C 1555 HARVEST LN ALPHARETTA GA 30004				
4.	ALIU ADAMS A ALIU RUKIAT M 1565 HARVEST LANE ALPHARETTA GA 30004				
5.	MAYUGA ONOFRE L & LOURDES M 1575 HARVEST LANE ALPHARETTA GA 30004				
6.	HILGERT SCOTT A 1715 HARVEST CIR ALPHARETTA GA 30004				

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1.	BERTHELOT J ASHLEY & SUSAN K 1710 HARVEST CIR ALPHARETTA GA 30004				
2.	2018 1 IH BORROWER LP 1717 MAIN ST STE 2000 DALLAS TX 75201				
3.	JENNIFER OAKS HOMEOWNERS ASSOC P.O. BOX 2458 ALPHARETTA GA 30023-2458				
4.	VO STEVEN HOANG & KATHRYN E 1070 REECE RD ALPHARETTA GA 30004				
5.	MCCLURE JOHN J & MCCLURE KATHERINE E 1060 REECE RD ALPHARETTA GA 30004				
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2.	SUDHAKAR REDDY PAREDDY & KARNATI PRASHANTHI 1065 REECE RD ALPHARETTA GA 30004				
3.	ALLEN RAYMOND M & ALLEN JENNIFER L 925 REECE RD ALPHARETTA GA 30004				
4.	VENKATRAMAN MANIKANDAN & VENKATRAMAN VIJAYA 1055 REECE RD ALPHARETTA GA 30004				
5.	WADHWA SAHIL & CHAWLA ANEESHA 1040 REECE RD ALPHARETTA GA 30004				
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3.	MERRIAM MATTHEW & MARY E 1185 MARKA LN ALPHARETTA GA 30004				
4.	BLAIR JACK D & BRINKLEY M 1080 MARKA LN ALPHARETTA GA 30004-1412				
5.	BRAMBLETT MICHAEL E & PEGGY B 220 PRUITT DR ALPHARETTA GA 30004-1418				
6.	COUNTER STEVEN G 1100 MARKA LANE ALPHARETTA GA 30004				

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1.	POTENCIANO JOANNE & CHRISTIAN 12310 CHARLOTTE DR ALPHARETTA GA 30004				
2.	COGSWELL ALEXANDRA 1135 MARKA LANE ALPHARETTA GA 30004				
3.	THOMAS & ANNE PEER REVOCABLE LIVING TRUST THE 1155 MARKA LN ALPHARETTA GA 30004				
4.	PERALTA JUAN M GARCIA & REYES GARCIA KARLA L 1065 LILLIAN DR ALPHARETTA GA 30004				
5.	BARGE WILLIAM J JR 1090 MARKA LANE ALPHARETTA GA 30004				
6.	BIJLANI RAVINDRA A 1055 LILLIAN DR ALPHARETTA GA 30004				

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1.	MARTIN JOHN N & SHERILYN J 12305 CHARLOTTE DR ALPHARETTA GA 30004-1405				
2.	BLAIR LINDSEY & BRENT B 12315 CHARLOTTE DR ALPHARETTA GA 30004				
3.	LANDY & ASSOCIATES REALTY SERVICES LLC 1175 MARKA LANE ALPHARETTA GA 30004				
4.	DAVIS KENT C & REBECCA W 1095 MARKA LN ALPHARETTA GA 30004-1411				
5.	BAILEY MARK L & KAREN G 1085 MARKA LN ALPHARETTA GA 30004				
6.	ANDERSON ROBERT P & LUCRECIA F 1600 HARVEST LN ALPHARETTA GA 30004				

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2.	BUSCH GARY V & BUSCH JOYCE C 1320 SQUIRREL RUN ALPHARETTA GA 30004				
3.	NALLAPATI VENKATESH & SWATHI 1720 HARVEST CIR ALPHARETTA GA 30004				
4.	JENNIFER OAKS HOMEOWNERS ASSOC P.O. BOX 2458 ALPHARETTA GA 30023-2458				
5.	BYERS CARROLL E 265 MILTON AVE ALPHARETTA GA 30004-1511				
6.	LERIT BRUCE M ET AL 930 REECE RD ALPHARETTA GA 30004-1420				

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1.	BRADFORD JAMES & JOLYNN 910 REECE RD ALPHARETTA GA 30004				
2.	MALIK TABREZ & SHAISTA 900 REECE RD ALPHARETTA GA 30004				
3.	SUDA RADHIKA 920 REECE RD ALPHARETTA GA 30004				
4.	BARRY & DENISE LIVING TRUST THE 12190 CHARLOTTE DR ALPHARETTA GA 30004				
5.	GOLLA FAMILY TRUST THE 1045 SPENCE ST ALPHARETTA GA 30004				
6.	RYAN PATRICK & RYAN MAUREEN FARRELL 12120 SPENCE WAY ALPHARETTA GA 30004				

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1.	BOARMAN MATTHEW E & BOARMAN KAREN B 12110 SPENCE WAY ALPHARETTA GA 30004				
2.	PENDYALA KIRANPAL R & PENDYALA GEETHA 1065 SPENCE ST ALPHARETTA GA 30004				
3.	WDWILLIAMS LIVING TRUST THE 12160 CHARLOTTE DR ALPHARETTA GA 30004				
4.	PHADKE RAHUL & PHADKE DEEPIKA 12125 SPENCE WAY ALPHARETTA GA 30004				
5.	DELGADO CARLOS & DELGADO LUCILLE JUNE 12140 CHARLOTTE DR ALPHARETTA GA 30004				
6.	KO CAROL H & FRANK J 12150 CHARLOTTE DR ALPHARETTA GA 30004				

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1.		AVERY BARBARA DOHMAN & AVERY PAUL CHARLES 12115 SPENCE WAY ALPHARETTA GA 30004				
2.		SHARIF RAMLA & SADIK ZUBAIR 12105 SPENCE WAY ALPHARETTA GA 30004				
3.		LEA TRUST THE 12180 CHARLOTTE DR ALPHARETTA GA 30004				
4.		RAMIREZ JULIAN E & BRICENO MARIA P 1060 SPENCE ST ALPHARETTA GA 30004				
5.		ARCHER JAMES K JR & ARCHER JENNIFER L 1050 SPENCE ST ALPHARETTA GA 30004				
6.		YEAGER RUSSELL 1040 SPENCE ST ALPHARETTA GA 30004				

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1.		PUCKETT TRACY C & ETIENNE D 12220 CHARLOTTE DR ALPHARETTA GA 30004				
2.		MIQUELARENA TERESA & SALDANA MARIANO 810 MURDOCK LN ALPHARETTA GA 30004				
3.		SAINI SUJALA & MINAMPALLY RANJEET S 800 MURDOCK LANE ALPHARETTA GA 30004				
4.		KENT SELINA S 12145 CHARLOTTE DR ALPHARETTA GA 30004-1401				
5.		CARLYLE LACHLAN & JACQUELINE LINDA 1200 RUCKER RD ALPHARETTA GA 30004-4053				
6.		POULOS MARIA & HOBBS DARRELL 1220 RUCKER RD ALPHARETTA GA 30004				

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1.	CINDY RUFF HOGAN LIVING TRUST THE 1080 RUCKER RD ALPHARETTA GA 30004				
2.	PRESERVE ON CHARLOTTE DRIVE HOMEOWNERS ASSOCIATION INC 1100 NORTHMEADOW PKWY STE 114 ROSWELL GA 30076				
3.	REKUC WALTER 12070 SEASONS TRC UNIT 7 ALPHARETTA GA 30004				
4.	MYERS MARTHA 9275 STONEMIST TRCE ROSWELL GA 30076				
5.	WRIGHT KATHERINE M 12060 SEASONS TRC ALPHARETTA GA 30004				
6.					

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WRITTEN COMMENTS SUBMITTED FROM NEIGHBORS

Cameron Heath

From: Chris Owens <chriskowens1@gmail.com>
Sent: Wednesday, March 12, 2025 8:16 AM
To: Michael A. Woodman
Cc: Michael (Mike) Busher; Cameron Heath
Subject: PH-25-08 Change of Zoning Condition

Categories: Blue Category

Caution: External Email

Michael

I am writing to express my support for the variance being sought by DRB Group to eliminate the curb & gutter requirment for the new residential neighborhood recently zoned at 12265 Charlotte Drive. As a 20+ year resident of the Charlotte Drive corridor, I would offer that curb & gutter is not in keeping with the semi-rural character of the area. Removing the requiremt would be more aesthetically pleasing and match other development patterns adjacent to the property.

I would urge Staff and City Council to visit the area if they have any questions or concerns.

Please let me know if you need anything additional from me.

Thank you,

Chris Owens
7425 Mid Broadwell Trce, Alpharetta, GA 30004
404-518-5505

From: [redacted]
To: Taylor, Elicia; Borden, Brian
Subject: PH-25-08 Rezoning Amendment for Curb and Gutter (PDF)
Date: Thursday, March 6, 2025 4:12:59 PM

This message needs your attention
- This is a personal email address.
- This is their first email to the City of Alpharetta.

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Dear Elicia, Brian and Members of the Zoning Board,

My family and I live at 12220 Charlotte Dr, Alpharetta, GA 30004. I am writing to express my strong opposition to the request for a waiver of curbs and gutters for 12265 Charlotte Drive.

Allowing this exemption would create significant safety, infrastructure, and environmental concerns that could negatively impact the surrounding community. I urge the board to reject this request based on the following considerations:

1. **Pedestrian and Traffic Safety**
   Curbs provide a crucial barrier between vehicles and pedestrians, reducing the likelihood of accidents and injuries. Without curbs, drivers may inadvertently encroach upon pedestrian areas, increasing the risk of collisions. Gutters also help guide stormwater runoff away from roads and sidewalks, minimizing hazards such as hydroplaning and pooling water. Charlotte Drive is heavily used by pedestrians and is in need of more curbs for their protection, not less. Increasing the density of our street is going to increase the risk to the existing pedestrians as well as all of the new pedestrians. Of note, my daughter and grandchildren were walking along Rucker Road last weekend when a car slammed on breaks and slid onto the curb. The curb provided very real protection.

2. **Drainage and Flooding Prevention**
   Gutters are essential for directing stormwater to appropriate drainage systems. Without them, uncontrolled runoff can lead to flooding, erosion, and damage to adjacent properties. This is particularly concerning in areas with heavy rainfall or inadequate natural drainage, where improper water management can degrade road surfaces and compromise infrastructure.

3. **Roadway Longevity and Maintenance**
   Curbs and gutters play a key role in preserving roads by preventing erosion at the pavement's edge. Without these structures, roads are more susceptible to cracking, potholes, and premature wear, increasing long-term maintenance costs for both the city and taxpayers.

4. **Aesthetic and Property Value Considerations**
   Neighborhoods with well-maintained curbs and gutters tend to have a more structured and visually appealing appearance, contributing to higher property values. Allowing a waiver could lead to inconsistent street designs, reducing the overall appeal of the area

and potentially affecting property desirability.

For these reasons, I strongly urge the Zoning Board to deny the request for a waiver of curbs and gutters. The long-term benefits of requiring this infrastructure far outweigh any short-term cost savings for developers. Thank you for considering the interests of the community in your decision-making process.

Sincerely,

Tracy Puckett
[redacted]

From: Taylor, Elicia
To: [redacted]
Cc: Borden, Brian; Woodman, Michael; [redacted]
Subject: RE: PH-25-08 Rezoning Amendment for Curb and Gutter (PDF)
Date: Wednesday, April 16, 2025 3:49:00 PM

Tracy,

Your comments will be in included in the Packet for City Council. We sent it previously to the developer. The Council Packet will be published to the Public on April 23, 2025 on the website at https://alpharettaga.portal.civicclerk.com/. You are also welcome to speak during Public Comment at the meeting on Monday, April 28 at 6:30 p.m.

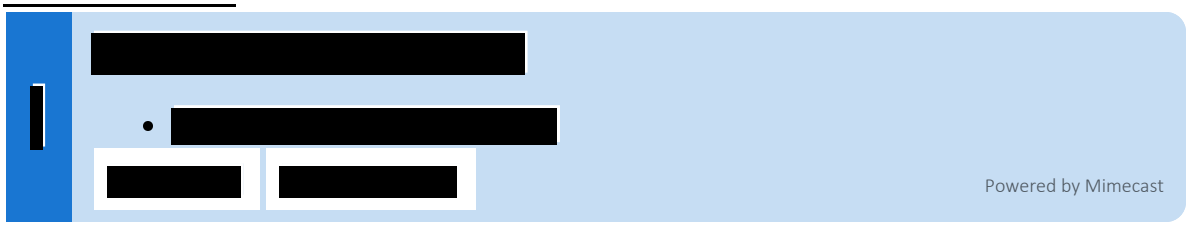
We appreciate your comments.

Best,

Elle

From: Tracy Puckett [redacted]
Sent: Wednesday, April 16, 2025 3:08 PM
To: Taylor, Elicia <etaylor@alpharetta.ga.us>
Cc: Borden, Brian <bborden@alpharetta.ga.us>; Woodman, Michael <mwoodman@alpharetta.ga.us>; [redacted]
Subject: Re: PH-25-08 Rezoning Amendment for Curb and Gutter (PDF)

[redacted]



[redacted]

My husband and I attended the community meeting regarding the requested variance for curb and gutter at the 12665 Charlotte Drive property. The developer representatives answered questions,but were inconsistent in their answers and somewhat dismissive of our concerns. We received the notification for the public hearing on Monday, April 28th. As such, I have attached a letter reflecting our sentiment on the topic.

I'm curious to know if the staff has made a recommendation on the request. Are you able to let me know?

Sincerely,
Tracy Puckett

404-797-5526

On Thu, Mar 6, 2025 at 4:16 PM Taylor, Elicia <etaylor@alpharetta.ga.us> wrote:

> Tracy,
>
> Thank you for your comments on this public hearing request. We will be sure to include your comments with this request as it moves through the process.
>
> Best regards,
>
> Elle

From: Tracy Puckett [redacted]
Sent: Thursday, March 6, 2025 4:12 PM
To: Taylor, Elicia <etaylor@alpharetta.ga.us>; Borden, Brian <bborden@alpharetta.ga.us>
Subject: PH-25-08 Rezoning Amendment for Curb and Gutter (PDF)

Dear Elicia, Brian and Members of the Zoning Board,

My family and I live at 12220 Charlotte Dr, Alpharetta, GA 30004. I am writing to express my strong opposition to the request for a waiver of curbs and gutters for 12265 Charlotte Drive.

Allowing this exemption would create significant safety, infrastructure, and environmental concerns that could negatively impact the surrounding community. I urge the board to reject this request based on the following considerations:

1. **Pedestrian and Traffic Safety**
   Curbs provide a crucial barrier between vehicles and pedestrians, reducing the likelihood of accidents and injuries. Without curbs, drivers may inadvertently encroach upon pedestrian areas, increasing the risk of collisions. Gutters also help guide stormwater runoff away from roads and sidewalks, minimizing hazards such as hydroplaning and pooling water. Charlotte Drive is heavily used by pedestrians and is in need of more curbs for their protection, not less. Increasing the density of our street is going to increase the risk to the existing pedestrians as well as all of the new pedestrians. Of note, my daughter and grandchildren were walking along Rucker Road last weekend when a car slammed on breaks and slid onto the curb. The curb provided very real protection.
2. **Drainage and Flooding Prevention**
   Gutters are essential for directing stormwater to appropriate drainage systems. Without them, uncontrolled runoff can lead to flooding, erosion, and damage to adjacent properties. This is particularly concerning in areas with heavy rainfall or inadequate natural drainage, where improper water management can degrade road surfaces and compromise infrastructure.

3. **Roadway Longevity and Maintenance**
   Curbs and gutters play a key role in preserving roads by preventing erosion at the pavement's edge. Without these structures, roads are more susceptible to cracking, potholes, and premature wear, increasing long-term maintenance costs for both the city and taxpayers.
4. **Aesthetic and Property Value Considerations**
   Neighborhoods with well-maintained curbs and gutters tend to have a more structured and visually appealing appearance, contributing to higher property values. Allowing a waiver could lead to inconsistent street designs, reducing the overall appeal of the area and potentially affecting property desirability.

For these reasons, I strongly urge the Zoning Board to deny the request for a waiver of curbs and gutters. The long-term benefits of requiring this infrastructure far outweigh any short-term cost savings for developers. Thank you for considering the interests of the community in your decision-making process.

Sincerely,

Tracy Puckett
404-797-5526

From: [redacted]
To: Taylor, Elicia; Borden, Brian
Subject: PH-25-08 Rezoning Amendment for Curb and Gutter (PDF)
Date: Thursday, March 6, 2025 4:12:59 PM

This message needs your attention
- This is a personal email address.
- This is their first email to the City of Alpharetta.

Mark as Safe | Report this Email

Powered by Mimecast

Dear Elicia, Brian and Members of the Zoning Board,

My family and I live at 12220 Charlotte Dr, Alpharetta, GA 30004. I am writing to express my strong opposition to the request for a waiver of curbs and gutters for 12265 Charlotte Drive.

Allowing this exemption would create significant safety, infrastructure, and environmental concerns that could negatively impact the surrounding community. I urge the board to reject this request based on the following considerations:

1. **Pedestrian and Traffic Safety**
   Curbs provide a crucial barrier between vehicles and pedestrians, reducing the likelihood of accidents and injuries. Without curbs, drivers may inadvertently encroach upon pedestrian areas, increasing the risk of collisions. Gutters also help guide stormwater runoff away from roads and sidewalks, minimizing hazards such as hydroplaning and pooling water. Charlotte Drive is heavily used by pedestrians and is in need of more curbs for their protection, not less. Increasing the density of our street is going to increase the risk to the existing pedestrians as well as all of the new pedestrians. Of note, my daughter and grandchildren were walking along Rucker Road last weekend when a car slammed on breaks and slid onto the curb. The curb provided very real protection.

2. **Drainage and Flooding Prevention**
   Gutters are essential for directing stormwater to appropriate drainage systems. Without them, uncontrolled runoff can lead to flooding, erosion, and damage to adjacent properties. This is particularly concerning in areas with heavy rainfall or inadequate natural drainage, where improper water management can degrade road surfaces and compromise infrastructure.

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   Curbs and gutters play a key role in preserving roads by preventing erosion at the pavement's edge. Without these structures, roads are more susceptible to cracking, potholes, and premature wear, increasing long-term maintenance costs for both the city and taxpayers.

4. **Aesthetic and Property Value Considerations**
   Neighborhoods with well-maintained curbs and gutters tend to have a more structured and visually appealing appearance, contributing to higher property values. Allowing a waiver could lead to inconsistent street designs, reducing the overall appeal of the area

and potentially affecting property desirability.

For these reasons, I strongly urge the Zoning Board to deny the request for a waiver of curbs and gutters. The long-term benefits of requiring this infrastructure far outweigh any short-term cost savings for developers. Thank you for considering the interests of the community in your decision-making process.

Sincerely,

Tracy Puckett
[redacted]

From: Woodman, Michael
To: [redacted]
Cc: mbusher@drbgroup.com; cheath@drbgroup.com; Taylor, Elicia
Subject: Re: PH-25-08 Change of Zoning Condition
Date: Wednesday, March 12, 2025 8:29:00 AM

Good morning, Chris. Hope you're doing well!

Thank you for your feedback. We will provide a summary of all public feedback received in the staff report to City Council.

Sent from my iPhone

> On Mar 12, 2025, at 8:17 AM, Chris Owens [redacted] wrote:
>
> **This message needs your attention**
> - This is a personal email address.
> - This is their first mail to some recipients.
>
> Mark as Safe | Report this Email
>
> Powered by Mimecast
>
> Michael
>
> I am writing to express my support for the variance being sought by DRB Group to eliminate the curb & gutter requirment for the new residential neighborhood recently zoned at 12265 Charlotte Drive. As a 20+ year resident of the Charlotte Drive corridor, I would offer that curb & gutter is not in keeping with the semi-rural character of the area. Removing the requiremt would be more aesthetically pleasing and match other development patterns adjacent to the property.
>
> I would urge Staff and City Council to visit the area if they have any questions or concerns.
>
> Please let me know if you need anything additional from me.
>
> Thank you,
>
> Chris Owens
> 7425 Mid Broadwell Trce, Alpharetta, GA 30004
> [redacted]

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: PH-25-08
PH #:
☐ Property Taxes & Code Violations Verified
☐ 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 cord (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted 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: Cameron Heath Telephone: 770-471-4751

Address: 55 Ivan Allen Jr Blvd Suite: 400

City Atlanta State: GA Zip: 30308 Fax:

Mobile Tel: Email: cheath@drbgroup.com

Subject Property Information:

Address: 12265 Charlotte Drive Current Zoning: R-22

District: 2 Section: 2 Land Lot: 1245 Parcel ID: 22 434012450230

Proposed Zoning: Current Use:

This Application For *(Check All That Apply):*

- ☐ Conditional Use
- ☐ Rezoning
- ☐ Variance
- ☐ Exception
- ☐ Master Plan Amendment
- ☐ Master Plan Review
- ☐ Public Hearing
- ☐ Other *(Specify):*
- ☐ Comprehensive Plan Amendment

Applicant Request And Intent

What is the proposed use(s) of the property?

See approved Zoning Case Z-24-13

Applicant's Request (Please itemize the proposal):

Request is to modify zoning condition #7 and eliminate the curb and gutter requirement along Charlotte Drive.

Applicant's Intent *(Please describe what the proposal would facilitate).*

Eliminating the curb and gutter requirement along Charlotte Drive will allow for aesthetic consistency across subdivisions along the immediately adjacent portions of Charlotte Drive, it will match DRB's proposed zoning site plan (including tree save), and will reduce the unnecessary financial burden on the Developer.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: John Joseph Smith as Executor Under the Last Will and Testament of Carroll Emmett Byers Telephone: 404-481-5067

Address: 241 Lake Forrest Lane, NE Suite:

City Atlanta State: GA Zip: 30342

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 (amendment)
- ☐ Conditional Use
- ☐ Variance
- ☐ Master Plan
- ☐ Land Use Application
- ☐ Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: DRB Group Georgia, LLC Telephone: 240-527-6213

Address: 55 Ivan Allen Jr. Blvd. Suite: 400

City Atlanta State: GA Zip: 30308

So Sworn and Attested:

Owner Signature: JJ Smith Date: 2/13/25

Notary:

Notary Signature: Date: 02/13/2025

JEFFREY JOHN RODEN NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES November 17, 2026

12

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: DRB Group Georgia, LLC

Subject Public Hearing Case: Amendment to zoning conditions to eliminate curb and gutter requirement along Charlotte Drive

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: _____

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: 2/11/25

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).

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Name of Applicant or Opponent: John Joseph Smith as Executor Under the Last Will and Testament of Carroll Emmett Byers

Subject Public Hearing Case: Amendment to zoning conditions to eliminate curb and gutter requirement along Charlotte Drive

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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.

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Name of Official: N/A Position:

Description of Contribution: N/A Value:

Description of Contribution: N/A Value:

Description of Contribution: N/A Value:

Description of Contribution: N/A Value:

Description of Contribution: N/A Value:

NONE

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: John Smith Date: 2/23/25

13

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: 12265 Charlotte Drive

Contact Name: DRB Group Georgia, LLC Telephone: 240-527-6213

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 property owners within 500 feet of the property will be notified by letter regarding the application and given Applicant's contact information to discuss the proposal.

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.*

- [x] Letter
- [ ] Personal Visits
- [x] Telephone
- [ ] Group Meeting
- [x] 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.

The owners contacted will be given Applicant's contact information to discuss and answer questions about the proposal prior to the hearing.

CARROLL MICHAEL E & MICHELE
540 SPRING GATE LN
ALPHARETTA GA 30004

MORGAN LAURA A &
MORGAN BRITTANY N
12100 LAURELWOOD FARM DR
ALPHARETTA GA 30004-6716

NAJARIAN ZAVEN & ANUSH
12110 LAURELWOOD FARM DR
ALPHARETTA GA 30004

MARSHALL KEITH & LISA
12120 LAURELWOOD FARM DR
ALPHARETTA GA 30004-6716

ASFOUR MITHKAL
12130 LAURELWOOD FARM DR
ALPHARETTA GA 30004

FOWLER RAYMOND P & TERESA L
12145 LAURELWOOD FARM DR
ALPHARETTA GA 30004-6717

DASHEVSKY STELLA
12135 LAURELWOOD FARM DR
ALPHARETTA GA 30004-6717

OLIVER RICHARD A SR &
ANDERSON MARJORIE H
12125 LAURELWOOD FARM DR
ALPHARETTA GA 30004-6717

SHVARTSMAN JOSIF &
TABAKHOVA LARISA
12115 LAURELWOOD FARM DR
ALPHARETTA GA 30004

SHVARTSMAN IOSIF &
TABAKHOVA LARISA
12115 LAURELWOOD FARM DR
ALPHARETTA GA 30004

RUSSELL & CHRISTINE SMALLWOOD
TRUST THE
1065 MARKA LANE
ALPHARETTA GA 30004

THAI KRISTY T
1048 SOUTHERBY LN
ALPHARETTA GA 30004

ALI MOHAMED TAWFIQ &
ALI SAMIA TAHER
1028 SOUTHERBY LANE
ALPHARETTA GA 30004

LAWRENCE MICHELLE P &
HENRY LOUIS R
1008 SOUTHERBY LANE
ALPHARETTA GA 30004

DAO STEPHEN C & SHEILA X
978 SOUTHERBY LN
ALPHARETTA GA 30004

FIGUEIREDO HARRING FEITOSA
1165 MARKA LANE
ALPHARETTA GA 30004

WILLIAMS HAROLD R & CAROL W
230 PRUITT DR
ALPHARETTA GA 30004-1418

GONZALEZ VICTOR A & SHELLEY L
1125 MARKA LN
ALPHARETTA GA 30004

PAULUS RICHARD & AUDREY
1115 MARKA LN
ALPHARETTA GA 30004-1413

SOLOMICH DALE D & DIANE O
1105 MARKA LN
ALPHARETTA GA 30004-1413

COHEN DAVID E
1075 MARKA LN
ALPHARETTA GA 30004

GOELZ RYAN J & SHAWNA L
12275 CHARLOTTE DR
ALPHARETTA GA 30004

BENIWAL VINEET & BENIWAL CYNTHIA
12285 CHARLOTTE DR
ALPHARETTA GA 30004

CUMMINGS MICHAEL F & ROBIN LYNN
1325 SQUIRREL RUN
ALPHARETTA GA 30004

ROLLINS TIMOTHY CURTIS JR
& KIRSTEN L
1335 SQUIRREL RUN
ALPHARETTA GA 30004

SINHA ATUL & BINITA
16025 54TH AVE NE
PLYMOUTH MN 55446

ANBILD LISA S & ARTUR H
1605 HARVEST LN
ALPHARETTA GA 30004

RAINONE JOE & ANDREA
1615 HARVEST LN
ALPHARETTA GA 30004

REED ALTON REED LARICIA NICHOLE
1625 HARVEST LN
ALPHARETTA GA 30004

CADE KENDRA
1675 HARVEST LANE
ALPHARETTA GA 30004

LOCKLEAR BRYAN C &
BOZOK SVETLANA
1685 HARVEST LANE
ALPHARETTA GA 30004

TERAWAKI BARRERA KENJI A &
BAHARANYL HASANI K
1690 HARVEST LN
ALPHARETTA GA 30004

HENRICH DANIEL &
HENRICH MARIA A CAMPANELLA
1680 HARVEST LN
ALPHARETTA GA 30004

KINARD ALEC & KINARD SARAH
1670 HARVEST LN
ALPHARETTA GA 30004

THOMAS MICHAEL D & MARTHA L
1660 HARVEST LN
ALPHARETTA GA 30004

RICH OLIVER & RICH VALERIE
1650 HARVEST LN
ALPHARETTA GA 30004-6739

JOYNER BARRY N & LAWANNA L
1640 HARVEST LN
ALPHARETTA GA 30004

COLE JOSHUA W &
COLE ASHLEY TWIST
1630 HARVEST LANE
ALPHARETTA GA 30004

MERRIMAN EUGENE R
1620 HARVEST LN
ALPHARETTA GA 30004

VOIN KONSTANTIN & MARYNA
1610 HARVEST LN
ALPHARETTA GA 30004

GRAHAM KATHIE DUNGAN &
GRAHAM LUKE DOUGLAS
1350 SQUIRREL RUN
ALPHARETTA GA 30004

FOLEY JOHN J III & LORI A
1340 SQUIRREL RUN
ALPHARETTA GA 30004

MC SWEEN JOHN C
1330 SQUIRREL RUN
ALPHARETTA GA 30004

ANDERSON ERIC A & JENNIFER LEIGH
1580 HARVEST LN
ALPHARETTA GA 30004

MC LAUGHLIN BRADLEY D
MC LAUGHLIN CONNIE M
1570 HARVEST LANE
ALPHARETTA GA 30004

HACKETT JOHN H & GINGER M
1560 HARVEST LN
ALPHARETTA GA 30004

JOHNSON CHRISTOPHER & ANNE
1550 HARVEST LANE
ALPHARETTA GA 30004

PUTRELLO KIRSTIE E & ERIC J
1540 HARVEST LANE
ALPHARETTA GA 30004

SPRATT BRIAN G & DEBORAH M
1530 HARVEST LN
ALPHARETTA GA 30004

PROCTOR SAMUEL & BETH M
1520 HARVEST LN
ALPHARETTA GA 30004

SMITH AARON D & MEGAN C
1555 HARVEST LN
ALPHARETTA GA 30004

ALIU ADAMS A ALIU RUKIAT M
1565 HARVEST LANE
ALPHARETTA GA 30004

MAYUGA ONOFRE L & LOURDES M
1575 HARVEST LANE
ALPHARETTA GA 30004

HILGERT SCOTT A
1715 HARVEST CIR
ALPHARETTA GA 30004

BERTHELOT J ASHLEY & SUSAN K
1710 HARVEST CIR
ALPHARETTA GA 30004

2018 1 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS TX 75201

JENNIFER OAKS HOMEOWNERS ASSOC
P.O. BOX 2458
ALPHARETTA GA 30023-2458

VO STEVEN HOANG & KATHRYN E
1070 REECE RD
ALPHARETTA GA 30004

MCCLURE JOHN J &
MCCLURE KATHERINE E
1060 REECE RD
ALPHARETTA GA 30004

NISAR MUSTAFA
1075 REECE RD
ALPHARETTA GA 30004

THOMPSON MARK & HODGSON JONI
915 REECE RD
ALPHARETTA GA 30004

ALLEN RAYMOND M &
ALLEN JENNIFER L
925 REECE RD
ALPHARETTA GA 30004

ZACHARY C & PAULA C SADLER
REVOCABLE TRUST THE
935 REECE RD
ALPHARETTA GA 30004

ADIDHELA JOSEPH EBENEZER &
GUDDU SHARON SAMUEL
1050 REECE RD
ALPHARETTA GA 30004

MERRIAM MATTHEW & MARY E
1185 MARKA LN
ALPHARETTA GA 30004

BRAMBLETT MICHAEL E & PEGGY B
220 PRUITT DR
ALPHARETTA GA 30004-1418

POTENCIANO JOANNE & CHRISTIAN
12310 CHARLOTTE DR
ALPHARETTA GA 30004

THOMAS & ANNE PEER
REVOCABLE LIVING TRUST THE
1155 MARKA LN
ALPHARETTA GA 30004

BARGE WILLIAM J JR
1090 MARKA LANE
ALPHARETTA GA 30004

MARTIN JOHN N & SHERILYN J
12305 CHARLOTTE DR
ALPHARETTA GA 30004-1405

SUDHAKAR REDDY PAREDDY &
KARNATI PRASHANTHI
1065 REECE RD
ALPHARETTA GA 30004

VENKATRAMAN MANIKANDAN &
VENKATRAMAN VIJAYA
1055 REECE RD
ALPHARETTA GA 30004

WADHWA SAHIL & CHAWLA ANEESHA
1040 REECE RD
ALPHARETTA GA 30004

NORRIS JOHN W & MARY J
215 PRUITT DR
ALPHARETTA GA 30004-1417

BLAIR JACK D & BRINKLEY M
1080 MARKA LN
ALPHARETTA GA 30004-1412

COUNTER STEVEN G
1100 MARKA LANE
ALPHARETTA GA 30004

COGSWELL ALEXANDRA
1135 MARKA LANE
ALPHARETTA GA 30004

PERALTA JUAN M GARCIA &
REYES GARCIA KARLA L
1065 LILLIAN DR
ALPHARETTA GA 30004

BIJLANI RAVINDRA A
1055 LILLIAN DR
ALPHARETTA GA 30004

BLAIR LINDSEY & BRENT B
12315 CHARLOTTE DR
ALPHARETTA GA 30004

LANDY & ASSOCIATES REALTY SERVICES LLC
1175 MARKA LANE
ALPHARETTA GA 30004

DAVIS KENT C & REBECCA W
1095 MARKA LN
ALPHARETTA GA 30004-1411

BAILEY MARK L & KAREN G
1085 MARKA LN
ALPHARETTA GA 30004

ANDERSON ROBERT P & LUCRECIA F
1600 HARVEST LN
ALPHARETTA GA 30004

POSTLES DONALD R JR &
ANTOINETTE P
1590 HARVEST LANE
ALPHARETTA GA 30004

BUSCH GARY V & BUSCH JOYCE C
1320 SQUIRREL RUN
ALPHARETTA GA 30004

NALLAPATI VENKATESH & SWATHI
1720 HARVEST CIR
ALPHARETTA GA 30004

JENNIFER OAKS HOMEOWNERS ASSOC
P.O. BOX 2458
ALPHARETTA GA 30023-2458

BYERS CARROLL E
265 MILTON AVE
ALPHARETTA GA 30004-1511

LERIT BRUCE M ET AL
930 REECE RD
ALPHARETTA GA 30004-1420

BRADFORD JAMES & JOLYNN
910 REECE RD
ALPHARETTA GA 30004

MALIK TABREZ & SHAISTA
900 REECE RD
ALPHARETTA GA 30004

SUDA RADHIKA
920 REECE RD
ALPHARETTA GA 30004

BARRY & DENISE LIVING TRUST THE
12190 CHARLOTTE DR
ALPHARETTA GA 30004

GOLLA FAMILY TRUST THE
1045 SPENCE ST
ALPHARETTA GA 30004

RYAN PATRICK &
RYAN MAUREEN FARRELL
12120 SPENCE WAY
ALPHARETTA GA 30004

BOARMAN MATTHEW E &
BOARMAN KAREN B
12110 SPENCE WAY
ALPHARETTA GA 30004

PENDYALA KIRANPAL R &
PENDYALA GEETHA
1065 SPENCE ST
ALPHARETTA GA 30004

WDWILLIAMS LIVING TRUST THE
12160 CHARLOTTE DR
ALPHARETTA GA 30004

PHADKE RAHUL & PHADKE DEEPIKA
12125 SPENCE WAY
ALPHARETTA GA 30004

DELGADO CARLOS &
DELGADO LUCILLE JUNE
12140 CHARLOTTE DR
ALPHARETTA GA 30004

AVERY BARBARA DOHMAN &
AVERY PAUL CHARLES
12115 SPENCE WAY
ALPHARETTA GA 30004

LEA TRUST THE
12180 CHARLOTTE DR
ALPHARETTA GA 30004

ARCHER JAMES K JR &
ARCHER JENNIFER L
1050 SPENCE ST
ALPHARETTA GA 30004

PUCKETT TRACY C & ETIENNE D
12220 CHARLOTTE DR
ALPHARETTA GA 30004

SAINI SUJALA & MINAMPALLY RANJEET S
800 MURDOCK LANE
ALPHARETTA GA 30004

CARLYLE LACHLAN &
JACQUELINE LINDA
1200 RUCKER RD
ALPHARETTA GA 30004-4053

CINDY RUFF HOGAN
LIVING TRUST THE
1080 RUCKER RD
ALPHARETTA GA 30004

REKUC WALTER
12070 SEASONS TRC UNIT 7
ALPHARETTA GA 30004

MYERS MARTHA
9275 STONEMIST TRCE
ROSWELL GA 30076

KO CAROL H & FRANK J
12150 CHARLOTTE DR
ALPHARETTA GA 30004

SHARIF RAMLA & SADIK ZUBAIR
12105 SPENCE WAY
ALPHARETTA GA 30004

RAMIREZ JULIAN E &
BRICENO MARIA P
1060 SPENCE ST
ALPHARETTA GA 30004

YEAGER RUSSELL
1040 SPENCE ST
ALPHARETTA GA 30004

MIQUELARENA TERESA &
SALDANA MARIANO
810 MURDOCK LN
ALPHARETTA GA 30004

KENT SELINA S
12145 CHARLOTTE DR
ALPHARETTA GA 30004-1401

POULOS MARIA & HOBBS DARRELL
1220 RUCKER RD
ALPHARETTA GA 30004

PRESERVE ON CHARLOTTE
DRIVE HOMEOWNERS ASSOCIATION INC
1100 NORTHMEADOW PKWY STE 114
ROSWELL GA 30076

WRIGHT KATHERINE M
12060 SEASONS TRC
ALPHARETTA GA 30004

DRB GROUP

February 3, 2025

RE: Letter of Intent
Rezoning Amendment to Case Z-24-13 – Elimination of Curb and Gutter Requirement along Charlotte Drive

Dear City of Alpharetta,

DRB Group Georgia, LLC ("DRB") is requesting an Amendment to the approved zoning conditions of Case Z-24-13. The proposed language of Condition #7 is to be:

"Developer shall dedicate right-of-way, if necessary, and improve the Charlotte Drive streetscape with a minimum 6' planter (planted with street trees), minimum 5' sidewalk, and decorative pedestrian lighting. Streetscape modifications shall be permitted for the purpose of tree preservation or utility conflicts, with final approval by Staff."

On the night of October 21, 2024, DRB received rezoning approval of case Z-24-13 which proposed a luxury subdivision containing 41 single-family detached, for sale homes located at 12265 Charlotte Drive. DRB and the City partnered closely to develop a subdivision plan that satisfied the City's vision of land use for the area.

Upon DRB immediately pursuing a land disturbance permit following the zoning approval, it became evident that there was a misunderstanding between DRB and the City around zoning condition #7 which required curb and gutter to be installed along Charlotte Drive. The final site plan provided by DRB in the zoning application coincides with the remaining approved zoning conditions but did not show such curb and gutter improvements as that was never the intention of the development.

Throughout the rezoning journey, the City and DRB worked together to create a neighborhood that would have aesthetic consistency with the subdivision across the street. Examples of this include the five homes facing Charlotte Drive and the 4-board fence along the neighborhood's street frontage. Additionally, both parties prioritized maintaining the rural feel along Charlotte Drive and used alternative designs to increase existing tree save in the front yards of those future homes facing Charlotte Drive. The immediately adjacent communities were not subject to the curb and gutter requirement along Charlotte Drive so DRB believes this would not only take away from the aesthetic consistency and impact originally intended tree save areas, but also place unnecessary and unintended financial burden on the development.

DRB needs to rectify the misunderstanding as soon as possible as the company faces strict contractual obligations with the current owner around the Closing on the property, and development commencement is eminent upon receiving land disturbance permit approval.

DRB GROUP

DRB believes this Zoning Amendment is in the best interest of both parties and thanks you for your consideration of this application.

Sincerely,

Cameron Heath

Cameron Heath
Land Entitlements Manager
DRB Group Georgia, LLC

SUPERIOR COURT RECORD INFORMATION

SURVEYOR'S CERTIFICATION BOX

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED No. 2860 LAND SURVEYOR PATRICK P. NUNN

4-23-2024

LEGEND

- UTILITY POLE (PP)
- GUY WIRE
- LIGHT POLE (LP)
- FLAG POLE (FP)
- FIRE HYDRANT (FH)
- SIGN
- JUNCTION BOX (JB)
- DROP INLET (DI)
- WATER VALVE (WV)
- ROOF DRAIN (RD)
- CLEAN OUT (CO)
- WATER METER (WM)
- SANITARY MANHOLE
- IRON PIN FOUND
- CONCRETE
- WALL
- HEAD WALL (HW)
- FENCE LINE
- TREE LINE
- HANDICAP RAMP
- CURB AND GUTTER

ABBREVIATIONS

INV	INVERT ELEVATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
FFE	FINISHED FLOOR ELEVATION
TBM	TEMPORARY BENCHMARK
GV	GAS VALVE
FOCB	FIBER OPTIC BOX
GLM	GAS LINE MARKER
WLM	WATER LINE MARKER
PB	PLAT BOOK
DB	DEED BOOK
N/F	NOW OR FORMERLY
SSMH	SANITARY SEWER MANHOLE
DWCB	DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN
P.O.B.	POINT OF BEGINNING
CONC	CONCRETE
OHP	OVERHEAD POWER
OTP	OPEN TOP PIPE
CTP	CRIMP TOP PIPE

TO: DRB GROUP GEORGIA, LLC, AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 8, 9, 11(b), 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 1, 2024.

DATE: 4-23-2024

PATRICK P. NUNN
REGISTRATION NUMBER: **2860**

GEORGIA REGISTERED No. 2860 LAND SURVEYOR PATRICK P. NUNN

REFERENCES:

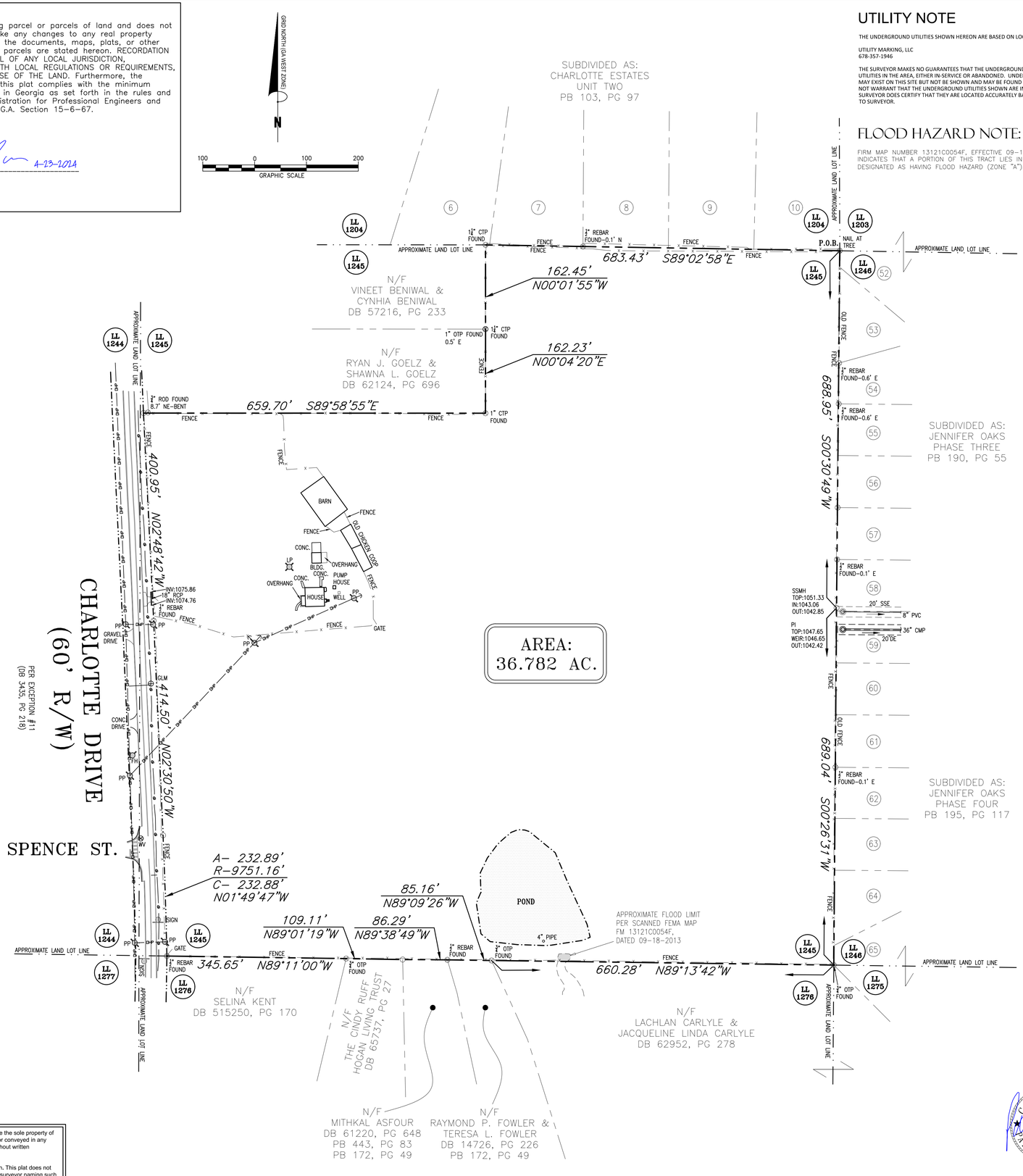
1. DEED BOOK 2479, PAGE 542
2. DEED BOOK 3963, PAGE 56
3. DEED BOOK 3963, PAGE 389
4. PLAT BOOK 76, PAGE 43

NOTES:

- THERE ARE NO STRIPED PARKING SPACES ON SUBJECT PROPERTY.
- THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE IS NO EVIDENCE OF CEMETERIES, GRAVESITES, AND BURIAL GROUND OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- RECORDED LEGAL DESCRIPTION AND SURVEYED LEGAL DESCRIPTION DESCRIBED THE SAME PROPERTY.

CURRENT ZONING:

AG



AREA: 36.782 AC.

UTILITY NOTE

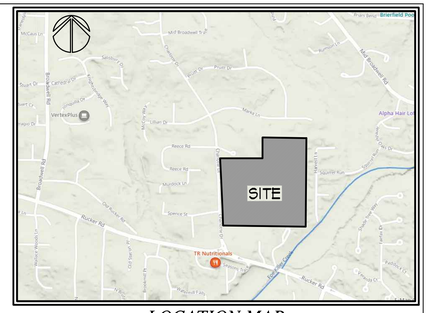
THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS BY:

UTILITY MARKING, LLC
678-357-1946

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE BUT NOT BE SHOWN AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED ACCURATELY BASED ON GROUND SURFACE MARKINGS PROVIDED TO SURVEYOR.

FLOOD HAZARD NOTE:

FIRM MAP NUMBER 13121C0054F, EFFECTIVE 09–18–2013, INDICATES THAT A PORTION OF THIS TRACT LIES IN AN AREA DESIGNATED AS HAVING FLOOD HAZARD (ZONE "A").



LOCATION MAP
N.T.S.

TITLE EXCEPTIONS FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: CONST–240285, COMMITMENT DATE: MARCH 3, 2024

10. RIGHT–OF–WAY EASEMENT FROM CHARLES D. STEWART JR. TO GEORGIA POWER COMPANY, DATED MARCH 18,1957, FILED FOR RECORD APRIL 3, 1957, RECORDED IN DEED BOOK 3208, PAGE 655, FULTON COUNTY, GEORGIA RECORDS. **(AFFECTS THE PROPERTY – CANNOT BE PLOTTED DUE TO VAGUE DESCRIPTION; BLANKET IN NATURE)**

11. EASEMENTS IN THAT CERTAIN RIGHT OF WAY DEED FROM MRS. G. B. BROADWELL, ET AL. TO FULTON COUNTY, DATED FEBRUARY 14, 1959, FILED FOR RECORD MARCH 18, 1959, RECORDED IN DEED BOOK 3435, PAGE 218, FULTON COUNTY, GEORGIA RECORDS. **(SHOWN AS 60 FEET RIGHT OF WAY OF CHARLOTTE DRIVE)**

12. EASEMENT FROM CHARLES STEWART TO GEORGIA POWER COMPANY, DATED APRIL 28, 1959, FILED FOR RECORD JUNE 10, 1959, RECORDED IN DEED BOOK 3465, PAGE 528, FULTON COUNTY, GEORGIA RECORDS. **(AFFECTS THE PROPERTY – CANNOT BE PLOTTED DUE TO VAGUE DESCRIPTION; BLANKET IN NATURE)**

13. EASEMENTS TAKEN BY CONDEMNATION ACTION ENTITLED FULTON COUNTY V. 0.014 ACRES OF LAND AND CERTAIN EASEMENTS; CARROLL E.BYERS; AND WILLIAM LEE ROBERTS, FILED JUNE 19, 1986, RECORDED IN DEED BOOK 10163, PAGE 160, FULTON COUNTY, GEORGIA RECORDS. **(AFFECTS THE PROPERTY – NOT PLOTTABLE)**

Legal Description

(PER SURVEY)

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 1245, 2nd District, 2nd Section, Fulton County, Georgia, being more particularly described as follows:

BEGINNING at the Land Lot corner common to Land Lots 1203, 1204, 1245 and 1246, that is the **POINT OF BEGINNING;** thence along the Land Lot Line common to Land Lots 1245 and 1246 South 00°30'49" West a distance of 688.95 feet to a point; thence continuing along said Land Lot Line South 00°26'31" West a distance of 689.04 feet to a point located at the Land Lot corner common to Land Lots 1245, 1246, 1275 and 1276; thence along the Land Lot Line common to Land Lots 1245 and 1276 the following courses and distances: North 89°13'42" West a distance of 660.28 feet to a point; thence North 89°09'26" West a distance of 85.16 feet to a point; thence North 89°38'49" West a distance of 86.29 feet to a point; thence North 89°01'19" West a distance of 109.11 feet to a point; thence North 89°11'00" West a distance of 345.65 feet to a point located on the eastern right of way of Charlotte Drive (60 feet right of way); thence leaving said Land Lot Line and along said right of way the following courses and distances: 232.89 feet along a curve to the left, said curve having a chord of North 01°49'47" West 232.88 feet and a radius of 9751.16 feet to a point; thence North 02°30'50" West a distance of 414.50 feet to a point; thence North 02°48'42" West a distance of 400.95 feet to a point; thence leaving said right of way South 89°58'55" East a distance of 659.70 feet to a point; thence North 00°04'20" East a distance of 162.23 feet to a point; thence North 00°01'55" West a distance of 162.45 feet to a point located on the Land Lot Line common to Land Lots 1204 and 1245; thence along said Land Lot Line South 89°02'58" East a distance of 683.43 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 36.782 Acres.

The property described above is the same property that is insured in the title policy issued by First American Title Insurance Company, Commitment No.: CONST-240285, Commitment Date: March 3, 2024.

Legal Description

(RECORDED)

All that tract or parcel of land lying and being in the Second District, Second Section of Fulton County, Georgia, being all of Land Lot 1245 as conveyed by Warranty Deed dated January 28, 1950, from Troy Rucker to Charles Stewart, recorded Deed Book 2479, Page 542, Fulton County Records; less and except the two and one-half (2 1/2) acres conveyed to J. D. Summerour by Charles D. Stewart by Deed dated October 26, 1962, recorded Deed Book 3963, Page 56, Fulton County Records and more fully shown on plat by C. E. Abercrombie, R.L.S., dated September 8, 1962, recorded Plat Book 76, Page 43, incorporated herein by reference; and less and except the two and one-half (2 1/2) acres conveyed to Kenneth H. Blackwell by Charles D. Stewart, Jr. by Deed dated October 26, 1962, recorded Deed Book 3963, Page 389, Fulton County Records and more fully shown on Plat by C.E. Abercrombie, R.L.S., dated September 8, 1962, and recorded Plat Book 76, Page 43, incorporated herein by reference thereto. Said portion conveyed of Land Lot 1245 containing 35 acres more or less and being more particularly described as follows:

Beginning at a point on the Eastern side of Charlotte Drive (having a 60 foot right-of-way), said point being located 325.6 feet South of the intersection of the Eastern side of Charlotte Drive with the North line of Land Lot 1245, as measured along the Eastern side of Charlotte Drive, said point also being the Southwest corner of the property now or formerly owned by J. D. Summerour; running thence Easterly along the South line of said Summerour property a distance of 660 feet to the Southeast corner of said Summerour property; running thence Northerly along the East line of said Summerour property a distance of 162.5 feet to the Southeast corner of the property now or formerly owned by Kenneth H. Blackwell; running thence Northerly along the Easterly line of said Blackwell property a distance of 162.5 feet to a point located on the North line of Land Lot 1245; running thence Easterly along the North line of Land Lot 1245 to the Northeast corner of Land Lot 1245; running thence Southerly along the East line of Land Lot 1245 to the Southeast corner of Land Lot 1245; running thence Westerly along the South line of Land Lot 1245 to a point located at the intersection of the South land Lot line of Land Lot 1245 with the East side of Charlotte Drive; running thence Northerly along the East side of Charlotte Drive to the Southwest corner of the said Summerour property and the Point of Beginning.

LESS AND EXCEPT the land taken by Condemnation Action entitled Fulton County v. 0.014 acres of land and certain easements; Carroll E. Byers; and William Lee Roberts, filed June 19, 1986, recorded in Deed Book 10163, Page 160, Records of Fulton County, Georgia.

ALTA/NSPS LAND TITLE SURVEY FOR:

DRB GROUP GEORGIA, LLC AND
FIRST AMERICAN TITLE INSURANCE COMPANY

LOCATED IN:
LAND LOTS 1245
2ND DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA

DATE: APRIL 23, 2024

GEORGIA REGISTERED No. 2860 LAND SURVEYOR PATRICK P. NUNN

4-19-2024

REVISION

Bowman

Bowman Consulting Group, Ltd.
4174 Silver Peak Parkway
Suwanee, Ga 30024
Phone: (770) 932-6550
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

DWG: P:\2024\24-0301 DRB Group -12265 Charlotte Drive\SURVEY\SURVEY (CADD)\24-0301-ALTA-04-23-24 | BY: MP | CHK: PN | QC:

BCG PROJECT NO: 200547-01-001 | TASK: 00001 | SURVEY DATE: APRIL 1, 2024 | SHEET 1 OF 1

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

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This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without the express recertification of the surveyor naming such person, persons, or entity.

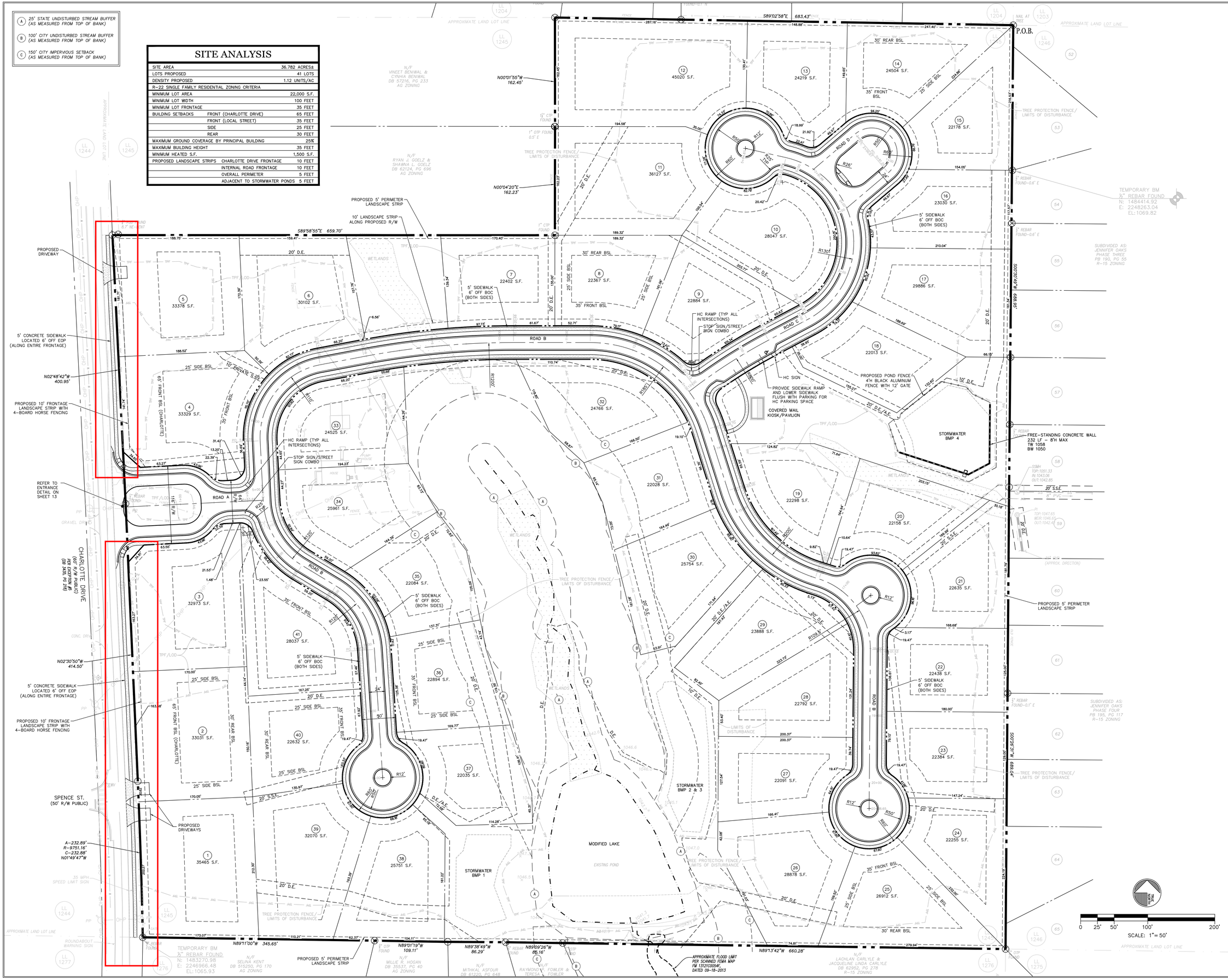
(A) 25' STATE UNDISTURBED STREAM BUFFER (AS MEASURED FROM TOP OF BANK)

(B) 100' CITY UNDISTURBED STREAM BUFFER (AS MEASURED FROM TOP OF BANK)

(C) 150' CITY IMPERVIOUS SETBACK (AS MEASURED FROM TOP OF BANK)

SITE ANALYSIS

SITE AREA		36.782 ACRES±
LOTS PROPOSED		41 LOTS
DENSITY PROPOSED		1.12 UNITS/AC
R-22 SINGLE FAMILY RESIDENTIAL ZONING CRITERIA		
MINIMUM LOT AREA		22,000 S.F.
MINIMUM LOT WIDTH		100 FEET
MINIMUM LOT FRONTAGE		35 FEET
BUILDING SETBACKS	FRONT (CHARLOTTE DRIVE)	65 FEET
	FRONT (LOCAL STREET)	35 FEET
	SIDE	25 FEET
	REAR	30 FEET
MAXIMUM GROUND COVERAGE BY PRINCIPAL BUILDING		25%
MAXIMUM BUILDING HEIGHT		35 FEET
MINIMUM HEATED S.F.		1,500 S.F.
PROPOSED LANDSCAPE STRIPS	CHARLOTTE DRIVE FRONTAGE	10 FEET
	INTERNAL ROAD FRONTAGE	10 FEET
	OVERALL PERIMETER	5 FEET
	ADJACENT TO STORMWATER PONDS	5 FEET



CP&E

CHRISTOPHER PLANNING & ENGINEERING

GEORGIA REGISTERED No. 029889 PROFESSIONAL CHRISTOPHER SCHRISTOPHER

11/11/2024

GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 03.21.2027)

12460 CRABAPPLE ROAD, SUITE 202-612
ALPHARETTA, GA 30004
PHONE 770.331.7303
schristopher@christopherplanning.com

THESE PLANS ARE THE PROPERTY OF CHRISTOPHER PLANNING & ENGINEERING (CP&E). THESE DOCUMENTS MAY NOT BE COPIED, REPRODUCED, USED OR IMPLEMENTED IN ANY WAY, IN PART OR IN WHOLE, WITHOUT THE WRITTEN CONSENT OF CP&E. ALL COMMON LAW RIGHTS OF COPYRIGHT ARE HEREBY SPECIFICALLY RESERVED.

CONSTRUCTION PLANS

FOR:

CHARLOTTE DRIVE TRACT

LAND LOT 1245
2nd DISTRICT, 1st SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

PARCEL ID: 22 434012450230

FOR:

DRB GROUP

55 IVAN ALLEN JR. BLVD
SUITE 400
ALTANTA, GA 30313
PHONE 770.471.4751

PRIMARY PERMITTEE &
24HR EMERGENCY CONTACT:
MR. JEFF ADAMS 404.202.5951
GSWCC #00951 (EXP. 03.19.2024)
jadams@drbgroup.com

REVISIONS

REFER TO COVER FOR ZONING CONDITIONS

REFER TO SHEET 1 FOR NOTES

DATE: NOVEMBER 11, 2024

CP&E DRAWING NO: 2024110.10c.dwg

SITE PLAN

SHEET NO. 2 OF 21

Charlotte Drive

Coming from Rucker Rd

Share
Charlotte Dr
Google

Charlotte Dr

Charlotte Dr

CITY COUNCIL STAFF REPORT

Department: Community Development
Submitted By: Kathi Cook
Prepared By: Michael Woodman
Meeting Date: April 28, 2025

AGENDA ITEM: PH-25-04 JOHN C. WEATHERFORD HOUSE/193 CANTON STREET - HISTORIC DESIGNATION

The applicant, Chris Davis, requests consideration of a public hearing in order to designate a structure as historic. Conditions of zoning require that the John C. Weatherford House be saved, restored, and designated as historic under the City's Historic Preservation Incentive Ordinance. The subject property is located at 193 Canton Street at the southeast corner of Mayfield Road and Canton Street.

This item was considered at the April 17, 2025 Historic Preservation Commission meeting. There were no public comments. After discussion, the Commission recommended approval. Vote 5-0

STAFF RECOMMENDATION:

Approve PH-25-04 John C. Weatherford House/193 Canton Street – Historic Designation.

ITEM DESCRIPTION:

The submitted request, if approved, would move the property from the Contributing Historic Buildings Inventory to the Designated Historic Buildings Inventory as outlined in the City's Historic Preservation Incentive Ordinance. The property was approved for a comprehensive land use plan amendment, rezoning and variance on May 24, 2021, to allow a 17-lot single-family detached subdivision on 2.4 acres in the Downtown. The proposed development, referred to as Hudson Park, included saving and restoring the John C. Weatherford House for use as a residence or office. The subject property is located at 193 Canton Street at the southeast corner of Mayfield Road and Canton Street.

The John C. Weatherford House was constructed sometime between 1910 and 1920 and is approximately 105-115 years old. The structure is approximately 2,786 square feet and was constructed in the Folk Victorian style. According to *Alpharetta, Milton County – the Early Years*, John C. Weatherford operated a dairy farm on the property. The property played host to an unusual attraction with Homer Weatherford, younger son of John C. Weatherford, and his wife Annie Tucker Weatherford having charged one dollar ($1) per person to view a two-headed calf in a barn on the property.

CRITERIA FOR DESIGNATION OF A HISTORIC PROPERTY

In order to be designated a historic property, the property must be an individual building, structure or parcel of land that meets the following criteria:

a. Is of historic, cultural, aesthetic or architectural significance to the City, the region, the State, or the nation; or

Response: The John C. Weatherford House was constructed sometime between 1910 and 1920 and is approximately 105-115 years old. The structure is approximately 2,786 square feet and was constructed in the Folk Victorian style.

b. Possesses historic integrity (in terms of its location, design, setting, materials, workmanship, feeling, and association) for all periods related to the significance of the property; and

Response: The Alpharetta & Old Milton County Historical Society recognized the significance of the John C. Weatherford House by recommending the structure's inclusion on the City's Historic Resources Inventory – Contributing Historic Buildings.

c. Is deemed worthy of preservation (and the benefits available due to such status) by reason of value to the City, the region, the State, or the nation for one or more of the following reasons:

i. It is an outstanding example of a building representative of its era and over 75 years old;

ii. It is one of the few remaining examples of a past architectural style or type and over 75 years old; or

iii. It is a place associated with an event or person(s) of historic or cultural significance to the City, the region, the State, or the nation and over 75 years old.

Response: The John C. Weatherford House was constructed sometime between 1910 and 1920 and is approximately 105-115 years old. The structure is approximately 2,786 square feet and was constructed in the Folk Victorian style.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a historic designation. The proposal meets the criteria for historic designation.

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 comments were received at the March 12th CZIM meeting. Comments pertained to the design of the structure, including matching windows, maintaining the front porch, ornamental elements on the roof, and front porch columns.

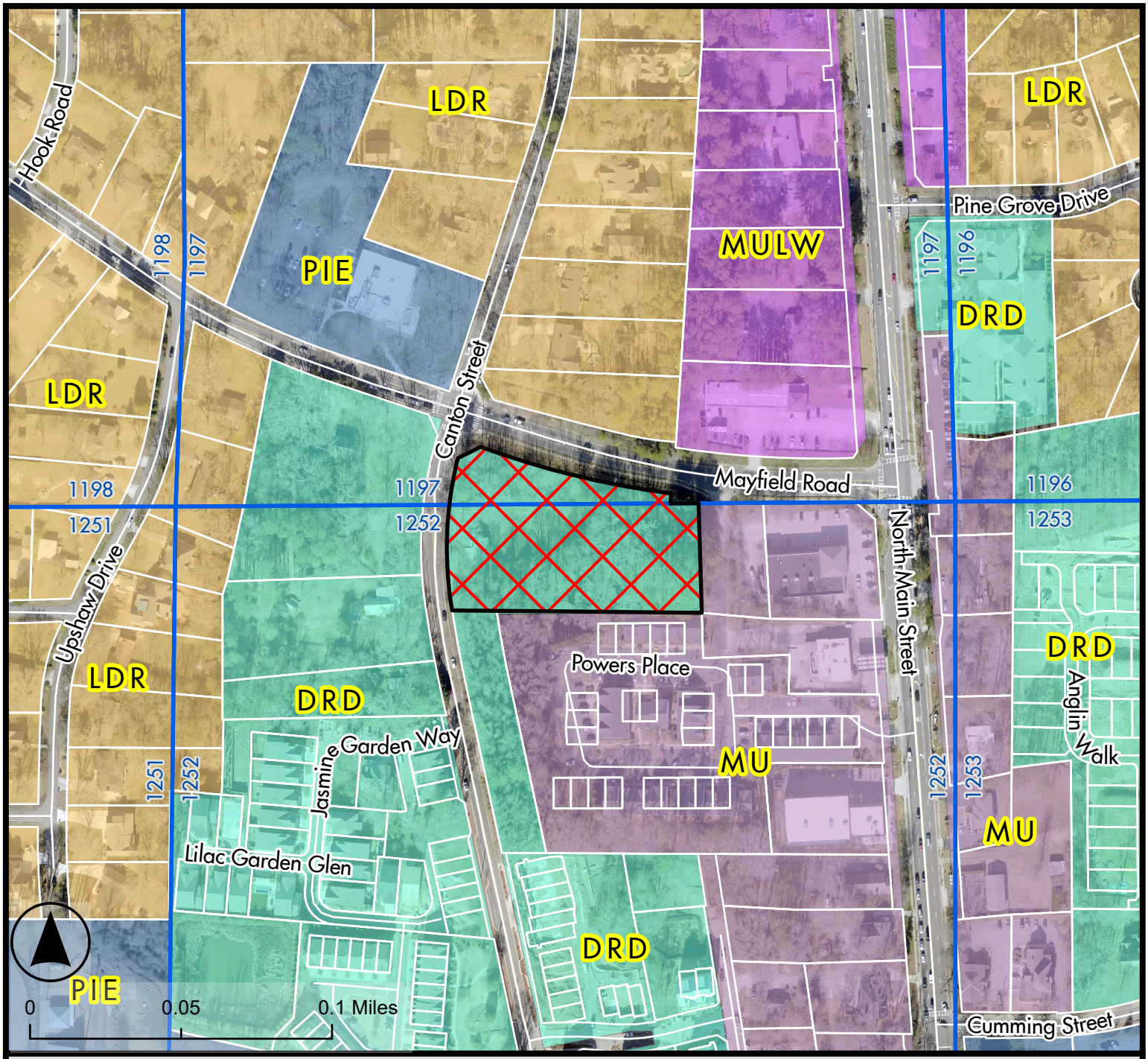
COMMUNITY ZONING INFORMATION MEETING

CZIM was held on March 12, 2025. There were no public comments.

ATTACHMENTS:

- Map Series
- Ordinance
- Historical Excerpts
- CZIM
- Citizen Part B
- Application

PH-25-04



Legend

- PH-25-04
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Future Land Use 2040

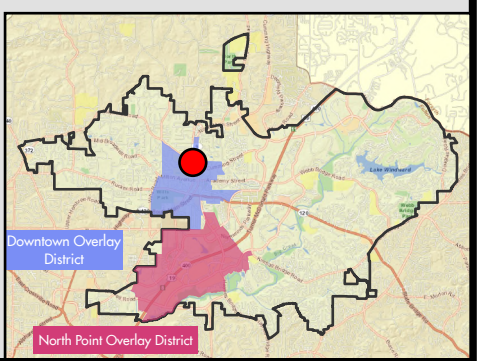
- Downtown Residential Density
- Low Density Residential
- Mixed Use
- Mixed Use Live Work
- Public, Institutional, Education

Future Land Use Map

Weatherford House Historic Designation

PH-25-04

D/LL: 2/2/1252

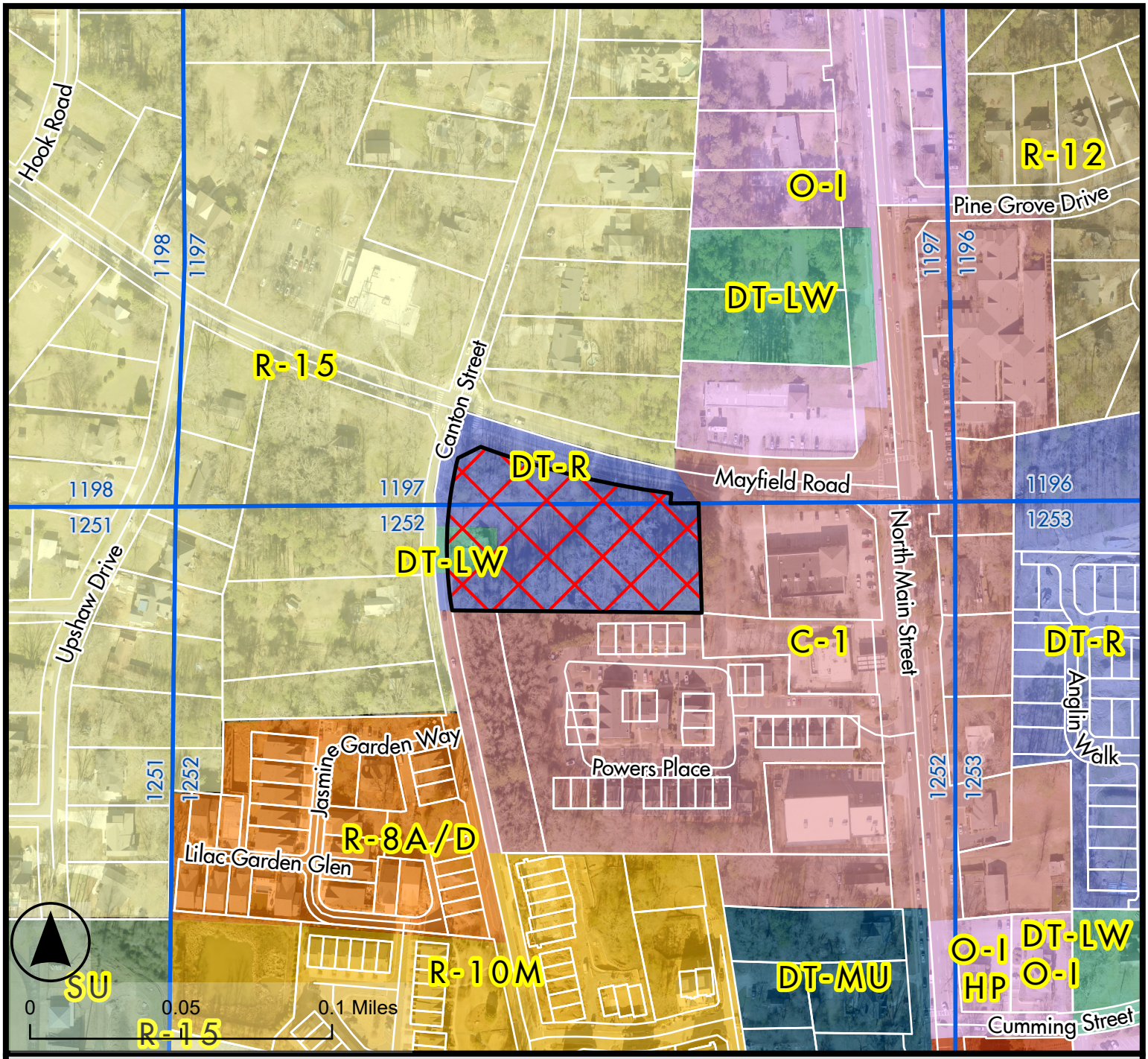


THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS

PH-25-04



Zoning Map

PH-25-04

Weatherford House Historic Designation

D/LL: 2/2/1252

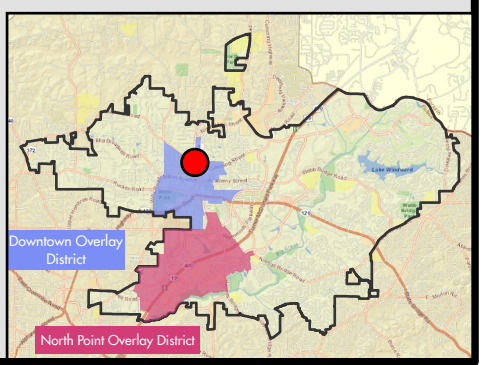
Legend

- PH-25-04
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Zoning District

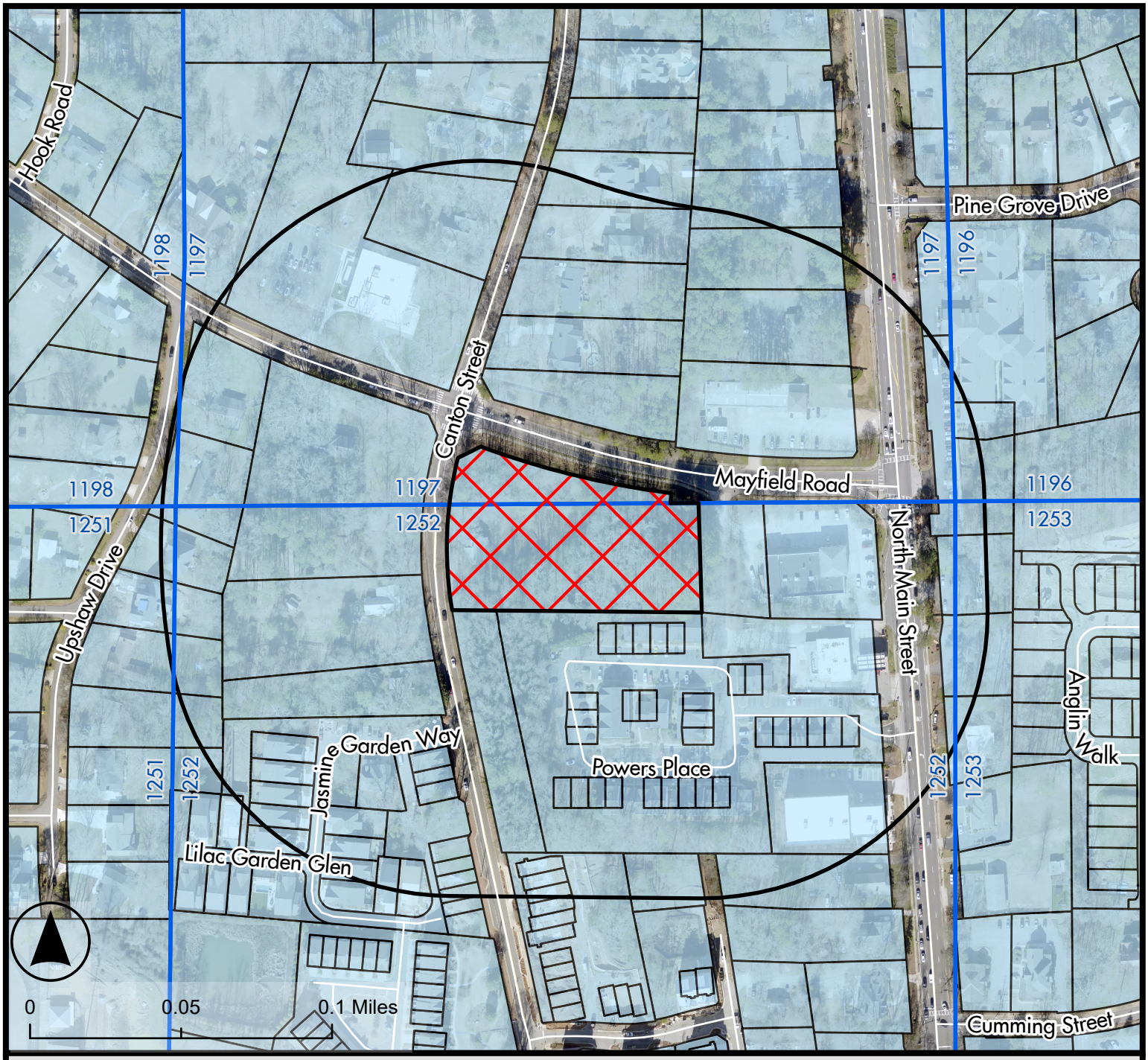
- C-1 Neighborhood Commercial
- General Commercial
- DT-LW Downtown Live Work
- DT-MU Downtown Mixed Use
- DT-R Downtown Residential
- O-I Office Institutional
- R-10M Multi Family Residential (HDR)
- R-12 Single Family Detached Residential
- R-15 Single Family Detached Residential
- R-8A/D Single Family Attached/Detached Residential
- SU Special Use

THE CITY OF ALPHARETTA GEORGIA



Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS



Location Map

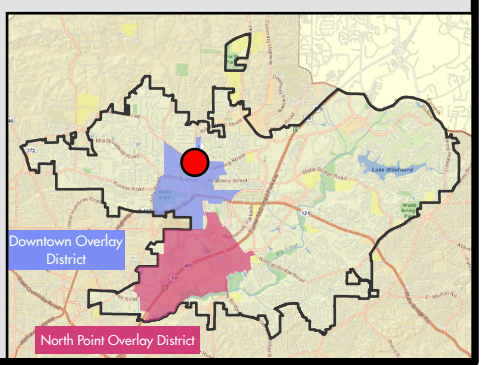
Weatherford House Historic Designation

PH-25-04

D/LL: 2/2/1252

Legend

- PH-25-04
- Land Lots
- Tax Parcels
- 500 ft Buffer
- Alpharetta City Limits

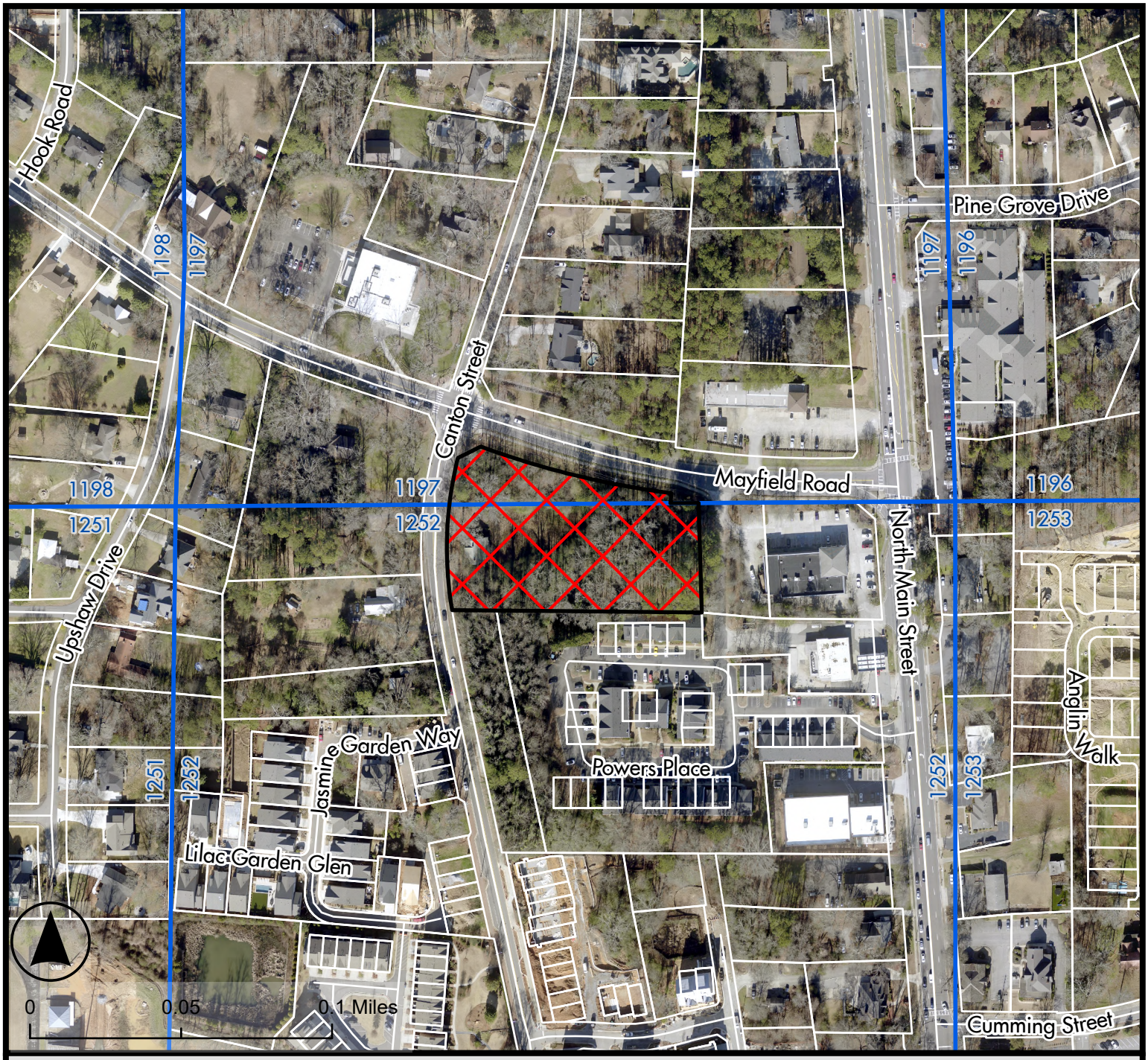


THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS

PH-25-04



Aerial Map

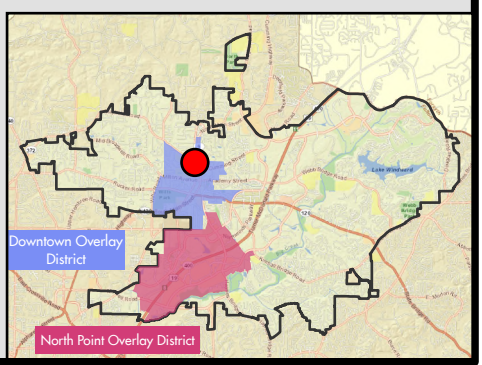
PH-25-04

Weatherford House Historic Designation

D/LL: 2/2/1252

Legend

- PH-25-04
- Land Lots
- Tax Parcels
- Alpharetta City Limits



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS

AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND ARTICLE II OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO ADD THE JOHN C. WEATHERFORD HOUSE TO APPENDIX B: HISTORIC RESOURCES INVENTORY – DESIGNATED HISTORIC BUILDINGS; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

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;

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 said Codes more responsive to community needs;

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;

WHEREAS, the City Council desires to amend Article II of the Unified Development Code for the foregoing purposes; and

WHEREAS, the City Council finds that the following amendments to the Unified Development Code promote the health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants of the City of Alpharetta.

NOW THEREFORE, the Mayor and City Council of the City of Alpharetta hereby ordains, as follows:

Section 1: Article II, Appendix B titled "Historic Resources Inventory – Designated Historic Buildings" of the Unified Development Code is hereby amended by amending same as set forth in Exhibit "A" attached hereto as if fully set forth herein.

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 the amendments made herein shall be incorporated into the Unified Development Code of the City of Alpharetta, Georgia, as applicable. This Ordinance hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED, this ____ day of May _____.

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

COUNCIL MEMBERS

_____
Mayor Pro Tem Dan Merkel

_____
Council Member Donald F. Mitchell

_____
Council Member Brian Will

_____
Council Member Douglas J. DeRito

_____
Council Member John Hipes

_____
Council Member Fergal Brady

(SEAL)

Attest:

_____
Lauren Shapiro, City Clerk

Approved as to form and legal sufficiency:

_____
[INSERT ATTORNEY], City Attorney

Exhibit "A"

APPENDIX B HISTORIC RESOURCES INVENTORY—DESIGNATED HISTORIC BUILDINGS

Address	Description	Property Owner
10 Cumming St.	R.D. Manning House	Properties of Duffy, LLC.
40 Cumming St.	Lewis Manning House	Taylor Morrison of Georgia, LLC.
1080 Rucker Rd.	Troy Rucker House	Millie R. Hogan
333 Milton Ave.	Farmhouse Cottage	Blaise Miller, One Ninety Three Residential Group, LLC.
0 Morris Road	Farmhouse Settlement	City of Alpharetta
150 Wills Overlook Alley (Formerly 531 South Main Street)	Earl Wood House	Morley Holdings Coffee Plantation LLC.
133 Cumming Street	Gardner House	Toriano Young & Associates, Inc.
116 North Main Street	Dr. J.L. Morris House	116 North Main LLC
193 Canton Street	John C. Weatherford House	George Jackson

(Ord. No. 764, §§ 1, 2, 9-4-2018; Ord. No. 765, § 2, 9-4-2018; Ord. No. 766, § 2, 9-4-2018; Ord. No. 774, § 1(Exh. A), 4-22-2019; Ord. No. 815, § 1(Exh. A), 11-16-2020; Ord. No. 865, § 1(Exh. A), 10-16-2023; Ord. No. 866, § 1(Exh. A), 10-16-2023; Ord. No. 872, § 1(Exh. A), 5-20-2024)

Chapter 3

Leisure and Entertainment

Fun in a Country Town

Alpharetta never hosted a World's Fair or even a State Fair, but at one time people traveled miles to see the town's unusual attraction. They even paid money to see this attraction. The Weatherford family resided at the southeastern corner of Mayfield Road and Canton Street. For one dollar per person, Homer and Clara Weatherford allowed visitors to enter their barn and view their two-headed calf. But the Castleberrys, who lived on the eastern part of town, may have outdone the Weatherfords with an unusual attraction of their own. The following appeared in the *North Fulton Progress* of May 28, 1936:

Chicken with 4 Legs
Is Owned by Local Man

Clarence Castleberry, who lives...near the State Bridge..., has a four-legged chicken of which he is very proud. To our knowledge it is the only four-legged chicken in this section. It has four legs and feet, but...uses only one leg to travel on. Otherwise it is a normal chicken.

It is not known if the Castleberrys required payment for people to see their otherwise normal chicken.

One local man made the accurate point that most children who grew up in Alpharetta in the 1950s or before had no leisure time on weekdays until their chores were completed. The nature of the chores varied by household and season. Many families, even in town, lived on what might be called today a mini-farm. When

The family of Jordan and Margaret Wills Weatherford. Top row, left to right, are Lola Francis Weatherford, Emma Estes Weatherford, Henry Weatherford, Maggie Anderson Weatherford, Lou Burgess Weatherford, and Sallie Weatherford. Adults seated, left to right, are John Francis, Dora Weatherford Francis, Jordan Weatherford, Margaret Wills Weatherford, John C. Weatherford, and Annie Tucker Weatherford. Children are, left to right, Sallie Francis, Nellie Stowe Francis, Homer Weatherford, and Herbert Weatherford. John and Annie Tucker Weatherford owned a dairy farm in Alpharetta at the southeast corner of Mayfield Road and Canton Street. (Courtesy Howard Knight)

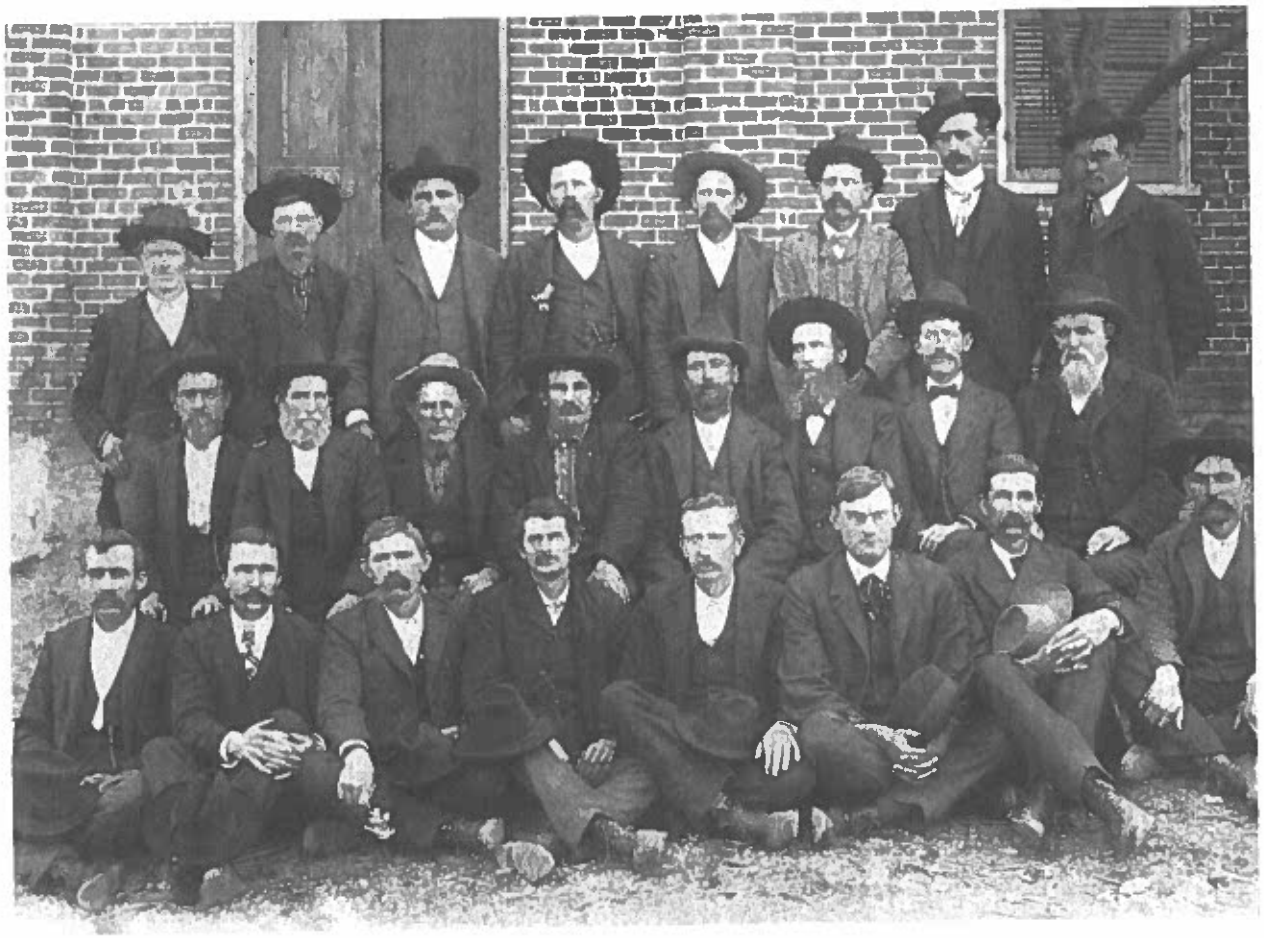
Riding in the cart near Roswell Street are John R. Walker (far right), Kate Walker, Janet Walker, Kathleen Maxwell, and Louise Maxwell (order not known). (Courtesy Hazel Anderson Hook)

These ladies are standing on the south side of Milton Avenue with the Dodd Hotel to their left. In the background is the rear of the Oliver Building, and in the far background is the front of the courthouse. (Courtesy Coleman Reese)

O. C. Shirley was considered to be one of Alpharetta's most effective leaders. He served three terms as mayor and five terms as Milton County ordinary. Shirley was the ordinary at the time Milton County merged with Fulton County. He was born in 1855 and died in 1932, less than two months after Milton ceased to exist as a county. (Courtesy Clayton Hawkins)

The Milton County Superior Court was convened twice annually by a judge from the Blue Ridge Circuit. This court dealt with crimes such as theft, robbery, assault, and murder, as well as some misdemeanors. For many residents, court week was a social event, an opportunity to visit with neighbors and to be entertained by court activities as well as by the judges. R. D. Manning spoke of a judge who had such a fondness for drink that he kept a jug of whiskey in the grand jury room. "He'd recess the court and get him a drink and then go back on the bench" (*Constitution* 17 Apr 1955). During and shortly after the Civil War, it was not uncommon to see cases involving illegal making and selling of whiskey made from grains, potatoes, sugar cane, dried fruits, and other foods. It appears the court vigorously prosecuted these cases, as food shortages existed throughout the county. Nine illegal whiskey cases were tried in the March 1865 grand jury session. A murder, three cases involving horse theft, and five cases of hog theft were also tried in that session.

Milton County grand jury, circa 1910. Front row, left to right, are Elliot Rogers, Mr. Kelly, unidentified, Jack Chambers, Granberry Broadwell, Gibb Taylor, J. T. Webb, and John C. Weatherford. Middle row, left to right, are Bob Dempsey, Bud Manning, Billie Thompson, Billie Gillespie, Alfred W. Austin, unidentified, Holland Bagwell, and Crawford Jones. Back row, left to right, are E. C. Chamblee, Joe Henry Holcombe, William T. Upshaw, Charlie B. Dorris, J. Humphrey Cowart, Warren Burgess, Ben J. Findley, and T. Taylor. (Courtesy Alpharetta Historical Society)



Weatherford House Historic Designation

NAME	ADDRESS	Comments/Email Address if you would like to be contacted
Bonnie Steadman	455 Vaughan Drive Alpharetta	bsteady11@gmail.com
Susie Uhlich	215 Atlanta Providence CA 20024	susie@anskyre.com
Kristen Colby	212 Canton St. (678) 997-8934	kristencolby100@yahoo.com

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: Weatherford House Historic Designation

Contact Name: George Jackson Telephone: 770-757-1429

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.

All of the comments received were in person at the CZIM meeting. None of the comments pertained to whether the home should be designated as historic but instead pertained to some design elements they would like to see included in the restoration. These included windows matching the original format, making sure there was a front porch (which there already is), ornamental elements to the roof, and having square columns rather than round ones. We are actively working on incorporating these suggestions. I did not receive any written correspondence (physical or digital) to my letter to neighbors. I know that it was delivered as I had copies sent to my own address.

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.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [x] 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: 3/24/2025

Print Form

February 25, 2025

George Jackson
614 Cooledge Ave NE, Atlanta, GA 30306

RE: PH-25-04 John C. Weatherford House/193 Canton Street - Historic Designation

Dear Property Owner,

Please allow this letter to serve as public notice for consideration of a request to designate the John C. Weatherford House as historic.
The property is located at 193 Canton Street and is legally described as being in Land Lots 1197 & 1252, 2nd District, 2nd Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) will be held on Wednesday, March 12, 2025, at 6:00 PM in the Community Room in Alpharetta City Hall,
across from the Council Chambers, at 2 Park Plaza, Alpharetta, GA 30009. This informal meeting allows the public to view hearing requests, ask questions,
and provide feedback.

This item will be considered by the Historic Preservation Commission on Thursday, April 17, 2025, at 3:00 PM, and City Council on Monday, April 28, 2025,
at 6:30 PM, both held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please contact me at your convenience. I can be reached at george.jackson@compass.com or 770-757-1429.

Sincerely,

George Jackson

HUDSON ZACHERY CLEMETH
& JENNY ROGERS
253 CANTON ST
ALPHARETTA GA 30009

CMP PROPERTIES LLC
254 N MAIN ST
ALPHARETTA GA 30009

KINGDOM AT MAIN LLC
4561 OLDE PERIMETER WAY UNIT 710
ATLANTA GA 30346

MCELROY BRIAN HUDSON
& MCELROY TAMMY LYNN
233 CANTON ST
ALPHARETTA GA 30009

FRANCIS SCHINDLER LLC
143 MAYFIELD RD
ALPHARETTA GA 30009

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

SHAMOUN JOSEPH D JR & LINDA
161 UPSHAW DR
ALPHARETTA GA 30009

O DONNELL ROBERT J & CHERYL C
134 N MAIN ST
ALPHARETTA GA 30004-1623

JMX BRANDS PROPERTIES II LLC
3709 N LOCKWOOD RIDGE RD
SARASOTA FL 34234

MAYFIELD LLC
766 BLACKFOOT TRL
SUWANEE GA 30024-1753

JMA HOMES LLC
470 WAYT RD
ROSWELL GA 30076

SAMPLES JOHN D
& SAMPLES JENNIFER E
146 MAYFIELD RD
ALPHARETTA GA 30009

HILLEBRANDT KARL VON
& HILLEBRANDT ANNE VON
243 CANTON ST
ALPHARETTA GA 30009

CITY OF ALPHARETTA GEORGIA
2 S MAIN ST
ALPHARETTA GA 30009

MAYFIELD LLC
766 BLACKFOOT TRL
SUWANEE GA 30024-1753

SRP SUB LLC
8665 E HARTFORD STE 200
SCOTTSDALE AZ 85255

MAYFIELD LLC
766 BLACKFOOT TRL
SUWANEE GA 30024-1753

BRUDDY LLC
2441 US HWY 98 W STE 108
SANTA ROSA BEACH FL 32459

COLE CV ALPHARETTA LLC
P.O. BOX 4900 DEPT 604
SCOTTSDALE AZ 85261-4900

BOBE & SNELL LLC
1095 POWERS PL
ALPHARETTA GA 30009

GUBKIN HOLDINGS LLC
210 PORTSMOUTH CT
ROSWELL GA 30076

RM BILOXI LLC
1075 POWERS PL STE B
ALPHARETTA GA 30009

JOBETH PROPERTIES LLC
305 ANNA MARIA BLVD
CLEMSON SC 29631-2183

KLAM INC
4465 PINEHOLLOW CT
ALPHARETTA GA 30022

JORDAN D WESLEY
2711 CANOPY CIR
ALPHARETTA GA 30009

JORDAN D WESLEY
2711 CANOPY CIR
ALPHARETTA GA 30009

JORDAN D WESLEY
2711 CANOPY CIR
ALPHARETTA GA 30009

FROM HAIR ON SALON L L C
1015 POWERS PL SUITE 105
ALPHARETTA GA 30009

MAIN STREET COMMONS HOLDING LLC
365 BIRCH RILL DR
ALPHARETTA GA 30022

MERIDIAN GROUP INC THE
1050 POWERS PL
ALPHARETTA GA 30004

BERMIC RPOPERTIES LLC
1040 POWERS PL
ALPHARETTA GA 30009

SBLD PROPERTIES LLC
1030 POWERS PL
ALPHARETTA GA 30004

COLLINS MARINE GROUP LLC
725 COOPER SANDY CV
MILTON GA 30004

BUTTS ROBERT R
5360 FRANKLIN GOLDMINE RD
CUMMING GA 30028

GEISEL PAMELA A
1000 POWERS PL
ALPHARETTA GA 30004

SOLLEY ROBERT A
1105 POWERS PL
ALPHARETTA GA 30004

HI RIVER PROPERTIES LLC
7917 SONATA BAY POINT
LAKE WORTH FL 33467-7067

LORVEN PROPERTIES LLC
1125 GOLDENROD LANE
SUWANEE GA 30024

MMCO PROPERTIES LLC
5005 ROXBURGH DR
ROSWELL GA 30076

MMCO PROPERTIES LLC
5005 ROXBURGH DR
ROSWELL GA 30076

VNG INVESTMENTS LLC
6038 EAGLES REST TRL
BUFORD GA 30518

EHORSE L L C
1070 POWERS PL
ALPHARETTA GA 30004

INJURY & WELLNESS
SPECIALISTS OF GEORGIA LLC
1080 POWERS PL
ALPHARETTA GA 30009

TRAIN STATION PARTNERS LLC
PO BOX 1483
ROSWELL GA 30077

ERIC S CHOFNAS PC
1100 POWERS PL
ALPHARETTA GA 30004

AB REAL ESTATE INVESTMENTS LLC
1110 POWERS PL
ALPHARETTA GA 30004

ROBERTSON SHERYL S
1120 POWERS PL
ALPHARETTA GA 30009-8359

ORGANIC SUGARING & WAXING LLC
1130 POWERS PL
ALPHARETTA GA 30009

SRISAI REALTY LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

ALBRIGHT IDEAS LLC
159 N MAIN ST
ALPHARETTA GA 30009

SNH AL GEORGIA LLC
255 WASHINGTON ST
NEWTON MA 02458

BEATY TOM & KENDRA JEAN
211 UPSHAW DR
ALPHARETTA GA 30009

KEARCE JAMES T JR
181 UPSHAW DR
ALPHARETTA GA 30009

SCANAVINO PIERRETTE M
181 UPSHAW DR
ALPHARETTA GA 30009

LEWIS CLAUDIA B
184 CANTON ST
ALPHARETTA GA 30004-1606

COLBY KRISTEN
212 CANTON ST
ALPHARETTA GA 30009

BURGESS JOHN R SR &
BURGESS VIRGINIA P
255 CANTON ST
ALPHARETTA GA 30009

FILIPOWICZ DAVID F & LAURA
260 CANTON ST
ALPHARETTA GA 30009

MAXWELL LUKE HARRISON & LINDSAY NICOLE
151 UPSHAW DR
ALPHARETTA GA 30009

SLAPPEY E SCOTT & PAIGE H
230 JASMINE GARDEN WAY
ALPHARETTA GA 30009-3670

OVERS THOMAS & LORI L
275 JASMINE GARDEN WAY
ALPHARETTA GA 30009

BLEVINS COY & ETTA KATHARINE
245 JASMINE GARDEN WAY
ALPHARETTA GA 30009

RUOFF SCOTT C & DENISE E
260 JASMINE GARDEN WAY
ALPHARETTA GA 30009

HOLCOMBE STANLEY &
HOLCOMBE ANNE
250 JASMINE GARDEN WAY
ALPHARETTA GA 30009

BALLARD JERRI GUY
240 JASMINE GARDEN WAY
ALPHARETTA GA 30009

OI S ENG CRANDUS TRUST THE
6 N CARPENTER UNIT 5A
CHICAGO IL 60607

MAYER GLEN J & LINDA L
205 JASMINE GARDEN WAY
ALPHARETTA GA 30009

HARKNESS JEFFREY & TRACY
220 JASMINE GARDEN WAY
ALPHARETTA GA 30009

KINGDOM AT MAIN LLC
4651 OLDE PERIMETER WAY UNIT 710
ATLANTA GA 30346

JEFFREY & SUSAN NEPPL
JOINT REVOCABLE TRUST THE
255 JASMINE GARDEN WAY
ALPHARETTA GA 30009

RANDY & BARBARA JOHNSTON
REVOCABLE LIVING TRUST THE
265 JASMINE GARDEN WAY
ALPHARETTA GA 30009

CROSS THOMAS D & JANET E
235 JASMINE GARDEN WAY
ALPHARETTA GA 30009

BRCKA TERRY & MITTELSTAUDT LISA C
225 JASMINE GARDEN WAY
ALPHARETTA GA 30009

RUSHIN ANTHONY A & RUSHIN LUANN R
330 LILAC GARDEN GLN
ALPHARETTA GA 30009

AUGHEY ROSANNA MARIA & JEFFREY M
144 CANTON ST
ALPHARETTA GA 30009

SLAPPEY EDWARD SCOTT & PAIGE H
230 JASMINE GARDEN WAY
ALPHARETTA GA 30009

JARVIS REBECCA BROOK
& MICHAEL TODD
148 CANTON ST
ALPHARETTA GA 30009

MAIN STREET COMMONS
OFFICE PARK OWNERS ASSOCIATION INC
1102 ABBEY CT
ALPHARETTA GA 30004

KIM KON & SOON JA
1160 ALPHARETTA ST
ROSWELL GA 30075

PHILLIPS ALPHARETTA LLC
830 KENNESAW AVE NW
MARIETTA GA 30060

BROWN RITA
190 CANTON ST
ALPHARETTA GA 30004

SNH AL GEORGIA LLC
255 WASHINGTON ST
NEWTON MA 02458

BRIGHT JOHN M & BRIGHT KRISTIN T
132 CANTON ST
ALPHARETTA GA 30009

KRAMER ROY WILLIAM
& KRAMER CELIA MOORE
136 CANTON ST
ALPHARETTA GA 30009

HUDSON ANN PRICE
140 CANTON ST
ALPHARETTA GA 30009

SPENELLO JAMES PATRICK
& SPENELO RHONDA DENISE
143 CANTON ST
ALPHARETTA GA 30009

DOMINO TRUST THE
141 CANTON ST UNIT 4
ALPHARETTA GA 30009

CANTON STREET FD
DEVELOPMENT PARTNERS LLC
91 W WIEUCA RD BLDG/STE A 2000
ATLANTA GA 30342

MAX AUTO REAL ESTATE LLC
1101 MONROE ST
TOLEDO OH 43604

GENERAL CONVENIENCE STORE LLC
174 N MAIN ST
ALPHARETTA GA 30009

SNH AL GEORGIA LLC
255 WASHINGTON ST
NEWTON MA 02458

MC PHERSON PATRICK
& MC PHERSON MARSHA G
134 CANTON ST
ALPHARETTA GA 30009

AURIEMMA AMY C
138 CANTON ST
ALPHARETTA GA 30009

RADLEY DANIEL G & CHERYL C
147 CANTON ST
ALPHARETTA GA 30009

DONALD A & KRISTA L DEMARINIS
REVOCABLE TRUST THE
145 CANTON ST
ALPHARETTA GA 30009

CANTON STREET COMMONS
HOMEOWNERS ASSOCIATION INC
2675 PACES FERRY RD STE 125
ATLANTA GA 30339

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: _____
PH #: _____
☐ Property Taxes & Code Violations Verified
☐ 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." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted 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: George Jackson Telephone: 7707571429

Address: 614 Cooledge Ave NE Suite:

City Atlanta State: GA Zip: 30306 Fax:

Mobile Tel: 770-757-1429 Email: ghjacksoniv@gmail.com

Subject Property Information:

Address: 193 Canton Street Current Zoning: DTR

District: 10 Section: Land Lot: Parcel ID: 22 482212520161

Proposed Zoning: DTR Current Use: Residential Dweling

This Application For *(Check All That Apply):*

- ☐ Conditional Use
- ☐ Rezoning
- ☐ Variance
- ☐ Exception
- ☐ Master Plan Amendment
- ☐ Master Plan Review
- ■ Public Hearing
- ☐ Other *(Specify)*
- ☐ Comprehensive Plan Amendment

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

Development of 16 new construction homes as well as the restoration of the current dwelling on the property known as the Weatherford House

Applicant's Request (Please itemize the proposal):

Designate house on property (Weatherford House) as historic.

Applicant's Intent *(Please describe what the proposal would facilitate)*:

To save, restore, and designate the historic home on property known as the Weatherford House

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: George Jackson IV Telephone: 770-757-1429

Address: 614 Cooledge Ave NE Suite:

City Atlanta State: GA Zip: 30306 -

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 Historic Designation process

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Chris Davis Telephone: (404) 597-9478

Address: Suite:

City State: Zip: -

So Sworn and Attested:

Owner Signature: Date: 1/31/2025

Notary:

Notary Signature: Date: 1/31/2025

JAILAH BROWN NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES September 2, 2028

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: George Jackson IV

Subject Public Hearing Case: Weatherford House COA

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: N/A Value: N/A

Description of Contribution: N/A Value: N/A

Description of Contribution: N/A Value: N/A

Description of Contribution: N/A Value: N/A

Description of Contribution: N/A Value: N/A

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: George Jackson IV Date: 1/31/20255

DESIGNATION OF A HISTORIC PROPERTY

a. Is the property o of historic, cultural, aesthetic or architectural significance to the City, the region, the State, or the nation; or

b. Does the property possess historic integrity (in terms of its location, design, setting, materials, workmanship, feeling, and association) for all periods related to the significance of the property; and

c. Is the property deemed worthy of preservation (and the benefits available due to such status) following reasons:

i. It is an outstanding example of a building representative of its era and over 75 years old;

ii. It is one of the few remaining examples of a past architectural style or type and over 75 years old; or

iii. Is The property a place associated with an event or person(s) of historic or cultural significance to the City, the region, the State, or the nation and over 75 years old.

- The Weatherford house is a great example of single family home architecture from the time period it was constructed in (between 1910-1920)

The Weatherford House is a great example of architecture for single family homes during the time it was originally built (1910-1920)

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: Weatherford House Historic Designation

Contact Name: George Jackson IV Telephone: 770-757-1429

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.

See Attached document

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.*

- [x] 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.

Letter will include email address & phone number to contact applicant with questions or concerns

HUDSON ZACHERY CLEMETH & JENNY ROG
ERS
253 CANTON ST
ALPHARETTA GA 30009

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

GUBKIN HOLDINGS LLC
210 PORTSMOUTH CT
ROSWELL GA 30076

JMA HOMES LLC
470 WAYT RD
ROSWELL GA 30076

SRP SUB LLC
8665 E HARTFORD STE 200
SCOTTSDALE AZ 85255

RM BILOXI LLC
1075 POWERS PL STE B
ALPHARETTA GA 30009

CMP PROPERTIES LLC
254 N MAIN ST
ALPHARETTA GA 30009

SHAMOUN JOSEPH D JR & LINDA
161 UPSHAW DR
ALPHARETTA GA 30009

JOBETH PROPERTIES LLC
305 ANNA MARIA BLVD
CLEMSON SC 29631-2183

SAMPLES JOHN D & SAMPLES JENNIFER E
146 MAYFIELD RD
ALPHARETTA GA 30009

MAYFIELD LLC
766 BLACKFOOT TRL
SUWANEE GA 30024-1753

KLAM INC
4465 PINEHOLLOW CT
ALPHARETTA GA 30022

KINGDOM AT MAIN LLC
4561 OLDE PERIMETER WAY UNIT 710
ATLANTA GA 30346

O DONNELL ROBERT J & CHERYL C
134 N MAIN ST
ALPHARETTA GA 30004-1623

JORDAN D WESLEY
2711 CANOPY CIR
ALPHARETTA GA 30009

HILLEBRANDT KARL VON & HILLEBRANDT
ANNE VON
243 CANTON ST
ALPHARETTA GA 30009

BRUDDY LLC
2441 US HWY 98 W STE 108
SANTA ROSA BEACH FL 32459

JORDAN D WESLEY
2711 CANOPY CIR
ALPHARETTA GA 30009

MCELROY BRIAN HUDSON & MCELROY TAM
MY LYNN
233 CANTON ST
ALPHARETTA GA 30009

JMX BRANDS PROPERTIES II LLC
3709 N LOCKWOOD RIDGE RD
SARASOTA FL 34234

JORDAN D WESLEY
2711 CANOPY CIR
ALPHARETTA GA 30009

CITY OF ALPHARETTA GEORGIA
2 S MAIN ST
ALPHARETTA GA 30009

COLE CV ALPHARETTA LLC
P.O. BOX 4900 DEPT 604
SCOTTSDALE AZ 85261-4900

FROM HAIR ON SALON L L C
1015 POWERS PL SUITE 105
ALPHARETTA GA 30009

FRANCIS SCHINDLER LLC
143 MAYFIELD RD
ALPHARETTA GA 30009

MAYFIELD LLC
766 BLACKFOOT TRL
SUWANEE GA 30024-1753

MAIN STREET COMMONS HOLDING LLC
365 BIRCH RILL DR
ALPHARETTA GA 30022

MAYFIELD LLC
766 BLACKFOOT TRL
SUWANEE GA 30024-1753

BOBE & SNELL LLC
1095 POWERS PL
ALPHARETTA GA 30009

MERIDIAN GROUP INC THE
1050 POWERS PL
ALPHARETTA GA 30004

BERMIC RPOPERTIES LLC
1040 POWERS PL
ALPHARETTA GA 30009

VNG INVESTMENTS LLC
6038 EAGLES REST TRL
BUFORD GA 30518

ALBRIGHT IDEAS LLC
159 N MAIN ST
ALPHARETTA GA 30009

SBLD PROPERTIES LLC
1030 POWERS PL
ALPHARETTA GA 30004

EHORSE L L C
1070 POWERS PL
ALPHARETTA GA 30004

SNH AL GEORGIA LLC
255 WASHINGTON ST
NEWTON MA 02458

COLLINS MARINE GROUP LLC
725 COOPER SANDY CV
MILTON GA 30004

INJURY & WELLNESS SPECIALISTS OF G
EORGIA LLC
1080 POWERS PL
ALPHARETTA GA 30009

BEATY TOM & KENDRA JEAN
211 UPSHAW DR
ALPHARETTA GA 30009

BUTTS ROBERT R
5360 FRANKLIN GOLDMINE RD
CUMMING GA 30028

TRAIN STATION PARTNERS LLC
PO BOX 1483
ROSWELL GA 30077

KEARCE JAMES T JR
181 UPSHAW DR
ALPHARETTA GA 30009

GEISEL PAMELA A
1000 POWERS PL
ALPHARETTA GA 30004

ERIC S CHOFNAS PC
1100 POWERS PL
ALPHARETTA GA 30004

SCANAVINO PIERRETTE M
181 UPSHAW DR
ALPHARETTA GA 30009

SOLLEY ROBERT A
1105 POWERS PL
ALPHARETTA GA 30004

AB REAL ESTATE INVESTMENTS LLC
1110 POWERS PL
ALPHARETTA GA 30004

LEWIS CLAUDIA B
184 CANTON ST
ALPHARETTA GA 30004-1606

HI RIVER PROPERTIES LLC
7917 SONATA BAY POINT
LAKE WORTH FL 33467-7067

ROBERTSON SHERYL S
1120 POWERS PL
ALPHARETTA GA 30009-8359

COLBY KRISTEN
212 CANTON ST
ALPHARETTA GA 30009

LORVEN PROPERTIES LLC
1125 GOLDENROD LANE
SUWANEE GA 30024

ORGANIC SUGARING & WAXING LLC
1130 POWERS PL
ALPHARETTA GA 30009

BURGESS JOHN R SR & BURGESS VIRGIN
IA P
255 CANTON ST
ALPHARETTA GA 30009

MMCO PROPERTIES LLC
5005 ROXBURGH DR
ROSWELL GA 30076

SRISAI REALTY LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

FILIPOWICZ DAVID F & LAURA
260 CANTON ST
ALPHARETTA GA 30009

MMCO PROPERTIES LLC
5005 ROXBURGH DR
ROSWELL GA 30076

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

MAXWELL LUKE HARRISON & LINDSAY NI
COLE
151 UPSHAW DR
ALPHARETTA GA 30009

SLAPPEY E SCOTT & PAIGE H
230 JASMINE GARDEN WAY
ALPHARETTA GA 30009-3670

BALLARD JERRI GUY
240 JASMINE GARDEN WAY
ALPHARETTA GA 30009

KIM KON & SOON JA
1160 ALPHARETTA ST
ROSWELL GA 30075

JEFFREY & SUSAN NEPPL JOINT REVOCA
BLE TRUST THE
255 JASMINE GARDEN WAY
ALPHARETTA GA 30009

AUGHEY ROSANNA MARIA & JEFFREY M
144 CANTON ST
ALPHARETTA GA 30009

PHILLIPS ALPHARETTA LLC
830 KENNESAW AVE NW
MARIETTA GA 30060

OVERS THOMAS & LORI L
275 JASMINE GARDEN WAY
ALPHARETTA GA 30009

OI S ENG CRANDUS TRUST THE
6 N CARPENTER UNIT 5A
CHICAGO IL 60607

145 N MAIN LLC
14342 CLUB CIR
ALPHARETTA GA 30004

RANDY & BARBARA JOHNSTON REVOCABLE
LIVING TRUST TH
265 JASMINE GARDEN WAY
ALPHARETTA GA 30009

SLAPPEY EDWARD SCOTT & PAIGE H
230 JASMINE GARDEN WAY
ALPHARETTA GA 30009

MAX AUTO REAL ESTATE LLC
1101 MONROE ST
TOLEDO OH 43604

BLEVINS COY & ETTA KATHARINE
245 JASMINE GARDEN WAY
ALPHARETTA GA 30009

MAYER GLEN J & LINDA L
205 JASMINE GARDEN WAY
ALPHARETTA GA 30009

BROWN RITA
190 CANTON ST
ALPHARETTA GA 30004

CROSS THOMAS D & JANET E
235 JASMINE GARDEN WAY
ALPHARETTA GA 30009

JARVIS REBECCA BROOK & MICHAEL TODD
148 CANTON ST
ALPHARETTA GA 30009

GENERAL CONVENIENCE STORE LLC
174 N MAIN ST
ALPHARETTA GA 30009

RUOFF SCOTT C & DENISE E
260 JASMINE GARDEN WAY
ALPHARETTA GA 30009

HARKNESS JEFFREY & TRACY
220 JASMINE GARDEN WAY
ALPHARETTA GA 30009

SNH AL GEORGIA LLC
255 WASHINGTON ST
NEWTON MA 02458

BRCKA TERRY & MITTELSTAUDT LISA C
225 JASMINE GARDEN WAY
ALPHARETTA GA 30009

MAIN STREET COMMONS OFFICE PARK OW
NERS ASSOCIATION
1102 ABBEY CT
ALPHARETTA GA 30004

SNH AL GEORGIA LLC
255 WASHINGTON ST
NEWTON MA 02458

HOLCOMBE STANLEY & HOLCOMBE ANNE
250 JASMINE GARDEN WAY
ALPHARETTA GA 30009

KINGDOM AT MAIN LLC
4651 OLDE PERIMETER WAY UNIT 710
ATLANTA GA 30346

BRIGHT JOHN M & BRIGHT KRISTIN T
132 CANTON ST
ALPHARETTA GA 30009

RUSHIN ANTHONY A & RUSHIN LUANN R
330 LILAC GARDEN GLN
ALPHARETTA GA 30009

BROWN & MONDI PROPERTIES INC
18 CUMMING ST
ALPHARETTA GA 30009

MC PHERSON PATRICK & MC PHERSON MA
RSHA G
134 CANTON ST
ALPHARETTA GA 30009

KRAMER ROY WILLIAM & KRAMER CELIA MOORE
136 CANTON ST
ALPHARETTA GA 30009

AURIEMMA AMY C
138 CANTON ST
ALPHARETTA GA 30009

HUDSON ANN PRICE
140 CANTON ST
ALPHARETTA GA 30009

MANNING ON THE SQUARE COMMUNITY AS SN INC
4400 NORTH POINT PKWY STE 295
ALPHARETTA GA 30022

TAYLOR MORRISON OF GEORGIA LLC
6845 SHILOH RD E STE D3
ALPHARETTA GA 30005

TAYLOR MORRISON OF GEORGIA LLC
6845 SHILOH RD E STE D3
ALPHARETTA GA 30005

TAYLOR MORRISON OF GEORGIA LLC
6845 SHILOH RD E STE D3
ALPHARETTA GA 30005

TAYLOR MORRISON OF GEORGIA LLC
6845 SHILOH RD E STE D3
ALPHARETTA GA 30005

WREDBERG CONRAD JOHN III & GALLIGO S SUSAN H
420 ANGLIN WALK
ALPHARETTA GA 30009

MANNING ON THE SQUARE COMMUNITY AS SN INC
4400 NORTH POINT PKWY STE 295
ALPHARETTA GA 30022

MANNING ON THE SQUARE COMMUNITY AS SN INC
4400 NORTH POINT PKWY STE 295
ALPHARETTA GA 30022

MANNING ON THE SQUARE COMMUNITY AS SN INC
4400 NORTH POINT PKWY STE 295
ALPHARETTA GA 30022

RADLEY DANIEL G & CHERYL C
147 CANTON ST
ALPHARETTA GA 30009

SPENELLO JAMES PATRICK & SPENELO R HONDA DENISE
143 CANTON ST
ALPHARETTA GA 30009

DONALD A & KRISTA L DEMARINIS REVO CABLE TRUST THE
145 CANTON ST
ALPHARETTA GA 30009

DOMINO TRUST THE
141 CANTON ST UNIT 4
ALPHARETTA GA 30009

CANTON STREET COMMONS HOMEOWNERS ASSOCIATION INC
2675 PACES FERRY RD STE 125
ATLANTA GA 30339

CANTON STREET FD DEVELOPMENT PARTNERS LLC
91 W WIEUCA RD BLDG/STE A 2000
ATLANTA GA 30342

2 A-2.0 EXISTING FRONT ELEVATION
THE RESIDENCES AT JACKSON PARK 1/4" = 1'-0"

1 A-2.0 PROPOSED FRONT ELEVATION
THE RESIDENCES AT JACKSON PARK 1/4" = 1'-0"

REVISIONS	BY

DESIGN REVIEW BOARD PRESENTATION FOR:

THE RESIDENCES AT JACKSON PARK - LOT 9

193 CANTON STREET, ALPHARETTA, GA 30009

MAYFIELD CANTON DEVELOPMENT GROUP, LLC

JACKSON PARK - LOT 9

LMA
LINDA MACARTHUR ARCHITECT
404.233.4771
111 EAST ANDREWS DRIVE NW
SUITE 7, ATLANTA, GA 30305

USE OF THIS DOCUMENT:
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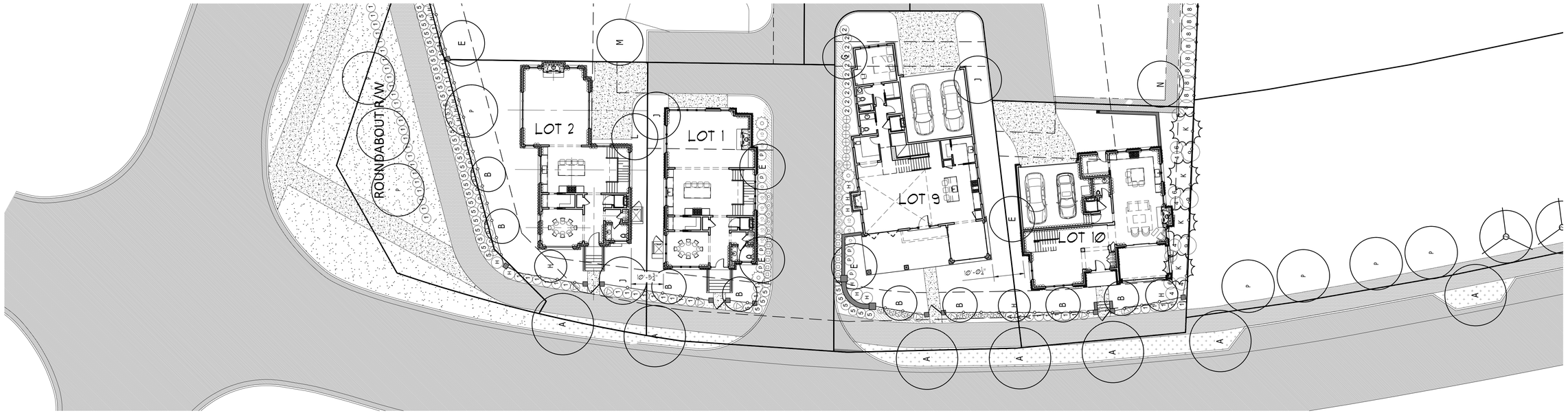
SCALE OF THE DRAWING:
Scales as stated on this drawing are valid on the original drawings only. the dimensions of which is 24 x 36 inches.

Date:	02/06/2025
Scale:	AS NOTED
Drawn:	SP, ST
Job:	LOT 9 (HISTORICAL)
Sheet:	A-2.0
Of	Sheets

2 A-10 CANTON STREET ELEVATION
THE RESIDENCES AT JACKSON PARK 1/8"=1'-0"



1 A-10 CANTON STREET SITE PLAN
THE RESIDENCES AT JACKSON PARK 1/16"=1'-0"

REVISIONS	BY

JACKSON PARK SITE

DESIGN REVIEW BOARD PRESENTATION FOR:

THE RESIDENCES AT JACKSON PARK

193 CANTON STREET, ALPHARETTA, GA 30009

MAYFIELD CANTON DEVELOPMENT GROUP, LLC

LMA
LINDA MACARTHUR ARCHITECT
404.233.4771
110 EAST ANDREWS DRIVE NW
SUITE 7, ATLANTA, GA 30305

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SCALE OF THE DRAWING:
Scales as stated on this drawing are valid on the original drawings only, the dimensions of which is 24 x 36 inches.

Date: 01/08/2025

Scale: AS NOTED

Drawn: JM, SP, JB

Job: SITE

Sheet: A-1.0
Of Sheets

2 A-2.1 **REAR ELEVATION**
THE RESIDENCES AT JACKSON PARK 1/4" = 1'-0"

1 A-2.1 **FRONT ELEVATION**
THE RESIDENCES AT JACKSON PARK 1/4" = 1'-0"

REVISIONS	BY

DESIGN REVIEW BOARD PRESENTATION FOR:

THE RESIDENCES AT JACKSON PARK - LOT 9

193 CANTON STREET, ALPHARETTA, GA 30009

MAYFIELD CANTON DEVELOPMENT GROUP, LLC

JACKSON PARK - LOT 9

LMA
LINDA MACARTHUR ARCHITECT
404.233.4771
110 EAST ANDREWS DRIVE NW
SUITE 7, ATLANTA, GA 30305

USE OF THIS DOCUMENT:
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SCALE OF THE DRAWING:
Scales as stated on this drawing are valid on the original drawings only, the dimensions of which is 24 x 36 inches.

Date:	01/07/2025
Scale:	AS NOTED
Drawn:	SP, ST
Job:	LOT 9 (HISTORICAL)
Sheet:	A-2.1
Of	Sheets

1
A-22

RIGHT SIDE ELEVATION

THE RESIDENCES AT JACKSON PARK

1/4" = 1'-0"

REVISIONS	BY

DESIGN REVIEW BOARD PRESENTATION FOR:

THE RESIDENCES AT JACKSON PARK - LOT 9

193 CANTON STREET, ALPHARETTA, GA 30009

MAYFIELD CANTON DEVELOPMENT GROUP, LLC

JACKSON PARK - LOT 9

LMA
LINDA MACARTHUR ARCHITECT
404.233.4771
110 EAST ANDREWS DRIVE NW
SUITE 7, ATLANTA, GA 30305

USE OF THIS DOCUMENT:
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SCALE OF THE DRAWING:
Scales as stated on this drawing are valid on the original drawings only. the dimensions of which is 24 x 36 inches.

Date:	01/07/2025
Scale:	AS NOTED
Drawn:	SP, ST
Job:	LOT 9 (HISTORICAL)

Sheet:
A-2.2
Of Sheets

1
A-2.3

LEFT SIDE ELEVATION

THE RESIDENCES AT JACKSON PARK

1/4" = 1'-0"

REVISIONS	BY

DESIGN REVIEW BOARD PRESENTATION FOR:

THE RESIDENCES AT JACKSON PARK - LOT 9

193 CANTON STREET, ALPHARETTA, GA 30009

MAYFIELD CANTON DEVELOPMENT GROUP, LLC

JACKSON PARK - LOT 9

LMA
LINDA MACARTHUR ARCHITECT
404.233.4771
110 EAST ANDREWS DRIVE NW
SUITE 7, ATLANTA, GA 30305

USE OF THIS DOCUMENT:
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SCALE OF THE DRAWING:
Scales as stated on this drawing are valid on the original drawings only. the dimensions of which is 24 x 36 inches.

Date:	01/07/2025
Scale:	AS NOTED
Drawn:	SP, ST
Job:	LOT 9 (HISTORICAL)

Sheet:
A-2.3
Of Sheets

DAVINCI SLATE
EVERGREEN
ROOFING

DAVINCI SHAKE
AGED CEDAR
ROOFING

DAVINCI SHAKE
MOSSY CEDAR
ROOFING

FRONT DOOR WOOD
STAIN

BM
SEA PEARL

BM
PALE OAK

BM
WHITE
SAND

SW
INTELLECTUAL
GRAY

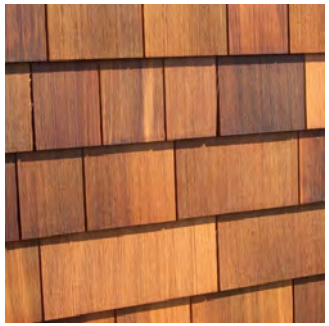
SW
PASSIVE

SW
PORPOISE

PAINT COLORS

NOVELTY SIDING

LAP SIDING



CEDAR SHINGLES

SLATE GRAY

SAGE GREEN

NATURAL STONE

NATURAL BRICK

PAINTED BRICKS

LINEN

WINDSOR WOOD
CLAD WINDOWS

LDP # D220001

N

TREE CONSERVATION NOTES:

1. IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR ANY INTERPRETATION.
2. PRIOR TO THE TREE SAVE FENCE INSPECTION PROVIDE THE CITY ARBORIST WITH PROOF OF PRE-PAYMENT OF THE REQUIRED TREE CARE PLAN TO A REPUTABLE TREE CARE COMPANY.
3. TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
4. THE CRZ OF SPECIMEN TREES PLUS ALL BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS OR CHAIN LINK AND TREE SAVE SIGNAGE.
5. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
6. ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
7. ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO. NOTES, DETAILS AND CHECKLISTS MAY BE FOUND AT WWW.ALPHARETTA.GA.US IN THE RESOURCES SECTION APPROVED AUGUST 2018 PAGE 7 OF 8
8. ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
9. ANY LIMBS OVERHANGING THE LOD THAT MAY BE RIPPED, TORN, OR DAMAGED DURINGCONSTRUCTION SHALL BE PROPERLY PRUNED UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
10. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
11. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.
12. ALL TREES MUST BE PLANTED OUTSIDE OF ANY UTILITY EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER. MAKE SURE THIS NOTE IS BOLD AND IN A PROMINENT PLACE NEAR UTILITIES. THIS PERTAINS TO ALL UTILITIES (WATER, SEWER, GAS, FIBER OPTIC, ELECTRIC, ETC.).

MAYFIELD ROAD
R.W. VARIES

ROUNDABOUT R/W

traff. pole
traff. box
traff. box

10' LANDSCAPE STRIP

8' SIDEWALK STD DTAIL 902

6' LANDSCAPE STRIP

8' BRICK SIDEWALK STD DTAIL 902

6' LANDSCAPE STRIP

H.C. RAMP DETAIL 902 GDOT A4

R23'

20' 21'

PROPOSED RETAINING WALL

RETAINING WALL

6" HEADER CURB

CITY OF ALPHARETTA STD. DE

R25'

STREET SIGN DETAIL 900

CANTON ST.
2 STORY FRAME
W/ CRAWLSPACE

PORCH

10' LANDSCAPE STRIP

RETAINING WALL

RETAINING WALL

STAIRS DOWN TO PATIO

20' PRIVATE ALLEY ACCESS/UTILITY EASEMENT

25' STATE UNDISTURBED STREAM BUFFER

CENTERLINE CREEK

RETAINING WALL

AMENITY AREA

8' BRICK SIDEWALK STD DTAIL 902

20'

8'

NEW ON STREET PARKING

NEW TREE PLANTER

CANTON STREET
R.W. VARIES

Weatherford House

25' STATE UNDISTURBED STREAM BUFFER

C.L. BRANCH

#745 31" WATER OAK
#746 29" POPLAR
#748 42" POPLAR

CONCRETE DRIVE

ASPHALT DRIVE

Now or Formerly
Cole CV Alpharetta, LLC

ADJACENT BUILDING

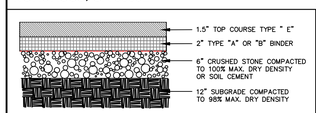
Now or Formerly
Main Street Commons
Office Park Owners Association Inc.
(DB 45140, PG. 593)
ZONING C-1

Now or Formerly
General Convenience Store LLC
(DB 56418, PG. 160)
ZONING C-1

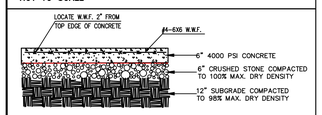
Now or Formerly
City of Alpharetta

(4) STEPS

UTILITY OWNERS:
-WATER & SEWER – FULTON COUNTY
11575 MAXWELL RD
ALPHARETTA, GA 30009
-GAS – SOUTHERN COMPANY / AGL
TEN PEACHTREE PLACE
ATLANTA, GA 30309
-POWER – SOUTHERN COMPANY / GEORGIA POWER
11675 WILLS ROAD
ALPHARETTA, GA 30009
-COMMUNICATION – XFINITY
6200 THE CORNERS PKWY SUITE 200
NORCROSS, GA 30092



LIGHT DUTY ASPHALT DETAIL
NOT TO SCALE



CONCRETE SECTION DETAIL
NOT TO SCALE

24 HOUR CONTACT
CHRIS DAVIS
404-597-9478

811 Know what's below. Call before you dig.

SCALE: 1" = 20'
20 0 20 40 60 FEET

SITE PLAN

REVISIONS

NO.	DATE

DATE 03/12/2024

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THIS MEDIA SHOULD NOT BE CONSIDERED A CONSTRUCTION DOCUMENT IF IT IS IMPROPERLY SIGNED AND SEALED.

MAYFIELD CANTON CORNERS

PREPARED FOR
MAYFIELD CANTON DEVELOPMENT
285 WEST WIELICA ROAD, NE SUITE 5010
ATLANTA, GA 30342

Plum Creek Consulting, LLC
7425 Mid Broadwell Trace
Alpharetta, GA 30004
P: (404) 518-8585 E: chris.owens@plumcc.com

PLUM CREEK CONSULTING

DRAWN BY: MB
CHECKED BY: CO
PROJECT NO. 23248

SHEET C201

ISSUED FOR CONSTRUCTION

GENERAL NOTES:
1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
4: No Geodetic monuments were found within 500 feet of this site.
5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

CITY OF ALPHARETTA
ZONING: R-10M
MINIMUM FRONT SETBACK – 35' LOCAL STREET, 65' ALL OTHER STREETS
MINIMUM SIDE SETBACK – 25', 20' BETWEEN BUILDING GROUPINGS, NONE BETWEEN INDIVIDUAL LOTS, IF THE DEVELOPMENT IS SUBDIVIDED
MINIMUM REAR SETBACK – 50'

CITY OF ALPHARETTA
ZONING: C-1
MINIMUM FRONT SETBACK – 50' LOCAL STREET, 65' ALL OTHER STREETS
MINIMUM SIDE SETBACK – 15'
MINIMUM REAR SETBACK – 15'

FIELD DATA:

DATE OF FIELD SURVEY 6-15-23.

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.01 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION AND NETWORK GPS
GPS RECEIVER: SP 85
SN: 6129500077
NETWORK: TRIMBLE VRS Now RTK GNSS

TOTAL AREA: 110,218 SQ FT, 2.530 AC

CALCULATED PLAT CLOSURE: 1 FOOT IN 195,546 FEET

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY:
DB 55338 PG 45-46
PROPERTY OWNER AT TIME OF SURVEY:
MAYFIELD LLC
PARCEL NUMBER: 22 482212520161 & 22 481411970862

SURVEY DATA:

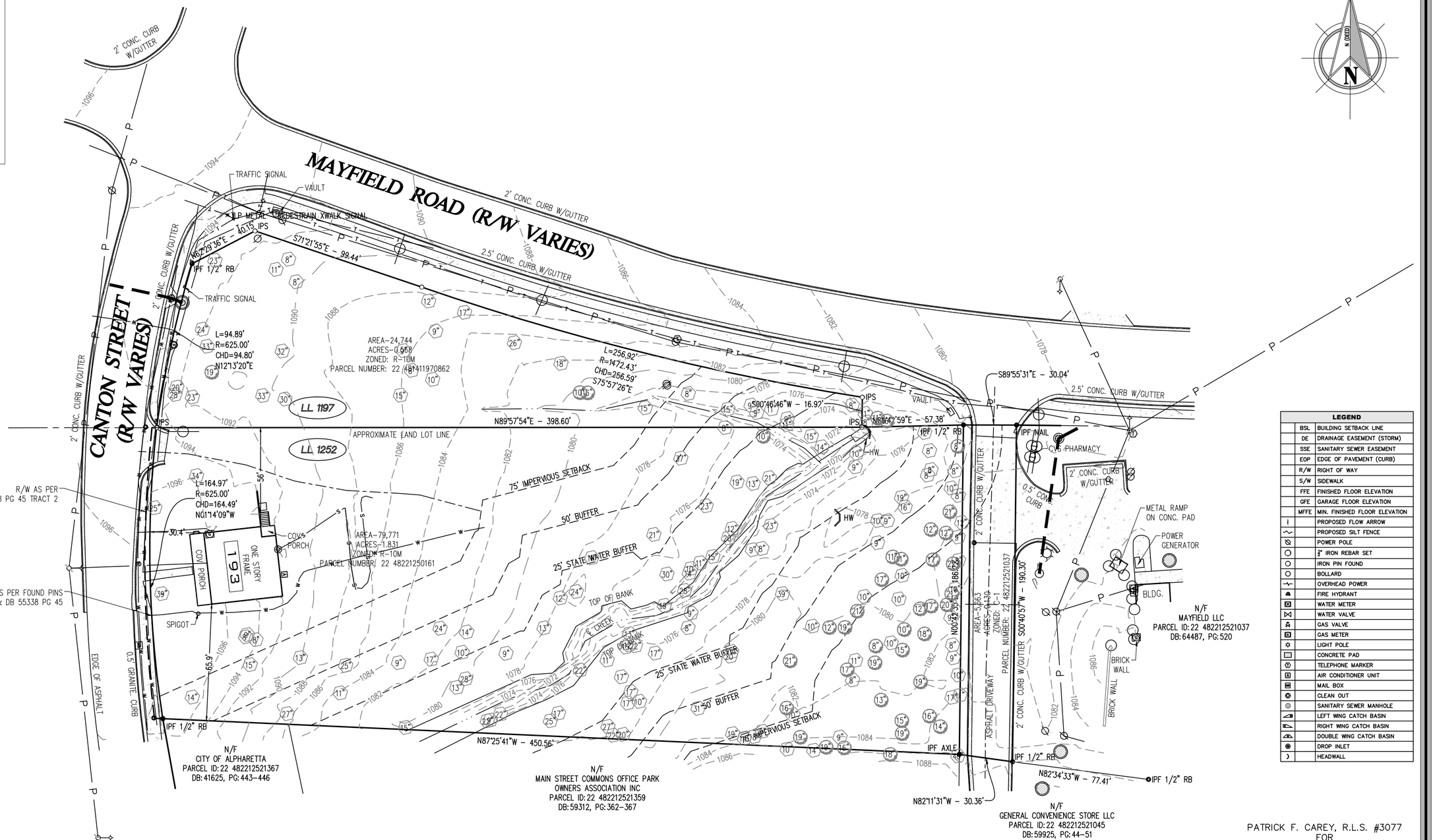
TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 64487 PG 520-522
PROPERTY OWNER AT TIME OF SURVEY:
MAYFIELD LLC
PARCEL NUMBER: 22 482212521037

REFERENCE: DEED BOOK 55338 PG 45-46
DEED BOOK 64487 PG 520-522
DEED BOOK 41506 PG 691-694
PLAT BOOK 213 PG 10

TOPOGRAPHIC REFERENCE: NAVD88

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF FULTON COUNTY, GEORGIA 13121C0058F EFFECTIVE DATE SEPTEMBER 18, 2013

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plat, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set for in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A Section 15-6-67



LEGEND		
	BSL	BUILDING SETBACK LINE
	DE	DRAINAGE EASEMENT (STORM)
	SSE	SANITARY SEWER EASEMENT
	EOP	EDGE OF PAVEMENT (CURB)
	R/W	RIGHT OF WAY
	S/W	SIDEWALK
	FFE	FINISHED FLOOR ELEVATION
	GFE	GARAGE FLOOR ELEVATION
	MFFE	MIN. FINISHED FLOOR ELEVATION
		PROPOSED FLOW ARROW
		PROPOSED SILT FENCE
		POWER POLE
		½" IRON REBAR SET
		IRON PIN FOUND
		BOLLARD
		OVERHEAD POWER
		FIRE HYDRANT
		WATER METER
		WATER VALVE
		GAS VALVE
		GAS METER
		LIGHT POLE
		CONCRETE PAD
		TELEPHONE MARKER
		AIR CONDITIONER UNIT
		MAIL BOX
		CLEAN OUT
		SANITARY SEWER MANHOLE
		LEFT WING CATCH BASIN
		RIGHT WING CATCH BASIN
		DOUBLE WING CATCH BASIN
		DROP INLET
		HEADWALL

TREE LEGEND X = DIAMETER IN INCHES	
(X)	EXISTING TREE TO BE REMOVED
(X)	HATCHING OVER TREE = LANDMARK TREE
(X)	OAK
(X)	HARDWOOD
(X)	SWEETGUM
(X)	PINE
(X)	MAPLE
(X)	POPLAR
(X)	MAGNOLIA
(X)	DOGWOOD
(X)	HICKORY
(X)	CREPE MYRTLE
(X)	PECAN

PATRICK F. CAREY, R.L.S. #3077
FOR
KEYSTONE LAND SURVEYING, INC.
162 EAST CROGAN STREET
SUITE F
LAWRENCEVILLE, GEORGIA 30046
770.545.8700

SCALE: 1"=40' | GRAPHIC SCALE – IN FEET: 20' 0' 40' 80' 120'

CLIENT: GEORGE JACKSON

DESIGNED BY: JTF | SHEET NUMBER: 1 of 1 | FILE NAME: CANTON STREET, 193 & FULTON CO PARCELS TREE AND TOPO | DATE: 11-8-23 | JOB NUMBER: SURV-1733

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KEYSTONE LAND SURVEYING, INC.
162 EAST CROGAN STREET – SUITE G
LAWRENCEVILLE, GEORGIA 30046
770.545.8700
www.keystonelandsurveying.com

BOUNDARY SURVEY FOR

GEORGE JACKSON

193 CANTON STREET &
PARCEL NO: 22 482212521037 & 22 481411970862
LAND LOTS 1197 & 1252, 2ND DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA 30009

REVISIONS		
1		
2		
3		
4		
5		

11-8-2023
GEORGIA REGISTERED No. 3077 LAND SURVEYOR PATRICK F. CAREY

GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION # 0000058820
EXP. 08/12/2024

C:\Users\Keystone\Dropbox (KLS)\RS\Residential\Canton Street, 193 & Fulton Co Parcel's\Canton Street, 193 & Fulton Co Parcels Tree And Topo.dwg

11/8/2023 9:05:16 AM

CITY COUNCIL STAFF REPORT

Department: Community Development
Submitted By: Kathi Cook
Prepared By: Michael Woodman
Meeting Date: April 28, 2025

AGENDA ITEM: MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02 PORTMAN/BROOKSIDE MP POD A

The applicant, Portman Holdings, LLC, is requesting a master plan amendment, comprehensive land use plan amendment, rezoning, conditional use, and variance to allow a 19.68-acre mixed-use development consisting of 130,000 square feet of office (existing), 60,000 square feet of retail/restaurant, 75 'For-Sale' townhome units and 335 'For-Rent' units. A master plan amendment is requested to Pod A of the Brookside Master Plan to allow the proposed development mix and establish mixed-use development regulations. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Mixed Use' and a rezoning is requested from O-I (Office-Institutional) to MU (Mixed Use). A conditional use is requested to allow 'Dwelling, 'For-Rent' and 'Dwelling, 'For-Sale', Attached' and variances are requested to reduce the minimum lot size in the MU zoning district, increase the shared parking reduction, and reduce minimum driveway separation. The property is located at 3625 Brookside Parkway at the southwest corner of Old Milton Parkway and Brookside Parkway (west).

This item was considered at the April 3, 2025 Planning Commission meeting. There were no public comments. After discussion, the Commission recommended approval subject to the staff recommended conditions and asked that Staff work with the applicant on conditions related to concurrency and parking management. Vote 7-0

STAFF RECOMMENDATION:

Approve MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02 Portman/Brookside MP Pod A, subject to the following conditions:

1. The 19.68-acre property shall be zoned MU and the site shall be developed substantially similar to the site plan by Kimley Horn, revised 3/20/25, 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 comprehensive land use designation of the property shall be 'Mixed Use'.
3. Architectural style shall be representative of the submitted renderings prepared by SK+I, dated 3/20/25, with final approval by DRB.
4. Development regulations shall be as follows (The entitlements below shall be deducted from the Brookside Master Plan non-residential density, including an exchange rate of 800 square feet of non-residential density for each residential unit):
    a. Office – Office use shall be limited to no more than 130,000 square feet, which shall include the existing office building. Office uses shall be permitted in the ground floor space along the storefront street in the For-Rent building and shall not count against the office maximum area above. Office building shall have a maximum height of 5 stories or 85'.
    b. Commercial – Retail and restaurant (no drive-through) uses shall be limited to no more than 60,000 square feet, of which no more than 32,000 square feet shall be used for restaurant (no drive-through) use. Retail uses shall be limited to service retail incidental to office and residential uses. Retail/restaurant buildings shall have a maximum height of 2 stories or 40'.
    c. 'For-Sale' Residential – Up to 75 'For-Sale' Townhome units shall be permitted with a maximum height of 4 stories or 50'. No more than 10% shall be rented as stated in the HOA documents.
    d. 'For-Rent' Residential – After January 1, 2027, 335 'Dwelling, 'For-Rent' units shall be permitted a Certificate of Occupancy (CO) in accordance with UDC 'For-Rent' requirements. At-grade 'For-Rent' units shall be limited to no more than 3 sides of the building and shall have walkouts with sidewalk connections. Maximum building height shall be 5 stories or 72'. Units shall be 1, 2, and 3 bedrooms with no more than 40% of the units being 2-bedroom and no more than 5% being 3-bedroom. A CO shall not be issued for rental units until the street level exterior of the existing office building has been renovated or is substantially under construction to facilitate the proposed commercial conversion of the 7,000 square feet of ground floor space in the existing office building

and the retail village (free-standing buildings) is substantially under construction, as determined by Staff. The exterior improvements shall include creation of a pedestrian approach from the exterior of the building into the proposed commercial space with sidewalks and awning improvements. 'For-Rent' units shall be part of a mixed-use development containing a minimum 19 acres and incorporating retail/restaurant uses, 'For-Sale' residential uses, a neighborhood grocery, and the existing office building depicted on the site plan to be saved. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center, secure parking, resident's lounge, business center, on-site management office, concierge services and secure elevator access. If a building permit is not issued by April 28, 2028, residential units shall revert to 'For-Sale' only.

e. Parking Deck – Maximum 6 levels, substantially as depicted on the site plan prepared by Kimley Horn, revised 3/20/25. Parking decks visible from Old Milton Parkway and Brookside Parkway shall be treated with comparable materials and finishes as the buildings they serve or art such as a mural, as approved by Staff. Screening of parking decks with evergreen landscaping of sufficient size shall be required, as approved by Staff. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the DRB.

5. Brookside Master Plan Pod A shall be limited to the following uses and further restricted by conditions of zoning:
   a. Office
   b. Service Retail
   c. Restaurant (no drive thru)
   d. Residential – 'For-Sale' and 'For-Rent'
6. Service retail uses shall be those customarily accessory to or amenities for office and residential uses, restricted to the following:
   a. Art Gallery
   b. Bakery
   c. Barber Shop/Beauty Shop
   d. Book Store
   e. Brewery
   f. Computer Supply Store
   g. Copy Center/Print Shop
   h. Dance Studio
   i. Drug Store (not to exceed 2,000 SF)
   j. Dry Cleaning Pick-up Station
   k. Fitness Studio
   l. Florist, Retail without Greenhouse
   m. Nail Salon (subject to approval of a conditional use)
   n. Neighborhood Grocery (min. 3,000 SF)
   o. Office Supply Store (not to exceed 2,000 SF)
   p. Package Shipping Store
   q. Recreation Facilities (Indoor)
   r. Restaurant (no drive-through)
   s. Retail Sales and Services Establishment
   t. Shop or Studio, Craftsman/Artist
   u. School, Commercial
   v. Spa Services (subject to approval of a conditional use)
7. Minimum setbacks shall be 20' on Old Milton Parkway and Brookside Parkway and 10' on the private street to the south. Side and rear setbacks shall be 15' and shall be in addition to required buffers. Building setbacks along new streets shall be as depicted on the site plan prepared by Kimley Horn, revised 3/20/25.
8. Property owner shall provide a public access easement over the existing sidewalk along Old Milton Parkway.
9. It is anticipated that the Brookside Parkway Lane Diet project to reduce the existing 4-lane road section and add enhanced bicycle and pedestrian facilities on one side of Brookside Parkway will be accomplished within the existing right-of-way. If it is determined that right-of-way is needed for the project, developer shall provide right-of-way and/or construction easements.
10. Minimum parking requirements shall be as depicted on the site plan and parking study prepared by Kimley Horn, revised 3/20/25 and dated 3/10/25, respectively. The proposed development shall incorporate parking management plans, standard operating procedure plans, as well as other related plans and/or infrastructure that support the shared parking efforts identified for the site, as approved by Staff.

11. New streets shall be private and substantially similar to the submitted Roadway Section plans prepared by CORE, dated 3/20/25, except for modifications required to comply with the conditions below. Roadway Section B planter (bump outs at the beginning and end of on-street parking) shall be planted with trees. Roadway Section E drive aisle width shall be reduced to 10' with the additional area split between the planter and landscape strip on both sides of the street. Planter and landscape strips shall be planted with trees.
12. Minimum 20' landscape strip (not including sidewalk) shall be provided along Old Milton Parkway and minimum 10' landscape strip shall be provided along Brookside Parkway. Existing landscape strip and planter trees along Old Milton Parkway and Brookside Parkway, determined to be healthy, shall be preserved, except at relocated curb cuts along Old Milton Parkway and Brookside Parkway and as needed to install a deceleration lane on Old Milton Parkway (if required by GDOT), as approved by Staff. A row of shrubs, minimum 2' at planting, shall be planted in the planter adjacent to the deceleration lane along Old Milton Parkway, as permitted by GDOT.
13. Minimum 10' natural or landscaped buffer shall be provided along the private street to the south, except where the proposed new local street comes within 5' of the southern property line the buffer may be reduced to 5'. Developer shall make reasonable efforts to save the existing trees along the private street to the south.
14. Site landscaping shall be substantially similar to the Landscape Strategy prepared by CORE, dated 3/20/25, with final approval by DRB. A detailed landscape plan shall be approved prior to issuance of a LDP.
15. Storefront streets shall include foundation plantings and/or planted decorative pots, as approved by DRB.
16. In order to obscure parking lots, surface parking shall be screened from Old Milton Parkway and Brookside Parkway with architectural features and/or landscaping, with final approval by DRB.
17. Parking lot islands shall be planted with trees, shrubs and ground covers.
18. Developer shall save healthy trees in the area adjacent to Brookside Park, except where to grade and install pedestrian amenities, as depicted on the site plan prepared by Kimley Horn, revised 3/20/25.
19. Minimum 13.72 acres of open space shall be provided which shall include the off-site Big Creek Greenway trail connection, as depicted on the site plan prepared by Kimley Horn, revised 3/20/25.
20. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and open space within the development. Pedestrian crossings within the development shall be ramped and surface materials shall be brick pavers, cobblestones, or architecturally treated concrete, as approved by DRB. Pedestrian bridges, stairs, elevators, and escalators may encroach over and into public spaces provided that they do not impede pedestrian circulation or safety. Bicycle facilities shall be provided throughout the development, including a bicycle-share station.
21. Detention facilities shall not be visible from the public right-of-way, except as a decorative water feature, as approved by Staff.
22. Runoff reduction and water quality treatment measures shall add to the decorative or aesthetic nature of the development. Features like bioretention, tree wells, pervious pavers, etc. shall be prioritized in the design.
23. The 2 main entrances off Old Milton Parkway and Brookside Parkway shall include a minimum 750 square feet greenspace incorporating an entrance monument and decorative landscaping, as approved by DRB. Installation shall be required prior to the 1st CO for the development.
24. Developer is encouraged to work with the Brookside Association to improve the corner of Old Milton Parkway and Brookside Parkway as a decorative greenspace incorporating landscaping and entrance monumentation.
25. Developer shall provide a minimum 1 original sculpture, a minimum 1 alternative art installation utilizing light or sound, and minimum 4 murals, as well as entry monumentation as depicted on the Site Program + Amenities Exhibit prepared by CORE, dated 3/20/25, with final locations approved by Staff. Sculptures and murals are subject to final approval by the Cultural Arts Commission. Completion of sculptures shall be required concurrent with the CO for the 'For-Rent' building and murals shall be completed concurrent with the CO for the building where they are located.
26. Parking decks and retaining walls shall have architectural façade treatment or be heavily landscaped, as approved by DRB. Retaining walls visible from developed areas exceeding 16' in height shall be terraced.
27. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks, and other street furniture, where appropriate, throughout the development. Existing MARTA bus shelter along Brookside Parkway shall be replaced with a new bus shelter with design subject to final approval by Staff.
28. Developer shall improve a multi-use trail connection through Brookside Park connecting the subject property to the Big Creek Greenway, as depicted on the Connectivity + Pedestrian Circulation Exhibit prepared by CORE, dated 3/20/25, including a minimum 12' concrete (or similar), accessible multi-use trail and bridge with final alignment, design and materials, as approved by Staff. Trail connection shall include lighting (pedestrian and bollard), landscape, hardscape, and amenities. Trail entrance gateways shall be provided in the southwest and northwest corners of the property. Developer shall promote the use of the Big Creek Greenway trail connection by providing a min. 5 shared

parking spaces for the public. Wayfinding signage shall be provided at key locations along the trail, as approved by Staff. The trail connection shall be completed prior to a CO for the For-Rent building. Impact fee credits will be provided for the off-site trail connection improvements, as approved by Staff. Developer's financial obligation to implement the improvements in this condition 28 shall be limited to the amount of the impact fees generated for the development project.

29. Backside of buildings or 'back of house' functions (such as loading, trash, utilities, and similar) shall be screened from the public or private right-of-way or Brookside Park. Parapet walls shall be used as needed to screen rooftop mechanical equipment and views.
30. Min.1 rooftop amenity shall be provided in the development. Restaurants shall include outdoor dining areas.
31. Prior to LDP, the applicant shall submit for approval a document to be entitled 'Portman Brookside Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, focal point features, bicycle racks, bus shelter, signage, landscaping themes, and entrance treatments and shall be substantially similar to the submitted renderings, as amended. Design standards will be presented to Staff and the DRB for review and approval.
32. Plans for buildings, landscaping, and signage shall be subject to review and approval by the DRB.
33. Prior to the first LDP, applicant shall submit a revised master plan for the property incorporating the approved conditions, as well as the following:
    a. Approved specifications and standards identified for each use within the total development.
    b. Pedestrian/bicycle network; and
    c. Overall planned green space areas.
34. Every plan submitted for an LDP shall include an on-going density, open space, and acreage tabulation.
35. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02 Portman Brookside."

GRTA Notice of Decision General Conditions of Approval (Conditions recommended by the Georgia Regional Transportation Authority and incorporated into a document, dated March 18, 2025, RE: DRI 4317 – Brookside West Alpharetta DRI):

Pedestrian, Bicycle and Transit Facilities

36. Provide pedestrian connectivity between all buildings, uses, and existing/future pedestrian access points.
37. Coordinate with the City of Alpharetta to identify opportunities for future connections to the Big Creek Greenway and to existing and proposed Brookside Trail alignments.
38. Coordinate with MARTA to identify opportunities to enhance existing or proposed bus stops adjacent to the project site.

Roadway Improvements

39. Coordinate with the City of Alpharetta during permitting to identify wayfinding opportunities internal to the site directing vehicular traffic to efficient routes to/from SR 400.

Old Milton Parkway (SR 120) at Site Driveway A

40. Reconstruct Driveway A to operate as a right-in-right-out driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

Brookside Parkway at Site Driveway B (North Driveway)

41. Reconstruct Driveway B to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

Brookside Parkway at Site Driveway C (South Driveway)

42. Reconstruct Driveway C to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

ITEM DESCRIPTION:

The submitted request, if approved, would allow for the construction of a 19.68-acre mixed-use development consisting of 130,000 square feet of office (existing), 60,000 square feet of retail/restaurant use, 75 'For-Sale'

townhome units, and 335 'For-Rent' units. The proposed density is 4.89 dwelling units per acre. A master plan amendment is requested to the Brookside Master Plan Pod A to allow the proposed development mix and establish mixed-use development regulations. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Mixed Use' and a rezoning is requested from O-I (Office-Institutional) to MU (Mixed Use). A conditional use is requested to allow 'Dwelling, 'For-Rent' and 'Dwelling, 'For-Sale', Attached' and variances are requested to reduce the minimum lot size in the MU zoning district, increase the shared parking reduction, and reduce minimum driveway separation. The property is located at 3625 Brookside Parkway at the southwest corner of Old Milton Parkway and Brookside Parkway (west).

The property is developed with two (2) office buildings, consisting of approximately 289,720 square feet, and 1,136-space surface parking lot. The property is zoned O-I (Office-Institutional) subject to the Brookside Master Plan Pod A. Surrounding properties are zoned O-I to the west, south, east, and north and O-P (Office-Professional) and CUP (Community Unit Plan) to the north. Olde Milton Commons, a strip shopping center, and Touchmark National Bank are located to the north, Brookside Park is located to the west, Georgia State University is located to the south, and a five (5) story office building is located to the east. The property has a comprehensive land use plan designation of 'Corporate Office', which requires an amendment to allow the proposed mixed-use development.

Brookside Master Plan was approved in 1997 as an office park with retail nodes along Old Milton Parkway. Pod A, which has a total area of 83.8 acres, was approved with a non-residential density of 20,000 square feet per acre (1,676,000 square feet) and maximum building height of eight (8) stories. Approximately 924,023 square feet, or 55% of non-residential entitlement remains unused in Pod A of the Master Plan. The applicant requests a master plan amendment to allow the proposed mixed-use development and assign development regulations. The table below compares the applicant's proposal to the current entitlement in Brookside Master Plan Pod A.

Comparison of the Portman Holdings Mixed-Use Development to the Brookside Master Plan Pod A Entitlement

Use	Applicant's Proposal	Brookside Pod A
Residential	335 'For-Rent' Units 75 'For-Sale' Townhomes	Residential uses not permitted
Residential Density	4.89 dwelling units/acre	N/A
Office	130,000 SF (existing)	1,676,000 SF (751,977 SF existing)
Commercial	60,000 SF	Limited permitted and accessory uses
Non-Residential Density	9,669 SF/acre	20,000 SF/acre
Open Space	2.95 acres (15%)	N/A

The Horizon 2040 Comprehensive Plan identifies Old Milton Parkway east of Georgia 400 as a priority area in need of redevelopment and promotes retrofitting, repurposing, and mixed-use patterns to create activity nodes near or within existing suburban office parks. In response, the Brookside Small Area Plan was created and adopted in 2022. The plan's vision is to re-imagine the 155-acre suburban office park as a walkable, connected environment in an effort to re-position the area which currently has one of the City's highest office vacancy rates. In February 2023, CoStar showed an office vacancy rate in Brookside of 36.75% as compared to the Citywide office vacancy rate of 18.81%. The Plan does not include land use recommendations and the future land use designation of Brookside remains 'Corporate Office'.

A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Mixed Use' and a rezoning is requested from O-I to MU. A conditional use is requested to allow 'Dwelling, 'For-Rent' Residential' and 'Dwelling, 'For-Sale' Attached' use. The applicant's requested variances are outlined in the table below. The size and shape of the property, as well as existing conditions are listed by the applicant as hardships justifying the requested variances.

Applicant's Requested Variances

UDC Section	Applicant's Request	Staff Comments
2.2.20 (D)	Reduce minimum lot size from 25 acres to 19.68 acres.	Property is part of the 84-acre Pod A in the Brookside Master Plan.
2.5.2	Increase the maximum shared parking reduction from 25% to 27%.	Parking study reflects a peak parking demand at 7:00 PM on weekdays with a total of 922 spaces needed, not including the townhomes. 974 parking spaces are provided on-site and off-site at the adjacent bank, not including the townhomes.
3.5.2 (G)	Reduce the separation between driveway curb cuts on a collector street from 300' to 53' and 290' on Brookside Parkway.	The 2 existing curb cuts on Brookside Parkway are already legal non-conforming with respect to minimum separation. The applicant proposes minor adjustments to the locations of the 2 curb cuts.

SITE PLAN

The submitted site plan depicts the office building closest to Old Milton Parkway to be removed and the southernmost office building (approx. 145,000 square feet) to be saved. Approximately 7,000 square feet on the ground floor of the saved office building will be converted to commercial use. A five (5) story 'For-Rent' building wrapping a six (6) level parking deck is proposed along Old Milton Parkway over the existing surface parking lot and office building to be removed. The existing curb cut and driveway off Old Milton Parkway has been shifted to the east, creating the main entrance and storefront street for the proposed development. Approximately 15,700 square feet of ground floor commercial space in the 'For-Rent' building and a one (1) story, 10,700 square foot free-standing commercial building line the main entrance driveway off Old Milton Parkway, which leads to a new roundabout at the center of the development. The roundabout connects to a retail village (approximately 23,200 square feet in five (5), one (1) story buildings), the existing office building, and 75 'For-Sale' townhomes, which are located at the south end of the development. Commercial buildings are depicted in the submitted renderings to be one (1) story. The retail village is positioned south of the existing Touchmark National Bank property located at the southwest corner of Old Milton Parkway and Brookside Parkway. Two (2) existing curb cuts along Brookside Parkway have been relocated with the northernmost curb cut providing access to the retail village and the southernmost curb cut providing access to the 'For-Sale' townhomes. The 75, four (4) story townhomes are proposed to be 22' wide and are rear-loaded fronting on a series of linear open spaces.

The proposed mixed-use development would include approximately 25% office, 57% residential, and eighteen percent (18%) commercial. The 19.68-acre property is smaller than the minimum lot size (25 acres) required in the MU district, of which the applicant has requested a variance. The subject property is part of the 83.8-acre Pod A in the Brookside Master Plan.

The site plan reflects a twenty-foot (20') building setback and landscape strip along Old Milton Parkway, ten-foot (10') building setback and landscape strip along Brookside Parkway and five-foot (5') building setback and landscape strip along the private street to the south. A minimum ten-foot (10') building setback and landscape buffer should be provided along the private street to the south. The UDC requires a minimum twenty-foot (20') landscape buffer on double frontage lots. Building setbacks, landscape strips, and planters are variable along new internal streets.

Several new streets are proposed within the development, which provide connectivity between Old Milton Parkway and Brookside Parkway through the development. The existing five-foot (5') sidewalk along Old Milton Parkway is depicted to remain, except that the sidewalk has been moved closer to Old Milton Parkway in the area adjacent to the deceleration lane. The future GDOT roadway plans for Old Milton Parkway do not propose improvements to the existing five-foot (5') sidewalks. The existing five-foot (5') sidewalk along Brookside Parkway is also depicted to remain. City Staff is currently working with a consultant for a conceptual re-design of Brookside Parkway (lane diet). The re-design would replace the existing sidewalk on Brookside Parkway with a twelve-foot

(12') multi-use trail. New streets are depicted with variable sidewalk widths, with five-foot (5') and six-foot (6') sidewalks depicted along the storefront streets and five-foot (5') sidewalks depicted along streets near the townhomes.

A six (6) level parking deck with 803 spaces is depicted to be wrapped with a 'For-Rent' building. The parking deck has access from the east and south sides of the building, with the main entrance located on the east side of the building along the new storefront street. The site plan calls out 1,274 parking spaces for the mixed-use development, which will include 52 off-site spaces (existing perpetual non-exclusive easement) on the Touchmark National Bank property. 119 spaces are surface and on-street spaces, and 300 spaces are located in the townhome garages and driveways. As shown in the table below, UDC parking regulations require 1,747 parking spaces for the proposed development. The applicant requested a variance and provided a shared parking study justifying a 27% shared parking reduction. The UDC allows up to a 25% shared parking reduction. Not including the townhomes, the parking study reflects a projected peak parking demand of 922 parking spaces on weekdays and 909 spaces on the weekend, of which 974 parking spaces are provided on-site and off-site at the adjacent bank. Therefore, the parking study demonstrates that the amount of parking provided within the development will exceed the demand for parking during the week and weekend.

Required vs. Provided Parking

Use	**#**	**UDC Parking Rate**	**Required Parking**
Office	130,000 SF	1/250 SF (gross)	520 spaces
'For-Rent' Units	335	2/unit + 1/20 units for guests	687 spaces
'For-Sale' Townhomes	75	1 space/bedroom	300 spaces
Retail/Restaurant	60,000 SF	1/250 SF (retail shopping centers over 50,000 SF)	240 spaces
Total Required			**1,747 spaces**
Total Provided			**1,274 spaces**

The applicant's site plan calls out 13.72 acres of open space, which includes civic and amenity space, as well as an off-site trail connection improvement. The MU district requires a minimum ten percent (10%) civic space, as well as one (1) acre of open space per 100 population generated by residential uses. The 2020 U.S. Census data reflects 2.52 persons per household for the City, of which the proposed mixed-use development would generate a population of approximately 1,033 residents. Therefore, 10.33 acres of open space and 1.968 acres of civic space (12.29 acres of open space) are required for the mixed-use development. The site plan depicts civic space to include the existing amphitheater, pocket parks, plazas, and the off-site improvement of the Big Creek Greenway connection. Amenity space is depicted to include 'For-Rent' amenities (pool lounge, fitness, courts, etc.), yards, balconies, landscaped areas, entry features, and outdoor seating areas.

Because the property is already developed, natural tree areas are limited to the west side of the property adjacent to Brookside Park. All other trees on the property would have been planted at the time the property was developed. Existing trees in planters and landscape strips along Old Milton Parkway and Brookside Parkway should be saved, if determined to be healthy. Due to the property's close proximity to Big Creek, the applicant proposes to exempt traditional stormwater detention based on a timing analysis which would allow for release of stormwater in the floodplain associated with Big Creek. There is an existing onsite detention pond on the south end of the property, which was constructed and is maintained by North Point Community Church. The applicant is working with the church to take over ownership and maintenance of the existing detention pond and may modify or remove the pond.

The applicant provided a development phasing plan, which contemplates two (2) phases of development. In the first phase, an existing office building will be demolished, and the other office building will have approximately 7,000 square feet of ground floor space converted to commercial use. In addition, the 'For-Rent' building, parking deck and retail village will be constructed in the first phase. According to the applicant, the second phase will

include the 'For-Sale' townhomes and will commence once a certificate of occupancy is issued for the parking deck.

'FOR-RENT' RESIDENTIAL

Careful consideration should be given to maintaining a balance between 'For-Rent' versus 'For-Sale' product in the City. The Horizon 2040 Comprehensive Land Use Plan identifies the following housing policy as it relates to maintaining a balance between owner-occupied and renter-occupied housing in the City:

> ***Housing Policy 2: Maintain a balance between 'owner-occupied' and 'renter-occupied' in Alpharetta such that at least 68% of the housing stock is 'owner-occupied'.***

There are several factors that should be considered with requests for 'For-Rent' product, such as mix of uses, design, long-term viability, impacts to City facilities and services, as well as traffic and school impacts. Office space already exists on the property and high-density housing should be tied to office space where jobs exist and are created, and service uses are available to limit vehicular trips. The existing 130,000 square feet of office would generate approximately 520 employees (1 employee per 250 square feet) to support the proposed mixed-use development.

The City's Rental Housing Study (updated June 2022) recommends an annual target entitlement of approximately 116 'For-Rent' units per year in order to achieve Housing Policy 2, as stated above. While the minimum 68% 'owner-occupied' housing policy is included in the Horizon 2040 Comprehensive Plan, the annual target recommendation is not an approved City policy. The latest US Census American Community Survey 5-year estimate (2019 – 2023) reflects that the City is at 68% owner-occupied housing units, which complies with Housing Policy 2. The City has approved 280 'For-Rent' units since 2022, which includes the entitlement from the Continuum mixed-use development. As shown in the table below, it is recommended that a Certificate of Occupancy (CO) not be issued for the proposed 'For-Rent' units until 2027 in order to meet the City's housing policy. Staff adheres to a 5-year horizon when making recommendations on public hearing requests for 'For-Rent' use. Housing policies are developed by the community as part of the City's Comprehensive Plan, which is updated every five (5) years.

'For-Rent' Request – Recommended Certificate of Occupancy (CO) Year

	2022*	2023	2024	2025	2026	2027	2028	2029	2030	Total
Applicant's Proposal						335				335
Continuum					280					280
Recommended Target	116	116	116	116	116	116	116	116	116	1,044
Cumulative Total	+116	+232	+348	+464	+300	+81	+197	+313	+429	+429

*City's Rental Housing Study updated June 2022.

Rental units are proposed in a single five (5) story multi-family building wrapping a six (6) level parking deck with on-site amenities and ground-floor active uses (retail, office, and amenities). Residents will have access to dedicated covered parking and amenities, such as a pool and private outdoor amenity areas. A mix of one (1), two (2) and three (3) bedroom units are proposed with one (1) and two (2) bedroom units making up approximately 95% of the total units.

TRAFFIC

Based on the uses proposed, the mixed-use development is expected to generate a total of 303 new AM Peak Hour trips and a total of 290 new PM Peak Hour trips. The trip generation results for the proposed development and the existing office use to remain on-site are presented in the table below.

Table 9: Trip Generation											
Land Use		Density	Daily Trips			AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out	Total	In	Out
215	Single-Family Attached Housing	90 dwelling units	636	318	318	41	13	28	50	29	21
221	Multifamily Housing (Mid-Rise)	350 dwelling units	1,624	812	812	142	33	109	137	84	53
710	General Office Building*	20,000 Sq. Ft. GFA	286	143	143	42	37	5	44	7	37
821	Shopping Plaza (40-150k) - No Supermarket	60,000 Sq. Ft. GFA	4,052	2,026	2,026	104	64	40	311	152	159
Mixed-Use Reductions			*-920*	*-460*	*-460*	*-10*	*-5*	*-5*	*-138*	*-69*	*-69*
Alternative Mode Reductions (5%)			*-285*	*-143*	*-142*	*-16*	*-7*	*-9*	*-20*	*-11*	*-10*
Pass-by Reductions (per ITE)			*-1,364*	*-682*	*-682*	-	-	-	*-94*	*-47*	*-47*
Net New Infill Development Trips			**4,029**	**2,014**	**2,015**	**303**	**135**	**168**	**290**	**145**	**144**
Existing Office Traffic (driveway traffic counts)						138	123	15	144	15	129
Total Master Plan Traffic						**441**	**258**	**183**	**434**	**160**	**273**
Master Plan Driveway Volumes (Net New Infill Development + Existing Office + Pass-by Trips)						441	258	183	528	207	320

The trip generation summary above presents the net new trips associated with the infill development, lists the driveway traffic count data collected for the study, and presents the summed total master plan traffic associated with the existing and infill development master plan program.

Based on the scope of the project, the applicant was required to go through the Development of Regional Impact (DRI) process. The DRI Process solicits additional review of the project from regional partners, including the Atlanta Regional Commission (ARC), Georgia Department of Transportation (GDOT), Georgia Regional Transportation Authority (GRTA), as well as adjacent communities. Following the DRI requirements, a traffic study was commissioned to assess traffic impacts anticipated from the proposed project. The study reviewed existing, future no-build, and future build conditions at the site driveways and key intersections near the site. Needed improvements to the three (3) site driveways were identified during the study analysis, which includes reconstructing the site driveways. The site access modifications recommended within the traffic study that are subsequently agreed to as conditions of approval by GRTA in the resultant Notice of Decision, dated March 18, 2025, yield acceptable level of service (LOS) operations at all site access driveways in the future scenario with the development of the project.

SCHOOLS

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

FULTON COUNTY SCHOOLS – 332 'For-Rent' Units and 69 'For-Sale' Townhomes

School	Estimated # New FCS Students Generated
New Prospect Elementary School	4 – 101
Webb Bridge Middle School	0 – 28
Alpharetta High School	7 – 37
Total	11 – 166

Based on the total figure for all school levels, it can be assumed that the proposed development could house approximately 11 – 166 school age children. Webb Bridge Middle School's current enrollment exceeds state capacity.

STANDARDS FOR COMPREHENSIVE LAND USE PLAN AMENDMENTS

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 Horizon 2040 Comprehensive Plan identifies Old Milton Parkway east of Georgia 400 as a priority area in need of redevelopment and promotes retrofitting and mixed-use patterns to create activity nodes near or within existing suburban office parks. While the Brookside Small Area Plan does not include land use recommendations, the plan envisions creating a walkable, connected environment to re-position the suburban office park given the adjacency of Georgia State University's campus and the existing 30-acre public park. The applicant's proposal is consistent with the Plan's vision.

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

Response: The Horizon 2040 Comprehensive Plan includes policies to allow mixed use patterns that create activity nodes in appropriate areas near or within existing suburban office developments.

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

Response: The proposed future land use change to allow a mixed-use development would not result in significant impacts to the transportation network as compared to a suburban office development. While the addition of residential uses would increase the demand on parks and recreation services and facilities, the proposed mixed-use development would be supported by sufficient on-site open space, and the adjacent 30-acre Brookside Park. In addition, the applicant proposes to improve a trail connection between Brookside and the Big Creek Greenway.

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

Response: The proposal would not negatively impact public health, safety, and welfare. The intent of the proposal is to re-position the Brookside office park by adding a mixed-use development to create an anchor, or activity node.

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

Response: The existing Georgia State University campus and 30-acre public park provide an opportunity to re-position the Brookside office park while addressing the City's housing needs. The addition of housing in the Brookside office park is a means of re-positioning office by bringing residences closer to where people work, attend school, and recreate.

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

Response: Not applicable.

STANDARDS FOR ZONING AND MASTER PLAN 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 proposed mixed-use development is suitable in view of the adjacent and nearby properties, which are developed as an office park, commercial corridor, Georgia State University, and a city park. While the Brookside Small Area Plan does not include land use recommendations, the plan envisions creating a walkable, connected environment to re-position the suburban office park.

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

Response: The zoning proposal would not adversely affect the existing use of adjacent or nearby properties, which are developed as an office park, commercial corridor, Georgia State University, and a city park. The proposal is consistent with the vision of the Brookside Small Area Plan to create a walkable, connected environment in order to re-position the high-vacancy suburban office park.

C. Whether the zoning proposal will adversely affect the natural environment.

Response: The applicant's proposal represents redevelopment of an existing office building and parking lot and would not adversely affect the natural environment. Tree saves are proposed along the west side of the property adjacent to Brookside Park.

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

Response: The Horizon 2040 Comprehensive Plan identifies Old Milton Parkway east of Georgia 400 as a priority area in need of redevelopment and promotes retrofitting, repurposing, and mixed-use patterns to create activity nodes near or within existing suburban office parks. The Brookside Small Area Plan re-images the area as a walkable, connected environment to re-position the existing office park by bringing residences closer to goods and services and where people work, and have access to higher education and parks and recreation facilities.

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 proposal would not have significant impacts on public facilities and services. The proposed mixed-use development is located within approximately one (1) mile of Georgia 400, on a MARTA bus route, and would likely have less impact on the surrounding transportation network as compared to the suburban office development. While the addition of residential uses would increase the demand on parks and recreation services and facilities, the proposed mixed-use development would be supported by sufficient on-site open space, and the adjacent 30-acre Brookside Park. In addition, the applicant proposes to improve a trail connection between Brookside and the Big Creek Greenway.

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 Horizon 2040 Comprehensive Plan identifies Old Milton Parkway east of Georgia 400 as a priority area in need of redevelopment and promotes retrofitting and mixed-use patterns to create activity nodes near or within existing suburban office parks. While the Brookside Small Area Plan does not include land use recommendations, the plan envisions creating a walkable, connected environment to re-position the suburban office park. The applicant's proposal is consistent with the Plan's vision.

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 proposal reflects a reasonable balance. While the Brookside Small Area Plan does not include land use recommendations, the plan envisions creating a walkable, connected environment to re-position the high vacancy suburban office park. The applicant's proposal is consistent with the Plan's vision.

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

Response: The Horizon 2040 Comprehensive Plan identifies Old Milton Parkway east of Georgia 400 as a priority area in need of redevelopment and promotes retrofitting, repurposing, and mixed-use patterns to create activity nodes near or within existing suburban office parks. The Brookside Small Area Plan re-images the area as a walkable, connected environment to re-position the existing office park by bringing residences closer to goods and services and where people work, and have access to higher education and parks and recreation facilities.

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

Response: The comprehensive land use plan designation of the subject property is 'Corporate Office', which requires an amendment to 'Mixed Use' to allow the applicant's proposal.

CONDITIONAL USE REVIEW CRITERIA

City staff has reviewed the applicant's request and compared it to the conditional use standards established in UDC Sec. 4.2.3 (B) which are as follows:

A conditional use otherwise permitted within a zoning district shall be considered to be compatible with other uses permitted in the district, provided that due consideration is given to the following objective criteria at a public hearing and satisfactory provisions, or arrangements are made for:

1. Access into and out of the property with regard to traffic and pedestrian safety, volume of traffic flow, and emergency vehicles, as well as the type of street providing access;

Response: Access to the site is proposed by way of three (3) relocated driveways, of which one is located on Old Milton Parkway and two (2) are located on Brookside Parkway. There is sufficient access to support the conditional uses.

2. The extent to which refuse areas, loading and service areas, off street parking, and buffers and screening are provided on the property.

Response: The site improvements referenced above will be sufficiently addressed with the proposed mixed-use development. The applicant submitted a shared parking study which supports the proposed shared parking rates for the mixed-use development.

3. Ensuring that the conditional use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity or diminish and impair property values within the surrounding neighborhood.

Response: The proposal is located within a suburban office park next to an underutilized city park and there are no residential properties currently bordering the subject property. Approval of the conditional use would not negatively impact surrounding properties.

4. Ensuring that the conditional use will not increase local or state expenditures in relation to the cost of servicing or maintaining neighboring properties.

Response: Not applicable.

5. Ensuring that the conditional use will not impede the normal and orderly development of surrounding property for uses predominant in the area; and

Response: The addition of residential and commercial uses at the subject property would not impede the normal and orderly development of surrounding properties. The proposed mixed-use development would complement surrounding properties which are developed as office parks, a commercial corridor, an underutilized city park, and Georgia State University.

6. Ensuring that the location and character of the conditional use is considered to be consistent with a desirable pattern of development for the city, in general.

Response: The addition of residential and commercial uses at the subject property is consistent with the desirable pattern of development in the Brookside area. The proposed mixed-use development would complement surrounding properties which are developed as office parks, a commercial corridor, an underutilized city park, and Georgia State University.

7. Ensuring that the conditional use is appropriately separated from similar uses and conflicting uses, such as residences, government buildings, parks, churches, or schools.

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 extraordinary or exceptional conditions pertaining to the subject property due to its size and shape. In addition, the mixed-use development incorporates an existing office building which limits site layout. Staff supports the conclusions of the submitted Parking Study which recommends a 27% shared parking reduction. The applicant proposes to relocate the two (2) existing curb cuts on Brookside Parkway, which are already legal non-conforming with respect to minimum separation.

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

Response: Application of the ordinance would require removal of one (1) of the existing curb cuts on Brookside Parkway, as well as additional land be added to the mixed-use development.

(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 conditions that are peculiar to the property due to the development saving an existing office building. The conclusions of the submitted Parking Study are supported by Staff. The relocated curb cuts on Brookside Parkway are already legal non-conforming with respect to minimum separation.

CONCURRENCES

Staff reviewed the applicant's proposal against the established review criteria for a master plan amendment, comprehensive land use plan amendment, rezoning, conditional use, and variances. The applicant's proposal would complement surrounding properties which are primarily developed as an office park, commercial corridor, city park, and Georgia State University. The 2040 Comprehensive Plan identifies Old Milton Parkway east of Georgia 400 as a priority area in need of redevelopment and promotes retrofitting and mixed-use patterns to create activity nodes near or within existing suburban office parks. While the Brookside Small Area Plan does not include land use recommendations, the plan envisions creating a walkable, connected environment to re-position the suburban office park.

The conditional use to allow 'Dwelling, 'For-Sale' and 'For-Rent' uses is consistent with the City's housing policy to maintain a housing balance of at least 68% owner-occupied housing units. The City's Rental Housing Study indicates that Alpharetta is moving toward its housing policy at the projected rate in previous rental studies. The latest US Census estimates show that the City is at 68% owner-occupied housing units. In addition, the applicant proposes eighteen percent (18%) of the residential units to be a 'For-Sale' product. If approved, it is recommended that a Certificate of Occupancy (CO) for the 'For-Rent' building not be issued until 2027.

The property has exceptional and peculiar conditions due to its size and shape. In addition, the proposed development incorporates an existing office building, which limits the site layout. The requested shared parking increase is insignificant, approximately two percent (2%), and is supported by a shared parking study that is based on sound methodology and conclusions supported by Staff.

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. In addition, the applicant hosted a virtual meeting on January 29, 2025 and invited all property owners within 500' of the property. No one attended the virtual meeting. The report states that no correspondence was received.

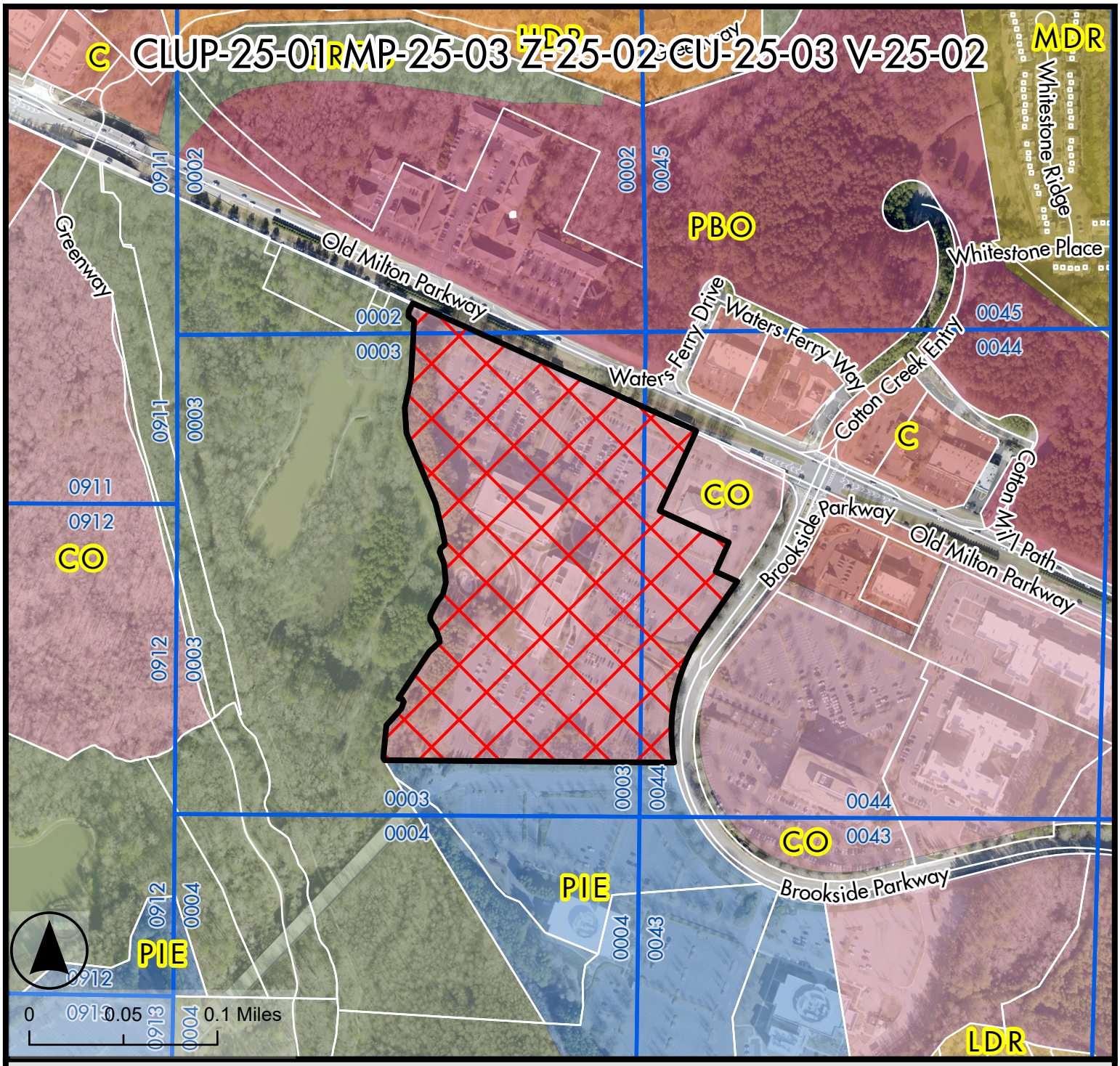
COMMUNITY ZONING INFORMATION MEETING

CZIM was held on January 8, 2025 and February 12, 2025. There were no public comments.

ATTACHMENTS:

- Map Series
- Latest Site Plan
- Parking Study
- Traffic Study
- Market Study
- DRI Notice of Decision
- CZIM

- Citizen Part B
- Public Comment
- Amendment 3
- Amendment 2
- Amendment 1
- Application



Legend

- CLUP-25-01 MP-25-03 Z-25-02 CU-25-03 V-25-02
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Future Land Use 2040

- Commercial
- Corporate Office
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Parks, Recreation, Open Space
- Professional Business Office
- Public, Institutional, Education

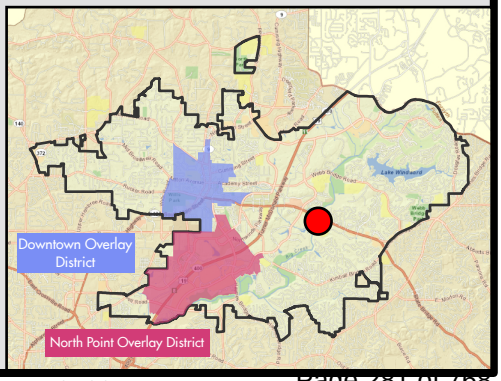
Future Land Use Map

Portman / Brookside MP Pod A

3625 and 3655 Brookside Parkway

CLUP-25-01 MP-25-03 Z-25-02
D/LL: 1/1/0003

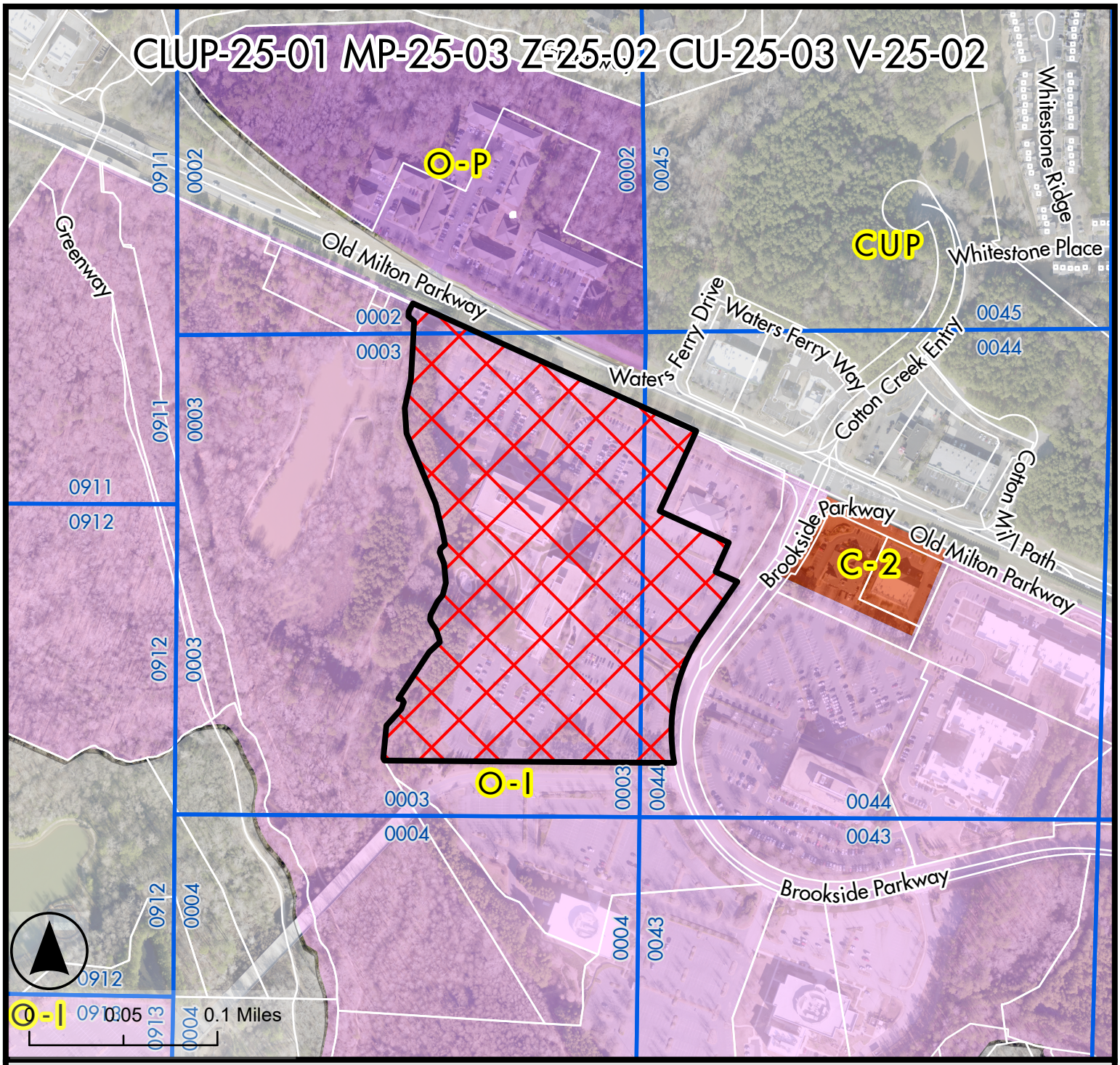
PC: 4/3/2025
CC: 4/28/2025



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS



Zoning Map

Portman / Brookside MP Pod A
3625 and 3655 Brookside Parkway

CLUP-25-01 MP-25-03 Z-25-02
D/LL: 1/1/0003

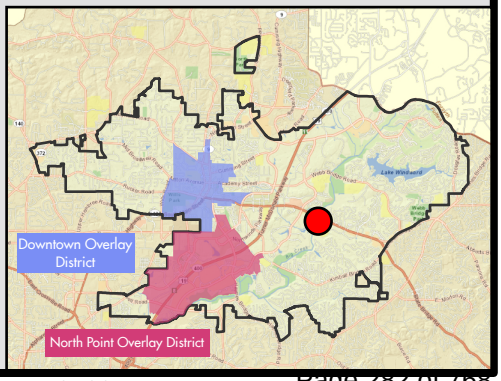
PC: 4/3/2025
CC: 4/28/2025

Legend

- CLUP-25-01 MP-25-03 Z-25-02 CU-25-03 V-25-02
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Zoning District

- General Commercial
- CUP Community Unit Plan
- O-I Office Institutional
- O-P Office Professional
- R-10 Single Family Detached Residential



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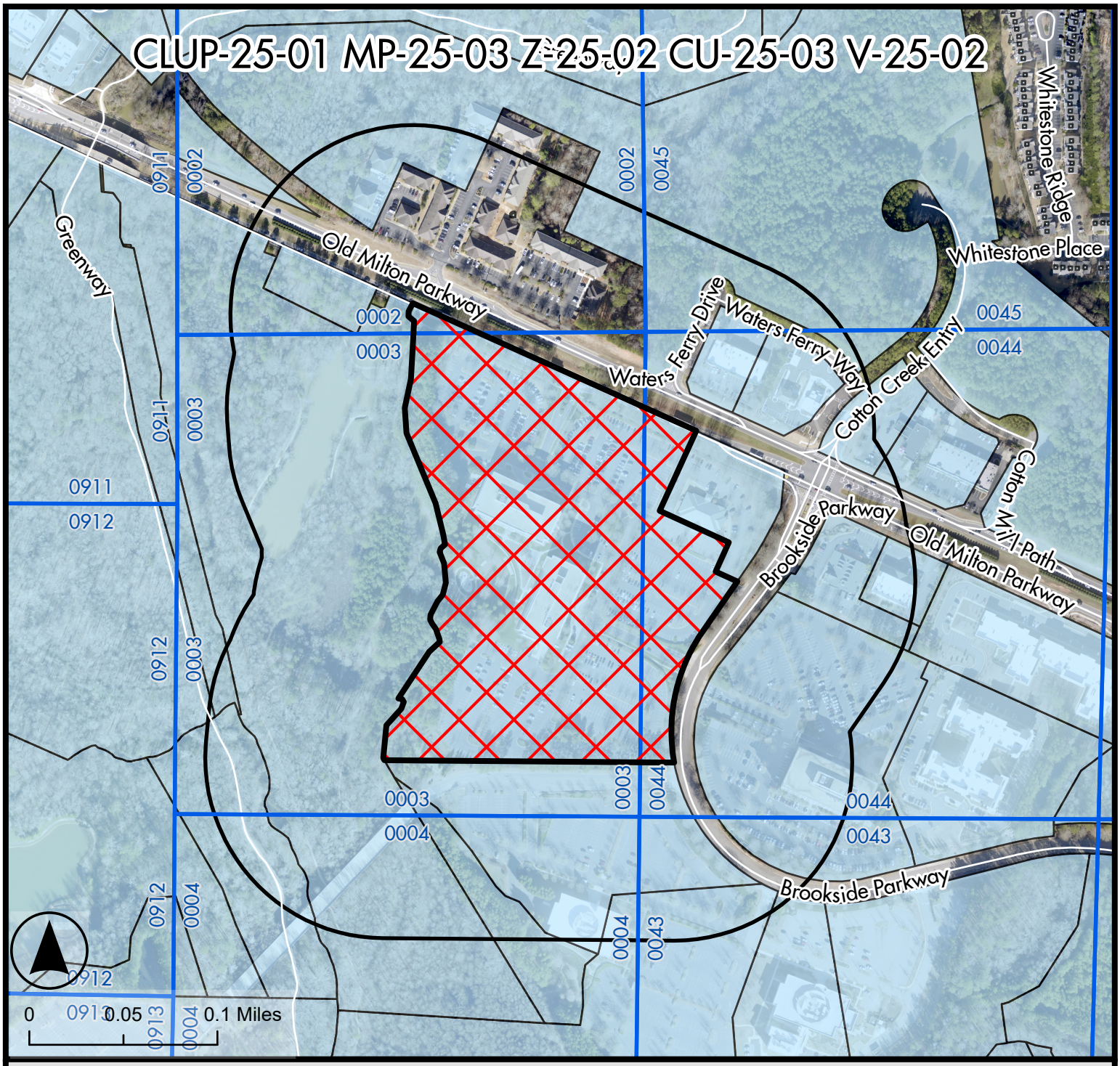


Legend

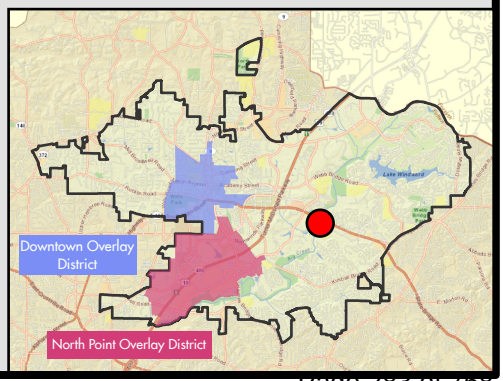
- CLUP-25-01 MP-25-03 Z-25-02 CU-25-03 V-25-02
- Land Lots
- 500 ft Buffer
- Tax Parcels
- Alpharetta City Limits

Location and Buffer Map

Portman / Brookside MP Pod A
3625 and 3655 Brookside Parkway

CLUP-25-01 MP-25-03 Z-25-02
D/LL: 1/1/0003

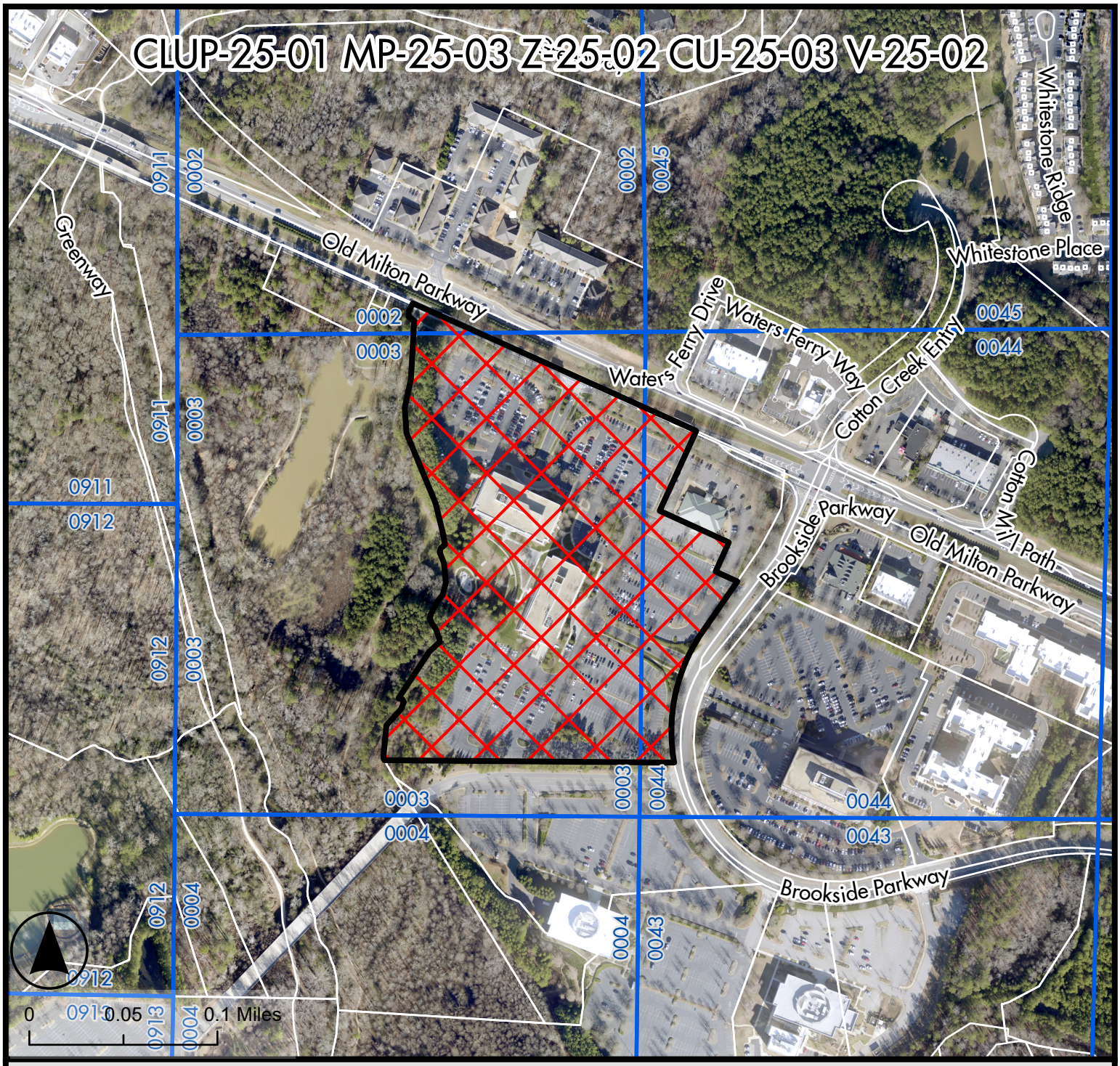
PC: 4/3/2025
CC: 4/28/2025



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS



Aerial Map

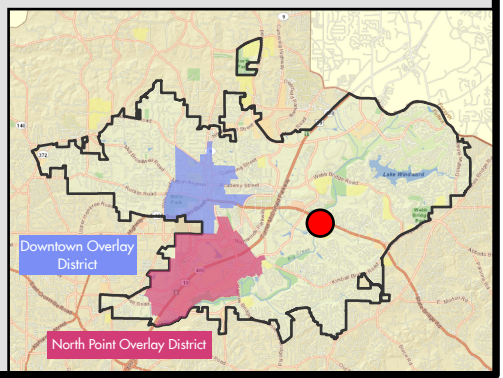
Portman / Brookside MP Pod A
3625 and 3655 Brookside Parkway

CLUP-25-01 MP-25-03 Z-25-02
D/LL: 1/1/0003

PC: 4/3/2025
CC: 4/28/2025

Legend

- CLUP-25-01 MP-25-03 Z-25-02 CU-25-03 V-25-02
- Land Lots
- Alpharetta City Limits
- Tax Parcels



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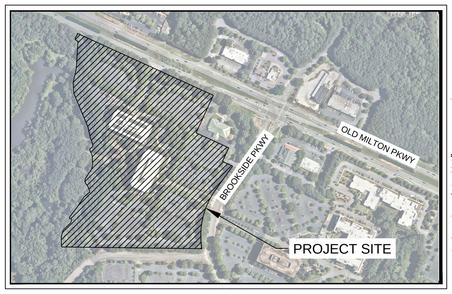
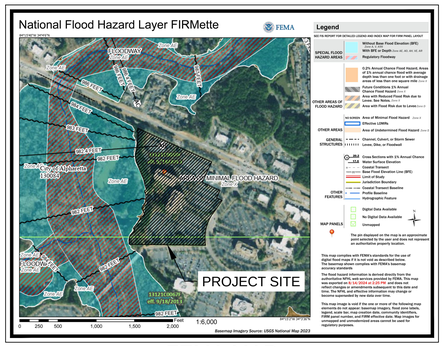


VICINITY MAP

NOT TO SCALE



FEMA MAP

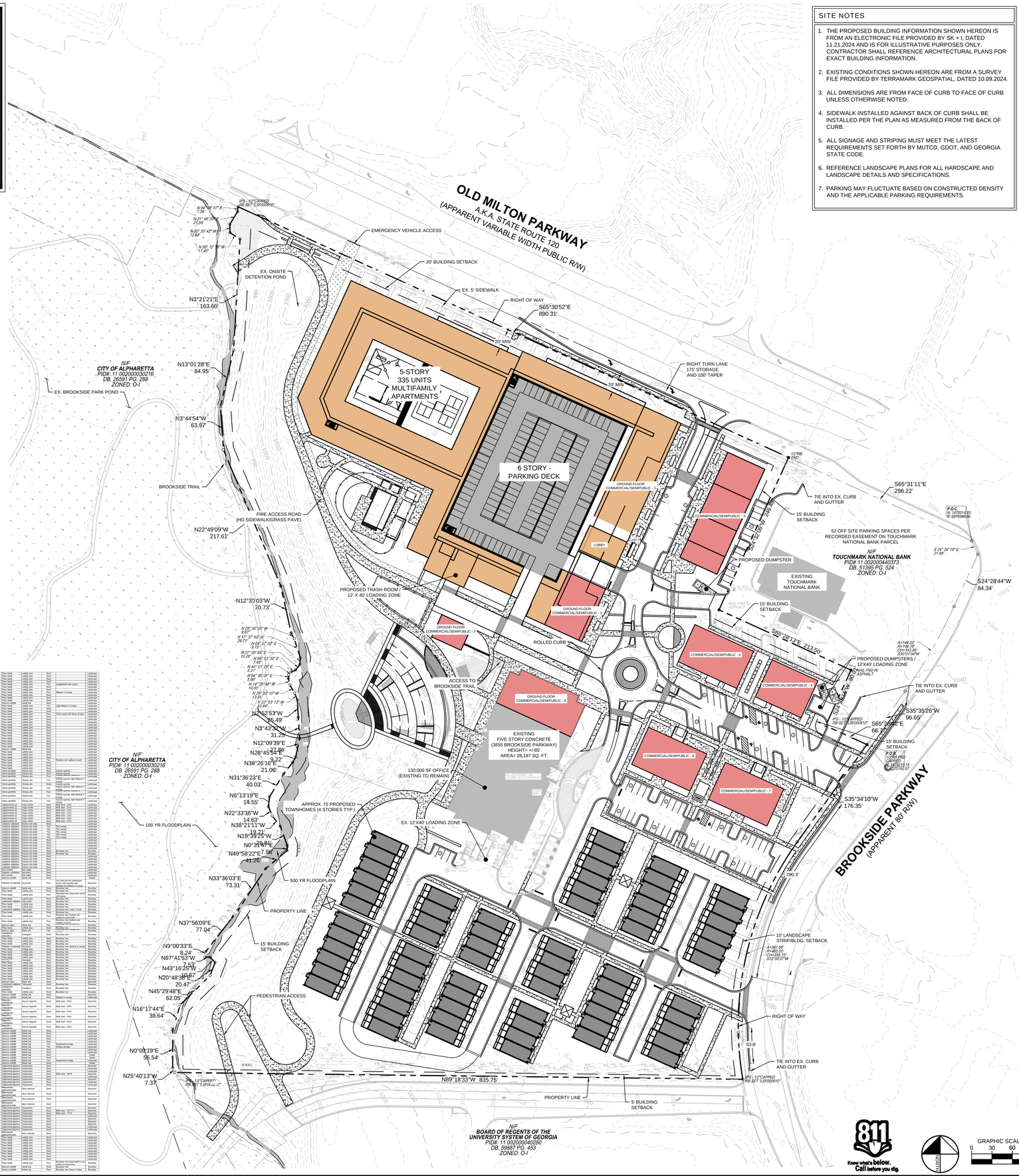
THE PROJECT SITE DOES LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0059F DATED 09/18/2013.

STORMWATER MANAGEMENT NOTE:

THE SITE WILL CONTAIN ONSITE AND OFFSITE STORMWATER CONTROLS TO MEET ALL LOCAL AND STATE REQUIREMENTS. THIS MAY INCLUDE THE USE OF SEVERAL COMPONENTS STRATEGICALLY LOCATED THROUGHOUT THE SITE IN ORDER TO PROVIDE RUNOFF REDUCTION (IF INFILTRATION RATES ALLOW), INCLUDING: PERMEABLE PAVERS, GRASS PAVE, INFILTRATION FIELDS, BIORETENTION AREAS, AND OTHERS. WHERE RUNOFF REDUCTION IS NOT FEASIBLE, WATER QUALITY ALTERNATIVES WILL BE APPLIED.

EXISTING CONDITIONS SURVEY NOTE:

EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY PROVIDED BY ALTA/NSPS SURVEY, DATED 10/09/2024.



SITE NOTES

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY SK + I, DATED 11.21.2024 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY TERRAMARK GEOSPATIAL, DATED 10.09.2024.
3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
7. PARKING MAY FLUCTUATE BASED ON CONSTRUCTED DENSITY AND THE APPLICABLE PARKING REQUIREMENTS.

SITE DEVELOPMENT SUMMARY

SITE SUMMARY

CURRENT ZONING:	O-I (OFFICE INSTITUTIONAL)
PROPOSED ZONING:	MU (MIXED USE)
SITE AREA:	19.68 ACRES
IMPERVIOUS AREA:	MAX. 80% (15.74 AC)
BUILDING SETBACK:	
FRONT (OLD MILTON PKWY):	20 FT (OFF R/W LINE)
SIDE (BROOKSIDE PWKY):	10 FT (OFF R/W LINE)
SIDE:	15 FT
REAR:	5 FT
LANDSCAPE SETBACK:	
FRONT (OLD MILTON PKWY):	20 FT (OFF SIDEWALK)
SIDE (BROOKSIDE PWKY):	10 FT (OFF SIDEWALK)
SIDE:	0 FT
REAR:	0 FT
DEVELOPMENT PARAMETERS:	
MAX. BUILDING HEIGHT:	
PARKING DECK:	6 STORIES
MULTIFAMILY:	5 STORIES OR 72 FT
OFFICE:	5 STORIES OR 85 FT
COMMERCIAL/SEMIPUBLIC:	2 STORIES OR 40 FT
TOWNHOMES:	4 STORIES OR 50 FT
MIN. FLOOR AREA:	540 SF
MIN LOT WIDTH:	
TOWNHOMES:	22 FT

PROPOSED DENSITIES

MULTIFAMILY RESIDENTIAL	335 UNITS
OFFICE	130,000 SF
COMMERCIAL/SEMIPUBLIC	60,000 SF
TOWNHOMES	75 UNITS

PROPOSED LAND USES

	REQUIRED	PROPOSED
MULTIFAMILY RESIDENTIAL	MIN. 25% (4.92 AC)	25.6% (5.05 AC)
OFFICE	MIN. 25% (4.92 AC)	25.2% (4.95 AC)
COMMERCIAL/SEMIPUBLIC	MIN. 10% (1.97 AC)	17.5% (3.44 AC)
TOWNHOMES	MIN. 25% (4.92 AC)	31.7% (6.24 AC)

PARKING SUMMARY

REQUIRED PARKING:	**1,747 SPACES** (TOTAL)
MULTIFAMILY (335 UNITS)	687 SPACES (2.05/UNIT)
OFFICE (130,000 SF)	520 SPACES (1/250 SF)
COMMERCIAL/SEMIPUBLIC (60,000 SF)	240 SPACES (1/250 SF)
TOWNHOMES (75 UNITS)	300 SPACES (1.0/BEDROOM)
*PROPOSED PARKING:	**1,222 SPACES** (TOTAL)

* **PARKING STUDY PREPARED TO SUPPORT A REQUEST FOR A REDUCTION IN THE PROPOSED PARKING. THIS STUDY SHALL BE REVIEWED BY COMMUNITY DEVELOPMENT AND MUST BE APPROVED PRIOR TO PERMITTING. MULTIFAMILY AND OFFICE PARKING WILL NOT UTILIZE SHARED PARKING DURING THE SAME HOURS.**

**OPEN SPACE REQUIREMENTS

OPEN SPACE:	**12.30 ACRES** (TOTAL)
***AMENITY SPACE:	10.33 ACRES (1 AC/100 POPULATION)
CIVIC SPACE:	1.97 ACRES (10% SITE AREA)

***50% OF REQUIRED OPEN SPACE IS IN PASSIVE LAND AREA**

***2.52 POPULATION/HOME PER OFFICIAL 2020 US CENSUS FOR CITY OF ALPHARETTA.**

(335 MULTIFAMILY UNITS +75 TOWNHOMES) * 2.52 POPULATION/HOME= 1033.2 POPULATION GENERATED.

PROPOSED OPEN SPACE

OPEN SPACE:	**13.72 ACRES** (597,990 SF)
AMENITY SPACE:	11.67 ACRES (508,509 SF)
ONSITE:	10.94 ACRES (476,783 SF)
BALCONY, RESIDENTIAL LOBBY, FITNESS, POOL LOUNGE, ETC:	0.73 ACRES (31,726 SF)
CIVIC SPACE:	2.05 ACRES (89,481 SF)
MULTI-USE TRAIL CONNECTION AND IMPROVEMENTS:	2.05 ACRES (89,481 SF)

SITE LEGEND

- PROPERTY LINE
- 20 FT LANDSCAPE STRIP/BUILDING SETBACK LINE (OLD MILTON PKWY)
- 10 FT LANDSCAPE STRIP/BUILDING SETBACK LINE (BROOKSIDE PKWY)
- COMMERCIAL/SEMIPUBLIC
- MULTIFAMILY
- TOWNHOMES
- EXISTING BUILDINGS
- PERMEABLE GRASS PAVERS
- BRICK PAVERS
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- (15) PARKING COUNT

PROPERTY DESCRIPTION

Being all that tract or parcel of land lying and being in Land Lots 2, 3 and 44, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the point of intersection of the southerly right-of-way line of Old Milton Parkway a.k.a. State Route 120 (having an apparent variable width public right-of-way) and the westerly right-of-way line of Brookside Parkway (having an apparent 80' public right-of-way); thence, leaving the aforesaid right-of-way line of Old Milton Parkway and running along the aforesaid right-of-way line of Brookside Parkway South 24° 24' 16" East, 31.69 feet; thence, South 24° 28' 44" West, 84.34 feet; thence, 144.22 feet along the arc of a curve deflecting to the right, having a radius of 748.18 feet and a chord bearing and distance of South 30° 01' 39" West, 143.99 feet; thence, South 35° 35' 26" West, 96.65 feet 1/2-inch capped rebar found and the POINT OF BEGINNING.

Thence, from said POINT OF BEGINNING as thus established and continuing with the aforesaid right-of-way line of Brookside Parkway

1. South 35° 34' 10" West, 176.35 feet; thence,
2. 367.66 feet along the arc of a curve deflecting to the left, having a radius of 465.00 feet and a chord bearing and distance of South 12° 35' 27" West, 358.15 feet; thence, leaving the aforesaid right-of-way line of Brookside Parkway
3. North 89° 18' 33" West, 835.75 feet; thence,
4. North 25° 40' 13" West, 7.37 feet; thence,
5. North 0° 00' 19" East, 96.54 feet; thence,
6. North 16° 17' 44" East, 38.64 feet; thence,
7. North 45° 29' 48" East, 62.05 feet; thence,
8. North 20° 48' 39" East, 20.47 feet; thence,
9. North 43° 16' 25" West, 19.67 feet; thence,
10. North 87° 41' 53" West, 75.29 feet; thence,
11. North 9° 00' 33" East, 8.24 feet; thence,
12. North 37° 56' 09" East, 77.04 feet; thence,
13. North 33° 36' 03" East, 73.31 feet; thence,
14. North 49° 58' 22" East, 41.26 feet; thence,
15. North 0° 30' 41" East, 7.96 feet; thence,
16. North 19° 39' 23" West, 29.61 feet; thence,
17. North 38° 21' 11" West, 19.21 feet; thence,
18. North 22° 33' 36" West, 14.63 feet; thence,
19. North 6° 13' 19" East, 14.55 feet; thence,
20. North 31° 36' 23" East, 40.03 feet; thence,
21. North 38° 26' 16" East, 21.06 feet; thence,
22. North 28° 45' 54" East, 9.22 feet; thence,
23. North 12° 09' 39" East, 27.86 feet; thence,
24. North 03° 43' 32" West, 31.25 feet; thence,
25. North 12° 30' 03" West, 70.73 feet; thence,
26. North 22° 03' 13" West, 13.84 feet; thence,
27. North 29° 53' 15" West, 13.51 feet; thence,
28. North 14° 27' 49" West, 10.00 feet; thence,
29. North 04° 38' 01" East, 5.66 feet; thence,
30. North 31° 11' 46" East, 27.55 feet; thence,
31. North 60° 53' 33" East, 7.45 feet; thence,
32. North 37° 00' 59" East, 10.26 feet; thence,
33. North 14° 27' 02" East, 9.75 feet; thence,
34. North 17° 37' 50" West, 29.71 feet; thence,
35. North 12° 30' 03" West, 70.73 feet; thence,
36. North 12° 30' 03" West, 70.73 feet; thence,
37. North 22° 49' 09" West, 217.61 feet; thence,
38. North 03° 44' 54" West, 63.97 feet; thence,
39. North 13° 01' 28" East, 84.95 feet; thence,
40. North 3° 21' 21" East, 163.60 feet; thence,
41. North 68° 12' 19" West, 17.45 feet; thence,
42. North 20° 35' 42" West, 12.66 feet; thence,
43. North 11° 46' 00" East, 21.55 feet; thence,
44. North 04° 08' 07" East, 7.39 feet to a point on the aforesaid right-of-way line of Old Milton Parkway; thence, leaving the aforesaid right-of-way line of Brookside Parkway
45. South 65° 28' 52" East, 890.31 feet to 1/2-inch rebar found; thence, leaving the aforesaid right-of-way line of Old Milton Parkway
46. South 24° 32' 06" West, 246.46 feet to a nail found; thence,
47. South 65° 28' 13" East, 213.50 feet to a nail found; thence,
48. South 24° 31' 47" West, 246.00 feet; thence,
49. South 65° 28' 42" East, 66.77 feet to the POINT OF BEGINNING, containing 857,441 square feet or 19.684 acres of land, more or less.

Described property is subject to all rights-of-way (public and private) and easements, both recorded and unrecorded.

GRAPHIC SCALE IN FEET
0 30 60 120

Know what's below. Call before you dig.

Kimley»Horn
PHONE 770.619.4280
WWW.KIMLEY-HORN.COM
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11720 AMBER PARK DRIVE
PARKWAY 400, SUITE 600
ALPHARETTA, GEORGIA 30009

PORTMAN HOLDINGS

303 PEACHTREE CENTER AVE NE, SUITE 575
ATLANTA, GA 30303

No.	REVISION DESCRIPTIONS	DATE	BY
1	MASTER PLAN - PUBLIC HEARING APPLICATION	12.02.2024	TDG
2	REVISION PER STAFF COMMENTS	02.28.2025	CFR
3	REVISION PER STAFF COMMENTS	03.20.2025	CFR

PROJECT

BROOKSIDE VILLAGE REDEVELOPMENT

LAND LOTS 2, 3 AND 44
1ST DISTRICT, SECTION 2

3625 BROOKSIDE PARKWAY
ALPHARETTA, GA 30022

GEORGIA REGISTERED No. PE0146634 PROFESSIONAL ENGINEER MARK A. PUTNAM
3-20-25

GSWCC CERT. (LEVEL II)	0000076495
DRAWN BY	KHP
DESIGNED BY	KHP
REVIEWED BY	MAP
DATE	03/04/2025
PROJECT NO.	019292050

TITLE

ZONING PLAN

SHEET NUMBER

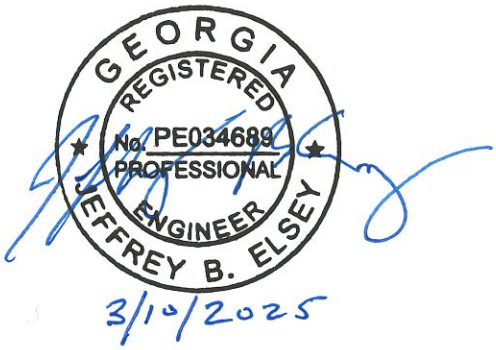
ZP

PRELIMINARY: NOT FOR CONSTRUCTION

Drawing name: K:\ALP_PR\019292050 - Brookside Pkwy\CAD\Plansheets\ZP - ZONING SITE PLAN.dwg ZP - ZONING PLAN Mar 21, 2025, 10:03am by campbell.reed

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Kimley»Horn



MEMORANDUM

To: Mr. Mike Greene, CFA, *Portman Holdings*

From: Mr. Jeffrey Elsey, P.E., CAPP, LEED AP, *Kimley-Horn and Associates, Inc.*
Mr. Ethan Hageman, *Kimley-Horn and Associates, Inc.*

Date: March 10, 2025

Subject: ***Brookside Village – Shared Parking Study***

Kimley-Horn is pleased to present this memorandum, which summarizes the projected parking demand for the proposed Brookside Village in Alpharetta, Georgia.

PROJECT OVERVIEW

Portman Holdings has retained *Kimley-Horn* to provide professional parking planning services for the proposed Brookside Village. The purpose of this analysis is to project peak parking demands of the completed site based on industry-standard data adjusted to localized and existing conditions and determine the amount of parking to be built on site to effectively accommodate these needs. The information presented in this analysis is intended to support the Client's application to the City of Alpharetta's Board of Zoning Appeals for a minor parking reduction, requesting a **30% parking reduction, which is 5% more than what is allowable by the current code, reducing the total required by code from 1,747 spaces to 1,222 spaces** as outlined in *Article II. Section 2.5.2 Shared Parking,*

> *"Two (2) or more principal uses may utilize a common area in order to comply with the off-street parking requirements, provided that the total number of individual spaces available in the common area is not less than the sum of the spaces required for the individual uses as separately computed in accordance with the provisions of this Ordinance. If it can be demonstrated that the principal uses would not utilize the shared parking areas during the same hours, the required number of parking spaces may be reduced by 25% in the common area."*

The project proposes 75 new townhomes which are anticipated to self-park (not shared) at 300 total spaces (1.00 space per bedroom). Additionally, the planned parking supply includes 803 parking spaces in a structured parking deck and 119 surface lot spaces across the site. This totals to 1,222 spaces on-site to accommodate the projected parking demand. Additional off-site parking spaces are considered later in this memorandum to highlight the site's flexibility in accommodating the projected parking demand. This memorandum presents the summary conclusions, site context, and a detailed methodology justifying the requested parking reduction.

SUMMARY OF CONCLUSION

A total of 1,222 spaces are proposed for this site. This planned parking supply includes 300 spaces for townhomes and 922 parking spaces for other land uses. Within the structured parking facility, residential and office land uses are expected to utilize a nested parking area restricted by card-access. Commercial and semi-public land uses are expected to share the remaining unnested spaces and surface lots.

Using industry best practices and Urban Land Institute (ULI) methodologies, applied to specific site conditions, the parking demand is projected to peak at **7:00 PM on a weekday, reaching 922 spaces.** This projected peak parking demand reflects a built-in inflation ratio of 5% to 10% to account for parking inefficiencies caused by ADA parking spaces, improperly parked vehicles, and vehicles entering/exiting parking spaces. Additionally, this model utilizes a 2.00 space per 1,000 SF (KSF) parking ratio for the office land use, which is higher than the observed parking demand ratio of 1.86 spaces per KSF. Lastly, the projected peak parking demand reflects 120 vacant parking spaces in the nested parking area. Parking demand generated by the 75 townhomes is evaluated separately in this model, which provides approximately 1.00 space per bedroom, totaling 300 spaces for the exclusive use of townhomes. This totals to a projected peak parking demand of **1,222** spaces across the site.

Table 1 compares the required parking spaces per city code with the proposed parking supply and the projected peak demand of the site.

Table 1: Peak Shared Parking Demand in Spaces

Land Use	Required Parking per Code	25% Reduction from Code-Required	Proposed Parking Supply	Projected Parking Demand	
				Weekday	Weekend
Multifamily Office (Shared)	1,207	N/A	922	922	909
Commercial Semi-public (Shared)	240				
Townhomes*	300		300	300	300
Total	**1,747**	**1,310**	**1,222**	**1,222**	**1,209**

**The parking demand for townhomes is assumed to align with the code requirement for the City of Alpharetta.*

Based on this engineering study which evaluates local parking behaviors and accounts for parking demand by hour throughout the day for each land use, the development is proposing a total of 1,222 parking spaces, which includes a 10% cushion of spaces for commercial and semi-public land uses and approximately 120 vacant spaces in the nested residential/office parking area. This parking supply is expected to accommodate the projected peak demand of 1,222 spaces. Additionally, it is expected that parking can be accommodated at an off-site parking facility, resulting in projected surplus of 52 spaces during peak parking conditions.

SITE CONTEXT

The proposed redevelopment is bound by Old Milton Pkwy (SR-120) to the north, Brookside Pkwy to the east, a private road to the south, and Brookside Park to the west. **Figure 1** displays the general location of the site while **Figure 2** displays the conceptual site plan.

Figure 1. Existing Site Area

Figure 2. Conceptual Site Plan

The Brookside Village site is an existing suburban office park with over 114,000 square feet (SF) of occupied office space, leasing at 43% during the time of this study. The planned development will retain 3655 Brookside Parkway (the southernmost office building) for future office uses while razing 3625 Brookside Parkway (the northernmost office building) for housing and commercial space. The mixed-use development will be built on the existing surface lots. Most of the parking will be provided in a shared parking deck central to the site and wrapped with multifamily housing. The proposed densities are outlined in **Table 2** below.

Table 2: Proposed Densities

Land Use	Density	Unit
Multifamily	335	Dwelling Units
208 1-Bedroom, 105 2-Bedroom, 22 3-Bedroom		
Office	130,000	Square Feet
Commercial/Semi-public	60,000	Square Feet
Townhomes*	75	Homes

**Townhomes are anticipated to have 300 total rooms. Parking demand is not considered shared with other uses.*

Based on the proposed densities, the City of Alpharetta parking minimum requires 1,747 parking spaces to be provided to serve the needs of the development. **Table 3** outlines the code-required parking minimums by land use. The client is requesting a 30% reduction from the code-required parking space count of 1,747 spaces.

Table 3: City of Alpharetta Parking Minimums

Land Use	Density	Unit	Required Spaces	Total
Multifamily	335	DU	2.00 spaces per unit + 1 guest space per 20 units	687 Spaces
Office	130,000	SF	1.00 space per 250 SF of GFA	520 Spaces
Commercial/ Semipublic	60,000	SF	1.00 space per 250 SF	240 Spaces
Townhome	75	Homes	1.00 space per bedroom	300 Spaces
			Total	**1,747 Spaces**

METHODOLOGY

The objective of this analysis is to use industry-supported methods, localized to Alpharetta conditions, and calibrated data points to project the peak parking demand expected to be generated by the proposed land uses and densities. Factors evaluated in the analysis include data collected from the existing site, the use of the Institute of Transportation Engineers (ITE) and ULI industry parking ratios, and ULI's Shared Parking Model which considers parking generation peaking throughout the day, week, year, and consideration of operational realities such as internal capture and non-vehicular travel that reflect the unique context of Brookside Village.

Data Collection

ULI's parking ratio for the office land use is often higher than what is typically observed. Since there is already an office land use on the site, it was decided to gather parking data directly from the existing office uses. It is expected that future office leases will mirror the types of tenants that currently occupy the office space, therefore parking behavior for the office land use is expected to be similar.

Kimley-Horn conducted parking occupancy counts at the project site on Thursday, February 6, 2025. The office land use is the only existing land use on-site; therefore, occupancy data was collected to align the office land use ratios with the existing demand. Occupancy counts were performed every two hours from 9:00 AM to 5:00 PM. Peak parking conditions of the office land use were observed at 11:00 AM with 19% (214 out of 1,121) of total parking spaces utilized as seen in **Figure 3**.

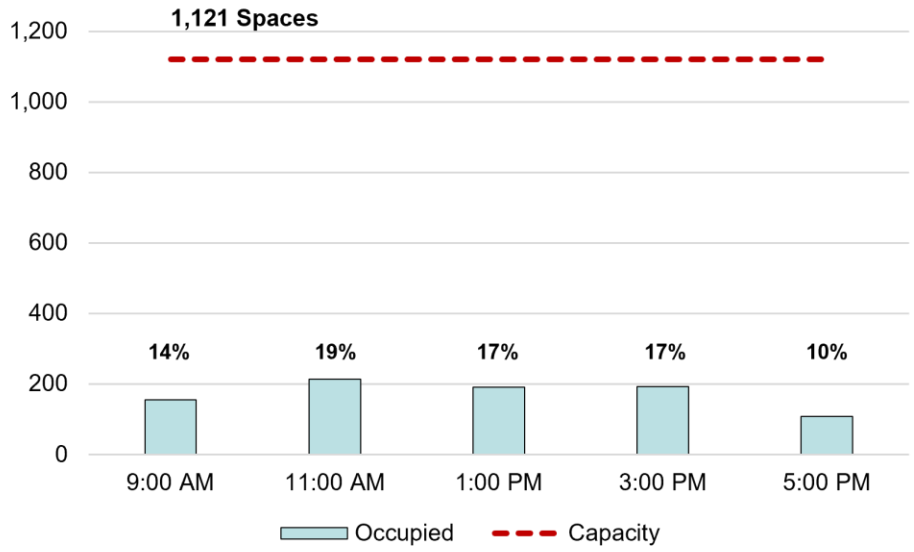


Figure 3. Brookside Office Park Parking Occupancy

ITE and ULI Base Parking Ratios

The ITE Parking Generation Manual, 6th Edition is an industry-standard reference tool that compiles real data from different land uses and geographies to help project peak parking demands for proposed sites.

The ULI 3rd Edition shared parking model provides base parking ratios for different land uses. These ratios serve as starting points for estimating parking demand, which can be adjusted based on shared parking opportunities between different uses. The ULI base ratios are provided in **Appendix: Exhibit A**.

Parking Ratios

Parking ratios were developed to establish a baseline for expected parking performance throughout the day, detailed by the hour. To create context-specific projections for the site, the City of Alpharetta's code, ITE, and ULI guidelines were reviewed as displayed in **Table 4**. Through data collection, the observed office parking demand was 1.86 spaces per occupied KSF. This reflects the fact that the office tenants, primarily smaller law, architecture, and accounting firms, generate a lower parking demand. The client intends to lease space to a similar demographic of tenants in the future. For modeling purposes, a conservative **2.00 spaces per KSF** ratio was used to project future office parking demand. Parking ratios for multifamily, grocery, and retail spaces from comparable mixed-use developments with high car ownership in the Metro Atlanta area were examined to establish suitable land use parking ratios. Some of this data is confidential and cannot be included in this report. The project-adjusted ratios in the final column were applied to calculate the peak demand for each land use.

Adjusted Parking Ratios

The ULI Shared Parking Model is a tool used to determine cumulative parking demand for developments with multiple land uses. The model considers that while each land use generates demand for a certain number of parking spaces, these parking demands fluctuate hour-by-hour, day-by-day, and month-by-month. Individual land uses may not experience peak parking demand at the same time, so the model seeks to share parking between these land uses to minimize the amount of space and resources devoted to parking.

Additionally, the ULI Shared Parking Model allows for non-vehicle/non-single occupancy vehicle mode (trips such as walking, biking, transit, carpool, ride-hail, and telework) and non-captive ratio (trips between land uses internal to the site) adjustments to be made for mixed-use developments to account for trips generated to the site that do not require parking. These inputs were closely aligned with the Brookside Village Developments of Regional Impact (DRI) dated February 2025.

With 60,000 SF of retail, gym, grocery store, and food and beverage land uses, Brookside Village is expected to attract external patrons visiting the development. However, as outlined in the ULI Shared Parking Model, a portion of the visitors to these land uses are anticipated to already be parked on-site, meaning they are either office tenants, multifamily residents, or townhome residents. At full buildout, Brookside Village is anticipated to have over 800 residents living in the mixed-use environment. The mix of land uses and attractions will strengthen the "park once" behavior within the site.

Table 4: Parking Ratios (Maximum Parking Demand by Land Use) *					
Land Use	**City of Alpharetta Parking Minimum**	**ITE Ratio (85th Percentile)**	**ULI Base Ratio**	**Weekday Project Adjusted Ratio**	**Weekend Project Adjusted Ratio**
Multifamily	2.00/Unit	1.45/Unit	1.35/Unit	1.28/Unit	1.18/Unit
Office	4.00/KSF	2.98/KSF	3.36/KSF	2.00/KSF	0.34/KSF
Retail	5.00/KSF	4.44/KSF	3.60/KSF	3.18/KSF	3.45/KSF
Grocery Store	5.00/KSF	3.81/KSF	4.75/KSF	4.20/KSF	4.09/KSF
Fine Dining	10.00/KSF	19.66/KSF	15.50/KSF	13.25/KSF	15.18/KSF
Fast Casual Dining	10.00/KSF	13.61/KSF	14.40/KSF	11.67/KSF	11.95/KSF
Bar	10.00/KSF	N/A	16.50/KSF	14.11/KSF	16.25/KSF
Health Club	5.00/KSF	8.49/KSF	7.00/KSF	5.98/KSF	4.92/KSF
Townhomes*	1.00/Bedroom	1.25/Bedroom	N/A	1.00/Bedroom	1.00/Bedroom

**Townhome parking demand is not considered shared with other uses.*

Tables 5 and 6 summarize the estimated peak parking demand on a weekday during the peak months and times for the nested and unnested areas, respectively. Similarly, **Tables 7 and 8** display the estimated peak parking demand on a weekend during the peak months and times for the nested and unnested areas, respectively. Considerations for the shared parking modeling include:

- Multifamily and office land uses were modeled together
- All transient land uses were modeled together
- Townhome parking demand was not included in the shared parking model

The *Peak Hour Adjustment* column illustrates the percentage of demand for each land use, relative to the total 100%, during the time of the overall peak demand in each shared facility.

Table 5: Multifamily/Office: Shared Parking Demand Summary							
		Peak Month: January					
		Weekday (10:00 AM)					
Land Use	**Quantity**	**Base Rate**	**Mode Adj.**	**Non-Captive Ratio**	**Adj. Rate**	**Peak Hour Adj.**	**Est. Parking Demand**
Residential, Suburban							
Visitors	335 Units	0.10	95%	100%	0.10	20%	7
Residents		1.25	95%	100%	1.18	50%	198
Office							
Visitors	130,000 SF	N/A	100%	100%	0.16*	100%	21
Employees		N/A	100%	100%	1.84*	100%	240
				Customer/Visitor			28
				Employee/Resident			438
				Reserved			-
				Total			**466**

**The office land use was modeled at a conservative rate of 2.00/KSF to provide a cushion, which is higher than the observed 1.86/KSF in February 2025.*

Table 6: Remaining Shared Land Uses: Shared Parking Demand Summary							
		Peak Month: December					
		Weekday (7:00 PM)					
Land Use	Quantity	Base Rate	Mode Adj.	Non-Captive Ratio	Adj. Rate	Peak Hour Adj.	Est. Parking Demand
Retail							
Visitors	13,040 SF	2.90	95%	94%	2.58	90%	30
Residents		0.70	95%	90%	0.60	100%	9
Grocery							
Visitors	5,078 SF	4.00	95%	94%	3.56	85%	16
Employees		0.75	95%	90%	0.64	50%	2
Fine Dining							
Visitors	15,821 SF	13.25	95%	90%	11.33	100%	180
Employees		2.25	95%	90%	1.92	100%	28
Fast Casual Dining							
Visitors	9,052 SF	12.40	95%	85%	9.96	96%	70
Employees		2.00	95%	90%	1.71	100%	15
Bar							
Visitors	7,009 SF	15.25	95%	90%	13.04	50%	44
Employees		1.25	95%	90%	1.07	100%	8
Health Club							
Visitors	10,000 SF	6.60	95%	90%	5.64	90%	51
Employees		0.40	95%	90%	0.34	75%	3
				Customer/Visitor			391
				Employee			65
				Reserved			-
				Total			**456**

Table 7: Multifamily/Office: Shared Parking Demand Summary							
		Peak Month: January					
		Weekend (12:00 AM)					
Land Use	Quantity	Base Rate	Mode Adj.	Non-Captive Ratio	Adj. Rate	Peak Hour Adj.	Est. Parking Demand
Residential, Suburban							
Visitors	335 Units	0.15	95%	100%	0.14	100%	24
Residents		1.25	95%	100%	1.18	50%	396
Office							
Visitors	130,000 SF	N/A	100%	100%	0.03	0%	0
Employees		N/A	100%	100%	0.31	0%	0
				Customer/Visitor			24
				Employee/Resident			396
				Reserved			-
				Total			**420**

Table 8: Remaining Shared Land Uses: Shared Parking Demand Summary							
		Peak Month: December					
		Weekend (7:00 PM)					
Land Use	Quantity	Base Rate	Mode Adj.	Non-Captive Ratio	Adj. Rate	Peak Hour Adj.	Est. Parking Demand
Retail							
Visitors	13,040 SF	3.20	95%	91%	2.76	60%	22
Residents		0.80	95%	90%	0.68	80%	8
Grocery							
Visitors	5,078 SF	4.00	95%	91%	3.45	33%	6
Employees		0.75	95%	90%	0.64	40%	1
Fine Dining							
Visitors	15,821 SF	15.25	95%	90%	13.04	95%	197
Employees		2.50	95%	90%	2.14	100%	34
Fast Casual Dining							
Visitors	9,052 SF	12.70	95%	85%	10.24	80%	71
Employees		2.00	95%	90%	1.71	90%	15
Bar							
Visitors	7,009 SF	17.50	95%	90%	14.96	50%	51
Employees		1.50	95%	90%	1.28	100%	9
Health Club							
Visitors	10,000 SF	5.50	95%	90%	4.70	60%	28
Employees		0.25	95%	90%	0.21	75%	2
				Customer/Visitor			375
				Employee			69
				Reserved			-
				Total			**444**

The deck will not be initially constructed with nested parking; however, the client plans to provide controlled access behind a gate (nested) for multifamily and office users within the proposed parking facility at a later stage. For this analysis, a conservative approach was used by modeling the shared parking facility with nested spaces. The nested area is recommended to be built to accommodate 466 spaces and is expected to peak at 10:00 AM on weekdays. Since the nest will be built to 466 spaces, it will not be fully utilized when office and residential demand is not at its peak, preventing other users from accessing the nest due to a lack of access cards. During the overall site peak at 7:00 PM on weekdays, the nest is projected to have 120 empty spaces. The remaining users will park in the unnested spaces of the parking deck or in surface lots across the development.

Although the nested and unnested shared parking areas do not peak simultaneously, the nested area will be unable to accommodate other land uses when its demand is lower. To accurately assess the overall parking demand for the site and determine how many spaces are needed to meet that demand, **Figures 4** and **5** illustrate the parking demand throughout peak weekday and weekend conditions.

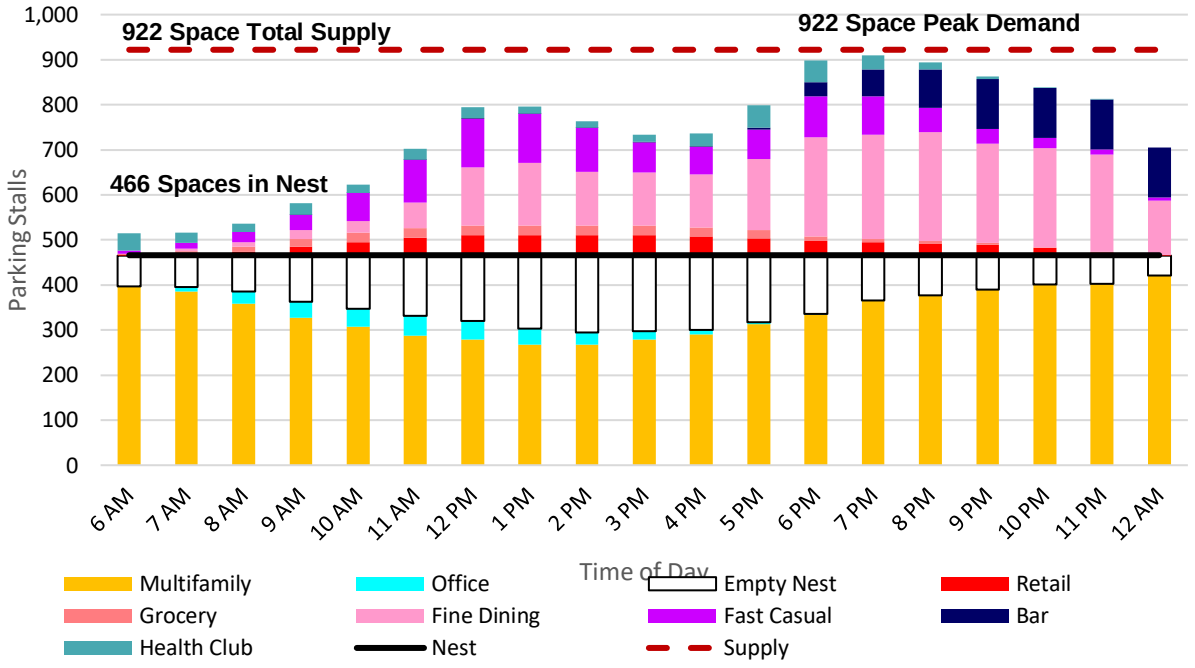


Figure 4. Projected Weekday Parking Demand

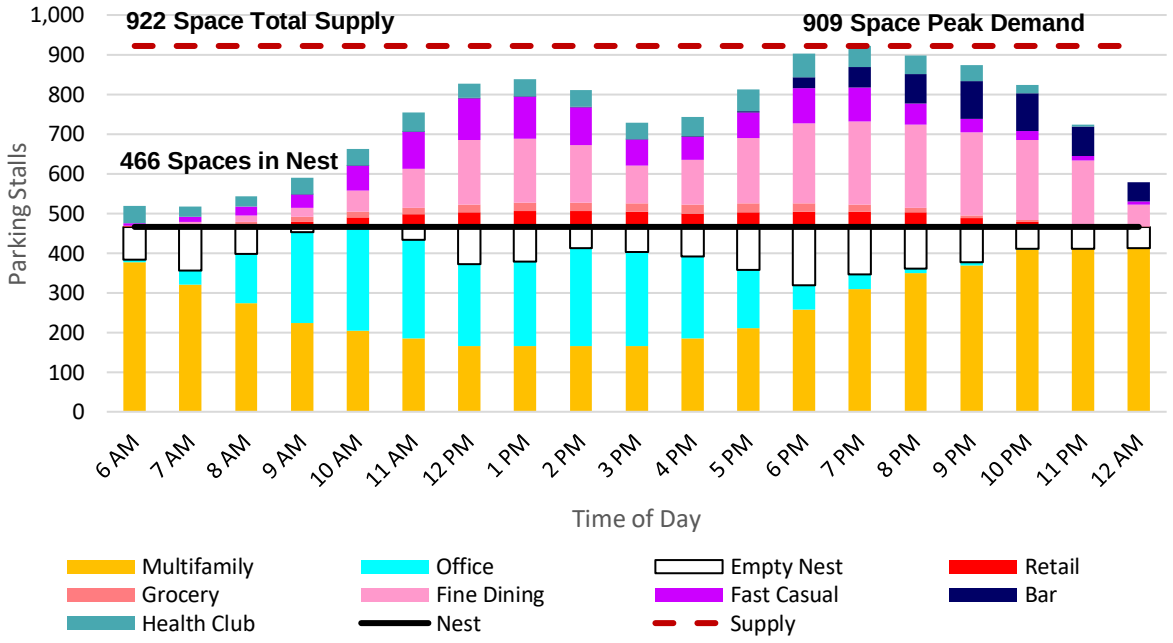


Figure 5. Projected Weekend Parking Demand

OTHER CONSIDERATIONS

In addition to providing 1,222 parking spaces to accommodate projected parking demand, (300 spaces for Townhomes and 922 spaces for all other land uses), parking demand can be accommodated at an off-site parking facility. Based on an easement with the Touchmark National Bank, parking demand can be accommodated at the planned surface lot for the bank. This parking facility currently consists of 86 parking spaces. However, based on a reconfiguration of this surface lot, approximately 52 spaces are expected to be provided at this facility. During the weekday and weekend peak parking demand hour at 7:00 PM, the Touchmark National Bank is expected to be closed. Including the 52 off-site parking spaces, the site is expected to have a **surplus parking supply of 52 spaces during peak parking conditions**. Additionally, during the daytime when Touchmark National Bank is open, it is expected that approximately 30 spaces will be accessible off-site to accommodate parking demand. A summary of observed parking demand for the Touchmark National Bank is provided in the **Appendix: Exhibit B**.

CONCLUSION AND RECOMMENDATIONS

Brookside Village will contain 335 multifamily units, 75 townhomes, 60,000 SF of commercial/semi-public space, and 130,000 SF of office space. Based on the factors discussed in this memorandum, the parking demand is expected to peak at 7:00 PM on a weekday, with a total of 922 spaces needed. Considering the 75 townhomes, which will offer roughly 1.00 space per bedroom (totaling 300 spaces), the overall peak parking demand for the site is projected to be 1,222 spaces. Therefore, the redevelopment plan proposes the construction of 1,222 spaces, as shown in **Table 9.** This requested reduction is justified by several data points and industry metrics and trends. Key takeaways are summarized below:

- Low parking ratios for both existing and future office users
- Key insights into the unique aspects of the mixed-use site, such as:
  - High potential for internal capture, driven by the density of future residents living within walking distance

Table 9: Peak Shared Parking Demand in Spaces					
Land Use	**Required Parking per Code**	**25% Reduction from Code-Required**	**Proposed Parking Supply**	**Projected Parking Demand**	
				Weekday	**Weekend**
Multifamily Office (Shared)	1,207	N/A	922	922	909
Commercial Semi-public (Shared)	240				
Townhomes*	300		300	300	300
Total	**1,747**	**1,310**	**1,222**	**1,222**	**1,209**

**The parking demand for townhomes is assumed to align with the code requirement for the City of Alpharetta.*

This assessment recommends that the Brookside Village be granted a parking reduction to 1,222 total on-site spaces when including the townhome land uses.

We hope you find this information helpful. If any further questions arise, please do not hesitate to contact *Kimley-Horn.*

Sincerely,

Jeffrey Elsey, P.E., CAPP, LEED AP
Kimley-Horn

Ethan Hageman
Kimley-Horn

Attachments – Appendix

- Exhibit A – ULI 3rd Generation Base Parking Ratios
- Exhibit B – On-Site Data Collection on Thursday, February 6, 2025

APPENDIX: Exhibit A – ULI 3rd Generation Base Parking Ratios

Land Use	Weekday			Weekend			Unit
	Visitor	Employee	Total	Visitor	Employee	Total	
Retail							
Retail (<400 ksf)	2.90	0.70	3.60	3.20	0.80	4.00	ksf
Retail (400 to 600 ksf)	2.30	0.50	2.80	2.40	0.60	3.00	ksf
Retail (600 ksf to 1,000 ksf)	3.20	0.80	4.00	3.60	0.90	4.50	ksf
Retail (1,000 ksf to 2,000 ksf)	3.50	0.90	4.40	4.00	1.00	5.00	ksf
Retail (over 2,000 ksf)	2.90	0.70	3.60	3.20	0.80	4.00	ksf
Supermarket/Grocery	4.00	0.75	4.75	4.00	0.75	4.75	ksf
Pharmacy	3.00	0.40	3.40	3.00	0.40	3.40	ksf
Discount Stores/Superstores	3.40	0.85	4.25	3.80	0.95	4.75	ksf
Home Improvement Stores/Garden	3.10	0.80	3.90	3.45	0.90	4.35	ksf
Food and Beverage							
Fine/Casual Dining	13.25	2.25	15.50	15.25	2.50	17.75	ksf
Family Restaurant	15.25	2.15	17.40	15.00	2.10	17.10	ksf
Fast Casual/Fast Food	12.40	2.00	14.40	12.70	2.00	14.70	ksf
Bar/Lounge/Night Club	15.25	1.25	16.50	17.50	1.50	19.00	ksf
Entertainment and Institutions							
Family Entertainment	1.80	0.20	2.00	2.50	0.25	2.75	ksf
Active Entertainment	1.50	0.15	1.65	1.80	0.20	2.00	ksf
Amusement Park/Water Park	2.60	0.26	2.86	3.00	0.30	3.30	ksf
Adult Active Entertainment	9.00	1.00	10.00	10.00	1.20	11.20	ksf
Cineplex	0.15	0.01	0.16	0.24	0.01	0.25	seats
Specialty Movie Theatre	0.18	0.02	0.20	0.29	0.01	0.30	seats
Live Theater	0.30	0.07	0.37	0.33	0.07	0.40	seats
Outdoor Amphitheater	0.30	0.07	0.37	0.33	0.07	0.40	seats
Public Park/Destination Open Space	4.00	0.40	4.40	5.00	0.50	5.50	acre
Museum/Aquarium	4.00	0.40	4.40	4.50	0.50	5.00	ksf
Arena	0.27	0.03	0.30	0.30	0.03	0.33	seats
Pro Football Stadium	0.30	0.01	0.31	0.30	0.01	0.31	seats
Pro Baseball Stadium	0.31	0.01	0.32	0.34	0.01	0.35	seats
Health Club	6.60	0.40	7.00	5.50	0.25	5.75	ksf
Public Library	2.00	0.25	2.25	1.90	0.20	2.10	ksf
Convention Center	5.50	0.50	6.00	5.50	0.50	6.00	ksf
Hotel and Residential							
Hotel-Business	1.00	0.15	1.15	1.00	0.15	1.15	keys
Hotel-Leisure	1.00	0.15	1.15	1.00	0.15	1.15	keys
Restaurant/Lounge	6.67	1.20	7.87	7.67	1.33	9.00	ksf
Meeting/Banquet (0 to 20 sq ft/key)	0.00	0.00	0.00	0.00	0.00	0.00	ksf
Meeting/Banquet (20 to 50 sq ft/key)	0.00	0.00	0.00	0.00	0.00	0.00	kfs
Meeting/Banquet (50 to 100 sq ft/key)	0.00	0.00	0.00	0.00	0.00	0.00	ksf
Convention (100 to 200 sq ft/key)	0.00	0.00	0.00	5.50	0.00	5.50	ksf
Convention (> 200 sq ft/key)	5.50	0.50	6.00	5.50	0.50	6.00	ksf
Residential, Suburban							
Studio Efficiency	0.10	0.85	0.95	0.15	0.85	1.00	units
1 Bedroom	0.10	0.90	1.00	0.15	0.90	1.05	units
2 Bedrooms	0.10	1.65	1.75	0.15	1.65	1.80	units
3+ Bedrooms	0.10	2.50	2.60	0.15	2.50	2.65	units
Residential, Urban							
Studio Efficiency	0.10	0.85	0.95	0.15	0.85	1.00	units
1 Bedroom	0.10	0.90	1.00	0.15	0.90	1.05	units
2 Bedrooms	0.10	1.65	1.75	0.15	1.65	1.80	units
3+ Bedrooms	0.10	2.50	2.60	0.15	2.50	2.65	units
Active Senior Housing	0.55	0.30	0.85	0.42	0.30	0.72	units
Office							
Office <25 ksf	0.30	3.50	3.80	0.03	0.35	0.38	ksf
Office 25 to 100 ksf	0.15	1.71	1.86	0.03	0.36	0.39	ksf
Office =100 ksf	0.25	3.15	3.40	0.03	0.32	0.35	ksf
Office 100 to 500 ksf	0.16	1.84	2.00	0.03	0.31	0.34	ksf
Office >500 ksf	0.20	2.60	2.80	0.02	0.26	0.28	ksf
Open Plan/High Density Office	0.25	5.75	6.00	0.03	0.58	0.61	ksf
Medical/Dental Office	3.00	1.60	4.60	0.00	0.00	0.00	ksf
Day Care Center	1.75	2.00	3.75	0.00	0.00	0.00	ksf
Bank (Drive In Branch)	3.50	2.50	6.00	3.00	1.75	4.75	ksf

APPENDIX: EXHIBIT B – On-Site Data Collection on Thursday, February 6, 2025

Kimley-Horn performed an on-site parking occupancy survey on Thursday, February 6, 2025. Parking behavior was observed for the existing office and the Touchmark National Bank. The observed parking behavior is detailed in **Table 10**. Time of day parking utilization at the Touchmark National Bank is shown in **Figure 6**. Peak parking occupancy at the Touchmark National Bank was observed at 3:00 PM, with 26% (22 out of 86) of total parking spaces.

Table 10: Observed Parking Occupancy at Brookside Parkway – February 6, 2025

Time	Office Park			Touchmark National Bank		
	Occupied	Capacity	Percentage	Occupancy	Capacity	Percentage
9:00 AM	155	1,121	14%	18	86	21%
10:00 AM	-	1,121	-	-	86	-
11:00 AM	214	1,121	19%	21	86	24%
12:00 PM	-	1,121	-	-	86	-
1:00 PM	192	1,121	17%	18	86	21%
2:00 PM	-	1,121	-	-	86	-
3:00 PM	193	1,121	17%	22	86	26%
4:00 PM	-	1,121	-	-	86	-
5:00 PM	109	1,121		4	86	5%

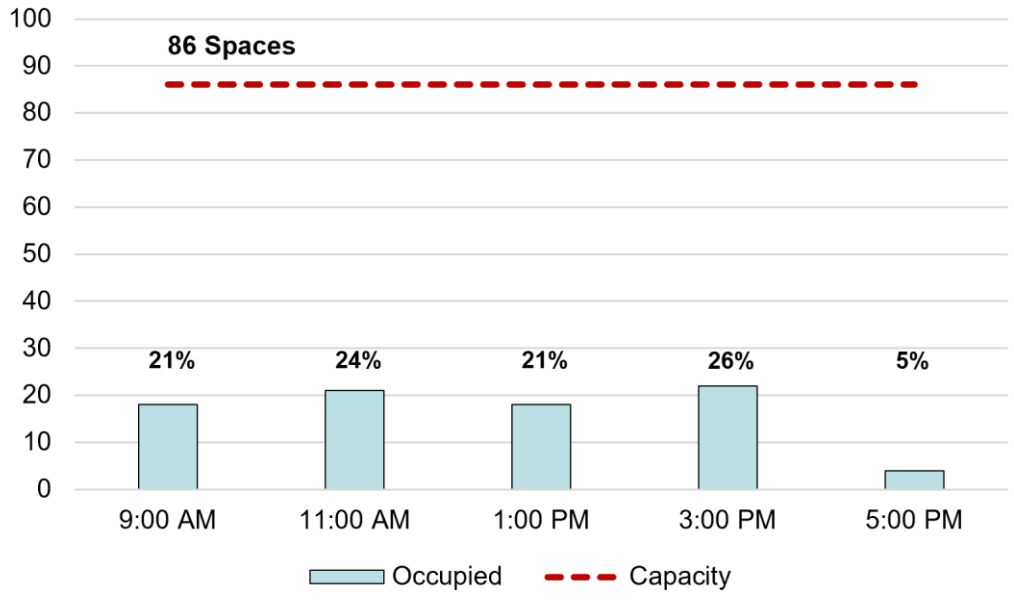


Figure 6. Touchmark National Bank Parking Occupancy

Transportation Analysis

Brookside Mixed Use DRI #4317

City of Alpharetta, Georgia

February 2025

Prepared for:

Portman Holdings

Prepared by:

Kimley-Horn and Associates, Inc.
1200 Peachtree Street NE, Suite 800
Atlanta, GA 30309
019292050

Kimley»Horn

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Raw Traffic Count Data
Synchro Capacity Analyses

EXECUTIVE SUMMARY

This report presents the analysis of the anticipated traffic impacts of the proposed *Brookside Mixed Use* development. The development qualifies as a Development of Regional Impact (DRI) due to exceeding 500,000 SF of new development in an Established Suburbs Area and is subject to Georgia Regional Transportation Authority (GRTA) and Atlanta Regional Commission (ARC) review.

The proposed redevelopment will retain one existing office building and replace surface parking and a second office building with infill development including residential and commercial uses. The 19.68-acre site is located along the south side of Old Milton Parkway (SR 120) and west of Brookside Parkway in the City of Alpharetta. The site currently includes two office buildings totaling approximately 260,000 SF of office space. Approximately half of the office space is currently occupied and expected to remain with the redevelopment.

The proposed development will consist of the following land use and densities contained in **Table 1**. The project is expected to be completed by 2029.

Table 1: Proposed Land Use and Density	
Proposed New Land Use	**New Density**
Single Family Attached Housing	90 dwelling units
Multifamily Housing (Mid-Rise)	350 dwelling units
Shopping Plaza	60,000 SF
Existing Occupied Land Use	**Existing Density to Remain**
General Office Building	130,000 SF
Vacant Land Use to be Removed	**Removed Vacant Density**
General Office Building	130,000 SF

The DRI Transportation Impact Study (TIS) analysis includes an estimate of the overall vehicle trips projected to be generated by the infill development. In addition to existing office traffic on the site, the development is projected to generate 4,029 net new trips per day based on the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition,* methodologies contained in the ITE *Trip Generation Handbook, 3rd Edition*, and coordination with DRI stakeholders as documented in the GRTA Letter of Understanding (LOU). Land use codes (LUCs) for the net new project trips considered 215 – Single Family Attached Housing, 221 – Multifamily Residential, 710 – General Office Building, and 821 – Shopping Plaza.

Capacity analyses were performed for the study intersections under the Existing 2024 conditions, the Projected 2029 No-Build conditions, and the Projected 2029 Build conditions.

- Existing 2024 conditions represent traffic volumes collected in November and December 2024.
- Projected 2029 No-Build conditions represent the Existing 2024 traffic volumes grown for five (5) years using a 1.0% per year growth rate. Additionally, background project trips from nearby developments included *Northwinds Summit DRI #2669, 3750 Brookside Parkway Townhouse* development and *3333 Old Milton Parkway*.
- Projected 2029 Build conditions represent the Projected 2029 No-Build conditions plus the addition of the net new project trips that are anticipated to be generated by the *Brookside Mixed-Use* infill development.

Per the GRTA Letter of Understanding, existing and future traffic signal timings associated with the programmed SR 120 widening project (PI 0017187) were provided by the City of Alpharetta as discussed in **Section 2.6**.

A brief summary of system improvements (background/No-Build conditions) and development improvements (Build conditions) are discussed in the section below. Additional details follow.

2024 Existing and 2029 No-Build Conditions

Five study intersections reported levels-of-service for an approach or overall intersection that did not meet GRTA LOS standards under 2024 Existing or 2029 No-Build conditions based on current or programmed signal timings provided for the study. To mitigate low levels-of-service at study intersections identified in the 2024 Existing and/or 2029 No-Build conditions (existing and background traffic; without the development), the following intersections were considered for 2029 No-Build Improved conditions with the incorporation of minor signal timing adjustments:

- Old Milton Parkway (SR 120) at SR 400 NB Ramps (Intersection 2)
- Old Milton Parkway (SR 120) at Morris Road (Intersection 3)
- Old Milton Parkway (SR 120) at North Point Parkway (Intersection 4)
- Old Milton Parkway (SR 120) at Brookside Parkway/Cotton Creek Entry (Intersection 5)
- Old Milton Parkway (SR 120) at Brookside Parkway/Vista Forest Drive (Intersection 6)

Per GRTA *Development of Regional Impact Review Procedures* (March 2021), Section 3.2.3.1 (Traffic Signal Modeling: Modeling and Mitigation), as discussed further in **Section 2.6**, changes to signal timing splits or cycle lengths should not be considered mitigation. This provision considers that minor adjustments to signal timing are commonly implemented to respond to shifts in travel patterns and do not need to be listed as a required improvement in the GRTA Notice of Decision. For the purposes of documenting potential minor adjustments to signal timings, a general condition for the above intersections is listed in the System Improvements – Roadway Improvement Conditions section below for consideration in the GRTA Notice of Decision.

Proposed system/background conditions for Attachment C, Section 2 in the GRTA Notice of Decision are detailed below to serve background traffic at the listed study intersections.

SYSTEM IMPROVEMENTS – Roadway Improvement Conditions

Continue to monitor signal timings along Old Milton Parkway (SR 120) at the following intersections:

- Old Milton Parkway (SR 120) at SR 400 NB Ramps (Intersection 2)
- Old Milton Parkway (SR 120) at Morris Road (Intersection 3)
- Old Milton Parkway (SR 120) at North Point Parkway (Intersection 4)
- Old Milton Parkway (SR 120) at Brookside Parkway/Cotton Creek Entry (Intersection 5)
- Old Milton Parkway (SR 120) at Brookside Parkway/Vista Forest Drive (Intersection 6)

2029 Build Conditions

Per GRTA *Development of Regional Impact Review Procedures* (March 2021) Section 3.2.3.1 (Traffic Signal Modeling: Modeling between No-Build and Build Conditions), changes to signal splits and offsets were considered to mitigate low LOS between No-Build and Build scenarios (see also **Section 2.6** and individual intersections within **Chapter 5**). With the implementation of minor changes to signal splits and offsets, and/or proposed system improvements to signal timings associated with the 2029 No-Build Improved conditions (to mitigate low levels-of-service under the 2029 No-Build conditions), all study intersections are projected to operate at or above GRTA LOS standards under the 2029 Build or 2029 Build Improved conditions.

In order to serve the development, the following multimodal and site access conditions are recommended for incorporation in Attachment A – General Conditions, and Attachment C, Section 1 within the GRTA Notice of Decision.

BUILD IMPROVEMENTS – General Conditions of Approval

Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings, uses, and existing and future pedestrian access points.
- Coordinate with the City of Alpharetta to identify opportunities for future connections to the Big Creek Greenway and to existing and proposed Brookside Trail alignments.
- Coordinate with MARTA to identify opportunities to enhance existing or proposed bus stops adjacent to the project site.

Roadway Improvements

- Coordinate with the City of Alpharetta during permitting to identify wayfinding opportunities internal to the site directing vehicular traffic to efficient routes to/from SR 400.

Old Milton Parkway (SR 120) at Site Driveway A (Intersection 7)

- Reconstruct Driveway A to operate as a right-in-right-out driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

Brookside Parkway at Site Driveway B (Intersection 8)

- Reconstruct Driveway B to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

Brookside Parkway at Site Driveway C (Intersection 9)

- Reconstruct Driveway C to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

Traffic Analysis Summary

Details related to studied improvements to serve background and Build conditions are discussed in the sections below for each intersection that required mitigation to meet GRTA LOS standards.

Old Milton Parkway (SR 120) at SR 400 NB Ramps (Intersection 2)

The signalized intersection of Old Milton Parkway (SR 120) at SR 400 NB Ramps (Intersection 2) is located in a Regional Employment Corridor and therefore is subject to GRTA LOS standard of LOS E. Existing signal timings (splits, sequences) provided by the City of Alpharetta and confirmed with current GDOT databases were used for the Existing, No-Build, and Build conditions. Signal offsets provided by City of Alpharetta staff associated with GDOT PI 0017187 were incorporated into No-Build and Build conditions to account for changes in traffic progression associated with the programmed widening project, though Intersection 2 is not directly impacted by the widening.

Intersection 2 is not projected to meet GRTA's LOS standards for the overall intersection and the northbound approach under the 2024 Existing and 2029 No-Build AM and PM peak hour scenarios.

Per GRTA section 3.2.3.1, changes to signal splits and offsets were considered to mitigate failing LOS between No-Build and Build, resulting in acceptable LOS under 2029 Build conditions.

It is notable that the northbound approach of the SR 400 exit ramp has dual (2) right-turn lanes that include a free-flow barrier-separated right-turn lane adjacent to a second signal-controlled right-turn lane. *Synchro 12* HCM methodology is limited in its ability to separate lanes that operate differently (free-flow vs. signal-controlled). It is likely that the reported northbound delay is overstated for the northbound right-turn.

In order to meet GRTA LOS standards for the 2029 No-Build condition (based on the conservative analysis of the northbound right-turn traffic), changes to splits were incorporated for the 2029 No-Build Improved condition documented in the table below.

Per GRTA Section 3.2.3.1, changes to signal timing splits shall not be considered mitigation. No mitigation beyond minor signal timing adjustments is required for the intersection to operate at GRTA LOS standards. It is recommended that GDOT and the City of Alpharetta continue to monitor signal timings at Intersection 2.

Overall LOS Standard: E Approach LOS Standard: E				SR 400 NB Exit Ramp Northbound			SR 400 NB Entrance Ramp Southbound			Old Milton Parkway (SR120) Eastbound			Old Milton Parkway (SR120) Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2029 NO-BUILD IMPROVED	(Signal)	AM	Overall LOS	D (43.5)											
			Approach LOS	D (51.8)						D (38.6)			D (42.8)		
			Storage	300		300									
			50th Queue	92		568				176	754			469	189
			95th Queue	118		639				196	884			499	316
		PM	Overall LOS	E (57.5)											
			Approach LOS	E (64.6)						E (46.4)			E (61.7)		
			Storage	300		300									
			50th Queue	117		649				343	147			~799	146
			95th Queue	155		761				#447	118			#868	320

~ Volume exceeds capacity, queue is theoretically infinite.
# 95th percentile volume exceeds capacity, queue may be longer.

Old Milton Parkway (SR 120) at Morris Road (Intersection 3)

The signalized intersection of Old Milton Parkway (SR 120) at Morris Road (Intersection 3) is located in a Regional Employment Corridor and therefore is subject to GRTA LOS standard of LOS E. Existing signal timings (splits, sequences) provided by the City of Alpharetta and confirmed with current GDOT databases were used for the Existing, No-Build, and Build conditions. Signal offsets provided by City of Alpharetta staff associated with GDOT PI 0017187 were incorporated into No-Build and Build conditions to account for changes in traffic progression associated with the programmed widening project, though Intersection 3 is not directly impacted by the widening.

Intersection 3 is projected to meet GRTA's LOS standards for the overall intersection under the 2024 Existing and 2029 No-Build conditions for both the AM and PM scenarios. However, the Southbound approach is projected to operate at LOS F under the 2024 Existing and 2029 No-Build conditions for the PM peak hour scenario.

Per GRTA section 3.2.3.1, changes to signal splits and offsets were considered to mitigate failing LOS between No-Build and Build, resulting in acceptable LOS under 2029 Build conditions.

In order to meet GRTA LOS standards for the 2029 No-Build condition, changes to splits were incorporated for the 2029 No-Build Improved condition documented in the table below. Per GRTA Section 3.2.3.1, changes to signal timing splits and offsets shall not be considered mitigation. No mitigation beyond minor signal timing adjustments is required for the intersection to operate at GRTA LOS standards under the No-Build or Build conditions. It is recommended that GDOT and the City of Alpharetta continue to monitor signal timings at Intersection 3.

Overall LOS Standard: E Approach LOS Standard: E				Morris Road			Morris Road			Old Milton Parkway (SR120)			Old Milton Parkway (SR120)		
				Northbound			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2029 NO-BUILD IMPROVED	(Signal)	AM	Overall LOS	D (45.2)											
			Approach LOS	E (57.2)			E (71.3)			C (27.1)			E (65.7)		
			Storage	75			175			200			200		
			50th Queue	23	14		204	10	0	249	424		13	668	
			95th Queue	50	47		283	28	65	m276	583		m22	773	
		PM	Overall LOS	C (31.3)											
			Approach LOS	E (63.2)			E (74.4)			C (26.5)			C (23.9)		
			Storage	75			175			200			200		
			50th Queue	36	13		249	13	0	145	459		9	976	
			95th Queue	70	47		337	34	99	m152	684		m13	1175	

~ Volume exceeds capacity, queue is theoretically infinite.
# 95th percentile volume exceeds capacity, queue may be longer.
m Volume for 95th percentile queue is metered by upstream signal.

Old Milton Parkway (SR 120) at North Point Parkway (Intersection 4)

The signalized intersection of Old Milton Parkway (SR 120) at North Point Parkway (Intersection 4) located in a Regional Employment Corridor and therefore is subject to GRTA LOS standard of LOS E. Future traffic signal modeling for the No-Build and Build scenarios incorporated timings associated with the programmed GDOT PI 0017187 widening project provided by the City of Alpharetta and documented in the GRTA LOU. It is notable that future GDOT PI 0017187 timings provided by the City of Alpharetta included the following sequence changes at Intersection 4 in addition to modifications to splits:

- PM peak hour, Phase 1 (WBL) switched from lag to lead.
- PM peak hour, Phase 3 (NBL) switched from lead to lag.
- PM peak hour, Phase 5 (EBL) switched from lead to lag.
- AM peak hour, Phase 7 (SBL) switched from lead to lag.

Intersection 4 is projected to operate at an acceptable overall LOS under the 2024 Existing AM and PM conditions. However, the southbound approach is projected to operate at an LOS F for both 2024 Existing condition peak hours, and the northbound approach is also projected to operate at an LOS F during the PM peak hour. The intersection is projected to operate at an acceptable overall LOS for the 2029 No-Build AM peak hour scenario however the northbound approach is projected to operate at an LOS F. Under the 2029 No-Build PM peak hour, the intersection is not projected to operate at an acceptable overall LOS and with the northbound, southbound, westbound approaches expected to operate at an LOS F.

Per GRTA section 3.2.3.1, changes to signal splits and sequences were considered to mitigate failing LOS between No-Build and Build. The noted reversed sequence changes identified below to low LOS in the 2029 No-Build Improved condition were applied to the 2029 Build conditions.

In order to meet GRTA LOS standards for the 2029 No-Build condition, changes to splits and sequences were incorporated for the 2029 No-Build Improved condition resulting in acceptable LOS as documented in the table below. The following sequence changes from the programmed No-Build signal timings included in the study:

- PM peak hour, Phase 3 (NBL) switched from lag to lead.
- PM peak hour, Phase 5 (EBL) switched from lag to lag.

Per GRTA Section 3.2.3.1, changes to signal timing splits shall not be considered mitigation. No mitigation beyond minor signal timing adjustments is required for the intersection to operate at GRTA LOS standards. It is recommended that GDOT and the City of Alpharetta continue to monitor signal timings at Intersection 4.

Overall LOS Standard: E Approach LOS Standard: E				North Point Parkway			North Point Parkway			Old Milton Parkway (SR120)			Old Milton Parkway (SR120)		
				Northbound			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2029 NO-BUILD IMPROVED	(Signal)	AM	Overall LOS	D (35.5)											
			Approach LOS	E (78.4)			E (71.1)			D (40.8)			B (11.2)		
			Storage	225		275	150		75	375			475		
			50th Queue	48	192	0	129	175	0	60	865		232	449	
			95th Queue	79	245	24	178	228	0	94	#932		278	475	
		PM	Overall LOS	C (33.4)											
			Approach LOS	E (79.3)			E (76.8)			C (25.4)			A (9)		
			Storage	225		275	150		75	375			475		
			50th Queue	176	194	24	163	191	54	84	394		82	684	
			95th Queue	225	243	112	211	240	141	125	513		125	845	

~ Volume exceeds capacity, queue is theoretically infinite.
# 95th percentile volume exceeds capacity, queue may be longer.
m Volume for 95th percentile queue is metered by upstream signal.

Old Milton Parkway (SR 120) at Brookside Parkway/Cotton Creek Entry (Intersection 5)

The LOS standard for Old Milton Parkway (SR 120) at Brookside Parkway/Cotton Creek Entry (Intersection 5) is LOS D. Future traffic signal modeling for the No-Build and Build scenarios incorporated timings associated with the programmed GDOT PI 0017187 widening project provided by the City of Alpharetta and documented in the GRTA LOU.

Intersection 5 is projected to operate at an acceptable overall LOS for the 2024 Existing, 2029 No-Build, and 2029 Build conditions under both the AM and PM peak hour scenarios. However, under both the 2024 Existing conditions and 2029 No-Build Conditions the northbound approach operates at LOS F and southbound approach operates at LOS E below GRTA standard of LOS D. Per GRTA guidance, the LOS standard for the northbound approach becomes LOS E for future conditions due to the failing approach LOS under Existing conditions.

Per GRTA section 3.2.3.1, changes to signal splits and offsets were considered to mitigate low LOS between No-Build and Build, resulting in acceptable LOS under 2029 Build PM peak hour conditions for each approach and the intersection overall. However, the southbound approach under the 2029 Build AM peak hour operates at LOS E and does not meet the approach standard of LOS D.

In order to mitigate low LOS for the side-street approaches of Intersection 5 under the 2029 No-Build conditions, the following system improvements to signal timings are needed to meet GRTA LOS standards:

- AM peak hour: modify signal timing to operate at a half cycle length (80 seconds instead of 160 seconds).
- PM peak hour: modify signal timing splits.

A cycle length improvement to mitigate the background/No-Build conditions provides a feasible, low-cost, minimum improvement to mitigate low LOS for the side-street approaches at Intersection 5 under No-Build conditions and is recommended for consideration by GDOT and the City of Alpharetta in lieu of more costly geometric improvements to serve background traffic (without the proposed development).

With the implementation of the proposed system improvement to signal timings noted above, Intersection 5 is projected to operate at or above GRTA LOS standards for the 2029 No-Build Improved condition and continue to operate at acceptable LOS under 2029 Build Improved conditions as shown in the table below.

Overall LOS Standard: D Approach LOS Standard: D/E*				Brookside Parkway			Cotton Creek Entry			Old Milton Parkway (SR120)			Old Milton Parkway (SR120)		
				Northbound*			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2029 NO-BUILD IMPROVED	(Signal)	AM	Overall LOS	A (9.2)											
			Approach LOS	D (38.6)			C (32.8)			B (13.7)			A (4.3)		
			Storage			100			50	175		175	100		130
			50th Queue		38	0		13	0	29	375	46	2	45	0
			95th Queue		62	m0		34	0	m43	434	m67	m3	53	m0
		PM	Overall LOS	C (26)											
			Approach LOS	D (41.9)			C (31.3)			C (33.9)			B (15.3)		
			Storage			100			50	175		175	100		130
			50th Queue		92	0		11	0	14	404	4	4	201	0
			95th Queue		114	m0		30	0	m27	550	m13	m15	314	m0
2029 BUILD IMPROVED	(Signal)	AM	Overall LOS	B (14.6)											
			Approach LOS	D (51.7)			C (28.5)			B (18.6)			A (8.1)		
			Storage			100			50	175		175	100		130
			50th Queue		96	0		12	0	39	383	55	3	45	0
			95th Queue		#183	m0		35	0	m47	m430	m71	m5	53	m0
		PM	Overall LOS	C (24.8)											
			Approach LOS	E (79.4)			D (53.3)			B (18.8)			C (22.2)		
			Storage			100			50	175		175	100		130
			50th Queue		332	1		21	0	33	362	14	33	487	0
			95th Queue		421	17		44	0	m78	353	m23	0	756	m1

~ Volume exceeds capacity, queue is theoretically infinite.
# 95th percentile volume exceeds capacity, queue may be longer.
m Volume for 95th percentile queue is metered by upstream signal.
** Per GRTA rules, the northbound approach LOS standard is LOS E due to failing LOS in the Existing conditions.*

Old Milton Parkway (SR 120) at Brookside Parkway/Vista Forest Drive (Intersection 6)

The LOS standard for Old Milton Parkway (SR 120) at Brookside Parkway/Vista Forest Drive (Intersection 6) is LOS D. Future traffic signal modeling for the No-Build and Build scenarios incorporated timings associated with the programmed GDOT PI 0017187 widening project provided by the City of Alpharetta and documented in the GRTA LOU.

Intersection 6 is projected to operate at an acceptable overall LOS for the 2024 Existing, 2029 No-Build, and 2029 Build conditions under both the AM and PM peak hour scenarios. However, the northbound and southbound side-street approaches do not meet GRTA standards of LOS D in any scenario or time period.

Per GRTA section 3.2.3.1, changes to signal splits, sequences, and offsets were considered to mitigate low LOS between No-Build and Build conditions. However, the northbound and southbound approaches continued to operate below the GRTA standard of LOS D.

In order to mitigate low LOS for the side-street approaches of Intersection 6 under the 2029 No-Build conditions, the following system improvements to signal timings are needed to meet GRTA LOS standards:

- AM peak hour: modify signal timing to operate at a half cycle length (80 seconds instead of 160 seconds) and change the sequence of Phase 5 (WBL) from lead to lag.
- PM peak hour: modify signal timing to operate at a half cycle length (90 seconds instead of 180 seconds).

A cycle length improvement to mitigate the background/No-Build conditions provides a feasible, low-cost, minimum improvement to mitigate low LOS for the side-street approaches at Intersection 6 under No-Build conditions and is recommended for consideration by GDOT and the City of Alpharetta in lieu of more costly geometric improvements to serve background traffic (without the proposed development).

With the implementation of the proposed system improvement to signal timings noted above, Intersection 6 is projected to operate at or above GRTA LOS standards for the 2029 No-Build Improved condition and continue to operate at acceptable LOS under 2029 Build Improved conditions as shown in the table below.

Overall LOS Standard: D Approach LOS Standard: D				Brookside Parkway			Vista Forest Drive			Old Milton Parkway (SR120)			Old Milton Parkway (SR120)		
				Northbound			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2029 NO-BUILD IMPROVED	(Signal)	AM	Overall LOS	A (9.9)											
			Approach LOS	C (33)			C (34.7)			A (6.4)			B (10.5)		
			Storage			200				310		275	72		60
			50th Queue		15	0		12		3	39	0	28	280	0
			95th Queue		36	13		54		5	42	1	57	371	0
		PM	Overall LOS	B (16.2)											
			Approach LOS	D (42.7)			D (35.2)			B (18)			B (10.7)		
			Storage			200				310		275	72		60
			50th Queue		57	9		14		12	314	0	14	205	0
			95th Queue		92	46		45		m46	443	m0	52	285	0
2029 BUILD IMPROVED	(Signal)	AM	Overall LOS	A (9.6)											
			Approach LOS	C (33.2)			C (34.7)			A (4.6)			B (10.8)		
			Storage			200				310		275	72		60
			50th Queue		14	1		12		3	39	0	32	287	0
			95th Queue		34	21		54		5	43	1	63	378	0
		PM	Overall LOS	B (17)											
			Approach LOS	D (40.2)			D (35.2)			B (19.7)			B (10.9)		
			Storage			200				310		275	72		60
			50th Queue		53	11		14		6	769	0	17	209	0
			95th Queue		81	46		45		m62	514	m0	68	290	0

~ Volume exceeds capacity, queue is theoretically infinite.
# 95th percentile volume exceeds capacity, queue may be longer.
m Volume for 95th percentile queue is metered by upstream signal.

Old Milton Parkway (SR 120) at Site Driveway A (Intersection 7)

Site Driveway A is an existing right-in-right-out driveway along Old Milton Parkway (SR 120) serving the existing office on the site. With the proposed infill development Site Driveway A will be relocated to be approximately 450 feet west of Brookside Parkway and operates acceptably as a right-in-right-out driveway with one (1) lane entering and one (1) lane exiting.

Overall LOS Standard: D Approach LOS Standard: D				Site Driveway A			N/A			Old Milton Parkway (SR120)			Old Milton Parkway (SR120)		
				Northbound			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2029 BUILD	(TWSC)	AM	Overall LOS	(0.1)											
			Approach LOS	C (22.5)						(0)			(0)		
			Storage												
			50th Queue												
			95th Queue												
		PM	Overall LOS	(0.5)											
			Approach LOS	C (39.1)						(0)			(0)		
			Storage												
			50th Queue												
			95th Queue												

Brookside Parkway at Site Driveway B (Intersection 8)

Site Driveway B is an existing right-in-right-out driveway along Brookside Parkway serving the existing office on the site. With the proposed infill development, Site Driveway B will be relocated to be approximately 420 feet south of Old Milton Parkway (SR 120) and operates acceptably as a full-movement driveway with one (1) lane entering and one (1) lane exiting.

Overall LOS Standard: E Approach LOS Standard: E				Brookside Parkway			Brookside Parkway			Site Driveway B			N/A		
				Northbound			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2029 BUILD	(TWSC)	AM	Overall LOS	(3.1)											
			Approach LOS	(0.2)			(0)			B (12.7)					
			Storage												
			50th Queue												
			95th Queue												
		PM	Overall LOS	(6.4)											
			Approach LOS	(0.4)			(0)			B (14.7)					
			Storage												
			50th Queue												
			95th Queue												

Brookside Parkway at Site Driveway C (Intersection 9)

Site Driveway C is an existing full movement driveway along Brookside Parkway serving the existing office use and across from a Private Driveway on the east side of Brookside Parkway. With the proposed infill development Site Driveway C will be relocated to be approximately 775 feet south of Old Milton Parkway (SR 120). With the relocation of Site Driveway C, it will no longer be aligned with the Private Driveway and will operates acceptably as a three-legged full-movement driveway with one (1) lane entering and one (1) lane exiting.

Overall LOS Standard: E Approach LOS Standard: E				Brookside Parkway			Brookside Parkway			Site Driveway C			N/A		
				Northbound			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2029 BUILD	(TWSC)	AM	Overall LOS	(1.4)											
			Approach LOS	(1.2)			(0)			B (10.6)					
			Storage												
			50th Queue												
			95th Queue												
		PM	Overall LOS	(1.6)											
			Approach LOS	(0.7)			(0)			B (9.9)					
			Storage												
			50th Queue												
			95th Queue												

1.0 PROJECT DESCRIPTION

1.1 Introduction

This report presents the analysis of the anticipated traffic impacts of the proposed *Brookside Mixed Use* development. The development qualifies as a Development of Regional Impact (DRI) due to exceeding 500,000 SF of new development in an Established Suburbs Area and is subject to Georgia Regional Transportation Authority (GRTA) and Atlanta Regional Commission (ARC) review. The DRI was formally triggered with the filing of the Initial DRI Information (Form 1) on December 9th, 2024, by the City of Alpharetta. This transportation analysis includes all inputs and methodologies discussed at the DRI Methodology Meeting with GRTA, ARC, and other stakeholders held on December 16th, 2024. The inputs and methodologies are outlined in the GRTA Letter of Understanding (LOU) dated January 14th, 2025.

The 19.68-acre site is located along the south side of Old Milton Parkway (SR 120) and west of Brookside Parkway. The project site currently includes two office buildings totaling approximately 260,000 SF of office space and is currently zoned Office Institutional (O-I). A zoning application was filed on December 2nd, 2024, to rezone the site from Office Institutional (O-I) to Mixed Use (MU) with a proposed infill development program that retains one of the two office buildings and adds residential and commercial uses. Approximately half of the office space is currently occupied and expected to remain with the redevelopment.

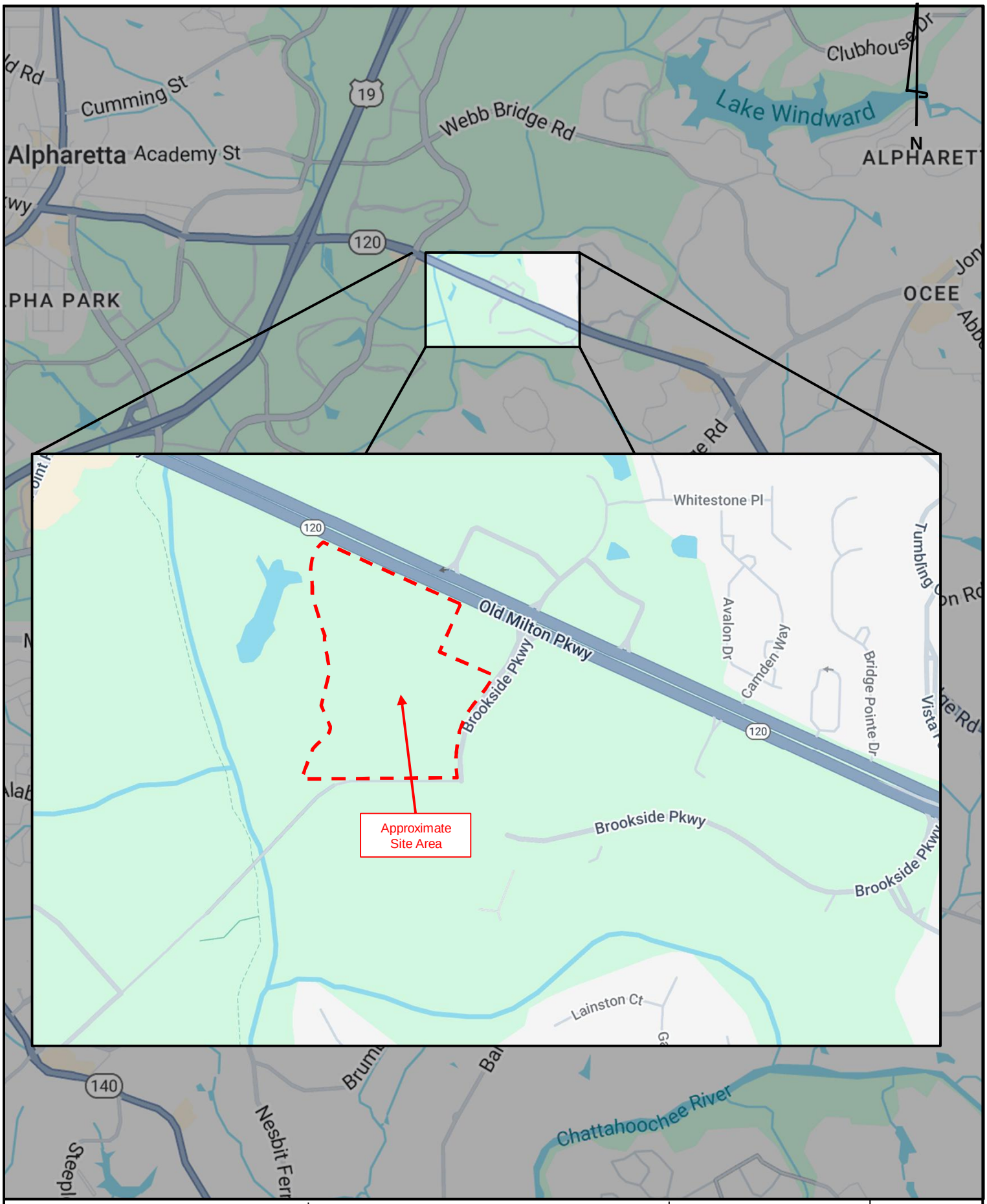
Figure 1**Figure 1** provides a location map of the project site. **Figure 2** provides an aerial view of the project site and surrounding area.

The proposed development will consist of the following land uses and densities contained in **Table 2**. The project is expected to be completed by 2029.

Table 2: Proposed Land Use and Density	
Proposed New Land Use	**New Density**
Single Family Attached Housing	90 dwelling units
Multifamily Housing (Mid-Rise)	350 dwelling units
Shopping Plaza	60,000 SF
Existing Occupied Land Use	**Existing Density to Remain**
General Office Building	130,000 SF
Vacant Land Use to be Removed	**Removed Vacant Density**
General Office Building	130,000 SF

The existing site includes 260,000 square feet of office space in two buildings. One of the two 130,000 square-feet office buildings will remain in the mixed-use redevelopment of the site, and one will be demolished/replaced with mixed-use as noted. The office buildings today have an existing office tenant mix that occupies approximately 130,000 SF, while the other half is vacant. The traffic associated with the existing 130,000 SF of occupied office space is already on the road today and will be reflected in the traffic counts collected in November and December 2024. Additionally, based on traffic count data collected on Tuesday, December 3rd, 2024, and per the Methodology Meeting discussion, 20,000 SF of office was recommended to be added to the net new project trip generation to account for lower-than-expected existing volumes from the existing/occupied 130,000 SF office.

A reference of the proposed site plan is provided in **Appendix A**. A full-sized site plan consistent with GRTA's Site Plan Guidelines is also included in the review package.



Kimley»Horn	***Brookside Parkway DRI Transportation Analysis***	**Site Location Map**	**Figure 1**
			Pg. 3

Kimley»Horn	*Brookside Parkway DRI Transportation Analysis*	Site Aerial	Figure 2
			Pg. 4

1.2 Site Access

As currently envisioned, the proposed development will be accessible via three (3) existing points to be relocated:

1. **Site Driveway A** – an existing right-in-right-out driveway (to be relocated) located along Old Milton Parkway (SR 120). The proposed driveway will be relocated to be approximately 450 feet west of Brookside Pkwy to serve the infill development. It is proposed to operate under driveway stop-control.
2. **Site Driveway B** – an existing right-in-right-out driveway (to be relocated and reconfigured) along Brookside Parkway. With the proposed infill development, Site Driveway B will be relocated to be approximately 420 feet south of Old Milton Parkway (SR 120). It is proposed to operate as full-movement under driveway stop-control.
3. **Site Driveway C** – an existing full-movement driveway (to be relocated) along Brookside Parkway across from an existing Private Driveway on the east side of Brookside Parkway. With the proposed infill development Site Driveway C will be relocated to be approximately 775 feet south of Old Milton Parkway (SR 120). With the relocation of Site Driveway C, it will no longer be aligned with the Private Driveway. It is proposed to operate as full-movement under driveway stop-control.

1.3 Internal Circulation Analysis

Internal private roadways and pedestrian facilities throughout the site will provide access to all of the buildings and parking facilities. See referenced site plan in **Appendix A** for a visual representation of vehicular and pedestrian connectivity on the site.

1.4 Parking

The current projected number of total site parking spaces to be provided are listed below in **Table 3**.

Table 3: Proposed Parking

Land Use	Min (Unified Development Code)	Currently Proposed
Multifamily	718 *2 spaces per unit + 1 guest space per 20 units*	510 spaces + shared spaces
Office*	520 *1 space per 250 SF of GFA*	390 spaces + shared spaces
Commercial / Semipublic	240 *1 space per 250 SF*	93 spaces
Townhomes	315 *1 space per bedroom*	180 spaces
Existing Off-Site	N/A	42 spaces
TOTAL	**Min: 1,793**	**1,345***

Final parking provided will be based on the final density built. Additional parking details are provided on the proposed site plan in **Appendix A**.

The development proposes to implement shared parking. Per code requirements, shared parking is anticipated to be utilized through common off-street parking areas, where two or more principal uses meet the off-street parking requirements collectively. Per code requirements, the total number of individual spaces in these common areas equals or exceeds the sum of the spaces required for each use separately, as per ordinance provisions. In cases where it is demonstrated that the principal uses do not operate concurrently, a 25% reduction in the required number of parking spaces is permitted in the shared area.

The site intends to follow code requirements for electric vehicle charging stations (EVCS). Per the code, non-residential and 'For-Rent' dwelling developments with 100 or more vehicle parking spaces must provide one Level 2 EVCS for every 25 parking spaces or one Level 3 EVCS for every 100 parking spaces. Bicycle parking requirements include one bicycle space for every two units for residential 'For-Rent' developments, and one bicycle space for every 25 vehicle parking spaces for business uses such as retail, office, hotel, places of assembly, and entertainment.

1.5 Alternative Transportation Facilities

There are existing bicycle and pedestrian facilities in the vicinity of the site including nearby Big Creek Greenway across Big Creek and existing Brookside Trail facilities surrounding the greater Brookside Parkway area. Additionally sidewalks exist on both sides of Brookside Parkway and Old Milton Parkway (SR 120) which also serve pedestrians. Proposed Brookside Outer Loop Trail improvements are expected to enhance the primary loop around Brookside Parkway including a portion along the northwestern edge of the development site. The site plan includes an alignment of a 12-ft wide sidewalk concurrent with vehicular-rated fire access (vehicular access limited to fire/safety) connecting existing sidewalks and the nearby trailhead of the Brookside Trail along Old Milton Parkway (SR 120) into the western portion of the site and the trailhead of the Brookside Trail adjacent to the existing (to remain) office building and existing amphitheater (to remain). The southern area of the development with the proposed townhome portion of the development will tie pedestrian walkways directly into a third trailhead of the Brookside Trail on the southwest corner of the site.

MARTA Route 185 currently serves Old Milton Parkway at Brookside Parkway. There are two stops adjacent to the project site, with additional stops nearby. MARTA Route 185 connects to the North Springs Marta Rail station. As discussed during the methodology meeting, MARTA route planning is considering a new Route 144 serving the area in a similar route pattern as existing Route 185. Further coordination with MARTA was requested for future bus stop enhancements for the stops located along site frontages.

1.6 Dense Urban Environments Enhanced Focus Area

Per Section 3.2.4.2 of the GRTA Development of Regional Impact Review Procedures, the *Brookside Mixed-Use* development is not located in dense urban environment. A Dense Urban Environment Area is defined as areas within the Midtown Community Improvement District (CID), the Central Atlanta Progress CID, or the Buckhead CID, or additional area meeting the criteria as determined by the Regional Commission or Local Government.

1.7 Heavy Vehicle Enhanced Focus Area

As discussed in Methodology Meeting, the proposed use for *Brookside Mixed Use* development does not contain industrial land uses and does not generate significant heavy vehicles and therefore does not require “Heavy Vehicle Enhanced Focus Area” review.

2.0 TRAFFIC ANALYSES, METHODOLOGY AND ASSUMPTIONS

2.1 Study Network Determination

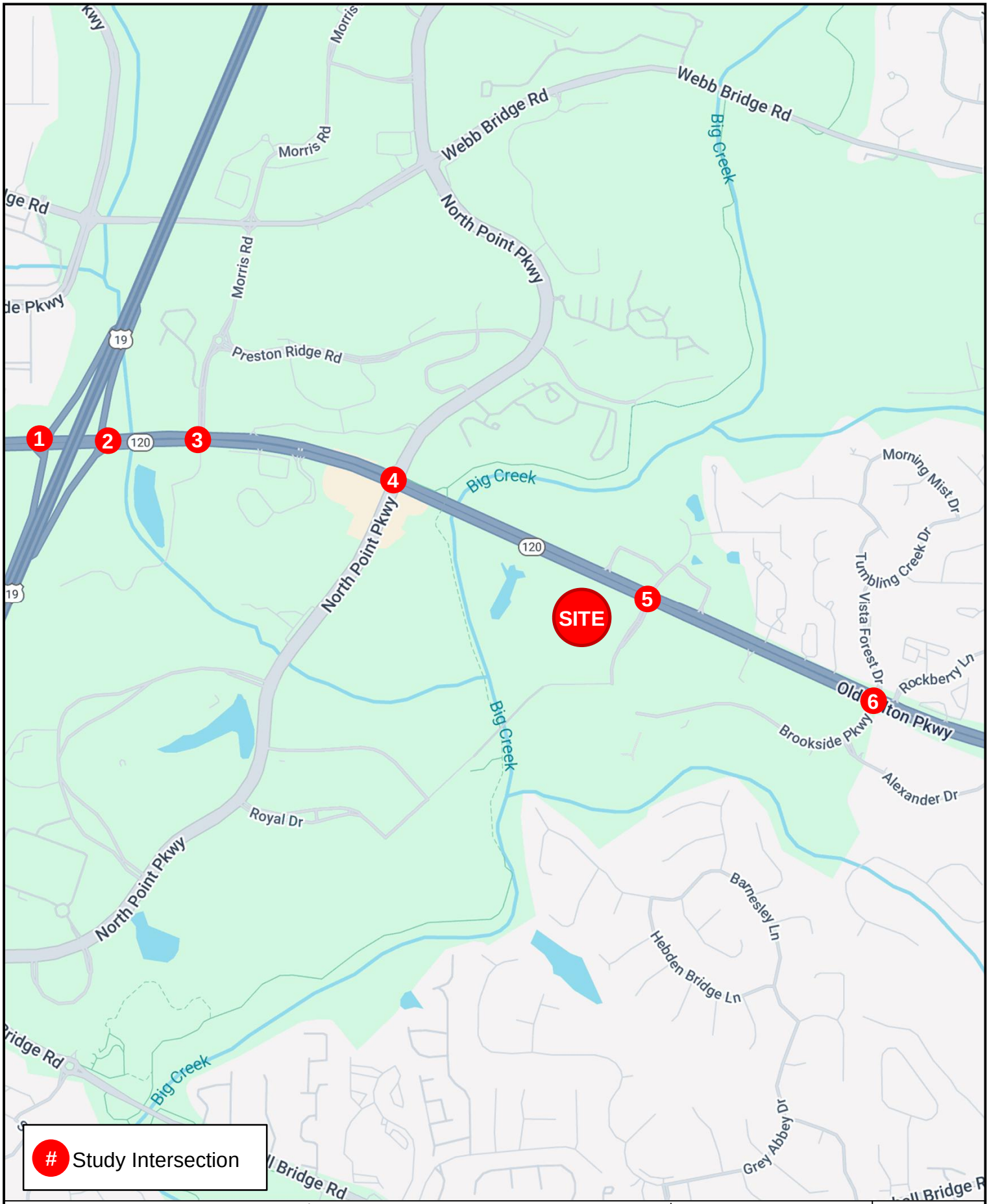
The study area was determined at the methodology meeting with input from GRTA, ARC, and other local agency stakeholders. The study includes the following nine (9) off-site intersections described in **Table 4** and shown in **Figure 3.**

Table 4: Intersection Control Summary		
Intersection	**Jurisdiction**	**Control**
1. Old Milton Parkway (SR 120) at SR 400 SB Ramps	GDOT	Signalized
2. Old Milton Parkway (SR 120) at SR 400 NB Ramps	GDOT	Signalized
3. Old Milton Parkway (SR 120) at Morris Road	City of Alpharetta	Signalized
4. Old Milton Parkway (SR 120) at North Point Parkway	City of Alpharetta	Signalized
5. Old Milton Parkway (SR 120) at Brookside Parkway/Cotton Creek Entry	City of Alpharetta	Signalized
6. Old Milton Parkway (SR 120) at Brookside Parkway/Vista Forest Drive	City of Alpharetta	Signalized
7. Old Milton Parkway (SR 120) at Site Driveway A	City of Alpharetta	Two way stop control (TWSC)
8. Brookside Parkway at Site Driveway B	City of Alpharetta	Two way stop control (TWSC)
9. Brookside Parkway at Site Driveway C	City of Alpharetta	Two way stop control (TWSC)

2.2 Existing Roadway Facilities

Roadway classification descriptions and estimated Annual Average Daily Traffic (AADT) for roadway segments within the study network are provided in **Table 5** (bolded roadways are adjacent to the site).

Table 5: Roadway Classifications				
Roadway	**Lanes**	**Posted Speed Limit**	**AADT (GDOT, 2023)**	**GDOT Functional Classification**
Old Milton Parkway (SR 120)	6	45 mph	48,400	Principal Arterial
SR 400 NB Ramp	4	Unposted	15,000	Principal Arterial
SR 400 SB Ramp	4	Unposted	11,800	Principal Arterial
Morris Rd	2	30	Unavailable	Local Road
North Point Parkway	4	40	Unavailable	Major Collector
Brookside Parkway	4	35	Unavailable	Local Road
Cotton Creek Entry	4	Unposted, Assumed 25	Unavailable	Local Road
Vista Forest Drive	2	25	Unavailable	Local Road



Kimley»Horn	***Brookside Parkway DRI Transportation Analysis***	**Study Intersections**	**Figure 3**
			Pg. 8

2.3 Traffic Data Collection

Traffic counts were collected at the nine (9) existing study intersections on Thursday, November 14, 2024, and December 3rd, 2024.

Traffic count peak hours for all the study intersections are shown in **Table 6**.

Table 6: Traffic Count Summary

Intersection	Count Date	AM Peak Hour	PM Peak Hour
1. Old Milton Parkway (SR 120) at SR 400 SB Ramps	11/14/2024	8:00 AM – 9:00 AM	4:30 PM – 5:30 PM
2. Old Milton Parkway (SR 120) at SR 400 NB Ramps	11/14/2024	8:00 AM – 9:00 AM	4:30 PM – 5:30 PM
3. Old Milton Parkway (SR 120) at Morris Road	11/14/2024	8:00 AM – 9:00 AM	4:15 PM – 5:15 PM
4. Old Milton Parkway (SR 120) at North Point Parkway	11/14/2024	7:45 AM – 8:45 AM	4:45 AM – 5:45 PM
5. Old Milton Parkway (SR 120) at Brookside Parkway/Cotton Creek Entry	11/14/2024	7:45 AM – 8:45 AM	4:00 PM – 5:00 PM
6. Old Milton Parkway (SR 120) at Brookside Parkway/Vista Forest Drive	11/14/2024	7:15 AM – 8:15 AM	4:30 PM – 5:30 PM
7. Old Milton Parkway (SR 120) at Site Driveway A	12/3/2024	7:30 AM – 8:30 AM	4:15 PM – 5:15 PM
8. Brookside Parkway at Site Driveway B	12/3/2024	8:00 AM – 9:00 AM	4:15 PM – 5:15 PM
9. Brookside Parkway at Site Driveway C	12/3/2024	8:00 AM – 9:00 AM	4:15 PM – 5:15 PM

The collected peak hour turning movement traffic counts are available upon request.

2.4 Background Traffic and Growth Rate

Background traffic is defined as expected traffic on the roadway network in future year(s) absent the construction and opening of the proposed *Brookside Mixed-Use* development. Background traffic includes a base growth rate, which is based on historical count data and population growth data. It can also include trips anticipated from nearby or adjacent other projects.

Based on methodology outlined in the GRTA Letter of Understanding (LOU), a 1.0% per year background traffic growth rate from 2024 to 2029 (5 years) was used for all roadways. Additionally, 90% of the development traffic studied from the *Northwinds Summit DRI #2669* were included as background traffic in anticipation of the full build-out of the site (approximately 10% of the density is open today). Lastly, the trip generation will include additional project trips for rezoning applications with the City of Alpharetta associated with 160 townhomes from the *3750 Brookside Parkway* project as well as trips from *3333 Old Milton Parkway* residential development.

The Projected 2029 No-Build conditions represent the Existing 2024 traffic volumes grown for five (5) years at 1.0% per year throughout the study network, plus nearby development traffic listed above.

The Projected 2029 Build conditions represent the net new project trips generated by the *Brookside Mixed-Use DRI #4317* development along with the existing office traffic associated with the site (discussed in **Section 3.0** and **Section 4.0**) added to the Projected 2029 No-Build Conditions.

2.5 Programmed and Planned Projects

Programmed and planned projects near the project site were researched to account for any improvements or modifications within the study network expected before or by the build-out year of the development. The programmed and planned projects were discussed in the methodology meeting with GRTA, ARC, and other local stakeholders.

The following projects shown in **Table 7** are programmed to occur near the development.

Table 7: Programmed Projects

Project Name	From / To Points:	Sponsor	GDOT PI #	ARC ID # (TIP)	Design FY	ROW / UTL FY	CST FY
SR 120 (Old Milton Parkway) Widening	North Point Parkway / Kimball Bridge Road	City of Alpharetta	0017187	FN-176	2020	2024	2028
Brookside Parkway Road Diet	Old Milton Parkway at Brookside Parkway (Northwest and Southeast)	City of Alpharetta	N/A	N/A	Ongoing	-	By 2029
Alpha Loop Multiuse Path Phase 2	Chelsea Walk Neighborhood / Thompson Street	City of Alpharetta	N/A	N/A	Ongoing	-	-
Alpha Loop Multiuse Path Phase 3	Atley Neighborhood / Westside Parkway	City of Alpharetta	N/A	N/A	Ongoing	-	-
CS 9216/North Point Parkway Streetscape Enhancements	Mansell Road / Haynes Bridge Road	City of Alpharetta	0017814	FN-179	2021	2025	2027
SR 141 Lane Additions	Old Alabama Road / State Bridge Road	City of Johns Creek	0020927	N/A	2025	2026	2027
SR 9 Widening	Windward Parkway / Forsyth County Line	GDOT	0007838	FN-222	2013-2020	2018	2024
North Point Alpha Link Trail - LCI	Encore Parkway / Haynes Bridge Road	City of Alpharetta	0019211	FN-350	2022	2026 / 2028	2028
State Bridge Road Widening	Kimball Bridge Road / Medlock Bridge Road	City of Johns Creek	N/A	FN-220	2029-2030	2029-2030	2029-2030
SR 400 Flex Lanes Construction	CR 209/Spalding Drive / CR 458/McFarland Road	GDOT	0008444	N/A	-	2052	2052
SR 400 Express Lanes Construction	North Springs MARTA Station / McFarland Road	GDOT	0001757	AR-ML-300	2005-2023	2019-2027	2022-2031

**Project information was obtained from GeoPI (GDOT), the Atlanta Region's Plan (ARC), and the City of Alpharetta.*

The following projects are projected to be built-out prior to the 2029 Build year for the proposed development and are included in the No-Build and Build scenarios as follows per the GRTA LOU:

- SR 120 (Old Milton Parkway) Widening (GDOT PI 0017187)
  - Widen from four to six-lanes between North Point Parkway and Kimball Bridge Road (impacting roadway laneage at intersections 4 through 6) as shown in the GDOT PI 0017187 Concept Report (2022).
  - Incorporate future traffic signal timings/phasing provided by Alpharetta City staff from the GDOT PI 0017187 project (assumed to be associated with the study/analysis of 2020 traffic forecasted data referenced in the 2022 Concept Report).
- Brookside Parkway Road Diet
  - Proposed road diet to reduce from four to two lanes along Brookside Parkway south of site driveways (note that Brookside Parkway at Old Milton Parkway is not expected to be modified due to the Road Diet project).

Available fact sheets for projects listed in the table above can be found in **Appendix D**. Additionally, raw traffic signal timings for the Future Conditions provided by City of Alpharetta Staff are included in **Appendix D**.

The following projects shown in **Table 8** are planned to occur near the development in the future with timelines and funding sources yet to be determined.

Table 8: Planned Projects

Project Name	From / To Points:	Potential Sponsor	GDOT PI #	ARC ID # (TIP)	Project Timeline	Planning Document
Streetscape Upgrades: Existing Roadways "Streetscape A", "Streetscape B", & "Streetscape C"	Old Milton Parkway at Brookside Park Entrance / Old Milton Parkway at Brookside Parkway/Vista Forest Drive	City of Alpharetta	N/A	N/A	-	Brookside Small Area Plan 2.1, 2.2, and 2.3
Intersection Upgrades: Old Milton Parkway at Brookside Parkway (Northwest and Southeast)	Old Milton Parkway at Brookside Parkway/Cotton Creek Entry & Old Milton Parkway at Brookside Parkway/ Vista Forest Drive	City of Alpharetta	N/A	N/A	-	Brookside Small Area Plan 3.1
Intersection Upgrades: Old Milton Parkway at Brookside Parkway (Southeast)	Old Milton Parkway at Brookside Parkway/Vista Forest Drive	City of Alpharetta	N/A	N/A	-	Brookside Small Area Plan 3.2
Brookside Parallel Trail Pathway	Old Milton Parkway / Brookside Parkway / Alexander Drive	City of Alpharetta	N/A	N/A	-	Brookside Small Area Plan 4.1
Brookside Park Gateway	Brookside Park Access on Old Milton Parkway	City of Alpharetta	N/A	N/A	-	Brookside Small Area Plan 5.1
Alpha Loop Extension (Kimball Bridge Road / Encore Parkway)	Kimball Bridge Road / Encore Parkway	City of Alpharetta	N/A	N/A	-	N/A
Alpha Loop Extension (Encore Parkway / Big Creek Greenway)	Encore Parkway / Big Creek Greenway	City of Alpharetta	N/A	N/A	-	N/A
Alpha Loop Extension (Webb Bridge Road / Academy Street)	Webb Bridge Road / Academy Street	City of Alpharetta	N/A	N/A	-	N/A

**Project information was obtained from GeoPI (GDOT), the Atlanta Region's Plan (ARC) and the City of Alpharetta.*

Available fact sheets for projects listed in the table above can be found in **Appendix D**.

2.6 Future Traffic Signal Modeling

Traffic signal timings were provided by City of Alpharetta staff for the existing condition and future conditions associated with the programmed GDOT SR 120 widening project (PI 0017187) for use in the study. Existing timings were additional reviewed/confirmed with current GDOT signal timing databases.

Per GRTA *Development of Regional Impact Review Procedures* (March 2021), Section 3.2.3.1 (Traffic Signal Modeling: Modeling between Existing and No-Build Conditions):

> Changes to signal timing (sequences, splits, offsets, phases, cycles) shall not be made in LOS modeling between existing and no-build conditions, unless modifications are required to accurately model a programmed transportation project.

Per the GRTA LOU dated January 14, 2025, traffic signal timings provided by City Staff were used to model the future No-Build scenario based on the programmed GDOT SR 120 widening project (PI 0017187). Full signal timings provided by Alpharetta City Staff were incorporated into the No-Build scenario for the following intersections associated with the GDOT programmed project extents:

4. Old Milton Parkway (SR 120) at North Point Parkway
5. Old Milton Parkway (SR 120) at Brookside Parkway/Cotton Creek Entry
6. Old Milton Parkway (SR 120) at Brookside Parkway/Vista Forest Drive

Offsets provided by the Alpharetta were considered for Intersections 1-3 in order to reflect changes in travel progression along the corridor associated with the programmed GDOT PI 0017187 widening project without modifying the base timings (splits, sequences). Provided timings are included in **Appendix D**.

Per Section 3.2.3.1 (Traffic Signal Modeling: Modeling between No-Build and Build Conditions):

> Changes to signal sequences, splits and offsets are allowed to LOS modeling between the no-build and build phase. Changes to signal cycles shall not be allowed unless approved by GRTA at the Methodology Meeting. The Traffic Engineer shall include in the TIS an explanation of all signal timing changes between the no-build and build conditions.

For the Build condition, signal timing changes to splits, offsets, and sequences were considered to better reflect Build traffic conditions for this study as indicated in individual intersection analysis results detailed in Chapter 5.

While GRTA rules indicate that cycle lengths should not be changed between No-Build and Build conditions (noted above), a cycle length improvement to mitigate the background/No-Build condition may provide "the minimum improvement needed" to operate at the GRTA LOS standards for an intersection that has failing or LOS E under Existing or No-Build conditions. Changes to cycle lengths to mitigate low approach LOS for the No-Build condition were considered for Intersection 5 and Intersection 6 in this report. This recommendation, as a system improvement based on background traffic is feasible, low-cost timing-only improvement (cycle length adjustment) to serve existing/background traffic conditions (without the proposed development) and is recommended for consideration by GDOT and the City of Alpharetta.

Per Section 3.2.3.1 (Traffic Signal Modeling: Modeling and Mitigation):

> Changes to signal timing splits or cycle lengths should not be considered mitigation. Changes to phasing, except in cases where there is a new approach to an intersection, can be considered toward mitigation.

Per GRTA, these minor signal timing adjustments are not considered mitigation. It is notable that changes to signal timing splits or cycle lengths are commonly implemented to respond to shifts in travel patterns that occur over time. This provision considers that minor adjustments to signal timing do not need to be listed as a required improvement in the GRTA Notice of Decision. Many intersections in this study required no addition mitigation beyond minor signal timing adjustments in order to operate at GRTA LOS standards under the No-Build conditions. It is recommended that GDOT and the City of Alpharetta continue to monitor signal timings along the corridor associated with general growth and shifts in travel, as well as associated with the programmed GDOT PI 0017187 widening project.

2.7 Level-of-Service Overview

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 within a traffic stream. The *Highway Capacity Manual* defines six levels-of-service, LOS A through LOS F, with A being the best and F being the worst. LOS analyses were conducted at all intersections within the study network using *Synchro 12*.

LOS for signalized intersections and all-way stop controlled intersections are reported for the intersection as a whole. One or more movements at an intersection may experience a low LOS while the intersection as a whole may operate acceptably.

LOS for unsignalized intersections with stop control on the minor street only is reported for the side street approaches and the major street left-turn movements. Low LOS for side street approaches is not uncommon, as vehicles may experience delays in turning onto a major roadway.

2.8 Level-of-Service Standards

Per Section 3.2.2.1 of the GRTA *Development of Regional Impact Review Procedures*, the overall LOS standard is generally LOS D. However, the overall LOS standard is LOS E for the following intersections based on their location within the Regional Employment Corridor along SR 400 according to the ARC UGPM:

1. Old Milton Parkway (SR 120) at SR 400 SB Ramps
2. Old Milton Parkway (SR 120) at SR 400 NB Ramps
3. Old Milton Parkway (SR 120) at Morris Road
4. Old Milton Parkway (SR 120) at North Point Parkway

Additionally, per GRTA, if an intersection overall or approach LOS is failing under Existing conditions, then the LOS standard for future No-Build and Build conditions is considered to be LOS E.

3.0 TRIP GENERATION

Gross trips associated with the proposed development were estimated using the *Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition*, using equations where available. Reductions to gross trips including mixed-use reductions and pass-by reductions are applicable for the site and based on the ITE *Trip Generation Handbook, 3rd Edition*, and an alternative mode reduction of 5% was taken in this analysis as outlined in the GRTA Letter of Understanding (LOU).

Per discussions in the Methodology Meeting, approximately 130,000 SF of office is existing, will remain, and accounts for traffic to and from the development accounted for in traffic count data collected for the project. However, an additional 20,000 SF of office has been included in the trip generation projections for the new infill development to augment existing driveway count data that identified lower volumes than traditional ITE projections for the existing 130,000 SF of office on-site.

Table 9 summarizes the trip generation for the proposed infill development including traffic associated the proposed development program of 90 townhomes, 350 multi-family units, 60,000 SF of commercial, and the additional augmentation of trips associated with 20,000 SF of office.

Table 9: Trip Generation

Land Use		Density	Daily Trips			AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out	Total	In	Out
215	Single-Family Attached Housing	90 dwelling units	636	318	318	41	13	28	50	29	21
221	Multifamily Housing (Mid-Rise)	350 dwelling units	1,624	812	812	142	33	109	137	84	53
710	General Office Building*	20,000 Sq. Ft. GFA	286	143	143	42	37	5	44	7	37
821	Shopping Plaza (40-150k) - No Supermarket	60,000 Sq. Ft. GFA	4,052	2,026	2,026	104	64	40	311	152	159
Mixed-Use Reductions			*-920*	*-460*	*-460*	*-10*	*-5*	*-5*	*-138*	*-69*	*-69*
Alternative Mode Reductions (5%)			*-285*	*-143*	*-142*	*-16*	*-7*	*-9*	*-20*	*-11*	*-10*
Pass-by Reductions (per ITE)			*-1,364*	*-682*	*-682*	-	-	-	*-94*	*-47*	*-47*
Net New Infill Development Trips			**4,029**	**2,014**	**2,015**	**303**	**135**	**168**	**290**	**145**	**144**
Existing Office Traffic (driveway traffic counts)						138	123	15	144	15	129
Total Master Plan Traffic						**441**	**258**	**183**	**434**	**160**	**273**
Master Plan Driveway Volumes (Net New Infill Development + Existing Office + Pass-by Trips)						441	258	183	528	207	320

The trip generation summary above presents the net new trips associated with the infill development, lists the driveway traffic count data collected for the study, and presents the summed total master plan traffic associated with the existing and infill development master plan program.

A more detailed trip generation analysis summary table is provided in **Appendix B**.

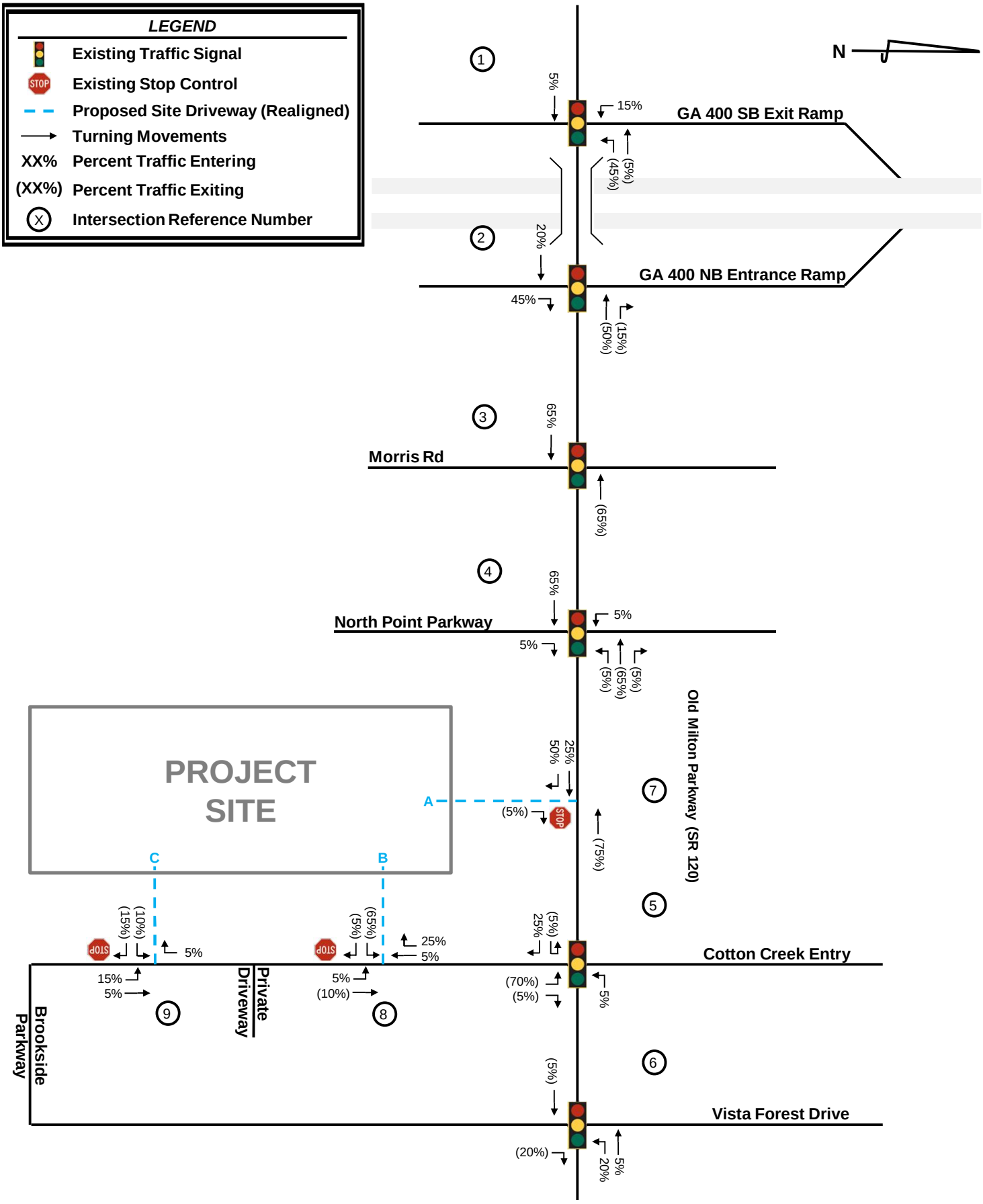
4.0 TRIP DISTRIBUTION AND ASSIGNMENT

The distribution of new project trips was based on the project land use, a review of land use densities and road facilities in the area, engineering judgement, and methodology discussions with GRTA, ARC, City of Alpharetta and other local stakeholders.

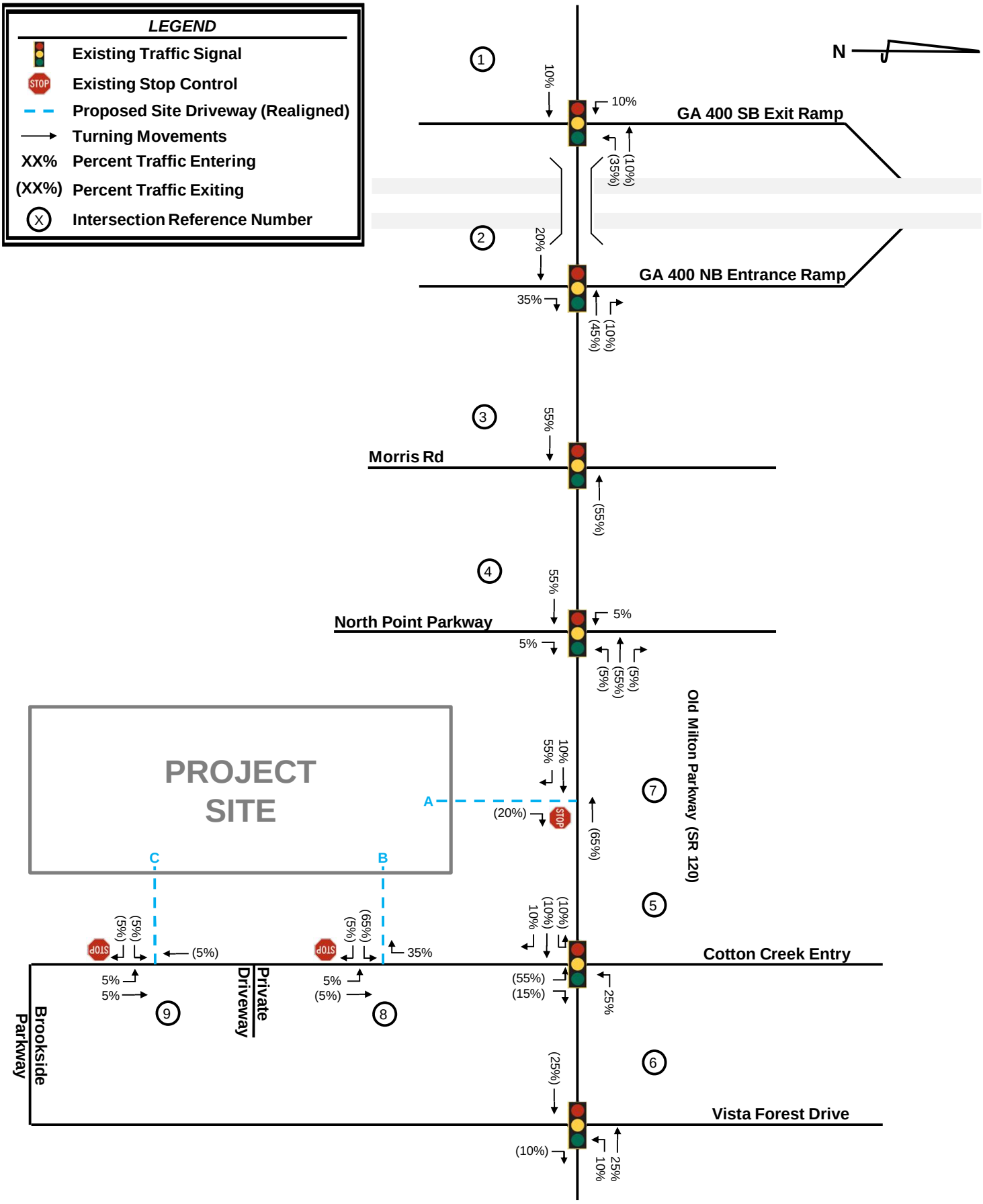
The anticipated distribution and assignment of the residential trips throughout the study roadway network is shown for in the development in **Figure 4** and non-residential distribution and assignment in **Figure 5**. These trip assignment percentages were applied to the net project trips expected to be generated by the development, and the volumes were assigned to the roadway network. The peak hour new project trips are shown by turning movement throughout the study network in **Figure 6**.

Additionally, existing office trips were adjusted to consider the future layout of the redevelopment master plan. Adjusted existing office trips are shown in **Figure 7**.

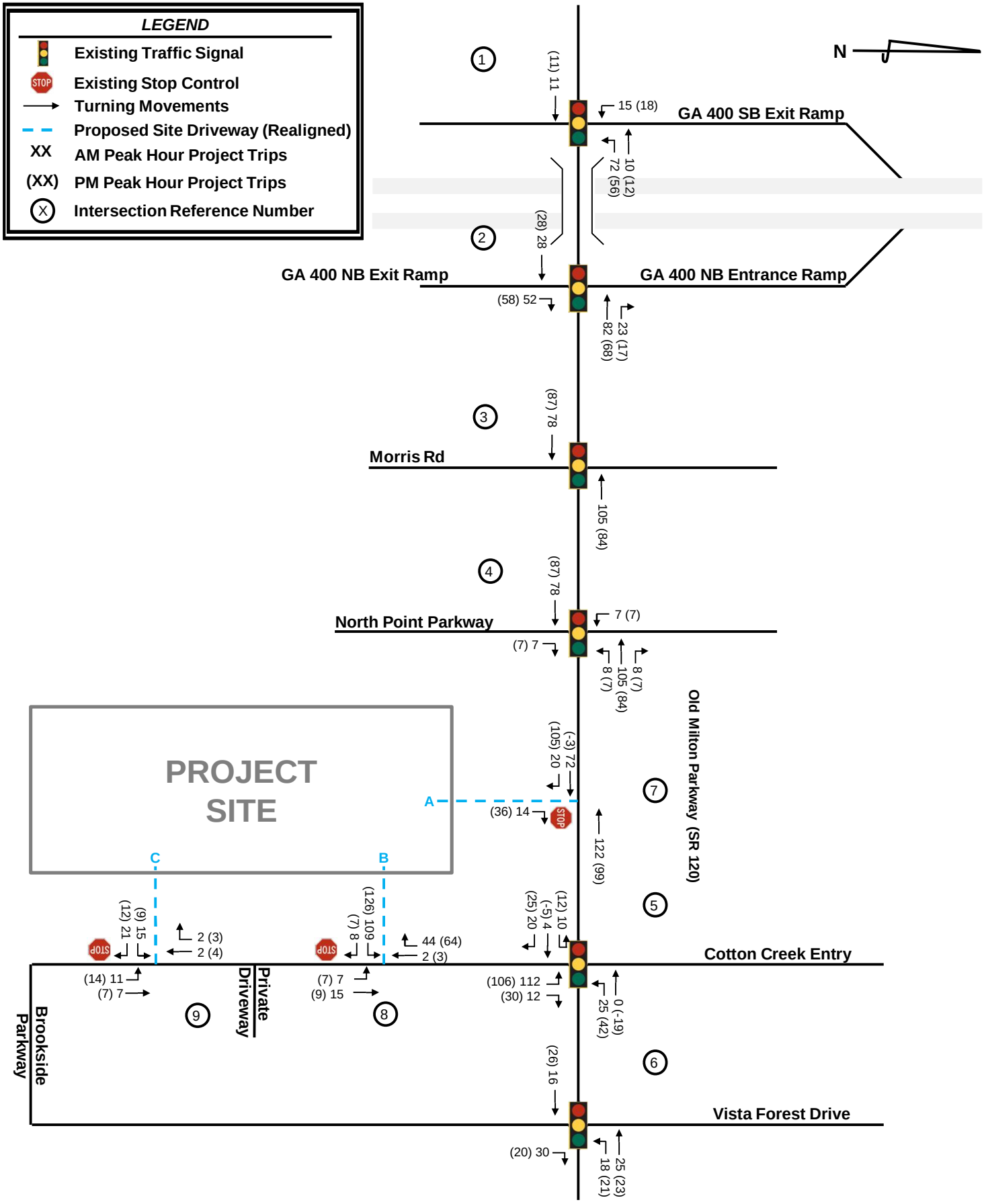
Detailed intersection volume worksheets are provided in **Appendix C**.



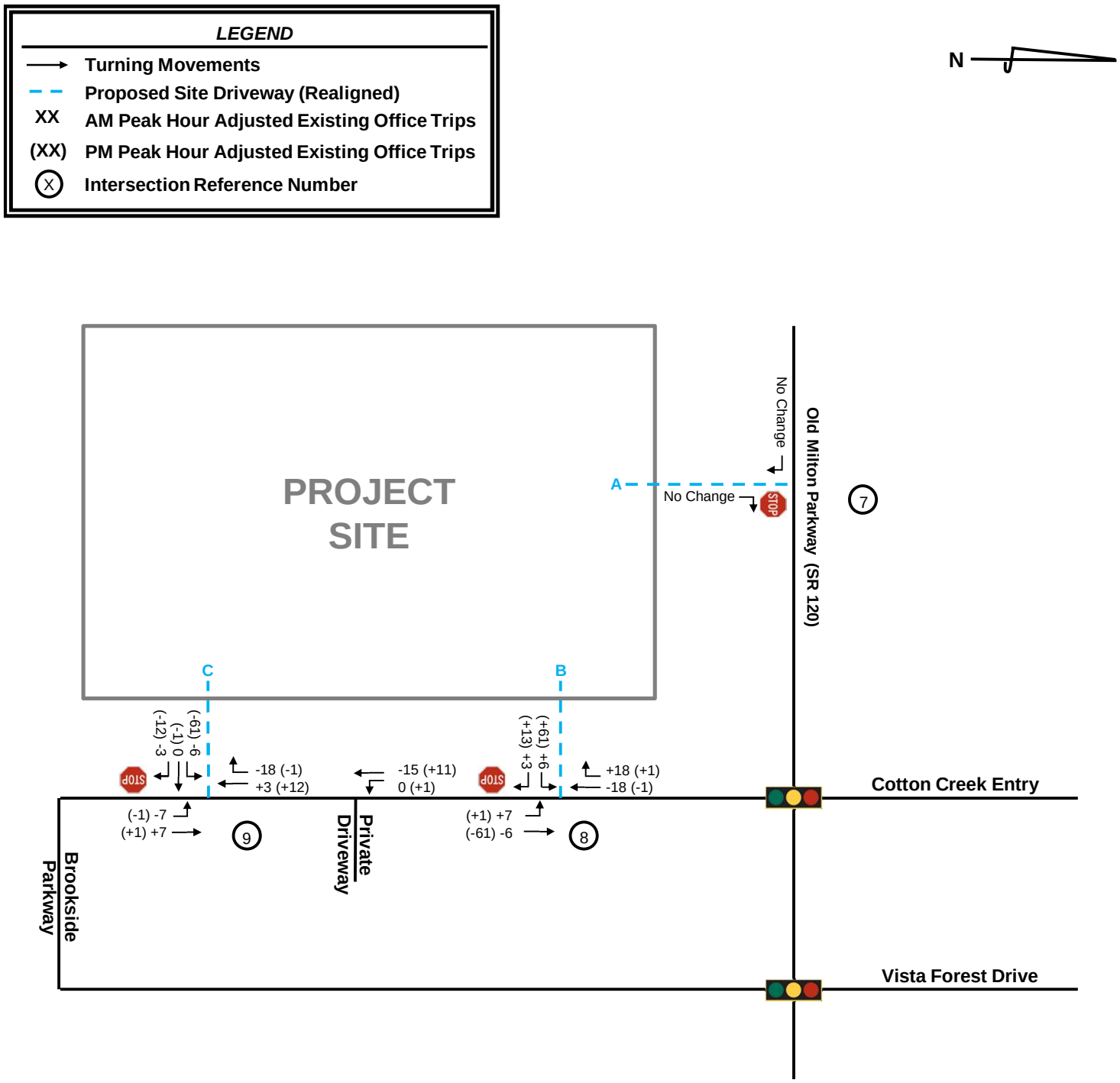
Kimley»Horn	*Brookside Parkway DRI Transportation Analysis*	**Residential Trip Assignment**	**Figure 4**
			Pg. 16



Kimley»Horn	*Brookside Parkway DRI Transportation Analysis*	**Non-Residential Trip Assignment**	**Figure 5**
			Pg. 17



Kimley»Horn	*Brookside Parkway DRI Transportation Analysis*	New Project Trips	Figure 6
			Pg. 18



*REROUTE OF EXISTING OFFICE TRIPS BASED ON INFILL DEVELOPMENT/ FUTURE SITE PLAN

Kimley»Horn	*Brookside Parkway DRI Transportation Analysis*	**Adjusted Existing Office Trips**	**Figure 7**
			Pg. 19

5.0 TRAFFIC ANALYSIS

Capacity analyses were performed using *Synchro 12* for the AM and PM peak hours under the Existing 2025 conditions, Projected 2029 No-Build conditions, and Projected 2029 Build conditions. The capacity analyses were performed using methodologies from the *Highway Capacity Manual (HCM), 6th Edition* and *HCM 2000* Edition as noted.

These analyses included existing roadway lane configurations for each of the scenarios. The traffic volumes and roadway lane configurations used for each scenario are shown in **Figure 8** for Existing 2024 conditions, **Figure 9** for Projected 2029 No-Build conditions, and **Figure 10** for Projected 2029 Build conditions.

Sections 5.1 – 5.9 provide the results of the capacity analyses for each study intersection and include projected LOS, delay, and queue lengths.

5.1 Old Milton Parkway (SR 120) at SR 400 SB Ramps (Intersection 1)

Per its location in a Regional Employment Corridor, the LOS standard for Old Milton Parkway (SR 120) at SR 400 SB Ramps (Intersection 1) is LOS E. The intersection was modeled using HCM 2000 methodology due to limitations with the existing non-NEMA signal phasing (double-served westbound left-turn) for HCM 6th.

As noted in **Section 2.6**, Existing signal timings (splits, sequences) provided by the City of Alpharetta and confirmed with current GDOT databases were used for the Existing, No-Build, and Build conditions. Signal offsets provided by City of Alpharetta staff associated with GDOT PI 0017187 were incorporated into No-Build and Build conditions to account for changes in traffic progression associated with the programmed widening project, though Intersection 1 is not directly impacted by the widening.

Overall LOS Standard: E Approach LOS Standard: E				SR 400 SB Entrance Ramp Northbound			SR 400 SB Exit Ramp Southbound			Old Milton Parkway (SR120) Eastbound			Old Milton Parkway (SR120) Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2024 EXISTING	(Signal)	AM	Overall LOS	B (16.9)											
			Approach LOS				C (20.2)			B (14.9)			B (15.1)		
			Storage				350					400			
			50th Queue				225		0		286	0	93	183	
			95th Queue				277		0		374	17	132	147	
		PM	Overall LOS	C (29.5)											
			Approach LOS				C (21.0)			D (45.5)			B (20.0)		
			Storage				350					400			
			50th Queue				126		~1153		557	50	486	17	
			95th Queue				173		#1413		613	141	576	22	
2029 NO-BUILD	(Signal)	AM	Overall LOS	C (21)											
			Approach LOS				C (21.4)			B (17.9)			C (23.7)		
			Storage				350					400			
			50th Queue				241		0		341	0	168	245	
			95th Queue				293		0		443	21	221	261	
		PM	Overall LOS	C (35.7)											
			Approach LOS				C (22.1)			D (49.3)			C (29.9)		
			Storage				350					400			
			50th Queue				149		0		650	69	640	15	
			95th Queue				196		0		709	168	703	57	
2029 BUILD	(Signal)	AM	Overall LOS	C (23.7)											
			Approach LOS				C (21.3)			C 20.5)			C (29.3)		
			Storage				350					400			
			50th Queue				248		0		371	0	210	332	
			95th Queue				298		0		481	23	265	488	
		PM	Overall LOS	D (44.5)											
			Approach LOS				C (23.1)			C (33.5)			E (61.4)		
			Storage				350					400			
			50th Queue				160		0		530	60	~838	381	
			95th Queue				207		0		609	146	m#792	m378	

~ Volume exceeds capacity, queue is theoretically infinite.
# 95th percentile volume exceeds capacity, queue may be longer.
m Volume for 95th percentile queue is metered by upstream signal.

The signalized intersection of Old Milton Parkway (SR 120) at SR 400 SB Ramps (Intersection 1) is projected to operate at an acceptable overall intersection and approach LOS under the 2024 Existing conditions, 2029 No-Build Conditions, and 2029 Build Conditions for the AM and PM peak hour scenarios.

Per GRTA section 3.2.3.1, changes to signal splits and offsets were implemented in No-Build and Build to consider future shifts in travel. Per GRTA Section 3.2.3.1, changes to signal timing splits and offsets shall not be considered mitigation. No mitigation beyond minor signal timing adjustments were needed for the intersection to operate at GRTA LOS standards. It is recommended that GDOT and the City of Alpharetta continue to monitor signal timings at Intersection 1.

5.2 Old Milton Parkway (SR 120) at SR 400 NB Ramps (Intersection 2)

Per its location in a Regional Employment Corridor, the LOS standard for Old Milton Parkway (SR 120) at SR 400 NB Ramps (Intersection 2) is LOS E. The intersection was modeled using HCM 2000 methodology due to limitations with the existing non-NEMA signal phasing (double-served eastbound left-turn) for HCM 6th.

As noted in **Section 2.6**, Existing signal timings (splits, sequences) provided by the City of Alpharetta and confirmed with current GDOT databases were used for the Existing, No-Build, and Build conditions. Signal offsets provided by City of Alpharetta staff associated with GDOT PI 0017187 were incorporated into No-Build and Build conditions to account for changes in traffic progression associated with the programmed widening project, though Intersection 2 is not directly impacted by the widening.

Overall LOS Standard: E Approach LOS Standard: E				SR 400 NB Exit Ramp			SR 400 NB Entrance Ramp			Old Milton Parkway (SR120)			Old Milton Parkway (SR120)		
				Northbound			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2024 EXISTING	(Signal)	AM	Overall LOS	F (155.9)											
			Approach LOS	F (539.7)						C (22.2)			A (2.7)		
			Storage	300		300									
			50th Queue	126		~853				211	152			29	1
			95th Queue	174		#1005				240	281			41	1
		PM	Overall LOS	F (129.3)											
			Approach LOS	F (503.9)						C (27.5)			B (10.6)		
			Storage	300		300									
			50th Queue	161		~764				228	7			96	6
			95th Queue	215		#919				294	30			109	m0
2029 NO-BUILD	(Signal)	AM	Overall LOS	F (186.0)											
			Approach LOS	F (633.2)						C (30.1)			C (21.3)		
			Storage	300		300									
			50th Queue	133		~976				221	168			29	0
			95th Queue	182		#1130				273	245			42	1
		PM	Overall LOS	F (176.7)											
			Approach LOS	F (691.3)						D (42.0)			B (11.4)		
			Storage	300		300									
			50th Queue	170		~1002				252	12			365	25
			95th Queue	225		#1156				327	42			116	1
2029 BUILD	(Signal)	AM	Overall LOS	D (46.3)											
			Approach LOS	D (52.3)						D (40.0)			D (48.5)		
			Storage	300		300									
			50th Queue	90		598				162	793			497	205
			95th Queue	119		689				197	908			526	335
		PM	Overall LOS	E (56.9)											
			Approach LOS	E (68.1)						D (53.7)			D (53.4)		
			Storage	300		300									
			50th Queue	117		709				295	762			~877	272
			95th Queue	155		#874				#399	826			#917	169

~ Volume exceeds capacity, queue is theoretically infinite.
# 95th percentile volume exceeds capacity, queue may be longer.
m Volume for 95th percentile queue is metered by upstream signal.

The signalized intersection of Old Milton Parkway (SR 120) at SR 400 NB Ramps (Intersection 2) is not projected to meet GRTA's LOS standards for the overall intersection and the northbound approach under the 2024 Existing and 2029 No-Build AM and PM peak hour scenarios.

It is notable that the northbound approach of the SR 400 exit ramp has dual (2) right-turn lanes that include a free-flow barrier-separated right-turn lane adjacent to a second signal-controlled right-turn lane. *Synchro 12* HCM methodology is limited in its ability to separate lanes that operate differently (free-flow vs. signal-controlled). It is likely that the reported northbound delay is overstated for the northbound right-turn. Conservatively, all right-turning traffic was considered in the analysis. However, based on additional traffic count data requested,

approximately 70%-85% of the right-turning volume routes through the free-flow right-turn lane. Additional free-flow traffic volume detail is included in the Raw Traffic Count Data provided with the submittal package.

Per GRTA section 3.2.3.1, changes to signal splits and offsets were considered to mitigate failing LOS between No-Build and Build, resulting in acceptable LOS under 2029 Build conditions.

In order to meet GRTA LOS standards for the 2029 No-Build condition (based on the conservative analysis of the northbound right-turn traffic), changes to splits were incorporated for the 2029 No-Build Improved condition documented in the table below.

Per GRTA Section 3.2.3.1, changes to signal timing splits shall not be considered mitigation. No mitigation beyond minor signal timing adjustments is required for the intersection to operate at GRTA LOS standards. It is recommended that GDOT and the City of Alpharetta continue to monitor signal timings at Intersection 2.

Overall LOS Standard: E Approach LOS Standard: E				SR 400 NB Exit Ramp Northbound			SR 400 NB Entrance Ramp Southbound			Old Milton Parkway (SR120) Eastbound			Old Milton Parkway (SR120) Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2029 NO-BUILD IMPROVED	(Signal)	AM	Overall LOS	D (43.5)											
			Approach LOS	D (51.8)						D (38.6)			D (42.8)		
			Storage	300		300									
			50th Queue	92		568				176	754			469	189
			95th Queue	118		639				196	884			499	316
		PM	Overall LOS	E (57.5)											
			Approach LOS	E (64.6)						E (46.4)			E (61.7)		
			Storage	300		300									
			50th Queue	117		649				343	147			~799	146
			95th Queue	155		761				#447	118			#868	320

~ Volume exceeds capacity, queue is theoretically infinite.
# 95th percentile volume exceeds capacity, queue may be longer.

5.3 Old Milton Parkway (SR 120) at Morris Road (Intersection 3)

Per its location in a Regional Employment Corridor, the LOS standard for Old Milton Parkway (SR 120) at Morris Road (Intersection 3) is LOS E. The intersection was modeled using HCM 2000 methodology due to limitations with the existing non-NEMA signal phasing (double-served eastbound left-turn) for HCM 6th.

As noted in **Section 2.6**, Existing signal timings (splits, sequences) provided by the City of Alpharetta and confirmed with current GDOT databases were used for the Existing, No-Build, and Build conditions. Signal offsets provided by City of Alpharetta staff associated with GDOT PI 0017187 were incorporated into No-Build and Build conditions to account for changes in traffic progression associated with the programmed widening project, though Intersection 3 is not directly impacted by the widening.

Overall LOS Standard: E Approach LOS Standard: E				Morris Road Northbound			Morris Road Southbound			Old Milton Parkway (SR120) Eastbound			Old Milton Parkway (SR120) Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2024 EXISTING	(Signal)	AM	Overall LOS	D (42.9)											
			Approach LOS	E (59.1)			E (76.1)			C (23.9)			E (64.4)		
			Storage	75			175			200			200		
			50th Queue	22	14		193	9	0	157	481		17	573	
			95th Queue	52	48		#308	29	66	m123	m475		m26	656	
		PM	Overall LOS	C (32.3)											
			Approach LOS	E (64.4)			F (80.9)			B (17.1)			C (33.1)		
			Storage	75			175			200			200		
			50th Queue	34	12		232	12	174	~327	126		19	513	
			95th Queue	67	45		313	31	292	m#329	m279		m29	778	
2029 NO-BUILD	(Signal)	AM	Overall LOS	D (42.9)											
			Approach LOS	E (58.5)			E (78.2)			C (21.3)			E (66.4)		
			Storage	75			175			200			200		
			50th Queue	23	14		203	10	0	262	182		18	715	
			95th Queue	54	50		#334	30	70	m197	m227		m27	766	
		PM	Overall LOS	D (39.0)											
			Approach LOS	E (62.9)			F (81.7)			B (14.5)			E (51.6)		
			Storage	75			175			200			200		
			50th Queue	36	13		249	13	204	135	406		22	1072	
			95th Queue	69	46		332	34	324	m110	m328		m23	m976	
2029 BUILD	(Signal)	AM	Overall LOS	D (44.1)											
			Approach LOS	E (57.2)			E (71.3)			C (27.7)			E (61.4)		
			Storage	75			175			200			200		
			50th Queue	23	14		204	10	0	249	424		17	661	
			95th Queue	50	47		283	28	65	m276	583		m25	767	
		PM	Overall LOS	C (32.8)											
			Approach LOS	E (63.2)			E (74.4)			C (22.8)			C (31.6)		
			Storage	75			175			200			200		
			50th Queue	36	13		249	13	0	146	446		23	976	
			95th Queue	69	47		335	34	98	m152	684		m34	1176	

~ Volume exceeds capacity, queue is theoretically infinite.
# 95th percentile volume exceeds capacity, queue may be longer.
m Volume for 95th percentile queue is metered by upstream signal.

The signalized intersection of Old Milton Parkway (SR 120) at Morris Road (Intersection 3) is projected to meet GRTA's LOS standards for the overall intersection under the 2024 Existing, 2029 No-Build, and 2029 Build conditions for both the AM and PM scenarios. However, the Southbound approach is projected to operate at LOS F under the 2024 Existing and 2029 No-Build conditions for the PM peak hour scenario.

Per GRTA section 3.2.3.1, changes to signal splits and offsets were considered to mitigate failing LOS between No-Build and Build, resulting in acceptable LOS under 2029 Build conditions.

In order to meet GRTA LOS standards for the 2029 No-Build condition, changes to splits were incorporated for the 2029 No-Build Improved condition documented in the table below.

Per GRTA Section 3.2.3.1, changes to signal timing splits and offsets shall not be considered mitigation. No mitigation beyond minor signal timing adjustments is required for the intersection to operate at GRTA LOS standards under the No-Build or Build conditions. It is recommended that GDOT and the City of Alpharetta continue to monitor signal timings at Intersection 3.

Overall LOS Standard: E Approach LOS Standard: E				Morris Road			Morris Road			Old Milton Parkway (SR120)			Old Milton Parkway (SR120)		
				Northbound			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2029 NO-BUILD IMPROVED	(Signal)	AM	Overall LOS	D (45.2)											
			Approach LOS	E (57.2)			E (71.3)			C (27.1)			E (65.7)		
			Storage	75			175			200			200		
			50th Queue	23	14		204	10	0	249	424		13	668	
			95th Queue	50	47		283	28	65	m276	583		m22	773	
		PM	Overall LOS	C (31.3)											
			Approach LOS	E (63.2)			E (74.4)			C (26.5)			C (23.9)		
			Storage	75			175			200			200		
			50th Queue	36	13		249	13	0	145	459		9	976	
			95th Queue	70	47		337	34	99	m152	684		m13	1175	

~ Volume exceeds capacity, queue is theoretically infinite.
# 95th percentile volume exceeds capacity, queue may be longer.
m Volume for 95th percentile queue is metered by upstream signal.

5.4 Old Milton Parkway (SR 120) at North Point Parkway (Intersection 4)

Per its location in a Regional Employment Corridor, the LOS standard for Old Milton Parkway (SR 120) at North Point Parkway (Intersection 4) is LOS E. The intersection was modeled using HCM 6th methodology.

As noted in **Section 2.6**, Existing signal timings provided by the City of Alpharetta and confirmed with current GDOT databases were used for the Existing conditions. Future traffic signal modeling for the No-Build and Build scenarios incorporated timings associated with the programmed GDOT PI 0017187 widening project provided by the City of Alpharetta (included in **Appendix D**) and documented in the GRTA LOU. It is notable that future GDOT PI 0017187 timings provided by the City of Alpharetta included the following sequence changes at Intersection 4 in addition to modifications to splits:

- PM peak hour, Phase 1 (WBL) switched from lag to lead.
- PM peak hour, Phase 3 (NBL) switched from lead to lag.
- PM peak hour, Phase 5 (EBL) switched from lead to lag.
- AM peak hour, Phase 7 (SBL) switched from lead to lag.

Overall LOS Standard: E Approach LOS Standard: E				North Point Parkway			North Point Parkway			Old Milton Parkway (SR120)			Old Milton Parkway (SR120)		
				Northbound			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2024 EXISTING	(Signal)	AM	Overall LOS	C (28.8)											
			Approach LOS	E (71.5)			F (106.2)			B (18.8)			A (8.9)		
			Storage	225		275	150		75	375			280		575
			50th Queue	44	182	0	~135	169	0	53	860	175	211	315	40
			95th Queue	74	239	20	#228	227	0	m84	939	246	252	294	86
		PM	Overall LOS	D (48.1)											
			Approach LOS	F (118.7)			F (91.9)			A (8.6)			D (46.3)		
			Storage	225		275	150		75	375			280		575
			50th Queue	162	186	51	155	181	12	77	590	0	79	1087	64
			95th Queue	211	240	147	209	240	94	117	210	1	121	1190	148
2029 NO-BUILD	(Signal)	AM	Overall LOS	C (34.8)											
			Approach LOS	F (85.8)			E (72.1)			D (36.9)			B (11.1)		
			Storage	225		275	150		75	375			280		575
			50th Queue	50	193	0	130	173	0	66	815		226	465	
			95th Queue	#86	253	25	179	227	0	m106	#895		256	499	
		PM	Overall LOS	F (95.2)											
			Approach LOS	F (135)			F (137.2)			C (26.4)			F (131.9)		
			Storage	225		275	150		75	375			280		575
			50th Queue	178	201	78	164	196	40	47	481		77	~1068	
			95th Queue	#255	#277	184	#222	#278	133	87	661		127	#1120	
2029 BUILD	(Signal)	AM	Overall LOS	D (44.7)											
			Approach LOS	E (79.4)			E (70.4)			D (50.2)			C (25.2)		
			Storage	225		275	150		75	375			280		575
			50th Queue	48	192	0	133	174	0	59	898		241	344	
			95th Queue	78	245	33	182	226	0	95	#991		m#289	454	
		PM	Overall LOS	D (43.7)											
			Approach LOS	E (79.5)			E (76)			D (54)			B (10.1)		
			Storage	225		275	150		75	375			280		575
			50th Queue	176	194	43	168	191	58	77	574		91	790	
			95th Queue	225	244	136	216	240	146	124	813		133	715	

~ Volume exceeds capacity, queue is theoretically infinite.
# 95th percentile volume exceeds capacity, queue may be longer.
m Volume for 95th percentile queue is metered by upstream signal.

The signalized intersection of Old Milton Parkway (SR 120) at North Point Parkway (Intersection 4) is projected to operate at an acceptable overall LOS under the 2024 Existing AM and PM conditions. However, the southbound approach is projected to operate at an LOS F for both 2024 Existing condition peak hours, and the northbound approach is also projected to operate at an LOS F during the PM peak hour. The intersection is projected to operate at an acceptable overall LOS for the 2029 No-Build AM peak hour scenario however the northbound

approach is projected to operate at an LOS F. Under the 2029 No-Build PM peak hour, the intersection is not projected to operate at an acceptable overall LOS and with the northbound, southbound, westbound approaches expected to operate at an LOS F.

Per GRTA section 3.2.3.1, changes to signal splits and sequences were considered to mitigate failing LOS between No-Build and Build. The noted reversed sequence changes identified below to low LOS in the 2029 No-Build Improved condition were applied to the 2029 Build conditions.

In order to meet GRTA LOS standards for the 2029 No-Build condition, changes to splits and sequences were incorporated for the 2029 No-Build Improved condition resulting in acceptable LOS as documented in the table below. The following sequence changes from the programmed No-Build signal timings included in the study:

- PM peak hour, Phase 3 (NBL) switched from lag to lead.
- PM peak hour, Phase 5 (EBL) switched from lag to lag.

Per GRTA Section 3.2.3.1, changes to signal timing splits shall not be considered mitigation. No mitigation beyond minor signal timing adjustments is required for the intersection to operate at GRTA LOS standards. It is recommended that GDOT and the City of Alpharetta continue to monitor signal timings at Intersection 4.

Overall LOS Standard: E Approach LOS Standard: E				North Point Parkway			North Point Parkway			Old Milton Parkway (SR120)			Old Milton Parkway (SR120)		
				Northbound			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2029 NO-BUILD IMPROVED	(Signal)	AM	Overall LOS	D (35.5)											
			Approach LOS	E (78.4)			E (71.1)			D (40.8)			B (11.2)		
			Storage	225		275	150		75	375			475		
			50th Queue	48	192	0	129	175	0	60	865		232	449	
			95th Queue	79	245	24	178	228	0	94	#932		278	475	
		PM	Overall LOS	C (33.4)											
			Approach LOS	E (79.3)			E (76.8)			C (25.4)			A (9)		
			Storage	225		275	150		75	375			475		
			50th Queue	176	194	24	163	191	54	84	394		82	684	
			95th Queue	225	243	112	211	240	141	125	513		125	845	

~ Volume exceeds capacity, queue is theoretically infinite.
# 95th percentile volume exceeds capacity, queue may be longer.
m Volume for 95th percentile queue is metered by upstream signal.

5.5 Old Milton Parkway (SR 120) at Brookside Parkway/Cotton Creek Entry (Intersection 5)

The LOS standard for Old Milton Parkway (SR 120) at Brookside Parkway/Cotton Creek Entry (Intersection 5) is LOS D. However, per GRTA guidance, the LOS standard may be LOS E for future No-Build and Build conditions if an intersection overall or approach LOS is failing under Existing conditions. The intersection of Old Milton Parkway (SR 120) at Brookside Parkway/Cotton Creek Entry experiences a considerable volume of U-turning vehicles on the eastbound and westbound movements. Due to the high volume, U-turning movements were studied separately from left turning vehicles. The intersection was modeled using HCM 2000 methodology due to HCM 6th's limitations on modeling U-turn delay.

As noted in **Section 2.6**, Existing signal timings provided by the City of Alpharetta and confirmed with current GDOT databases were used for the Existing conditions. Future traffic signal modeling for the No-Build and Build scenarios incorporated timings associated with the programmed GDOT PI 0017187 widening project provided by the City of Alpharetta (included in **Appendix D**) and documented in the GRTA LOU.

Overall LOS Standard: D Approach LOS Standard: D/E*				Brookside Parkway			Cotton Creek Entry			Old Milton Parkway (SR120)			Old Milton Parkway (SR120)		
				Northbound*			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2024 EXISTING	(Signal)	AM	Overall LOS	A (5.5)											
			Approach LOS	F (80.3)			E (74.1)			A (4.0)			A (3.7)		
			Storage						50	175		175	150		130
			50th Queue		43	0		28	0	45	18	0	1	50	0
			95th Queue		86	m0		62	0	m64	93	m4	m2	96	m0
		PM	Overall LOS	B (18.9)											
			Approach LOS	F (100.4)			E (69.7)			C (20.4)			A (9)		
			Storage						50	175		175	150		130
			50th Queue		177	0		22	0	14	1094	6	5	302	0
			95th Queue		264	1		53	0	m17	1142	m8	m10	323	m0
2029 NO-BUILD	(Signal)	AM	Overall LOS	A (7.1)											
			Approach LOS	F (107.1)			E (70.7)			A (2.2)			A (6.2)		
			Storage						50	175		175	150		130
			50th Queue		86	0		28	0	45	16	1	4	221	0
			95th Queue		#178	m0		64	0	m60	m16	m1	m8	233	m0
		PM	Overall LOS	B (15.7)											
			Approach LOS	F (90)			E (65.5)			B (15.7)			A (7.4)		
			Storage						50	175		175	150		130
			50th Queue		208	0		23	0	14	506	1	4	112	0
			95th Queue		287	m0		51	0	m47	719	m28	9	436	m0
2029 BUILD	(Signal)	AM	Overall LOS	B (12.3)											
			Approach LOS	E (79)			E (56.1)			A (6)			B (10.5)		
			Storage						50	175		175	150		130
			50th Queue		200	0		25	0	69	20	0	14	224	0
			95th Queue		276	m0		53	0	m#101	m36	m1	26	240	m0
		PM	Overall LOS	C (30.1)											
			Approach LOS	E (79.2)			D (52.3)			C (33.2)			B (18)		
			Storage						50	175		175	150		130
			50th Queue		329	0		20	0	40	708	27	13	518	0
			95th Queue		418	22		43	0	m102	898	m92	72	681	m3

~ Volume exceeds capacity, queue is theoretically infinite.
# 95th percentile volume exceeds capacity, queue may be longer.
m Volume for 95th percentile queue is metered by upstream signal.
** Per GRTA rules, the northbound approach LOS standard is LOS E due to failing LOS in the Existing conditions.*

The signalized intersection of Old Milton Parkway (SR 120) at Brookside Parkway/Cotton Creek Entry (Intersection 5) is projected to operate at an acceptable overall LOS for the 2024 Existing, 2029 No-Build, and 2029 Build conditions under both the AM and PM peak hour scenarios. However, under both the 2024 Existing conditions and 2029 No-Build Conditions the northbound approach operates at LOS F and southbound approach operates at LOS E and do not meet the GRTA standard of LOS D. Per GRTA guidance, the LOS standard for the

northbound approach becomes LOS E for future No-Build and Build conditions due to the failing approach LOS under Existing conditions.

Per GRTA section 3.2.3.1, changes to signal splits and offsets were considered to mitigate low LOS between No-Build and Build, resulting in acceptable LOS under 2029 Build PM peak hour conditions for each approach and the intersection overall. However, the southbound approach under the 2029 Build AM peak hour operates at LOS E and does not meet the approach standard of LOS D.

In order to mitigate low LOS for the side-street approaches of Intersection 5 under the 2029 No-Build conditions, the following system improvements to signal timings are needed to meet GRTA LOS standards:

- AM peak hour: modify signal timing to operate at a half cycle length (80 seconds instead of 160 seconds).
- PM peak hour: modify signal timing splits.

While GRTA rules indicate that cycle lengths should not be changed between No-Build and Build conditions (unless approved by GRTA at the Methodology Meeting), a cycle length improvement to mitigate the background/No-Build conditions provides a feasible, low-cost, minimum improvement to mitigate low LOS for the side-street approaches at Intersection 5 under No-Build conditions. The proposed system improvement to signal timings (cycle length and splits adjustment) is recommended for consideration by GDOT and the City of Alpharetta in lieu of more costly geometric improvements to serve background traffic (without the proposed development).

With the implementation of the proposed system improvement to signal timings noted above, the intersection of Old Milton Parkway (SR 120) at Brookside Parkway/Cotton Creek Entry (Intersection 5) is projected to operate at or above GRTA LOS standards for the 2029 No-Build Improved condition and continue to operate at acceptable LOS under 2029 Build Improved conditions as shown in the table below.

Overall LOS Standard: D Approach LOS Standard: D/E*				Brookside Parkway			Cotton Creek Entry			Old Milton Parkway (SR120)			Old Milton Parkway (SR120)		
				Northbound*			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2029 NO-BUILD IMPROVED	(Signal)	AM	Overall LOS	A (9.2)											
			Approach LOS	D (38.6)			C (32.8)			B (13.7)			A (4.3)		
			Storage			100			50	175		175	100		130
			50th Queue		38	0		13	0	29	375	46	2	45	0
			95th Queue		62	m0		34	0	m43	434	m67	m3	53	m0
		PM	Overall LOS	C (26)											
			Approach LOS	D (41.9)			C (31.3)			C (33.9)			B (15.3)		
			Storage			100			50	175		175	100		130
			50th Queue		92	0		11	0	14	404	4	4	201	0
			95th Queue		114	m0		30	0	m27	550	m13	m15	314	m0
2029 BUILD IMPROVED	(Signal)	AM	Overall LOS	B (14.6)											
			Approach LOS	D (51.7)			C (28.5)			B (18.6)			A (8.1)		
			Storage			100			50	175		175	100		130
			50th Queue		96	0		12	0	39	383	55	3	45	0
			95th Queue		#183	m0		35	0	m47	m430	m71	m5	53	m0
		PM	Overall LOS	C (24.8)											
			Approach LOS	E (79.4)			D (53.3)			B (18.8)			C (22.2)		
			Storage			100			50	175		175	100		130
			50th Queue		332	1		21	0	33	362	14	33	487	0
			95th Queue		421	17		44	0	m78	353	m23	0	756	m1

~ Volume exceeds capacity, queue is theoretically infinite.
# 95th percentile volume exceeds capacity, queue may be longer.
m Volume for 95th percentile queue is metered by upstream signal.
** Per GRTA rules, the northbound approach LOS standard is LOS E due to failing LOS in the Existing conditions.*

No mitigation beyond the proposed system improvement to signal timings (splits and AM peak hour cycle length) is required for the intersection to operate at GRTA LOS standards under the 2029 No-Build Improved and the 2029 Build Improved conditions.

It is recommended that GDOT and the City of Alpharetta continue to monitor signal timings at Intersection 5. Per GRTA Section 3.2.3.1, changes to signal timing splits and cycle lengths shall not be considered mitigation. This provision considers that traffic patterns may shift over time and may be mitigated by minor adjustments to signal timing that does not need to be listed as a required improvement in the GRTA Notice of Decision.

Additionally, per GRTA Section 3.2.3.3 (*GDOT Intersection Control Evaluation Analysis*), the GDOT Intersection Control Evaluation (ICE) Stage 1 tool shall be used for intersections along a state route with a failing approach that does not meet GRTA LOS standards if the Project is increasing trips by 20 percent or more. It is notable that signal timing alone mitigates the low side-street levels-of-service at Intersection 5, as shown in the preferred modeled system improvement to signal timings included in this TIS. However, potential intersection alternatives (geometric changes) are indicated in the ICE Stage 1 in **Appendix E**.

5.6 Old Milton Parkway (SR 120) at Brookside Parkway/Vista Forest Drive (Intersection 6)

The LOS standard for Old Milton Parkway (SR 120) at Brookside Parkway/Vista Forest Drive (Intersection 6) is LOS D. However, per GRTA guidance, the LOS standard may be LOS E for future No-Build and Build conditions if an intersection overall or approach LOS is failing under Existing conditions. The intersection of Old Milton Parkway (SR 120) at Brookside Parkway/Vista Forest Drive experiences a considerable volume of U-turning vehicles on the eastbound and westbound movements. Due to the high volume, U-turning movements were studied separately from left turning vehicles. The intersection was modeled using HCM 2000 methodology due to HCM 6th's limitations on modeling U-turn delay.

As noted in **Section 2.6**, Existing signal timings provided by the City of Alpharetta and confirmed with current GDOT databases were used for the Existing conditions. Future traffic signal modeling for the No-Build and Build scenarios incorporated timings associated with the programmed GDOT PI 0017187 widening project provided by the City of Alpharetta (included in **Appendix D**) and documented in the GRTA LOU.

Overall LOS Standard: D Approach LOS Standard: D				Brookside Parkway			Vista Forest Drive			Old Milton Parkway (SR120)			Old Milton Parkway (SR120)		
				Northbound			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2024 EXISTING	(Signal)	AM	Overall LOS	B (14.7)											
			Approach LOS	E (73.7)			E (73.6)			B (17.9)			A (9.2)		
			Storage							310		200	72		60
			50th Queue		15	0		26		5	663	0	13	489	0
			95th Queue		42	0		87		17	680	12	30	698	0
		PM	Overall LOS	B (11.8)											
			Approach LOS	E (78.7)			E (77.6)			A (6.2)			A (9.2)		
			Storage							310		200	72		60
			50th Queue		107	7		34		10	201	0	9	390	0
			95th Queue		171	65		79		m17	225	m0	22	530	0
2029 NO-BUILD	(Signal)	AM	Overall LOS	B (12.2)											
			Approach LOS	F (125.3)			E (73.7)			B (12.3)			A (6.4)		
			Storage							310		200	72		60
			50th Queue		22	12		29		9	290	5	17	283	0
			95th Queue		50	43		91		34	323	25	35	385	0
		PM	Overall LOS	B (10.3)											
			Approach LOS	E (72.7)			E (75.9)			A (4.3)			A (8.3)		
			Storage							310		200	72		60
			50th Queue		112	9		31		2	330	0	18	254	0
			95th Queue		176	68		78		27	297	m3	61	361	0
2029 BUILD	(Signal)	AM	Overall LOS	B (13.2)											
			Approach LOS	F (122.1)			E (73.6)			B (12.9)			A (6.5)		
			Storage							310		200	72		60
			50th Queue		22	19		27		8	283	5	19	287	0
			95th Queue		51	57		89		34	327	26	39	397	0
		PM	Overall LOS	B (13.9)											
			Approach LOS	E (62.9)			E (75.9)			B (11.7)			A (8.8)		
			Storage							310		200	72		60
			50th Queue		112	23		31		3	299	0	23	261	0
			95th Queue		178	69		78		m64	587	m6	99	370	0

~ Volume exceeds capacity, queue is theoretically infinite.
# 95th percentile volume exceeds capacity, queue may be longer.
m Volume for 95th percentile queue is metered by upstream signal.

The signalized intersection of Old Milton Parkway (SR 120) at Brookside Parkway/Vista Forest Drive (Intersection 6) is projected to operate at an acceptable overall LOS for the 2024 Existing, 2029 No-Build, and 2029 Build conditions under both the AM and PM peak hour scenarios. However, the northbound and southbound side-street approaches do not meet GRTA standards of LOS D in any scenario or time period. Both approaches operate at LOS E under 2024 Existing conditions and LOS E or F under 2029 No-Build and 2029 Build conditions. Because

the approaches do not operate at LOS F under 2024 Existing conditions, the LOS standard for the northbound and southbound approaches remain LOS D.

Per GRTA section 3.2.3.1, changes to signal splits, sequences, and offsets were considered to mitigate low LOS between No-Build and Build conditions. However, the northbound and southbound approaches continued to operate below the GRTA standard of LOS D.

In order to mitigate low LOS for the side-street approaches of Intersection 6 under the 2029 No-Build conditions, the following system improvements to signal timings are needed to meet GRTA LOS standards:

- AM peak hour: modify signal timing to operate at a half cycle length (80 seconds instead of 160 seconds) and change the sequence of Phase 5 (WBL) from lead to lag.
- PM peak hour: modify signal timing to operate at a half cycle length (90 seconds instead of 180 seconds).

While GRTA rules indicate that cycle lengths should not be changed between No-Build and Build conditions (unless approved by GRTA at the Methodology Meeting), a cycle length improvement to mitigate the background/No-Build conditions provides a feasible, low-cost, minimum improvement to mitigate low LOS for the side-street approaches at Intersection 6 under No-Build conditions. The proposed system improvement to signal timings (cycle length, splits, and sequence adjustment) is recommended for consideration by GDOT and the City of Alpharetta in lieu of more costly geometric improvements to serve background traffic (without the proposed development).

With the implementation of the proposed system improvement to signal timings noted above, the intersection of Old Milton Parkway (SR 120) at Brookside Parkway/Vista Forest Drive (Intersection 6) is projected to operate at or above GRTA LOS standards for the 2029 No-Build Improved condition and continue to operate at acceptable LOS under 2029 Build Improved conditions as shown in the table below.

Overall LOS Standard: D Approach LOS Standard: D				Brookside Parkway			Vista Forest Drive			Old Milton Parkway (SR120)			Old Milton Parkway (SR120)		
				Northbound			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2029 NO-BUILD IMPROVED	(Signal)	AM	Overall LOS	A (9.9)											
			Approach LOS	C (33)			C (34.7)			A (6.4)			B (10.5)		
			Storage			200				310		275	72		60
			50th Queue		15	0		12		3	39	0	28	280	0
			95th Queue		36	13		54		5	42	1	57	371	0
		PM	Overall LOS	B (16.2)											
			Approach LOS	D (42.7)			D (35.2)			B (18)			B (10.7)		
			Storage			200				310		275	72		60
			50th Queue		57	9		14		12	314	0	14	205	0
			95th Queue		92	46		45		m46	443	m0	52	285	0
2029 BUILD IMPROVED	(Signal)	AM	Overall LOS	A (9.6)											
			Approach LOS	C (33.2)			C (34.7)			A (4.6)			B (10.8)		
			Storage			200				310		275	72		60
			50th Queue		14	1		12		3	39	0	32	287	0
			95th Queue		34	21		54		5	43	1	63	378	0
		PM	Overall LOS	B (17)											
			Approach LOS	D (40.2)			D (35.2)			B (19.7)			B (10.9)		
			Storage			200				310		275	72		60
			50th Queue		53	11		14		6	769	0	17	209	0
			95th Queue		81	46		45		m62	514	m0	68	290	0

~ Volume exceeds capacity, queue is theoretically infinite.
# 95th percentile volume exceeds capacity, queue may be longer.
m Volume for 95th percentile queue is metered by upstream signal.

No mitigation beyond the proposed system improvement to signal timings (cycle lengths, splits, and sequence adjustment) is required for the intersection to operate at GRTA LOS standards under the 2029 No-Build Improved and the 2029 Build Improved conditions.

It is recommended that GDOT and the City of Alpharetta continue to monitor signal timings at Intersection 6. Per GRTA Section 3.2.3.1, changes to signal timing splits and cycle lengths shall not be considered mitigation. This provision considers that traffic patterns may shift over time and may be mitigated by minor adjustments to signal timing that does not need to be listed as a required improvement in the GRTA Notice of Decision.

Additionally, per GRTA Section 3.2.3.3 (*GDOT Intersection Control Evaluation Analysis*), the GDOT Intersection Control Evaluation (ICE) Stage 1 tool shall be used for intersections along a state route with a failing approach that does not meet GRTA LOS standards if the Project is increasing trips by 20 percent or more. It is notable that signal timing alone mitigates the low side-street levels-of-service at Intersection 6, as shown in the preferred modeled system improvement to signal timings included in this TIS. However, potential intersection alternatives (geometric changes) are indicated in the ICE Stage 1 in **Appendix E**.

5.7 Old Milton Parkway (SR 120) at Site Driveway A (Intersection 7)

The LOS standard for Old Milton Parkway (SR 120) at Site Driveway A (Intersection 7) is LOS D. The intersection was modeled using HCM 6th methodology for two-way stop-controlled intersections. The Brookside Parkway Road Diet project was considered based on the most conservative lane configuration presented – a single lane northbound and a single lane southbound with no central left-turn lane. If the road diet incorporated with a central left-turn lane LOS would be likely to improve beyond the conditions reported.

Site Driveway A is an existing right-in-right-out driveway along Old Milton Parkway (SR 120) serving the existing office on the site. With the proposed infill development Site Driveway A will be relocated to be approximately 450 feet west of Brookside Parkway with the following configuration:

- Reconstruct Driveway A to operate as a right-in-right-out driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

Overall LOS Standard: D Approach LOS Standard: D				Site Driveway A			N/A			Old Milton Parkway (SR120)			Old Milton Parkway (SR120)		
				Northbound			Southbound			Eastbound			Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2024 EXISTING	(TWSC)	AM	Overall LOS	(0)											
			Approach LOS	C (17.5)						(0)			(0)		
			Storage												
			50th Queue												
			95th Queue												
		PM	Overall LOS	(0)											
			Approach LOS	C (22.4)						(0)			(0)		
			Storage												
			50th Queue												
			95th Queue												
2029 NO-BUILD	(TWSC)	AM	Overall LOS	(0)											
			Approach LOS	C (21.1)						(0)			(0)		
			Storage												
			50th Queue												
			95th Queue												
		PM	Overall LOS	(0.1)											
			Approach LOS	D (30.3)						(0)			(0)		
			Storage												
			50th Queue												
			95th Queue												
2029 BUILD	(TWSC)	AM	Overall LOS	(0.1)											
			Approach LOS	C (22.5)						(0)			(0)		
			Storage												
			50th Queue												
			95th Queue												
		PM	Overall LOS	(0.5)											
			Approach LOS	C (39.1)						(0)			(0)		
			Storage												
			50th Queue												
			95th Queue												

The driveway stop-controlled intersection of Old Milton Parkway (SR 120) at Site Driveway A is projected to operate at acceptable approach LOS under the 2024 Existing conditions, 2029 No-Build Conditions, and 2029 Build Conditions for both the AM and PM peak hour scenarios.

It is notable that there is a high volume of U-turning traffic at the nearby downstream intersection of Old Milton Parkway (SR 120) at Brookside Parkway/Cotton Creek Entry (Intersection 5) and that per discussions in the Methodology Meeting, U-turning traffic was requested to be studied for some new project trips exiting northbound right from Site Driveway A with the intention to U-turn and head westbound towards SR 400. Per additional conversations with the City of Alpharetta, wayfinding opportunities directing traffic to efficient routes to/from SR 400 is recommended to encourage westbound travel from the site to use the signalized left turn at Intersection 5.

5.8 Brookside Parkway at Site Driveway B (Intersection 8)

The LOS standard for Brookside Parkway at Site Driveway B (Intersection 8) is LOS D. The intersection was modeled using HCM 6th methodology for two-way stop-controlled intersections. The Brookside Parkway Road Diet project was considered based on the most conservative lane configuration presented – a single lane northbound and a single lane southbound with no central left-turn lane. If the road diet incorporated with a central left-turn lane LOS would be likely to improve beyond the conditions reported.

Site Driveway B is an existing right-in-right-out driveway along Brookside Parkway serving the existing office on the site. With the proposed infill development, Site Driveway B will be relocated to be approximately 420 feet south of Old Milton Parkway (SR 120) with the following configuration:

- Reconstruct Driveway B to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

Overall LOS Standard: E Approach LOS Standard: E				Brookside Parkway Northbound			Brookside Parkway Southbound			Site Driveway B Eastbound			N/A Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2024 EXISTING	(TWSC)	AM	Overall LOS	(0.1)											
			Approach LOS	(0.2)			(0)			A (9.1)					
			Storage												
			50th Queue												
			95th Queue												
		PM	Overall LOS	(0.8)											
			Approach LOS	(0)			(0)			A (8.7)					
			Storage												
			50th Queue												
			95th Queue												
2029 NO-BUILD	(TWSC)	AM	Overall LOS	(0.1)											
			Approach LOS	(0.2)			(0)			A (9.7)					
			Storage												
			50th Queue												
			95th Queue												
		PM	Overall LOS	(0.8)											
			Approach LOS	(0)			(0)			A (9)					
			Storage												
			50th Queue												
			95th Queue												
2029 BUILD	(TWSC)	AM	Overall LOS	(3.1)											
			Approach LOS	(1)			(0)			B (12.7)					
			Storage												
			50th Queue												
			95th Queue												
		PM	Overall LOS	(6.4)											
			Approach LOS	(0.4)			(0)			B (14.7)					
			Storage												
			50th Queue												
			95th Queue												

The driveway stop-controlled intersection of Old Milton Parkway (SR 120) at Site Driveway B is projected to operate at acceptable approach LOS under the 2024 Existing conditions, 2029 No-Build Conditions, and 2029 Build Conditions for both the AM and PM peak hour scenarios.

5.9 Brookside Parkway at Site Driveway C (Intersection 9)

The LOS standard for Brookside Parkway at Site Driveway C (Intersection 9) is LOS D. The intersection was modeled using HCM 6th methodology for two-way stop-controlled intersections. The Brookside Parkway Road Diet project was considered based on the most conservative lane configuration presented – a single lane northbound and a single lane southbound with no central left-turn lane. If the road diet incorporated with a central left-turn lane LOS would be likely to improve beyond the conditions reported.

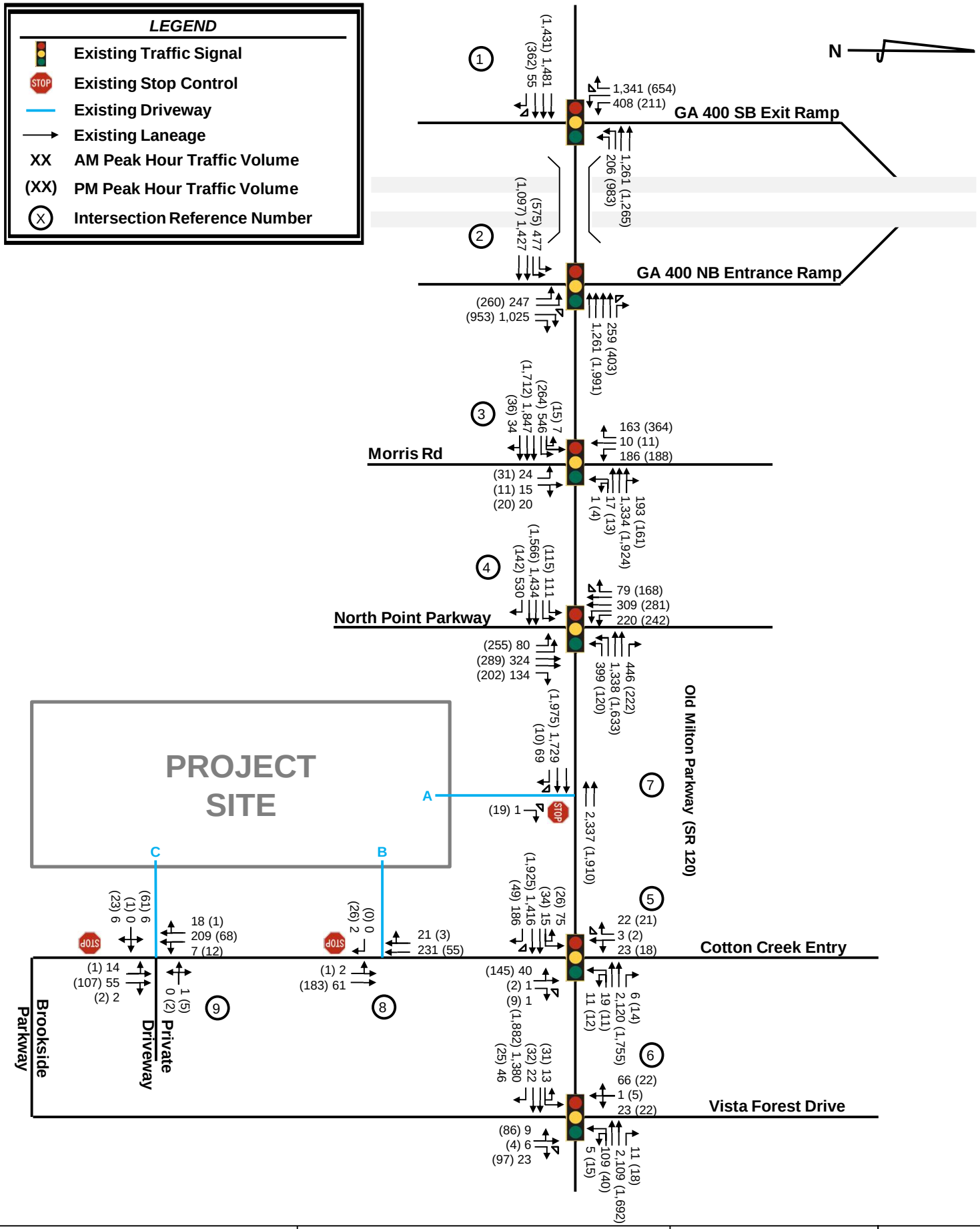
Site Driveway C is an existing full movement driveway along Brookside Parkway serving the existing office use and across from a Private Driveway on the east side of Brookside Parkway. With the proposed infill development Site Driveway C will be relocated to be approximately 775 feet south of Old Milton Parkway (SR 120). With the relocation of Site Driveway C, it will no longer be aligned with the Private Driveway and will operate as a three-legged intersection with the following configuration:

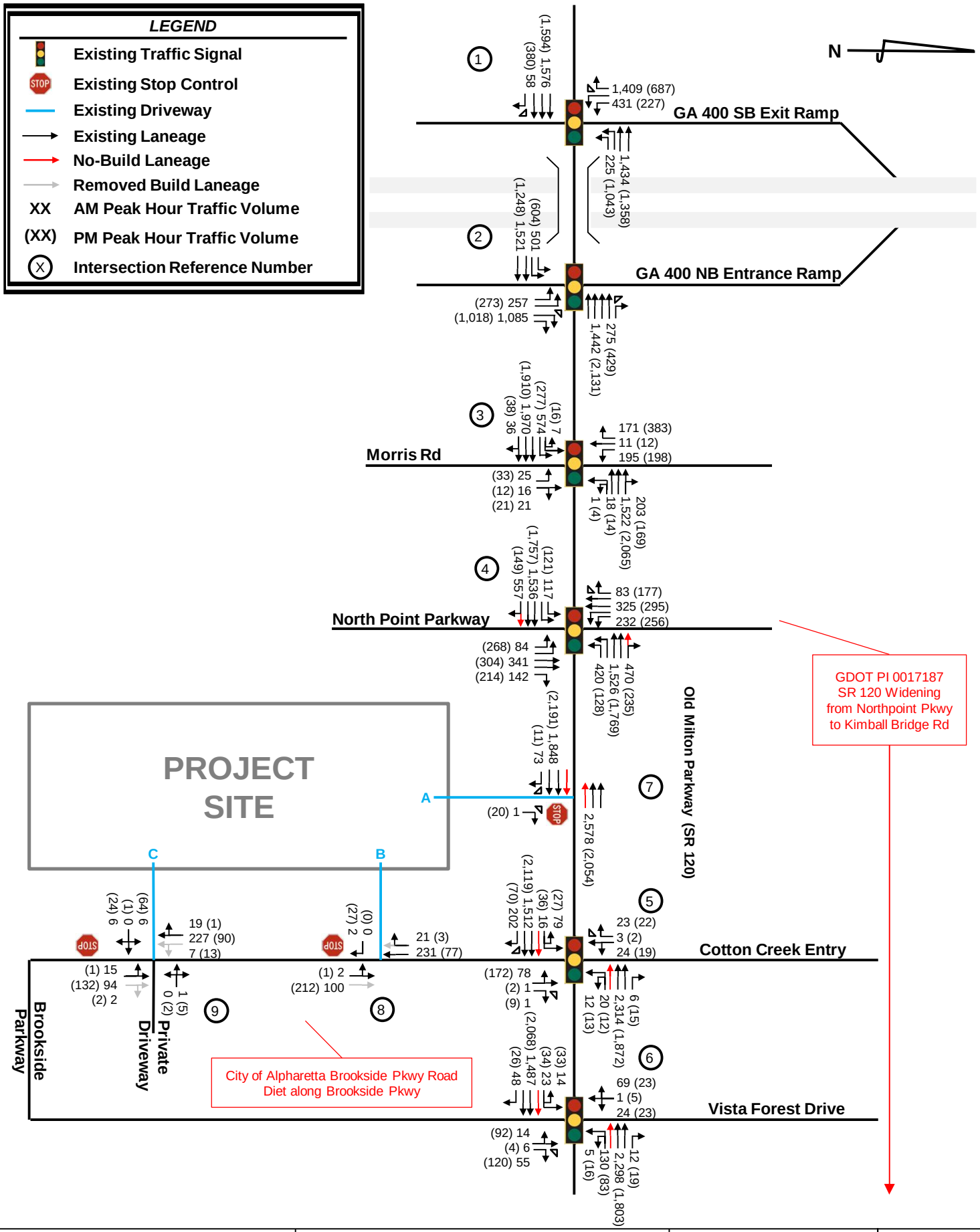
- Reconstruct Driveway C to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

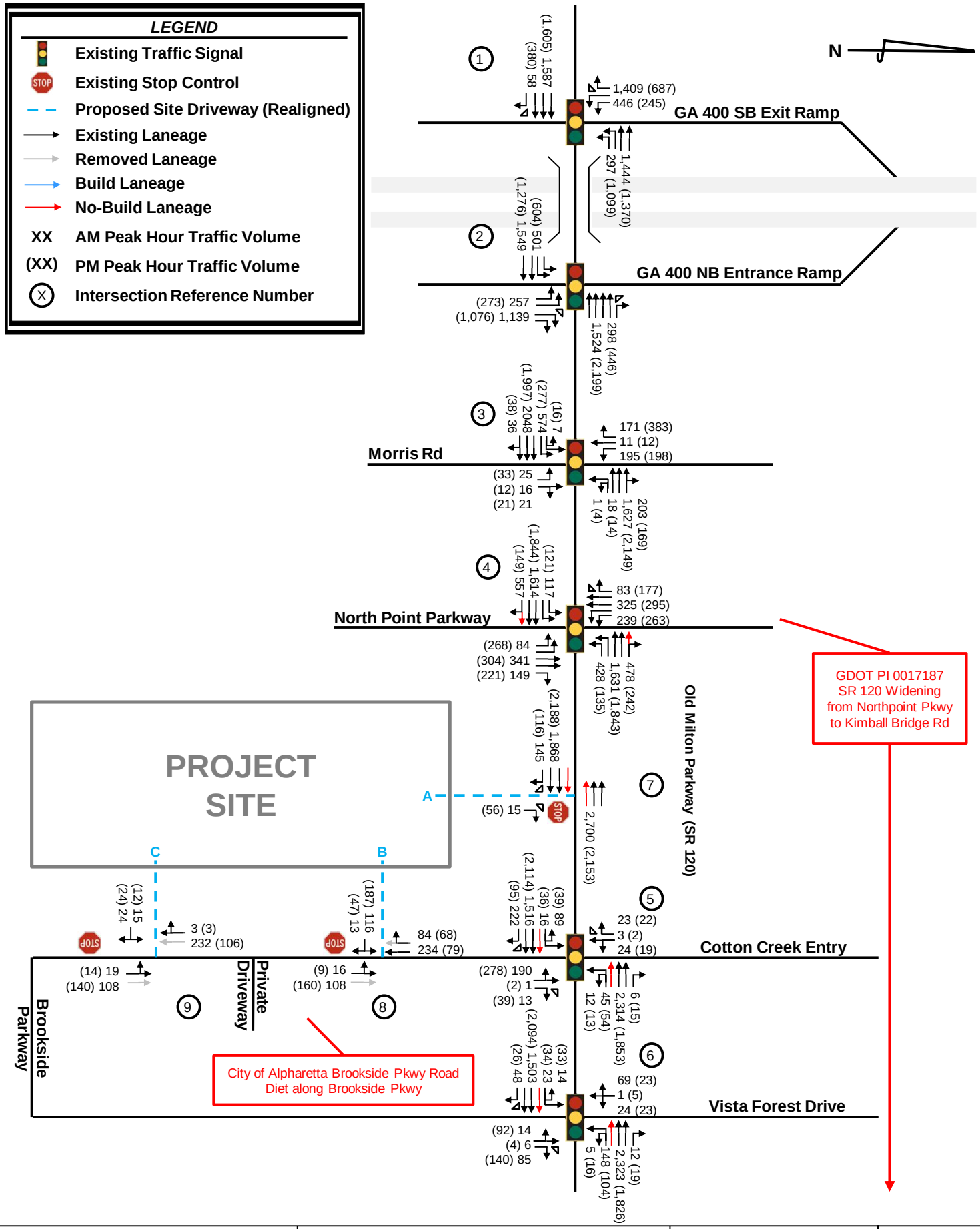
Overall LOS Standard: E Approach LOS Standard: E				Brookside Parkway Northbound			Brookside Parkway Southbound			Site Driveway C Eastbound			Private Driveway* Westbound		
				L	T	R	L	T	R	L	T	R	L	T	R
2024 EXISTING	(TWSC)	AM	Overall LOS	(0.9)											
			Approach LOS	(1.5)			(0.2)			B (10.1)			A (9.6)		
			Storage												
			50th Queue												
			95th Queue												
		PM	Overall LOS	(3.7)											
			Approach LOS	(0.1)			(1.1)			B (10.4)			A (9.2)		
			Storage												
			50th Queue												
			95th Queue												
2029 NO-BUILD	(TWSC)	AM	Overall LOS	(0.8)											
			Approach LOS	(1.1)			(0.2)			B (10.8)			A (9.9)		
			Storage												
			50th Queue												
			95th Queue												
		PM	Overall LOS	(3.7)											
			Approach LOS	(0.1)			(1)			B (11.7)			A (9.8)		
			Storage												
			50th Queue												
			95th Queue												
2029 BUILD	(TWSC)	AM	Overall LOS	(1.4)											
			Approach LOS	(1.2)			(0)			B (10.6)					
			Storage												
			50th Queue												
			95th Queue												
		PM	Overall LOS	(1.6)											
			Approach LOS	(0.7)			(0)			B (9.9)					
			Storage												
			50th Queue												
			95th Queue												

*The realignment of Site Driveway C shifts its location to no longer be aligned with the Private Driveway (Westbound approach) in the 2029 Build condition.

The two way stop controlled intersection of Old Milton Parkway at Site Driveway C is projected to operate at an acceptable overall intersection under the 2024 Existing conditions, 2029 No-Build Conditions, and 2029 Build Conditions for both the AM and PM peak hour scenarios.


LEGEND
Existing Traffic Signal
Existing Stop Control
Existing Driveway
Existing Laneage
XX AM Peak Hour Traffic Volume
(XX) PM Peak Hour Traffic Volume
X Intersection Reference Number
N
GA 400 SB Exit Ramp
GA 400 NB Entrance Ramp
Morris Rd
North Point Parkway
Old Milton Parkway (SR 120)
Cotton Creek Entry
Vista Forest Drive
Brookside Parkway
Private Driveway
PROJECT SITE
A
B
C
1
2
3
4
5
6
7
8
9
STOP

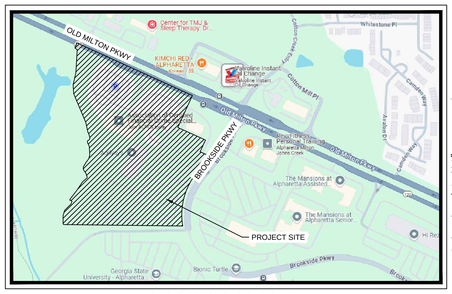

LEGEND
Existing Traffic Signal
Existing Stop Control
Existing Driveway
Existing Laneage
No-Build Laneage
Removed Build Laneage
XX AM Peak Hour Traffic Volume
(XX) PM Peak Hour Traffic Volume
X Intersection Reference Number
N
GA 400 SB Exit Ramp
GA 400 NB Entrance Ramp
Morris Rd
North Point Parkway
Old Milton Parkway (SR 120)
Cotton Creek Entry
Vista Forest Drive
Brookside Parkway
Private Driveway
PROJECT SITE
GDOT PI 0017187
SR 120 Widening
from Northpoint Pkwy
to Kimball Bridge Rd
City of Alpharetta Brookside Pkwy Road
Diet along Brookside Pkwy
(1,594) 1,576
(380) 58
1,409 (687)
431 (227)
1,434 (1,358)
225 (1,043)
(1,248) 1,521
(604) 501
(273) 257
(1,018) 1,085
1,442 (2,131)
275 (429)
(1,910) 1,970
(277) 574
(38) 36
(16) 7
171 (383)
11 (12)
195 (198)
(33) 25
(12) 16
(21) 21
1 (4)
18 (14)
1,522 (2,065)
203 (169)
(1,757) 1,536
(149) 557
(121) 117
83 (177)
325 (295)
232 (256)
(268) 84
(304) 341
(214) 142
420 (128)
1,526 (1,769)
470 (235)
(2,191) 1,848
(11) 73
(20) 1
2,578 (2,054)
(24) 6
(1) 0
(64) 6
19 (1)
227 (90)
7 (13)
(1) 15
(132) 94
(2) 2
0 (2)
1 (5)
(27) 2
(0) 0
21 (3)
231 (77)
(1) 2
(212) 100
(2,119) 1,512
(70) 202
(27) 79
(36) 16
23 (22)
3 (2)
24 (19)
(172) 78
(2) 1
(9) 1
20 (12)
12 (13)
2,314 (1,872)
6 (15)
(2,068) 1,487
(26) 48
(33) 14
(34) 23
69 (23)
1 (5)
24 (23)
(92) 14
(4) 6
(120) 55
5 (16)
130 (83)
2,298 (1,803)
12 (19)



Kimley»Horn	*Brookside Parkway DRI Transportation Analysis*	**Build 2029 Traffic Conditions**	**Figure 10**
			Pg. 39

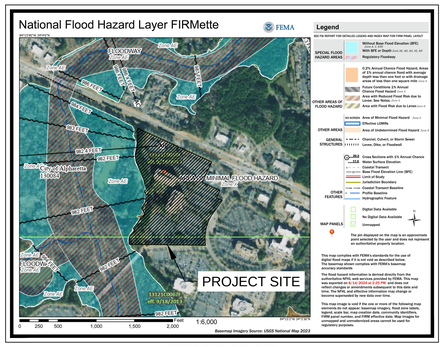
APPENDIX A

Proposed Site Plan



VICINITY MAP

NOT TO SCALE



FEMA MAP

THE PROJECT SITE DOES LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0059F DATED 09/18/2013.

STORMWATER MANAGEMENT NOTE:

THE SITE WILL CONTAIN ONSITE AND OFFSITE STORMWATER CONTROLS TO MEET ALL LOCAL AND STATE REQUIREMENTS. THIS MAY INCLUDE THE COMBINATION OF SEVERAL COMPONENTS (PERVIOUS PAVING, INFILTRATION FIELDS, BIORETENTION AREAS, OR OTHER COMPONENTS) PROVIDING RUNOFF REDUCTION (IF INFILTRATION RATES ALLOW), CHANNEL PROTECTION, AND DETENTION SHALL BE PROVIDED WITHIN WET DETENTION PONDS STRATEGICALLY LOCATED THROUGHOUT THE SITE.

EXISTING CONDITIONS SURVEY NOTE:

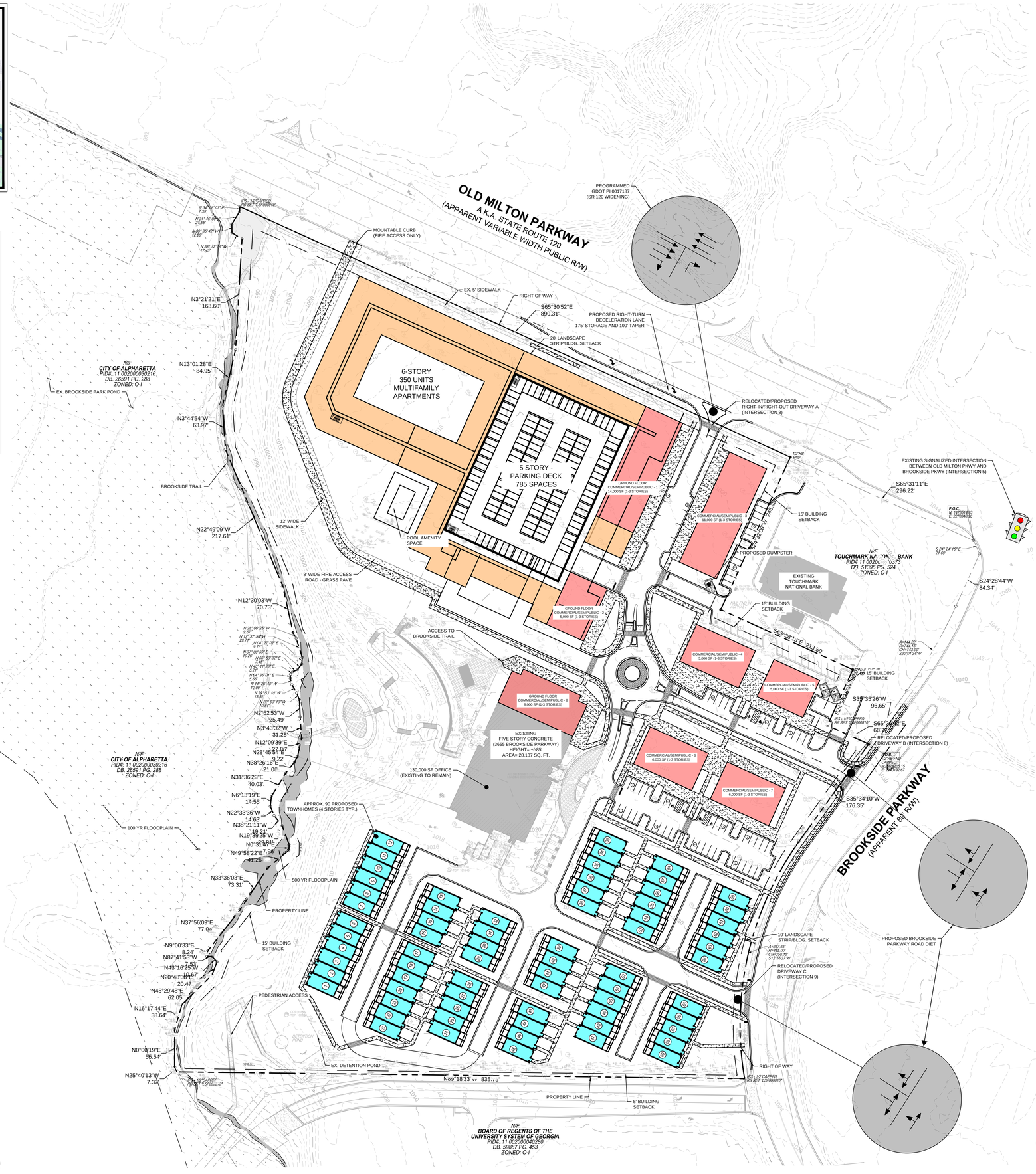
EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY PROVIDED BY ALTA/NSPS SURVEY, DATED 10/09/2024.

CONTACTS

TRAFFIC CONSULTANT	APPLICANT CONSULTANT
ANA EISEMAN, P.E.	MIKE GREENE, CFA
KIMLEY-HORN AND ASSOCIATES	PORTMAN HOLDINGS
1200 PEACHTREE ST NE SUITE 800	303 PEACHTREE CENTER AVE NE #575
ATLANTA, GA 30309	ATLANTA, GA 30303
404.201.6155	404.702.9111
CIVIL CONSULTANT	**PROJECT ARCHITECT**
MARK PUTNAM, P.E.	TOYGUN MAR, AIA, LEED AP, NCARB
KIMLEY-HORN AND ASSOCIATES	SK+I ARCHITECTURE
11720 AMBER PARK DRIVE, SUITE 600	4600 EAST-WEST HWY
ALPHARETTA, GA, 30009	BETHESDA, MD 20814
470.299.7054	240.479.7495

SITE LEGEND

- PROPERTY LINE
- 20 FT LANDSCAPE STRIP/BUILDING SETBACK LINE (OLD MILTON PKWY)
- 10 FT LANDSCAPE STRIP/BUILDING SETBACK LINE (BROOKSIDE PKWY)
- RESTAURANT/RETAIL
- MULTIFAMILY
- TOWNHOMES
- EXISTING BUILDINGS
- PERMEABLE GRASS PAVERS
- BRICK PAVERS
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- (10) PARKING COUNT



SITE DEVELOPMENT SUMMARY

CURRENT ZONING:	O-I (OFFICE INSTITUTIONAL)
PROPOSED ZONING:	MU (MIXED USE)
DRI CASE NUMBER:	DRI 4317
SITE AREA:	19.68 ACRES
IMPERVIOUS AREA:	MAX. 80% (15.74 AC)
BUILDING SETBACK:	
FRONT (OLD MILTON PKWY):	20 FT (OFF R/W LINE)
SIDE (BROOKSIDE PWKY):	10 FT (OFF R/W LINE)
SIDE:	15 FT
REAR:	5 FT
LANDSCAPE SETBACK:	
FRONT (OLD MILTON PKWY):	20 FT (OFF R/W LINE)
SIDE (BROOKSIDE PWKY):	10 FT (OFF R/W LINE)
SIDE:	0 FT
REAR:	0 FT

LAND USES & DENSITIES

TOTAL RESIDENTIAL : 440 UNITS (22.36 UNITS/AC)

MULTIFAMILY:	350 UNITS
TOWNHOMES:	90 UNITS

TOTAL NON RESIDENTIAL:

LAND	AREA	FLOOR AREA RATIO
COMMERCIAL/SEMIPUBLIC	60,000 SF	0.070
OFFICE (EXISTING)	130,000 SF	0.152

PARKING SUMMARY

REQUIRED PARKING: **1,793 SPACES** (TOTAL)

MULTIFAMILY (350 UNITS)	718 SPACES (2.05/UNIT)
OFFICE (130,000 SF)	520 SPACES (1/250 SF)
COMMERCIAL/SEMIPUBLIC (60,000 SF)	240 SPACES (1/250 SF)
TOWNHOMES (90 UNITS)	315 SPACES (1.0/BEDROOM)

*PROPOSED PARKING: **1,345 SPACES** (TOTAL)

MULTIFAMILY (350 UNITS)	510 SPACES + SHARED SPACES
OFFICE (130,000 SF)	390 SPACES + SHARED SPACES
COMMERCIAL/SEMIPUBLIC (60,000 SF)	93 SPACES
TOWNHOMES (90 UNITS)	180 SPACES
EXISTING OFF SITE PARKING	42 SPACES

*** ALL FIGURES ABOVE ARE PRELIMINARY. A PARKING STUDY WILL BE PREPARED TO SUPPORT A REQUEST FOR A REDUCTION IN THE PROPOSED PARKING. THIS STUDY SHALL BE REVIEWED BY COMMUNITY DEVELOPMENT AND MUST BE APPROVED PRIOR TO PERMITTING. MULTIFAMILY AND OFFICE PARKING WILL NOT UTILIZE SHARED PARKING DURING THE SAME HOURS.**

BUILDING SUMMARY

PROPOSED BUILDING HEIGHTS:

MULTIFAMILY	6 STORIES OR 72 FT
OFFICE	5 STORIES OR 85 FT
COMMERCIAL/SEMIPUBLIC	3 STORIES OR 40 FT
TOWNHOMES	4 STORIES OR 50 FT

OPEN SPACE SUMMARY

****OPEN SPACE REQUIREMENTS**

CIVIC SPACE:	**1.97 ACRES** (10% SITE AREA)
AMENITY SPACE:	**0.98 ACRES** (5% SITE AREA)

**** 50% OF REQUIRED OPEN SPACE IS IN PASSIVE LAND AREA**

PROPOSED OPEN SPACE

CIVIC SPACE:	**1.97 ACRES** (85,820 SF)
MULTI USE TRAIL	0.30 ACRES (13,000 SF)
AMPHITHEATER	0.90 ACRES (39,200 SF)
POCKET PARKS	0.50 ACRES (21,800 SF)
PLAZAS	0.27 ACRES (11,820 SF)
AMENITY SPACE:	**0.98 ACRES** (42,700 SF)
PATIOS AND PORCHES	0.20 ACRES (8,700 SF)
YARDS AND LAWNS	0.39 ACRES (17,000 SF)
MULTIFAMILY COURTYARD	0.39 ACRES (17,000 SF)

SITE NOTES

1. BICYCLE, CAR/VANPOOL AND EV PARKING WILL BE PROVIDED TO MEET OR EXCEED LOCAL CODE REQUIREMENTS.

PROPERTY DESCRIPTION

Being all that tract or parcel of land lying and being in Land Lots 2, 3 and 44, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the point of intersection of the southerly right-of-way line of Old Milton Parkway a.k.a. State Route 120 (having an apparent variable width public right-of-way) and the westerly right-of-way line of Brookside Parkway (having an apparent 80' public right-of-way); thence, leaving the aforesaid POINT OF COMMENCEMENT and continuing with the aforesaid right-of-way line of Brookside Parkway, South 35° 34' 10" West, 176.35 feet; thence, South 38° 35' 26" West, 96.65 feet; thence, 144.22 feet along the arc of a curve deflecting to the right, having a radius of 744.16 feet and a chord bearing and distance of South 30° 01' 34" West, 143.99 feet; thence, South 35° 35' 26" West, 96.65 feet to 1/2-inch capped rebar found and the POINT OF BEGINNING.

Thence, from said POINT OF BEGINNING as thus established and continuing with the aforesaid right-of-way line of Brookside Parkway

1. South 35° 34' 10" West, 176.35 feet; thence,
2. 367.66 feet along the arc of a curve deflecting to the left, having a radius of 465.00 feet and a chord bearing and distance of South 13° 35' 27" West, 358.15 feet; thence, leaving the aforesaid right-of-way line of Brookside Parkway
3. North 89° 18' 33" West, 835.73 feet; thence,
4. North 25° 40' 13" West, 7.37 feet; thence,
5. North 00° 00' 19" East, 55.64 feet; thence,
6. North 16° 17' 44" West, 38.64 feet; thence,
7. North 45° 29' 46" East, 62.05 feet; thence,
8. North 20° 48' 38" East, 20.47 feet; thence,
9. North 43° 16' 25" West, 20.67 feet; thence,
10. North 87° 41' 53" West, 7.53 feet; thence,
11. North 09° 00' 33" West, 8.24 feet; thence,
12. North 37° 56' 09" East, 77.04 feet; thence,
13. North 33° 36' 03" East, 73.31 feet; thence,
14. North 49° 59' 22" East, 41.26 feet; thence,
15. North 00° 31' 47" East, 7.96 feet; thence,
16. North 19° 39' 25" East, 20.81 feet; thence,
17. North 38° 21' 11" West, 19.21 feet; thence,
18. North 22° 33' 36" West, 14.63 feet; thence,
19. North 06° 13' 19" East, 14.55 feet; thence,
20. North 31° 36' 23" East, 40.03 feet; thence,
21. North 38° 26' 16" East, 21.06 feet; thence,
22. North 28° 45' 54" East, 5.22 feet; thence,
23. North 12° 09' 39" East, 27.86 feet; thence,
24. North 03° 43' 32" West, 31.25 feet; thence,
25. North 02° 52' 53" West, 25.49 feet; thence,
26. North 25° 30' 52" West, 15.00 feet; thence,
27. North 29° 03' 10" West, 13.51 feet; thence,
28. North 14° 25' 46" West, 10.00 feet; thence,
29. North 04° 36' 01" East, 5.68 feet; thence,
30. North 40° 11' 28" East, 5.21 feet; thence,
31. North 75° 47' 48" East, 10.00 feet; thence,
32. North 31° 05' 03" East, 14.08 feet; thence,
33. North 04° 27' 02" East, 9.75 feet; thence,
34. North 11° 37' 50" West, 29.71 feet; thence,
35. North 28° 00' 25" West, 9.87 feet; thence,
36. North 03° 37' 44" West, 217.61 feet; thence,
37. North 25° 48' 06" West, 12.65 feet; thence,
38. North 03° 44' 54" West, 83.97 feet; thence,
39. North 13° 01' 28" East, 84.95 feet; thence,
40. North 03° 21' 21" East, 163.60 feet; thence,
41. North 12° 30' 03" West, 70.73 feet; thence,
42. North 09° 35' 42" West, 12.66 feet; thence,
43. North 31° 46' 00" East, 21.55 feet; thence,
44. North 04° 08' 07" East, 7.39 feet to a point on the aforesaid right-of-way line of Old Milton Parkway; thence, running with the said right-of-way line of Old Milton Parkway
45. South 65° 30' 52" East, 890.31 feet to a 1/2-inch rebar found; thence, leaving the aforesaid right-of-way line of Old Milton Parkway
46. South 24° 32' 06" West, 246.45 feet to a nail found; thence,
47. South 65° 28' 13" East, 213.00 feet to a nail found; thence,
48. South 24° 28' 15" West, 90.01 feet; thence,
49. South 65° 31' 45" East, 100.00 feet to the POINT OF BEGINNING, containing 857,441 square feet or 19.684 acres of land, more or less.

Described property is subject to all rights-of-way (public and private) and easements, both recorded and unrecorded.

GRAPHIC SCALE IN FEET
0 30 60 120

NORTH

811 Know what's below. Call before you dig.

Kimley»Horn
PHONE 770.619.4280
WWW.KIMLEY-HORN.COM
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11720 AMBER PARK DRIVE
PARKWAY 400, SUITE 600
ALPHARETTA, GEORGIA 30009

PORTMAN HOLDINGS

303 PEACHTREE CENTER AVE NE, SUITE 575
ATLANTA, GA 30303

No.	REVISION DESCRIPTIONS	DATE	BY
1	MASTER PLAN - PUBLIC HEARING APPLICATION	12.02.2024	TDG
2	DRI SITE PLAN (INCL. MINOR TEXT EDITS FROM REV 1)	02.05.2025	KHP

PROJECT

BROOKSIDE WEST REDEVELOPMENT

LAND LOTS 2, 3 AND 44
1ST DISTRICT, SECTION 2

3626 BROOKSIDE PARKWAY
ALPHARETTA, GA 30022

GEORGIA REGISTERED No. PE044634 PROFESSIONAL ENGINEER MARK A. PUTNAM
12-2-24

GSWCC CERT. (LEVEL II)	0000076495
DRAWN BY	KHP
DESIGNED BY	KHP
REVIEWED BY	MAP
DATE	12.02.2024
PROJECT NO.	019292050

TITLE

DRI SITE PLAN

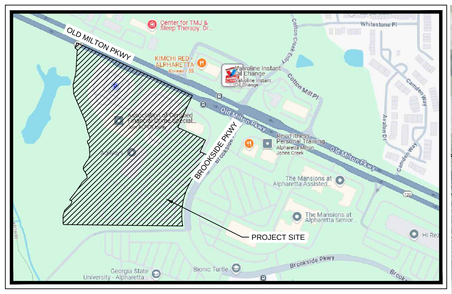
SHEET NUMBER

DRI.00

PRELIMINARY: NOT FOR CONSTRUCTION

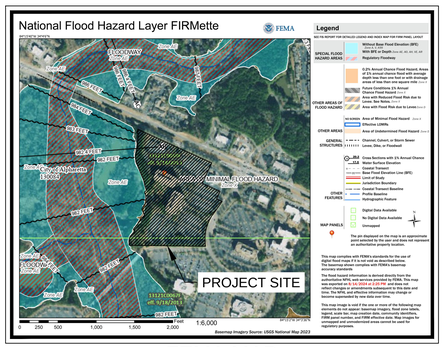
Drawing name: K:\ALP_PRJ\019292050 - Brookside Pkwy\CAD\Plansheets\DRI\DRI.00 - DRI SITE PLAN.dwg DRI.00 - DRI SITE PLAN Feb 03, 2025 2:41pm by dhamya.ravikrishnan

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



VICINITY MAP

NOT TO SCALE



FEMA MAP

THE PROJECT SITE DOES LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0059F DATED 09/18/2013.

STORMWATER MANAGEMENT NOTE:

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SITE LEGEND

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- 10 FT LANDSCAPE STRIP/BUILDING SETBACK LINE (BROOKSIDE PKWY)
- RESTAURANT/RETAIL
- MULTIFAMILY
- TOWNHOMES
- EXISTING BUILDINGS
- PERMEABLE GRASS PAVERS
- BRICK PAVERS
- HEAVY DUTY CONCRETE PAVEMENT
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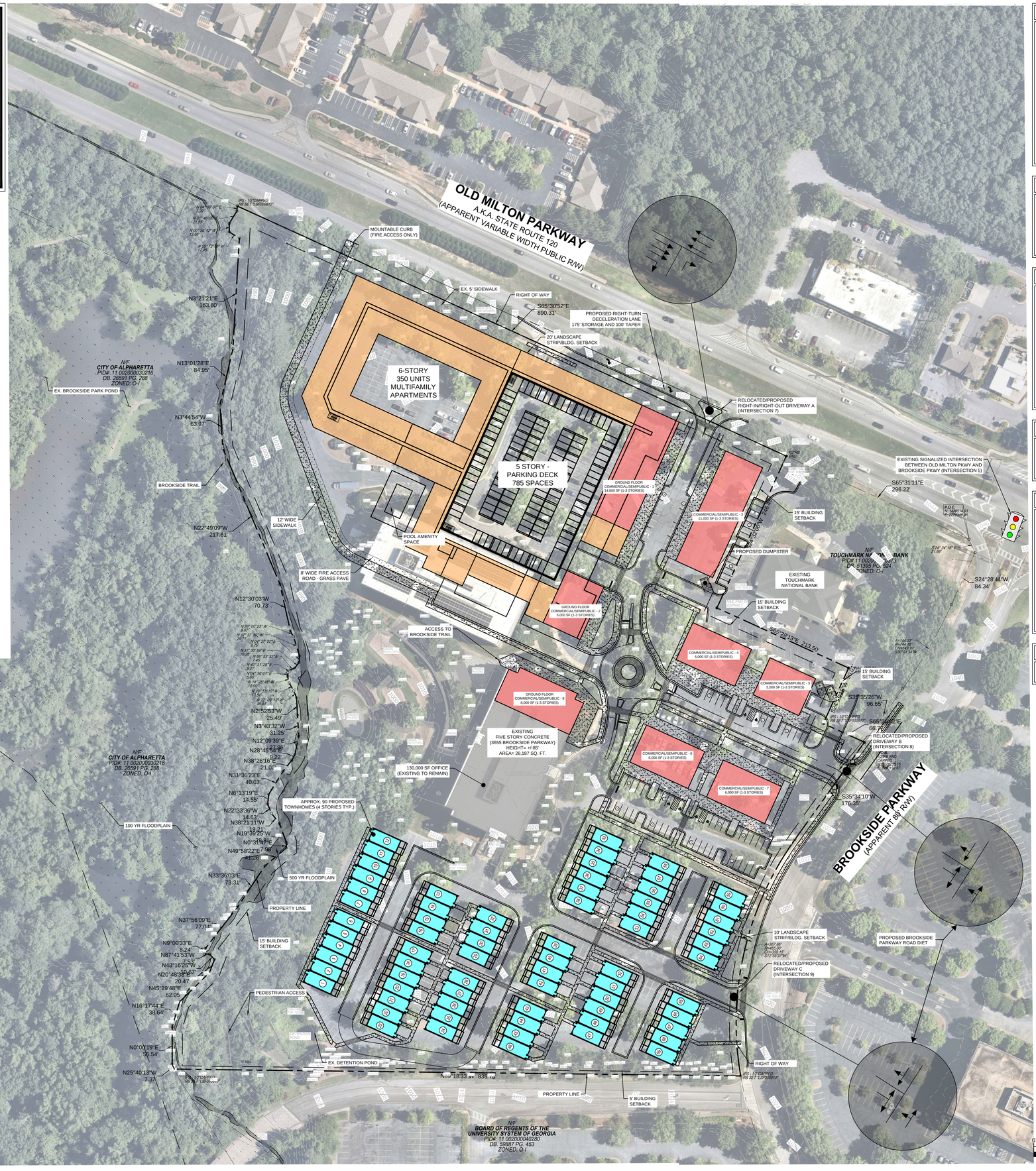
- (10) PARKING COUNT



SITE DEVELOPMENT SUMMARY

CURRENT ZONING:	O-I (OFFICE INSTITUTIONAL)
PROPOSED ZONING:	MU (MIXED USE)
DRI CASE NUMBER:	DRI 4317
SITE AREA:	19.68 ACRES
IMPERVIOUS AREA:	MAX. 80% (15.74 AC)
BUILDING SETBACK:	
FRONT (OLD MILTON PKWY):	20 FT (OFF R/W LINE)
SIDE (BROOKSIDE PWKY):	10 FT (OFF R/W LINE)
SIDE:	15 FT
REAR:	5 FT
LANDSCAPE SETBACK:	
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SIDE:	0 FT
REAR:	0 FT

LAND USES & DENSITIES

TOTAL RESIDENTIAL :		440 UNITS (22.36 UNITS/AC)
MULTIFAMILY:		350 UNITS
TOWNHOMES:		90 UNITS
TOTAL NON RESIDENTIAL:		
LAND	AREA	FLOOR AREA RATIO
COMMERCIAL/SEMIPUBLIC	60,000 SF	0.070
OFFICE (EXISTING)	130,000 SF	0.152

PARKING SUMMARY

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BUILDING SUMMARY

PROPOSED BUILDING HEIGHTS:	
MULTIFAMILY	6 STORIES OR 72 FT
OFFICE	5 STORIES OR 85 FT
COMMERCIAL/SEMIPUBLIC	3 STORIES OR 40 FT
TOWNHOMES	4 STORIES OR 50 FT

OPEN SPACE SUMMARY

****OPEN SPACE REQUIREMENTS**

CIVIC SPACE:	**1.97 ACRES** (10% SITE AREA)
AMENITY SPACE:	**0.98 ACRES** (5% SITE AREA)

**** 50% OF REQUIRED OPEN SPACE IS IN PASSIVE LAND AREA**

PROPOSED OPEN SPACE

CIVIC SPACE:	**1.97 ACRES** (85,820 SF)
MULTI USE TRAIL	0.30 ACRES (13,000 SF)
AMPHITHEATER	0.90 ACRES (39,200 SF)
POCKET PARKS	0.50 ACRES (21,800 SF)
PLAZAS	0.27 ACRES (11,820 SF)
AMENITY SPACE:	**0.98 ACRES** (42,700 SF)
PATIOS AND PORCHES	0.20 ACRES (8,700 SF)
YARDS AND LAWNS	0.39 ACRES (17,000 SF)
MULTIFAMILY COURTYARD	0.39 ACRES (17,000 SF)

SITE NOTES

1. BICYCLE, CAR/VANPOOL AND EV PARKING WILL BE PROVIDED TO MEET OR EXCEED LOCAL CODE REQUIREMENTS.

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Being all that tract or parcel of land lying and being in Land Lots 2, 3 and 44, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the point of intersection of the southerly right-of-way line of Old Milton Parkway a.k.a. State Route 120 (having an apparent variable width public right-of-way) and the westerly right-of-way line of Brookside Parkway (having an apparent 80' public right-of-way); thence, leaving the aforesaid POINT OF COMMENCEMENT and continuing with the aforesaid right-of-way line of Brookside Parkway, South 35° 34' 10" West, 176.35 feet; thence, South 35° 35' 26" West, 84.34 feet; thence, 144.22 feet along the arc of a curve deflecting to the right, having a radius of 744.18 feet and a chord bearing and distance of South 30° 01' 54" West, 143.99 feet; thence, South 35° 35' 26" West, 96.65 feet to a 1/2-inch capped rebar found and the POINT OF BEGINNING.

Thence, from said POINT OF BEGINNING as thus established and continuing with the aforesaid right-of-way line of Brookside Parkway

1. South 35° 34' 10" West, 176.35 feet; thence,
2. 387.66 feet along the arc of a curve deflecting to the left, having a radius of 465.00 feet and a chord bearing and distance of South 2° 39' 37" West, 358.15 feet; thence, leaving the aforesaid right-of-way line of Brookside Parkway
3. North 89° 18' 33" West, 835.75 feet; thence,
4. North 25° 40' 13" West, 7.37 feet; thence,
5. North 0° 01' 19" East, 95.54 feet; thence,
6. North 16° 17' 44" East, 38.64 feet; thence,
7. North 45° 29' 48" East, 62.05 feet; thence,
8. North 20° 48' 38" East, 20.47 feet; thence,
9. North 87° 41' 53" West, 8.33 feet; thence,
10. North 9° 00' 33" East, 8.24 feet; thence,
11. North 37° 56' 09" East, 77.04 feet; thence,
12. North 31° 36' 03" East, 73.31 feet; thence,
13. North 10° 33' 25" East, 19.21 feet; thence,
14. North 38° 21' 11" West, 14.63 feet; thence,
15. North 22° 33' 36" West, 14.03 feet; thence,
16. North 6° 13' 19" East, 14.55 feet; thence,
17. North 31° 36' 23" East, 40.03 feet; thence,
18. North 12° 09' 39" East, 21.85 feet; thence,
19. North 28° 45' 54" East, 9.22 feet; thence,
20. North 12° 09' 39" East, 27.86 feet; thence,
21. North 2° 52' 53" West, 25.49 feet; thence,
22. North 3° 43' 32" West, 21.25 feet; thence,
23. North 12° 09' 39" East, 21.85 feet; thence,
24. North 28° 45' 54" East, 9.22 feet; thence,
25. North 38° 26' 16" East, 21.01 feet; thence,
26. North 31° 36' 23" East, 40.03 feet; thence,
27. North 6° 13' 19" East, 13.51 feet; thence,
28. North 14° 20' 48" West, 10.00 feet; thence,
29. North 46° 39' 28" East, 4.58 feet; thence,
30. North 43° 20' 32" East, 5.23 feet; thence,
31. North 46° 39' 28" West, 10.00 feet; thence,
32. North 37° 05' 52" East, 15.26 feet; thence,
33. North 94° 27' 02" East, 9.75 feet; thence,
34. North 37° 05' 52" East, 7.67 feet; thence,
35. North 37° 05' 52" East, 13.71 feet; thence,
36. North 27° 30' 05" West, 13.73 feet; thence,
37. North 27° 49' 09" West, 217.61 feet; thence,
38. North 65° 44' 54" West, 63.97 feet; thence,
39. North 13° 01' 28" East, 84.95 feet; thence,
40. North 03° 21' 21" East, 163.60 feet; thence,
41. North 56° 17' 45" West, 10.45 feet; thence,
42. North 65° 25' 26" West, 12.68 feet; thence,
43. North 31° 46' 05" East, 21.55 feet; thence,
44. North 54° 08' 03" East, 7.39 feet to a point on the aforesaid right-of-way line of Old Milton Parkway; thence, leaving the aforesaid right-of-way line of Old Milton Parkway
45. South 65° 30' 52" East, 890.31 feet to a 1/2-inch rebar found; thence, leaving the aforesaid right-of-way line of Old Milton Parkway
46. South 24° 32' 06" West, 246.46 feet to a nail found; thence,
47. South 65° 31' 11" East, 296.22 feet to a nail found; thence,
48. South 24° 28' 44" West, 84.00 feet; thence,
49. South 65° 26' 43" East, 66.77 feet to the POINT OF BEGINNING, containing 857,441 square feet or 19.684 acres of land, more or less.

Described property is subject to all rights-of-way (public and private) and easements, both recorded and unrecorded.

GRAPHIC SCALE IN FEET
0 30 60 120

NORTH

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11720 AMBER PARK DRIVE
PARKWAY 400, SUITE 600
ALPHARETTA, GEORGIA 30009

PORTMAN HOLDINGS

303 PEACHTREE CENTER AVE NE, SUITE 575
ATLANTA, GA 30303

No.	REVISION DESCRIPTIONS	DATE	BY
2	DRI SITE PLAN (INCL. MINOR TEXT EDITS FROM REV 1)	02.05.2025	KHP
1	MASTER PLAN - PUBLIC HEARING APPLICATION	12.02.2024	TDG

PROJECT

BROOKSIDE WEST REDEVELOPMENT

LAND LOTS 2, 3 AND 44
1ST DISTRICT, SECTION 2

3625 BROOKSIDE PARKWAY
ALPHARETTA, GA 30022

GEORGIA REGISTERED No. PE044634 PROFESSIONAL ENGINEER MARK A. PUTNAM
12-2-24

GSWCC CERT. (LEVEL II)	0000076495
DRAWN BY	KHP
DESIGNED BY	KHP
REVIEWED BY	MAP
DATE	12.02.2024
PROJECT NO.	019292050

TITLE

DRI AERIAL EXHIBIT

SHEET NUMBER

DRI.01

PRELIMINARY; NOT FOR CONSTRUCTION

Drawing name: K:\ALP_PN\019292050 - Brookside Pkwy\CAD\Plansheets\DRI\DRI 01 - AERIAL EXHIBIT.dwg DRI 01 - DRI AERIAL EXHIBIT Feb 04, 2025 1:30pm by kush.patel

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APPENDIX B

Trip Generation Analysis

Trip Generation Analysis (11th Ed. With 2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC)
Brookside West Redevelopment DRI #4317
Alpharetta, Fulton County, Georgia

Land Use		Setting	Density		Daily Trips			AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out	Total	In	Out
Proposed Project Trips													
215	Single-Family Attached Housing	General Urban/Suburban	90	dwelling units	636	318	318	41	13	28	50	29	21
221	Multifamily Housing (Mid-Rise)	General Urban/Suburban	350	dwelling units	1,624	812	812	142	33	109	137	84	53
710	General Office Building	General Urban/Suburban	20,000	Sq. Ft. GFA	286	143	143	42	37	5	44	7	37
821	Shopping Plaza (40-150k) - No Supermarket	General Urban/Suburban	60,000	Sq. Ft. GFA	4,052	2,026	2,026	104	64	40	311	152	159

Gross Project Trips	**6,598**	**3,299**	**3,299**	**329**	**147**	**182**	**542**	**272**	**270**
Residential Trips	2,260	1,130	1,130	183	46	137	187	113	74
Mixed-Use Reductions	*-406*	*-203*	*-203*	*-3*	*-1*	*-2*	*-60*	*-42*	*-18*
Alternative Mode Reductions	*-93*	*-47*	*-46*	*-9*	*-2*	*-7*	*-6*	*-4*	*-3*
Adjusted Residential Trips	1,761	880	881	171	43	128	121	67	53
Office Trips	286	143	143	42	37	5	44	7	37
Mixed-Use Reductions	*-56*	*-28*	*-28*	*-3*	*-2*	*-1*	*-13*	*-5*	*-8*
Alternative Mode Reductions	*-12*	*-6*	*-6*	*-2*	*-2*	*0*	*-2*	*0*	*-1*
Adjusted Office Trips	218	109	109	37	33	4	29	2	28
Retail Trips	4,052	2,026	2,026	104	64	40	311	152	159
Mixed-Use Reductions	*-458*	*-229*	*-229*	*-4*	*-2*	*-2*	*-65*	*-22*	*-43*
Alternative Mode Reductions	*-180*	*-90*	*-90*	*-5*	*-3*	*-2*	*-12*	*-7*	*-6*
Pass By Reductions (Based on ITE Rates)	*-1,364*	*-682*	*-682*	*0*	*0*	*0*	*-94*	*-47*	*-47*
Adjusted Retail Trips	2,050	1,025	1,025	95	59	36	140	76	63
Mixed-Use Reductions - TOTAL	*-920*	*-460*	*-460*	*-10*	*-5*	*-5*	*-138*	*-69*	*-69*
Alternative Mode Reductions - TOTAL	*-285*	*-143*	*-142*	*-16*	*-7*	*-9*	*-20*	*-11*	*-10*
Pass-By Reductions - TOTAL	*-1,364*	*-682*	*-682*	*0*	*0*	*0*	*-94*	*-47*	*-47*
Net New Infill Development Trips	**4,029**	**2,014**	**2,015**	**303**	**135**	**168**	**290**	**145**	**144**
Existing Office Traffic Counts (Existing/Occupied 130,000 SF Office, Tuesday, December 3, 2024)				138	123	15	144	15	129
Net Master Plan Development Traffic (Net New Infill Trips + Existing Office Traffic)				**441**	**258**	**183**	**434**	**160**	**273**
Master Plan Driveway Volumes (Net New Infill Development + Existing Office + Pass-by Trips)				441	258	183	528	207	320

APPENDIX C

Intersection Volume Worksheets

INTERSECTION VOLUME DEVELOPMENT

INTERSECTION #1

GA-120 Old Milton Pkwy at SR 400 Southbound Entrance Ramp/SR 400 Southbound Exit Ramp

AM PEAK HOUR

	SR 400 Southbound Entrance Ramp Northbound				SR 400 Southbound Exit Ramp Southbound				GA-120 Old Milton Pkwy Eastbound				GA-120 Old Milton Pkwy Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	0	0	0	0	0	408	0	1,341	0	0	1,481	55	0	206	1,261	0
Pedestrians		0				0				0				0		
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0				0
Heavy Vehicles	0	0	0	0	0	6	0	36	0	0	31	2	0	2	42	0
Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	3%	2%	2%	2%	4%	2%	2%	3%	2%
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	0	0	0	0	0	408	0	1,341	0	0	1,481	55	0	206	1,261	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	0	0	0	0	21	0	68	0	0	76	3	0	11	64	0
Northwinds Summit DRI #2669											18				81	
3750 Brookside Pkwy (160 TH)						2					1			32	4	
3333 Old Milton Pkwy TIA						5					1			32	3	
Total Approved Development Trip	0	0	0	0	0	7	0	0	0	0	20	0	0	64	88	0
2029 No-Build Traffic	0	0	0	0	0	436	0	1,409	0	0	1,577	58	0	281	1,413	0
Trip Distribution IN						15%					5%					
Trip Distribution OUT														(45%)	(5%)	
Balancing Adjustment																
Residential Trips	0	0	0	0	0	6	0	0	0	0	2	0	0	58	6	0
Trip Distribution IN						10%					10%					
Trip Distribution OUT														(35%)	(10%)	
Balancing Adjustment																
Office Trips	0	0	0	0	0	3	0	0	0	0	3	0	0	1	0	0
Trip Distribution IN						10%					10%					
Trip Distribution OUT														(35%)	(10%)	
Balancing Adjustment																
Retail Trips	0	0	0	0	0	6	0	0	0	0	6	0	0	13	4	0
Total New Vehicular Project Trips	0	0	0	0	0	15	0	0	0	0	11	0	0	72	10	0
Adjusted Existing Office Trips																
2029 Build Traffic	0	0	0	0	0	451	0	1,409	0	0	1,588	58	0	353	1,423	0

PM PEAK HOUR

	SR 400 Southbound Entrance Ramp Northbound				SR 400 Southbound Exit Ramp Southbound				GA-120 Old Milton Pkwy Eastbound				GA-120 Old Milton Pkwy Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	0	0	0	0	0	210	1	654	0	0	1,431	362	0	983	1,265	0
Pedestrians		0				1				0				0		
Conflicting Pedestrians		0		0		0		0		1		0		0		1
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0				0
Heavy Vehicles	0	0	0	0	0	6	0	6	0	0	23	1	0	7	30	0
Heavy Vehicle %	2%	2%	2%	2%	2%	3%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	0	0	0	0	0	210	1	654	0	0	1,431	362	0	983	1,265	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	0	0	0	0	11	0	33	0	0	73	18	0	50	65	0
Northwinds Summit DRI #2669											81				25	
3750 Brookside Pkwy (160 TH)						5					9			10	3	
3333 Old Milton Pkwy TIA						11					3			23	3	
Total Approved Development Trip	0	0	0	0	0	16	0	0	0	0	93	0	0	33	31	0
2029 No-Build Traffic	0	0	0	0	0	237	1	687	0	0	1,597	380	0	1,066	1,361	0
Trip Distribution IN						15%					5%					
Trip Distribution OUT														(45%)	(5%)	
Balancing Adjustment																
Residential Trips	0	0	0	0	0	10	0	0	0	0	3	0	0	24	3	0
Trip Distribution IN						10%					10%					
Trip Distribution OUT														(35%)	(10%)	
Balancing Adjustment																
Office Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	10	3	0
Trip Distribution IN						10%					10%					
Trip Distribution OUT														(35%)	(10%)	
Balancing Adjustment																
Retail Trips	0	0	0	0	0	8	0	0	0	0	8	0	0	22	6	0
Total New Vehicular Project Trips		0	0	0	0	18	0	0	0	0	11	0	0	56	12	0
Adjusted Existing Office Trips																
2029 Build Traffic	0	0	0	0	0	255	1	687	0	0	1,608	380	0	1,122	1,373	0

INTERSECTION VOLUME DEVELOPMENT

INTERSECTION #2

GA-120 Old Milton Pkwy at SR 400 Northbound Exit Ramp/SR 400 Northbound Entrance Ramp

AM PEAK HOUR

	SR 400 Northbound Exit Ramp Northbound				SR 400 Northbound Entrance Ramp Southbound				GA-120 Old Milton Pkwy Eastbound				GA-120 Old Milton Pkwy Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	0	245	2	1,025	0	0	0	0	0	477	1,427	0	0	0	1,261	259
Pedestrians		0				1				0				0		
Conflicting Pedestrians		0		0		0		0		1		0		0		1
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0				0
Heavy Vehicles	0	6	0	8	0	0	0	0	0	8	29	0	0	0	39	10
Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	3%	4%
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	0	245	2	1,025	0	0	0	0	0	477	1,427	0	0	0	1,261	259
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	12	0	52	0	0	0	0	0	24	73	0	0	0	64	13
Northwinds Summit DRI #2669											18				81	
3750 Brookside Pkwy (160 TH)				8							3				36	3
3333 Old Milton Pkwy TIA				14							6				35	11
Total Approved Development Trip	0	0	0	22	0	0	0	0	0	0	27	0	0	0	152	14
2029 No-Build Traffic	0	257	2	1,099	0	0	0	0	0	501	1,527	0	0	0	1,477	286
Trip Distribution IN				45%							20%					
Trip Distribution OUT															(50%)	(15%)
Balancing Adjustment																
Residential Trips	0	0	0	19	0	0	0	0	0	0	9	0	0	0	64	19
Trip Distribution IN				35%							20%					
Trip Distribution OUT															(45%)	(10%)
Balancing Adjustment																
Office Trips	0	0	0	12	0	0	0	0	0	0	7	0	0	0	2	0
Trip Distribution IN				35%							20%					
Trip Distribution OUT															(45%)	(10%)
Balancing Adjustment																
Retail Trips	0	0	0	21	0	0	0	0	0	0	12	0	0	0	16	4
Total New Vehicular Project Trips	0	0	0	52	0	0	0	0	0	0	28	0	0	0	82	23
Adjusted Existing Office Trips																
2029 Build Traffic	0	257	2	1,151	0	0	0	0	0	501	1,555	0	0	0	1,559	309

PM PEAK HOUR

	SR 400 Northbound Exit Ramp Northbound				SR 400 Northbound Entrance Ramp Southbound				GA-120 Old Milton Pkwy Eastbound				GA-120 Old Milton Pkwy Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	0	260	0	953	0	0	0	0	1	574	1,097	0	0	0	1,991	403
Pedestrians		0				4				0				0		
Conflicting Pedestrians		0		0		0		0		4		0		0		4
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0				0
Heavy Vehicles	0	3	0	5	0	0	0	0	0	5	24	0	0	0	34	5
Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	0	260	0	953	0	0	0	0	1	574	1,097	0	0	0	1,991	403
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	13	0	49	0	0	0	0	0	29	56	0	0	0	102	21
Northwinds Summit DRI #2669											81				25	
3750 Brookside Pkwy (160 TH)				16							14				13	5
3333 Old Milton Pkwy TIA				31							14				26	8
Total Approved Development Trip	0	0	0	47	0	0	0	0	0	0	109	0	0	0	64	13
2029 No-Build Traffic	0	273	0	1,049	0	0	0	0	1	603	1,262	0	0	0	2,157	437
Trip Distribution IN				45%							20%					
Trip Distribution OUT															(50%)	(15%)
Balancing Adjustment																
Residential Trips	0	0	0	30	0	0	0	0	0	0	13	0	0	0	27	8
Trip Distribution IN				35%							20%					
Trip Distribution OUT															(45%)	(10%)
Balancing Adjustment																
Office Trips	0	0	0	1	0	0	0	0	0	0	0	0	0	0	13	3
Trip Distribution IN				35%							20%					
Trip Distribution OUT															(45%)	(10%)
Balancing Adjustment																
Retail Trips	0	0	0	27	0	0	0	0	0	0	15	0	0	0	28	6
Total New Vehicular Project Trips		0	0	58	0	0	0	0	0	0	28	0	0	0	68	17
Adjusted Existing Office Trips																
2029 Build Traffic	0	273	0	1,107	0	0	0	0	1	603	1,290	0	0	0	2,225	454

INTERSECTION VOLUME DEVELOPMENT
INTERSECTION #3
GA-120 Old Milton Pkwy at Morris Rd

AM PEAK HOUR

	Morris Rd Northbound				Morris Rd Southbound				GA-120 Old Milton Pkwy Eastbound				GA-120 Old Milton Pkwy Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	0	24	15	20	0	186	10	163	7	546	1,847	34	1	17	1,334	193
Pedestrians		0				1				0				0		
Conflicting Pedestrians		0		0		0		0		1		0		0		1
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0				0
Heavy Vehicles	0	1	0	1	0	3	0	7	0	8	29	0	0	0	41	2
Heavy Vehicle %	2%	4%	2%	5%	2%	2%	2%	4%	2%	2%	2%	2%	2%	2%	3%	2%
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	0	24	15	20	0	186	10	163	7	546	1,847	34	1	17	1,334	193
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	1	1	1	0	9	1	8	0	28	94	2	0	1	68	10
Northwinds Summit DRI #2669											18				81	
3750 Brookside Pkwy (160 TH)											11				39	
3333 Old Milton Pkwy TIA						2					20				46	4
Total Approved Development Trip	0	0	0	0	0	2	0	0	0	0	49	0	0	0	166	4
2029 No-Build Traffic	0	25	16	21	0	197	11	171	7	574	1,990	36	1	18	1,568	207
Trip Distribution IN											65%					
Trip Distribution OUT															(65%)	
Balancing Adjustment																
Residential Trips	0	0	0	0	0	0	0	0	0	0	28	0	0	0	83	0
Trip Distribution IN											55%					
Trip Distribution OUT															(55%)	
Balancing Adjustment																
Office Trips	0	0	0	0	0	0	0	0	0	0	18	0	0	0	2	0
Trip Distribution IN											55%					
Trip Distribution OUT															(55%)	
Balancing Adjustment																
Retail Trips	0	0	0	0	0	0	0	0	0	0	32	0	0	0	20	0
Total New Vehicular Project Trips	0	0	0	0	0	0	0	0	0	0	78	0	0	0	105	0
Adjusted Existing Office Trips																
2029 Build Traffic	0	25	16	21	0	197	11	171	7	574	2,068	36	1	18	1,673	207

PM PEAK HOUR

	Morris Rd Northbound				Morris Rd Southbound				GA-120 Old Milton Pkwy Eastbound				GA-120 Old Milton Pkwy Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	0	31	11	20	0	188	11	364	15	264	1,712	36	4	13	1,924	161
Pedestrians		1				1				2				0		
Conflicting Pedestrians		2		0		0		2		1		1		1		1
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0				0
Heavy Vehicles	0	0	0	0	0	2	0	2	0	1	23	1	0	1	37	0
Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	3%	2%	8%	2%	2%
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	0	31	11	20	0	188	11	364	15	264	1,712	36	4	13	1,924	161
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	2	1	1	0	10	1	19	1	13	87	2	0	1	98	8
Northwinds Summit DRI #2669											81				25	
3750 Brookside Pkwy (160 TH)											30				18	
3333 Old Milton Pkwy TIA						4					45				34	3
Total Approved Development Trip	0	0	0	0	0	4	0	0	0	0	156	0	0	0	77	3
2029 No-Build Traffic	0	33	12	21	0	202	12	383	16	277	1,955	38	4	14	2,099	172
Trip Distribution IN											65%					
Trip Distribution OUT															(65%)	
Balancing Adjustment																
Residential Trips	0	0	0	0	0	0	0	0	0	0	44	0	0	0	34	0
Trip Distribution IN											55%					
Trip Distribution OUT															(55%)	
Balancing Adjustment																
Office Trips	0	0	0	0	0	0	0	0	0	0	1	0	0	0	15	0
Trip Distribution IN											55%					
Trip Distribution OUT															(55%)	
Balancing Adjustment																
Retail Trips	0	0	0	0	0	0	0	0	0	0	42	0	0	0	35	0
Total New Vehicular Project Trips		0	0	0	0	0	0	0	0	0	87	0	0	0	84	0
Adjusted Existing Office Trips																
2029 Build Traffic	0	33	12	21	0	202	12	383	16	277	2,042	38	4	14	2,183	172

INTERSECTION VOLUME DEVELOPMENT
INTERSECTION #4
GA-120 Old Milton Pkwy at North Point Pkwy

AM PEAK HOUR

	North Point Pkwy Northbound				North Point Pkwy Southbound				GA-120 Old Milton Pkwy Eastbound				GA-120 Old Milton Pkwy Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	1	79	324	134	0	220	309	79	1	110	1,434	530	2	397	1,338	446
Pedestrians		1				1				0				1		
Conflicting Pedestrians		0		1		1		0		1		1		1		1
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0				0
Heavy Vehicles	0	0	9	1	0	10	9	3	0	2	27	3	0	4	36	7
Heavy Vehicle %	2%	2%	3%	2%	2%	5%	3%	4%	2%	2%	2%	2%	2%	2%	3%	2%
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	1	79	324	134	0	220	309	79	1	110	1,434	530	2	397	1,338	446
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	4	17	7	0	11	16	4	0	6	73	27	0	20	68	23
Northwinds Summit DRI #2669											18				81	
3750 Brookside Pkwy (160 TH)				1		1					11			1	39	1
3333 Old Milton Pkwy TIA		3						2		4	11	7			5	
Total Approved Development Trip	0	3	0	1	0	1	0	2	0	4	40	7	0	1	125	1
2029 No-Build Traffic	1	86	341	142	0	232	325	85	1	120	1,547	564	2	418	1,531	470
Trip Distribution IN				5%		5%					65%					
Trip Distribution OUT														(5%)	(65%)	(5%)
Balancing Adjustment																
Residential Trips	0	0	0	2	0	2	0	0	0	0	28	0	0	6	83	6
Trip Distribution IN				5%		5%					55%					
Trip Distribution OUT														(5%)	(55%)	(5%)
Balancing Adjustment																
Office Trips	0	0	0	2	0	2	0	0	0	0	18	0	0	0	2	0
Trip Distribution IN				5%		5%					55%					
Trip Distribution OUT														(5%)	(55%)	(5%)
Balancing Adjustment																
Retail Trips	0	0	0	3	0	3	0	0	0	0	32	0	0	2	20	2
Total New Vehicular Project Trips	0	0	0	7	0	7	0	0	0	0	78	0	0	8	105	8
Adjusted Existing Office Trips																
2029 Build Traffic	1	86	341	149	0	239	325	85	1	120	1,625	564	2	426	1,636	478

PM PEAK HOUR

	North Point Pkwy Northbound				North Point Pkwy Southbound				GA-120 Old Milton Pkwy Eastbound				GA-120 Old Milton Pkwy Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	1	254	289	202	0	242	281	168	7	108	1,566	142	2	118	1,633	222
Pedestrians		2				0				1				0		
Conflicting Pedestrians		1		0		0		1		0		2		2		0
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0				0
Heavy Vehicles	0	1	3	1	0	2	4	5	0	1	17	1	0	0	26	0
Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	3%	2%	2%	2%	2%	2%	2%	2%	2%
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	1	254	289	202	0	242	281	168	7	108	1,566	142	2	118	1,633	222
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	13	15	10	0	12	14	9	0	6	80	7	0	6	83	11
Northwinds Summit DRI #2669											81				25	
3750 Brookside Pkwy (160 TH)				2		2					30			2	18	2
3333 Old Milton Pkwy TIA		7						4		3	8	5			10	
Total Approved Development Trip	0	7	0	2	0	2	0	4	0	3	119	5	0	2	53	2
2029 No-Build Traffic	1	274	304	214	0	256	295	181	7	117	1,765	154	2	126	1,769	235
Trip Distribution IN				5%		5%					65%					
Trip Distribution OUT														(5%)	(65%)	(5%)
Balancing Adjustment																
Residential Trips	0	0	0	3	0	3	0	0	0	0	44	0	0	3	34	3
Trip Distribution IN				5%		5%					55%					
Trip Distribution OUT														(5%)	(55%)	(5%)
Balancing Adjustment																
Office Trips	0	0	0	0	0	0	0	0	0	0	1	0	0	1	15	1
Trip Distribution IN				5%		5%					55%					
Trip Distribution OUT														(5%)	(55%)	(5%)
Balancing Adjustment																
Retail Trips	0	0	0	4	0	4	0	0	0	0	42	0	0	3	35	3
Total New Vehicular Project Trips		0	0	7	0	7	0	0	0	0	87	0	0	7	84	7
Adjusted Existing Office Trips																
2029 Build Traffic	1	274	304	221	0	263	295	181	7	117	1,852	154	2	133	1,853	242

INTERSECTION VOLUME DEVELOPMENT
INTERSECTION #5
GA-120 Old Milton Pkwy at Brookside Pkwy/Cotton Creek Entry

AM PEAK HOUR

	Brookside Pkwy Northbound				Cotton Creek Entry Southbound				GA-120 Old Milton Pkwy Eastbound				GA-120 Old Milton Pkwy Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	0	40	1	1	0	23	3	22	75	15	1,416	186	11	19	2,120	6
Pedestrians		1				2				0				2		
Conflicting Pedestrians		0		2		2		0		2		1		1		2
Bicycles	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
Conflicting Bicycles				0				0				1				0
Heavy Vehicles	0	0	0	0	0	2	0	2	0	0	36	3	0	0	46	3
Heavy Vehicle %	2%	2%	2%	2%	2%	9%	2%	9%	2%	2%	3%	2%	2%	2%	2%	50%
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	0	40	1	1	0	23	3	22	75	15	1,416	186	11	19	2,120	6
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	2	0	0	0	1	0	1	4	1	72	9	1	1	108	0
Northwinds Summit DRI #2669											18				81	
3750 Brookside Pkwy (160 TH)		36									6	7			5	
3333 Old Milton Pkwy TIA											11				5	
Total Approved Development Trips	0	36	0	0	0	0	0	0	0	0	35	7	0	0	91	0
2029 No-Build Traffic	0	78	1	1	0	24	3	23	79	16	1,523	202	12	20	2,319	6
Trip Distribution IN												25%		5%		
Trip Distribution OUT		(70%)		(5%)					(5%)							
Balancing Adjustment																
Residential Trips	0	90	0	6	0	0	0	0	6	0	0	11	0	2	0	0
Trip Distribution IN												10%		25%		
Trip Distribution OUT		(55%)		(15%)					(10%)		(10%)					
Balancing Adjustment																
Office Trips	0	2	0	1	0	0	0	0	0	0	0	3	0	8	0	0
Trip Distribution IN												10%		25%		
Trip Distribution OUT		(55%)		(15%)					(10%)		(10%)					
Balancing Adjustment																
Retail Trips	0	20	0	5	0	0	0	0	4	0	4	6	0	15	0	0
Total Primary Site Trips	0	112	0	12	0	0	0	0	10	0	4	20	0	25	0	0
Pass-By Distribution REDUCTION																
Pass-By Distribution IN											-30%			40%	-40%	
Pass-By Distribution OUT		(40%)		(30%)												
Balancing Adjustment																
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total New Vehicular Project Trips	0	112	0	12	0	0	0	0	10	0	4	20	0	25	0	0
Adjusted Existing Office Trips																
2029 Build Traffic	0	190	1	13	0	24	3	23	89	16	1,527	222	12	45	2,319	6

PM PEAK HOUR

	Brookside Pkwy Northbound				Cotton Creek Entry Southbound				GA-120 Old Milton Pkwy Eastbound				GA-120 Old Milton Pkwy Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	0	145	2	9	0	18	2	21	26	34	1,925	49	12	11	1,755	14
Pedestrians		0				0				0				0		
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0				0
Heavy Vehicles	0	0	0	0	0	2	0	1	0	1	22	1	0	0	35	1
Heavy Vehicle %	2%	2%	2%	2%	2%	11%	2%	5%	2%	3%	2%	2%	2%	2%	2%	7%
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	0	145	2	9	0	18	2	21	26	34	1,925	49	12	11	1,755	14
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	7	0	0	0	1	0	1	1	2	98	2	1	1	90	1
Northwinds Summit DRI #2669											81				25	
3750 Brookside Pkwy (160 TH)		20									15	19			2	
3333 Old Milton Pkwy TIA											8				10	
Total Approved Development Trips	0	20	0	0	0	0	0	0	0	0	104	19	0	0	37	0
2029 No-Build Traffic	0	172	2	9	0	19	2	22	27	36	2,127	70	13	12	1,882	15
Trip Distribution IN												25%		5%		
Trip Distribution OUT		(70%)		(5%)					(5%)							
Balancing Adjustment																
Residential Trips	0	37	0	3	0	0	0	0	3	0	0	17	0	3	0	0
Trip Distribution IN												10%		25%		
Trip Distribution OUT		(55%)		(15%)					(10%)		(10%)					
Balancing Adjustment																
Office Trips	0	15	0	4	0	0	0	0	3	0	3	0	0	1	0	0
Trip Distribution IN												10%		25%		
Trip Distribution OUT		(55%)		(15%)					(10%)		(10%)					
Balancing Adjustment																
Retail Trips	0	35	0	9	0	0	0	0	6	0	6	8	0	19	0	0
Total Primary Site Trips	0	87	0	16	0	0	0	0	12	0	9	25	0	23	0	0
Pass-By Distribution REDUCTION																
Pass-By Distribution IN											-30%			40%	-40%	
Pass-By Distribution OUT		(40%)		(30%)												
Balancing Adjustment																
Pass-By Trips	0	19	0	14	0	0	0	0	0	0	-14	0	0	19	-19	0
Total New Vehicular Project Trips		106	0	30	0	0	0	0	12	0	-5	25	0	42	-19	0
Adjusted Existing Office Trips																
2029 Build Traffic	0	278	2	39	0	19	2	22	39	36	2,122	95	13	54	1,863	15

INTERSECTION VOLUME DEVELOPMENT
INTERSECTION #6
GA-120 Old Milton Pkwy at Brookside Pkwy/Vista Forest Dr

AM PEAK HOUR

	Brookside Pkwy Northbound				Vista Forest Dr Southbound				GA-120 Old Milton Pkwy Eastbound				GA-120 Old Milton Pkwy Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	0	9	6	23	0	23	1	66	13	22	1,380	46	5	109	2,109	11
Pedestrians		0				1				0				0		
Conflicting Pedestrians		0		0		0		0		1		0		0		1
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0				0
Heavy Vehicles	0	0	4	0	0	0	0	2	0	1	31	0	0	0	32	2
Heavy Vehicle %	2%	2%	67%	2%	2%	2%	2%	3%	2%	5%	2%	2%	2%	2%	2%	18%
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	0	9	6	23	0	23	1	66	13	22	1,380	46	5	109	2,109	11
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	0	0	1	0	1	0	3	1	1	70	2	0	6	108	1
Northwinds Summit DRI #2669											18				81	
3750 Brookside Pkwy (160 TH)		5		31							19			15		
3333 Old Milton Pkwy TIA											11				5	
Total Approved Development Trip	0	5	0	31	0	0	0	0	0	0	48	0	0	15	86	0
2029 No-Build Traffic	0	14	6	55	0	24	1	69	14	23	1,498	48	5	130	2,303	12
Trip Distribution IN														20%	5%	
Trip Distribution OUT				(20%)							(5%)					
Balancing Adjustment																
Residential Trips	0	0	0	26	0	0	0	0	0	0	6	0	0	9	2	0
Trip Distribution IN														10%	25%	
Trip Distribution OUT				(10%)							(25%)					
Balancing Adjustment																
Office Trips	0	0	0	0	0	0	0	0	0	0	1	0	0	3	8	0
Trip Distribution IN														10%	25%	
Trip Distribution OUT				(10%)							(25%)					
Balancing Adjustment																
Retail Trips	0	0	0	4	0	0	0	0	0	0	9	0	0	6	15	0
Total New Vehicular Project Trips	0	0	0	30	0	0	0	0	0	0	16	0	0	18	25	0
Adjusted Existing Office Trips																
2029 Build Traffic	0	14	6	85	0	24	1	69	14	23	1,514	48	5	148	2,328	12

PM PEAK HOUR

	Brookside Pkwy Northbound				Vista Forest Dr Southbound				GA-120 Old Milton Pkwy Eastbound				GA-120 Old Milton Pkwy Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	0	86	4	97	0	22	5	22	31	32	1,882	25	15	40	1,692	18
Pedestrians		1				1				2				0		
Conflicting Pedestrians		2		0		0		2		1		1		1		1
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0				0
Heavy Vehicles	0	0	0	0	0	2	0	2	0	0	20	0	0	0	25	0
Heavy Vehicle %	2%	2%	2%	2%	2%	9%	2%	9%	2%	2%	2%	2%	2%	2%	2%	2%
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	0	86	4	97	0	22	5	22	31	32	1,882	25	15	40	1,692	18
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	4	0	5	0	1	0	1	2	2	96	1	1	2	86	1
Northwinds Summit DRI #2669											81				25	
3750 Brookside Pkwy (160 TH)		2		18							9			41		
3333 Old Milton Pkwy TIA											8				10	
Total Approved Development Trip	0	2	0	18	0	0	0	0	0	0	98	0	0	41	35	0
2029 No-Build Traffic	0	92	4	120	0	23	5	23	33	34	2,076	26	16	83	1,813	19
Trip Distribution IN														20%	5%	
Trip Distribution OUT				(20%)							(5%)					
Balancing Adjustment																
Residential Trips	0	0	0	11	0	0	0	0	0	0	3	0	0	13	3	0
Trip Distribution IN														10%	25%	
Trip Distribution OUT				(10%)							(25%)					
Balancing Adjustment																
Office Trips	0	0	0	3	0	0	0	0	0	0	7	0	0	0	1	0
Trip Distribution IN														10%	25%	
Trip Distribution OUT				(10%)							(25%)					
Balancing Adjustment																
Retail Trips	0	0	0	6	0	0	0	0	0	0	16	0	0	8	19	0
Total New Vehicular Project Trips		0	0	20	0	0	0	0	0	0	26	0	0	21	23	0
Adjusted Existing Office Trips																
2029 Build Traffic	0	92	4	140	0	23	5	23	33	34	2,102	26	16	104	1,836	19

INTERSECTION VOLUME DEVELOPMENT
INTERSECTION #7
GA-120 Old Milton Pkwy at Driveway A

AM PEAK HOUR

	Driveway A Northbound				GA-120 Old Milton Pkwy Eastbound				GA-120 Old Milton Pkwy Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	0	0	0	1	0	0	1,729	69	0	0	2,337	0
Pedestrians		0				0				0		
Conflicting Pedestrians		0		0		0		0		0		0
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0
Heavy Vehicles	0	0	0	0	0	0	51	0	0	0	57	0
Heavy Vehicle %	2%	2%	2%	2%	2%	2%	3%	2%	2%	2%	2%	2%
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	0	0	0	1	0	0	1,729	69	0	0	2,337	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	0	0	0	0	0	88	4	0	0	119	0
Northwinds Summit DRI #2669							18				81	
3750 Brookside Pkwy (160 TH)							13				41	
3333 Old Milton Pkwy TIA							11				5	
Total Approved Development Trip	0	0	0	0	0	0	42	0	0	0	127	0
2029 No-Build Traffic	0	0	0	1	0	0	1,859	73	0	0	2,583	0
Trip Distribution IN							25%	50%				
Trip Distribution OUT				(5%)							(75%)	
Balancing Adjustment												
Residential Trips	0	0	0	6	0	0	11	22	0	0	96	0
Trip Distribution IN							10%	55%				
Trip Distribution OUT				(20%)							(65%)	
Balancing Adjustment												
Office Trips	0	0	0	1	0	0	3	18	0	0	3	0
Trip Distribution IN							10%	55%				
Trip Distribution OUT				(20%)							(65%)	
Balancing Adjustment												
Retail Trips	0	0	0	7	0	0	6	32	0	0	23	0
Total Primary Site Trips	0	0	0	14	0	0	20	72	0	0	122	0
Pass-By Distribution REDUCTION												
Pass-By Distribution IN							-60%	60%				
Pass-By Distribution OUT				(30%)								
Balancing Adjustment												
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total New Vehicular Project Trips	0	0	0	14	0	0	20	72	0	0	122	0
Adjusted Existing Office Trips												
2029 Build Traffic	0	0	0	15	0	0	1,879	145	0	0	2,705	0

PM PEAK HOUR

	Driveway A Northbound				GA-120 Old Milton Pkwy Eastbound				GA-120 Old Milton Pkwy Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	0	0	0	19	0	0	1,975	10	0	0	1,910	0
Pedestrians		0				0				0		
Conflicting Pedestrians		0		0		0		0		0		0
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0
Heavy Vehicles	0	0	0	0	0	0	28	0	0	0	56	0
Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	3%	2%
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	0	0	0	19	0	0	1,975	10	0	0	1,910	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	0	0	1	0	0	101	1	0	0	97	0
Northwinds Summit DRI #2669							81				25	
3750 Brookside Pkwy (160 TH)							34				22	
3333 Old Milton Pkwy TIA							8				10	
Total Approved Development Trip	0	0	0	0	0	0	123	0	0	0	57	0
2029 No-Build Traffic	0	0	0	20	0	0	2,199	11	0	0	2,064	0
Trip Distribution IN							25%	50%				
Trip Distribution OUT				(5%)							(75%)	
Balancing Adjustment												
Residential Trips	0	0	0	3	0	0	17	34	0	0	40	0
Trip Distribution IN							10%	55%				
Trip Distribution OUT				(20%)							(65%)	
Balancing Adjustment												
Office Trips	0	0	0	6	0	0	0	1	0	0	18	0
Trip Distribution IN							10%	55%				
Trip Distribution OUT				(20%)							(65%)	
Balancing Adjustment												
Retail Trips	0	0	0	13	0	0	8	42	0	0	41	0
Total Primary Site Trips	0	0	0	22	0	0	25	77	0	0	99	0
Pass-By Distribution REDUCTION												
Pass-By Distribution IN							-60%	60%				
Pass-By Distribution OUT				(30%)								
Balancing Adjustment												
Pass-By Trips	0	0	0	14	0	0	-28	28	0	0	0	0
Total New Vehicular Project Trips		0	0	36	0	0	-3	105	0	0	99	0
Adjusted Existing Office Trips												
2029 Build Traffic	0	0	0	56	0	0	2,196	116	0	0	2,163	0

INTERSECTION VOLUME DEVELOPMENT
INTERSECTION #8
Driveway B at Brookside Pkwy

AM PEAK HOUR

	Brookside Pkwy Northbound				Brookside Pkwy Southbound				Driveway B Eastbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	1	1	61	0	0	0	231	21	0	0	0	2
Pedestrians		0				0				0		
Conflicting Pedestrians		0		0		0		0		0		0
Bicycles	0	0	0	0	0	0	1	0	0	0	0	0
Conflicting Bicycles				0				1				0
Heavy Vehicles	0	0	2	0	0	0	2	0	0	0	0	0
Heavy Vehicle %	2%	2%	3%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	1	1	61	0	0	0	231	21	0	0	0	2
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	0	3	0	0	0	12	1	0	0	0	0
New Road Adjustment												
3750 Brookside Pkwy (160 TH)			36				7					
3333 Old Milton Pkwy TIA												
Total Approved Development Trip	0	0	36	0	0	0	7	0	0	0	0	0
2029 No-Build Traffic	1	1	100	0	0	0	250	22	0	0	0	2
Trip Distribution IN		5%					5%	25%				
Trip Distribution OUT			(10%)							(65%)		(5%)
Balancing Adjustment												
Residential Trips	0	2	13	0	0	0	2	11	0	83	0	6
Trip Distribution IN		5%						35%				
Trip Distribution OUT			(5%)							(65%)		(5%)
Balancing Adjustment												
Office Trips	0	2	0	0	0	0	0	12	0	3	0	0
Trip Distribution IN		5%						35%				
Trip Distribution OUT			(5%)							(65%)		(5%)
Balancing Adjustment												
Retail Trips	0	3	2	0	0	0	0	21	0	23	0	2
Total Primary Site Trips	0	7	15	0	0	0	2	44	0	109	0	8
Pass-By Distribution REDUCTION												
Pass-By Distribution IN								40%				
Pass-By Distribution OUT										(70%)		
Balancing Adjustment												
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total New Vehicular Project Trips	0	7	15	0	0	0	2	44	0	109	0	8
Adjusted Existing Office Trips		7	-7				-18	18		7		3
2029 Build Traffic	1	15	108	0	0	0	234	84	0	116	0	13

PM PEAK HOUR

	Brookside Pkwy Northbound				Brookside Pkwy Southbound				Driveway B Eastbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	0	1	183	0	0	0	55	3	0	0	0	26
Pedestrians		0				0				2		
Conflicting Pedestrians		2		0		0		2		0		0
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0
Heavy Vehicles	0	0	1	0	0	0	1	0	0	0	0	0
Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Peak Hour Factor	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	0	1	183	0	0	0	55	3	0	0	0	26
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	0	9	0	0	0	3	0	0	0	0	1
New Road Adjustment												
3750 Brookside Pkwy (160 TH)			20				19					
3333 Old Milton Pkwy TIA												
Total Approved Development Trip	0	0	20	0	0	0	19	0	0	0	0	0
2029 No-Build Traffic	0	1	212	0	0	0	77	3	0	0	0	27
Trip Distribution IN		5%					5%	25%				
Trip Distribution OUT			(10%)							(65%)		(5%)
Balancing Adjustment												
Residential Trips	0	3	5	0	0	0	3	17	0	34	0	3
Trip Distribution IN		5%						35%				
Trip Distribution OUT			(5%)							(65%)		(5%)
Balancing Adjustment												
Office Trips	0	0	1	0	0	0	0	1	0	18	0	1
Trip Distribution IN		5%						35%				
Trip Distribution OUT			(5%)							(65%)		(5%)
Balancing Adjustment												
Retail Trips	0	4	3	0	0	0	0	27	0	41	0	3
Total Primary Site Trips	0	7	9	0	0	0	3	45	0	93	0	7
Pass-By Distribution REDUCTION												
Pass-By Distribution IN								40%				
Pass-By Distribution OUT										(70%)		
Balancing Adjustment												
Pass-By Trips	0	0	0	0	0	0	0	19	0	33	0	0
Total New Vehicular Project Trips		7	9	0	0	0	3	64	0	126	0	7
Adjusted Existing Office Trips		1	-72				-1	1		72		12
2029 Build Traffic	0	9	149	0	0	0	79	68	0	198	0	46

INTERSECTION VOLUME DEVELOPMENT
INTERSECTION #9
Driveway C/Private Driveway at Brookside Pkwy

AM PEAK HOUR

	Brookside Pkwy Northbound				Brookside Pkwy Southbound				Driveway C Eastbound				Private Driveway Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	0	14	55	2	1	6	209	18	0	6	0	6	0	0	0	1
Pedestrians		0				0				0				0		
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Bicycles	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				1				0				0
Heavy Vehicles	0	0	1	0	0	0	2	0	0	0	0	0	0	0	0	1
Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	100%
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	0	14	55	2	1	6	209	18	0	6	0	6	0	0	0	1
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	1	3	0	0	0	11	1	0	0	0	0	0	0	0	0
New Road Adjustment																
3750 Brookside Pkwy (160 TH)			36				7									
3333 Old Milton Pkwy TIA																
Total Approved Development Trip	0	0	36	0	0	0	7	0	0	0	0	0	0	0	0	0
2029 No-Build Traffic	0	15	94	2	1	6	227	19	0	6	0	6	0	0	0	1
Trip Distribution IN		15%	5%					5%								
Trip Distribution OUT										(10%)		(15%)				
Balancing Adjustment																
Residential Trips	0	6	2	0	0	0	0	2	0	13	0	19	0	0	0	0
Trip Distribution IN		5%	5%													
Trip Distribution OUT							(5%)			(5%)		(5%)				
Balancing Adjustment																
Office Trips	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0
Trip Distribution IN		5%	5%													
Trip Distribution OUT							(5%)			(5%)		(5%)				
Balancing Adjustment																
Retail Trips	0	3	3	0	0	0	2	0	0	2	0	2	0	0	0	0
Total New Vehicular Project Trips	0	11	7	0	0	0	2	2	0	15	0	21	0	0	0	0
Adjusted Existing Office Trips		-7	7		-1		3	-18		-6		-3				-1
2029 Build Traffic	0	19	108	2	0	6	232	3	0	15	0	24	0	0	0	0

PM PEAK HOUR

	Brookside Pkwy Northbound				Brookside Pkwy Southbound				Driveway C Eastbound				Private Driveway Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2024 Traffic Volumes	1	0	107	2	11	1	68	1	0	61	1	23	0	2	0	5
Pedestrians		0				0				2				2		
Conflicting Pedestrians		2		2		2		2		0		0		0		0
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conflicting Bicycles				0				0				0				0
Heavy Vehicles	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0
Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Peak Hour Factor	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74
Adjustment Factor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Adjusted 2024 Volumes	1	0	107	2	11	1	68	1	0	61	1	23	0	2	0	5
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Background Growth Trips	0	0	5	0	1	0	3	0	0	3	0	1	0	0	0	0
New Road Adjustment																
3750 Brookside Pkwy (160 TH)			20				19									
3333 Old Milton Pkwy TIA																
Total Approved Development Trip	0	0	20	0	0	0	19	0	0	0	0	0	0	0	0	0
2029 No-Build Traffic	1	0	132	2	12	1	90	1	0	64	1	24	0	2	0	5
Trip Distribution IN		15%	5%					5%								
Trip Distribution OUT										(10%)		(15%)				
Balancing Adjustment																
Residential Trips	0	10	3	0	0	0	0	3	0	5	0	8	0	0	0	0
Trip Distribution IN		5%	5%													
Trip Distribution OUT							(5%)			(5%)		(5%)				
Balancing Adjustment																
Office Trips	0	0	0	0	0	0	1	0	0	1	0	1	0	0	0	0
Trip Distribution IN		5%	5%													
Trip Distribution OUT							(5%)			(5%)		(5%)				
Balancing Adjustment																
Retail Trips	0	4	4	0	0	0	3	0	0	3	0	3	0	0	0	0
Total New Vehicular Project Trips		14	7	0	0	0	4	3	0	9	0	12	0	0	0	0
Adjusted Existing Office Trips		-1	1		-11		12	-1		-60	-1	-12		-2		-5
2029 Build Traffic	1	13	140	2	1	1	106	3	0	13	0	24	0	0	0	0

APPENDIX D

Programmed Project Fact Sheets and Design Documents

FUTURE AM TIMING AND PHASING (PROVIDED BY CITY OF ALPHARETTA PER GDOT PI 0017187)

Timing Plans

PLANID	INTID	S1	S2	S3	S4	S5	S6	S7	S8	S9	CL	OFF	LD	REF	CLR
DEFAULT	1	33	49		78		82				160	118	1	2-	6.4
DEFAULT	2		87		73	28	46.6			12.4	160	132	5	2-	6.2
DEFAULT	3	12.8	99.6		47.6	51	48.7		47.6	12.7	160	75	25	2-	7.1
DEFAULT	4	35	75.8	12.6	36.6	19.6	91.2	22.2	27		160	89	2358	26-	7.6
DEFAULT	5	12.2	128.8		19	15	126		19		160	131	15	26-	6.1
DEFAULT	6	15	120		25	15	120		25		160	129	15	26-	6

Phasing Data

ActGreen	3	3.7	104.4		30.6	44.3	48.4		30.6	8.6								
BRP	4	112	111	211	212	121	122	222	221	311	312	411	412	321	322	421	422	
MinGreen	4	6	15	6	6	6	15	6	6									
MaxGreen	4	28.3	68.2	6.2	27.6	12.3	83.6	14.9	20									
VehExt	4	3	5	3	3	3	5	3	3									
TimeBeforeReduce	4	0	0	0	0	0	0	0	0									
TimeToReduce	4	0	0	0	0	0	0	0	0									
MinGap	4	3	3	3	3	3	3	3	3									
Yellow	4	3.7	5.2	3.4	4.4	4.3	5.2	4.3	4.4									
AllRed	4	3	2.4	3	4.6	3	2.4	3	2.6									
Recall	4	0	3	0	0	0	3	0	0									
Walk	4		7				7											
DontWalk	4		28				27											
PedCalls	4		0				0											
MinSplit	4	12.7	42.6	12.4	15	13.3	41.6	13.3	13									
DualEntry	4	0	1	0	1	0	1	0	1									
InhibitMax	4	0	1	0	0	0	1	0	0									
Start	4	96.6	20.8	131.6	144.2	20.8	40.4	158.6	131.6									
End	4	131.6	96.6	144.2	20.8	40.4	131.6	20.8	158.6									
Yield	4	124.9	89	137.8	11.8	33.1	124	13.5	151.6									
Yield170	4	124.9	61	137.8	11.8	33.1	97	13.5	151.6									
LocalStart	4	7.6	91.8	42.6	55.2	91.8	111.4	69.6	42.6									
LocalYield	4	35.9	0	48.8	82.8	104.1	35	84.5	62.6									
LocalYield170	4	35.9	132	48.8	82.8	104.1	8	84.5	62.6									
ActGreen	4	28.3	68.2	6.2	27.6	12.3	83.6	14.9	20									
BRP	5	111	112	211	212	121	122	221	222	311	312	411	412	321	322	421	422	
MinGreen	5	5	15		6	5	15		6									
MaxGreen	5	6	122.7		12	9	119.9		12									
VehExt	5	2.5	5		2.5	2.5	5		2.5									
TimeBeforeReduce	5	0	0		0	0	0		0									
TimeToReduce	5	0	0		0	0	0		0									
MinGap	5	3	3		3	3	3		3									
Yellow	5	3.2	4.6		4	3	4.6		4									
AllRed	5	3	1.5		3	3	1.5		3									
Recall	5	0	3		0	0	3		0									
Walk	5		7				7											
DontWalk	5		11				31											
PedCalls	5		0				0											
MinSplit	5	11.2	24.1		13	11	44.1		13									
DualEntry	5	0	1		1	0	1		1									
InhibitMax	5	0	1		0	0	1		0									
Start	5	156.1	8.3		137.1	156.1	11.1		137.1									
End	5	8.3	137.1		156.1	11.1	137.1		156.1									
Yield	5	2.1	131		149.1	5.1	131		149.1									
Yield170	5	2.1	120		149.1	5.1	100		149.1									
LocalStart	5	25.1	37.3		6.1	25.1	40.1		6.1									
LocalYield	5	31.1	0		18.1	34.1	0		18.1									
LocalYield170	5	31.1	149		18.1	34.1	129		18.1									
ActGreen	5	4.6	127.1		9	7.3	124.6		9									
BRP	6	111	112	211	212	121	122	221	222	311	312	411	412	321	322	421	422	
MinGreen	6	5	30		8	5	15		8									
MaxGreen	6	9	114		17.7	8.8	114		17.7									
VehExt	6	2	4.5		3	2	4.5		3									
TimeBeforeReduce	6	0	0		0	0	0		0									
TimeToReduce	6	0	0		0	0	0		0									
MinGap	6	3	3		3	3	3		3									
Yellow	6	3	4.5		4.3	3.2	4.5		4.3									
AllRed	6	3	1.5		3	3	1.5		3									
Recall	6	0	3		0	0	3		0									
Walk	6		7				7											
DontWalk	6		10				20											
PedCalls	6		0				0											
MinSplit	6	11	36		15.3	11.2	33		15.3									
DualEntry	6	0	1		1	0	1		1									
InhibitMax	6	0	1		0	0	1		0									
Start	6	0	15		135	0	15		135									
End	6	15	135		0	15	135		0									
Yield	6	9	129		152.7	8.8	129		152.7									
Yield170	6	9	119		152.7	8.8	109		152.7									
LocalStart	6	31	46		6	31	46		6									
LocalYield	6	40	0		23.7	39.8	0		23.7									
LocalYield170	6	40	150		23.7	39.8	140		23.7									
ActGreen	6	6.2	122.5		12	5.2	123.3		12									

FUTURE PM TIMING AND PHASING (PROVIDED BY CITY OF ALPHARETTA PER GDOT PI 0017187)

Timing Plans

PLANID	INTID	S1	S2	S3	S4	S5	S6	S7	S8	S9	CL	OFF	LD	REF	CLR
DEFAULT	1	12.6	45.4		82		98			40	180	1	1	2-	6.4
DEFAULT	2		125.4		54.6	56.3	56.7			12.4	180	66	5	2-	6.2
DEFAULT	3	31.4	101		47.6	66	53.7		47.6	12.7	180	24	25	2-	7.1
DEFAULT	4	23.9	107.1	23	26	62	69	24	25		180	156	1467	26-	7.6
DEFAULT	5	16	103		61	15	104		61		180	124	15	26-	6.1
DEFAULT	6	27	94		59	20	101		59		180	100	15	26-	6

Phasing Data

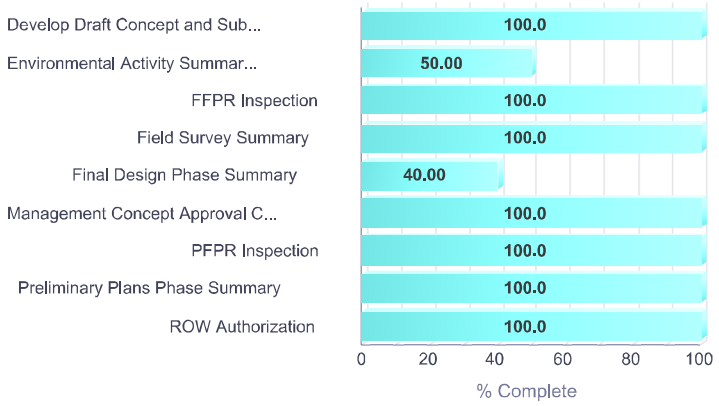
RECORDNAME	INTID	D1	D2	D3	D4	D5	D6	D7	D8	D9	D10	D11	D12	D13	D14	D15	D16
BRP	4	111	112	212	211	122	121	221	222	311	312	411	412	321	322	421	422
MinGreen	4	6	15	6	6	6	15	6	6								
MaxGreen	4	17.2	99.5	16.6	17	54.7	61.4	16.7	18								
VehExt	4	3	5	3	3	3	5	3	3								
TimeBeforeReduce	4	0	0	0	0	0	0	0	0								
TimeToReduce	4	0	0	0	0	0	0	0	0								
MinGap	4	3	3	3	3	3	3	3	3								
Yellow	4	3.7	5.2	3.4	4.4	4.3	5.2	4.3	4.4								
AllRed	4	3	2.4	3	4.6	3	2.4	3	2.6								
Recall	4	0	3	0	0	0	3	0	0								
Walk	4		7				7										
DontWalk	4		28				27										
PedCalls	4		0				0										
MinSplit	4	12.7	42.6	12.4	15	13.3	41.6	13.3	13								
DualEntry	4	0	1	0	1	0	1	0	1								
InhibitMax	4	0	1	0	0	0	1	0	0								
Start	4	94.6	118.5	71.6	45.6	163.6	94.6	45.6	69.6								
End	4	118.5	45.6	94.6	71.6	45.6	163.6	69.6	94.6								
Yield	4	111.8	38	88.2	62.6	38.3	156	62.3	87.6								
Yield170	4	111.8	10	88.2	62.6	38.3	129	62.3	87.6								
LocalStart	4	118.6	142.5	95.6	69.6	7.6	118.6	69.6	93.6								
LocalYield	4	135.8	62	112.2	86.6	62.3	0	86.3	111.6								
LocalYield170	4	135.8	34	112.2	86.6	62.3	153	86.3	111.6								
ActGreen	4	15.4	101.3	16.6	17	54.7	61.4	16.7	18								
BRP	5	111	112	211	212	121	122	221	222	311	312	411	412	321	322	421	422
MinGreen	5	5	15		6	5	15		6								
MaxGreen	5	9.8	96.9		54	9	97.9		54								
VehExt	5	2.5	5		2.5	2.5	5		2.5								
TimeBeforeReduce	5	0	0		0	0	0		0								
TimeToReduce	5	0	0		0	0	0		0								
MinGap	5	3	3		3	3	3		3								
Yellow	5	3.2	4.6		4	3	4.6		4								
AllRed	5	3	1.5		3	3	1.5		3								
Recall	5	0	3		0	0	3		0								
Walk	5		7				7										
DontWalk	5		11				31										
PedCalls	5		0				0										
MinSplit	5	11.2	24.1		13	11	44.1		13								
DualEntry	5	0	1		1	0	1		1								
InhibitMax	5	0	1		0	0	1		0								
Start	5	11.1	27.1		130.1	11.1	26.1		130.1								
End	5	27.1	130.1		11.1	26.1	130.1		11.1								
Yield	5	20.9	124		4.1	20.1	124		4.1								
Yield170	5	20.9	113		4.1	20.1	93		4.1								
LocalStart	5	67.1	83.1		6.1	67.1	82.1		6.1								
LocalYield	5	76.9	0		60.1	76.1	0		60.1								
LocalYield170	5	76.9	169		60.1	76.1	149		60.1								
ActGreen	5	5.5	121.4		33.8	5.5	121.6		33.8								
BRP	6	111	112	211	212	121	122	221	222	311	312	411	412	321	322	421	422
MinGreen	6	5	30		8	5	15		8								
MaxGreen	6	21	88		51.7	13.8	95		51.7								
VehExt	6	2	4.5		3	2	4.5		3								
TimeBeforeReduce	6	0	0		0	0	0		0								
TimeToReduce	6	0	0		0	0	0		0								
MinGap	6	3	3		3	3	3		3								
Yellow	6	3	4.5		4.3	3.2	4.5		4.3								
AllRed	6	3	1.5		3	3	1.5		3								
Recall	6	0	3		0	0	3		0								
Walk	6		7				7										
DontWalk	6		10				20										
PedCalls	6		0				0										
MinSplit	6	11	36		15.3	11.2	33		15.3								
DualEntry	6	0	1		1	0	1		1								
InhibitMax	6	0	1		0	0	1		0								
Start	6	165	12		106	165	5		106								
End	6	12	106		165	5	106		165								
Yield	6	6	100		157.7	178.8	100		157.7								
Yield170	6	6	90		157.7	178.8	80		157.7								
LocalStart	6	65	92		6	65	85		6								
LocalYield	6	86	0		57.7	78.8	0		57.7								
LocalYield170	6	86	170		57.7	78.8	160		57.7								
ActGreen	6	9.1	121.4		30.2	6.2	124.1		30.2								

PRECONSTRUCTION STATUS REPORT

PROJ ID	COUNTY	DESCRIPTION
0017187	Fulton	SR 120 FROM NORTH POINT PKWY TO KIMBALL BRIDGE ROAD
Mgmt Let Date:	2025-07-18	The project widens Old Milton Parkway from 4-lanes to 6-lanes with a 20-foot raised median from North Point Parkway to Kimball Bridge Road (KBR). All the widening except near the bridge over Big Creek will be to the inside. Total project length is approximately 2 miles. The project will reconstruct the two existing bridges over Big Creek.

PROJ NO:		**SPONSOR:**	Alpharetta
MPO TIP#:	FN-176	**PROJ MGR:**	Leverette, Rodney
MPO:	Atlanta TMA	**DOT DIST:**	7
PROJ LENGTH (MI):	2.00	**CONG DIST:**	006
TYPE WORK:	Widening	**HOUSE DIST:**	049, 050
LET RESPONSIBILITY:	GDOT Let	**SENATE DIST:**	014, 048
BIKE PROVISIONS INCLUDED?	N		

Phase	FY Approved	Approved FY Estimate*	Fund	Phase Status
Engineering	2020	$2,000,000.00	LOC	AUTHORIZED
Construction	2028	$10,506,025.85	Y001	PRECST
Utility	2028	$142,800.00	Y001	PRECST
Right of Way	2024	$1,566,842.40	LOC	AUTHORIZED
Construction		$26,100,000.00	SGF-C	PRECST
Engineering	2020	$100,000.00	HB170	AUTHORIZED



Activity	Actual Start Date	Actual Finish Date
Preliminary Plans Phase Summary	2021-09-23	
PFPR Inspection	2022-12-08	2022-12-08
ROW Authorization	2024-02-08	2024-02-08
Develop Draft Concept and Submit (formerly Define Project Concept)	2020-07-29	2021-01-25
Field Survey Summary	2020-07-29	2021-07-08
Environmental Activity Summary (11412 through 18100)	2020-08-26	
FFPR Inspection	2024-10-02	2024-10-02
Final Design Phase Summary	2023-11-28	
Management Concept Approval Complete	2022-03-21	2022-03-21

Right of Way Acquisition Information:
Preliminary Parcel Count: 22 **Total Parcel Count:** 23 **Acquired by :** LOC

FN-176

2050 MTP PROJECT FACT SHEET

Short Title	SR 120 (OLD MILTON PARKWAY) WIDENING FROM NORTH POINT PARKWAY TO KIMBALL BRIDGE ROAD
GDOT Project No.	0017187
Federal ID No.	N/A
Status	Programmed
Service Type	Roadway / General Purpose Capacity
Sponsor	GDOT
Jurisdiction	Fulton County (North)
Analysis Level	In the Region's Air Quality Conformity Analysis

Existing Thru Lane	4	**LCI**		**Network Year**	2030
Planned Thru Lane	6	**Flex**		**Corridor Length**	1.94 miles

Detailed Description and Justification

This regional capacity enhancement project includes widening of SR 120 (Old Milton Parkway) from 4 lanes to 6 lanes. The City will be working with GDOT to expedite the project using mostly state and local funds.

Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
PE	Local Jurisdiction/Municipality Funds	AUTH	2020	**$1,250,000**	~~$0,000~~	~~$0,000~~	~~$0,000~~	~~$1,250,000~~
PE	Transportation Funding Act (HB 170)	AUTH	2020	**$2,000,000**	~~$0,000~~	~~$0,000~~	~~$0,000~~	~~$2,000,000~~
ROW	Local Jurisdiction/Municipality Funds	AUTH	2024	**$1,566,842**	~~$0,000~~	~~$0,000~~	~~$0,000~~	~~$1,566,842~~
CST	National Highway Performance Program (NHPP)		2028	**$28,994,430**	$23,195,544	$5,798,886	$0,000	$0,000
				$33,811,272	**$23,195,544**	**$5,798,886**	**$0,000**	**$4,816,842**

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquistion
UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases

? For additional information about this project, please call (404) 463-3100 or email transportation@atlantaregional.com.

Report Generated: 6/7/2024

City of Alpharetta, Georgia
Brookside Area Plan
Project List Opinion of Probable Cost

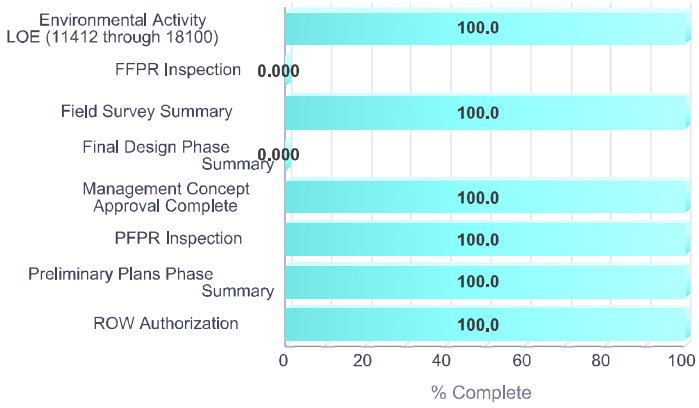
#	Applicable Area	Name	Description	Type of Improvement	Engineering		Construction			Total Project Cost
					Year	Cost	Year	Lower Cost	Upper Cost	
I.1a	Brookside Parkway	Restriping and Streetscape Upgrades: Brookside Parkway Phase 1	Corridor enhancements along Brookside Parkway, including a first phase of restriping, the addition of separated bike lanes, and enhanced planting to form a cohesive streetscape	Infrastructure		$ 40,000		$ 200,000	$ 300,000	**$ 340,000**
I.1b	Brookside Parkway	Roadside Diet and Streetscape Upgrades: Brookside Parkway Phase 2 Enhanced Planting: Alexander Drive	Corridor enhancements along North Point Parkway, including a first phase of restriping and the addition of separated bike lanes, and a second phase of road diet, pedestrian sidewalk widening, separated bike lanes, and street trees to form a cohesive streetscape	Infrastructure		$ 1,200,000		$ 4,700,000	$ 7,400,000	**$ 8,600,000**
I.2	Alexander Drive	Streetscape Upgrades: Alexander Drive	Corridor enhancements along Alexander Drive, including pedestrian sidewalk widening, separated bike lanes, and street trees to form a cohesive streetscape.	Infrastructure						
2.1	Old Milton Parkway	Streetscape Upgrades: Existing Roadways "Streetscape A"	Corridor enhancements along Old Milton Parkway, including landmark for trail, access to Brookside Park Trail, multi-use trail, planting beds as pedestrian buffer, and wayfinding/signage.	Infrastructure		$ 200,000		$ 1,000,000	$ 1,200,000	**$ 1,400,000**
2.2	Old Milton Parkway	Streetscape Upgrades: Existing Roadways "Streetscape B"	Corridor enhancements along Old Milton Parkway, including wayfinding/signage.	Infrastructure		$ 1,000		$ -	$ 10,000	**$ 11,000**
2.3	Old Milton Parkway	Streetscape Upgrades: Existing Roadways "Streetscape B" and "Streetscape C"	Corridor enhancements along Old Milton Parkway, including multi-use trail and wayfinding/signage.	Infrastructure		$ 200,000		$ 600,000	$ 900,000	**$ 1,100,000**
3.1	Old Milton Parkway and Brookside Drive	Intersection Upgrades: Old Milton Parkway at Brookside Drive (Northwest and Southeast)	Intersection enhancements at existing signalized intersection of Old Milton Parkway and Brookside Drive (Northwest), including signal timing verification/enhancements, pedestrian traffic signal, street illumination, advanced warning signs, and high visibility crosswalk marking.	Infrastructure		$ 20,000		$ 80,000	$ 100,000	**$ 120,000**
3.2	Old Milton Parkway and Brookside Drive - Southeast	Intersection Upgrades: Old Milton Parkway at Brookside Drive (Southeast)	Intersection enhancements at existing signalized intersection of Old Milton Parkway and Brookside Drive (Southeast), including pedestrian traffic signal, street illumination, advanced warning signs, high visibility crosswalk marking, and a median refuge island.	Infrastructure						
4.1	Pedestrian Loop	Parallel Trail Pathway	Construct an outer loop multiuse path situated parallel to Brookside Parkway	Walkability		$ 200,000		$ 700,000	$ 1,200,000	**$ 1,400,000**
5.1	Brookside Park	Park Gateway	Design a gateway into Brookside Park to include entrance feature, landscape, hardscape, and wayfinding signage	Park		300,000				300,000
Subotals						**$ 2,161,000**		**$ 7,280,000**	**$ 11,110,000**	**$ 13,271,000**

PRECONSTRUCTION STATUS REPORT

PROJ ID	COUNTY	DESCRIPTION
0017814	Fulton	**CS 9216/NORTH POINT PKWY FROM MANSELL RD TO HAYNES BRIDGE RD**
Mgmt Let Date:	2026-12-15	The CS 9216/North Point Parkway project includes 1.5 miles of street enhancements and roadway improvements from Mansell Road to Haynes Bridge Road located in the City of Alpharetta, Fulton County, Georgia.

PROJ NO:		**SPONSOR:**	Alpharetta
MPO TIP#:	FN-179	**PROJ MGR:**	Mckown, April
MPO:	Atlanta TMA	**DOT DIST:**	7
PROJ LENGTH (MI):	1.40	**CONG DIST:**	006
TYPE WORK:	Streetscapes	**HOUSE DIST:**	048, 049
LET RESPONSIBILITY:	Local Let	**SENATE DIST:**	014
BIKE PROVISIONS INCLUDED?	N		

Phase	FY Approved	Approved FY Estimate*	Fund	Phase Status
Construction	2026	$6,250,000.00	Y230	PRECST
Right of Way	2025	$4,340,000.00	Y230	AUTHORIZED
Construction	2026	$11,650,000.00	LOC	PRECST
Engineering	2021	$2,000,000.00	Z230	AUTHORIZED



Activity	Actual Start Date	Actual Finish Date
Field Survey Summary	2021-08-19	2022-01-18
PFPR Inspection	2023-11-15	2023-11-15
Final Design Phase Summary		
ROW Authorization	2024-09-18	2024-09-18
Management Concept Approval Complete	2023-05-05	2023-05-05
Preliminary Plans Phase Summary	2021-08-18	
FFPR Inspection		
Environmental Activity LOE (11412 through 18100)	2021-10-06	2024-06-14

Right of Way Acquisition Information:

Preliminary Parcel Count: 52 **Total Parcel Count:** 52 **Acquired by :** LOC

FN-179

2050 MTP PROJECT FACT SHEET

Short Title	NORTH POINT PARKWAY LID STREETSCAPE ENHANCEMENTS AND COMPLETE STREETS UPGRADE FROM MANSELL ROAD TO HAYNES BRIDGE ROAD
GDOT Project No.	0017814
Federal ID No.	N/A
Status	Programmed
Service Type	Last Mile Connectivity / Complete Street Retrofit
Sponsor	City of Alpharetta
Jurisdiction	Fulton County (North)
Analysis Level	In the Region's Air Quality Conformity Analysis

Existing Thru Lane	6	**LCI**	X	**Network Year**	2030
Planned Thru Lane	4	**Flex**		**Corridor Length**	1.4 miles

Detailed Description and Justification

This project proposes corridor enhancements along North Point Parkway, including pedestrian sidewalk widening, installation of pedestrian lighting, street trees, LID/stormwater management, smart technologies, and bicycle side paths to form a cohesive streetscape

Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
PE	Surface Transportation Block Grant (STBG) Program - Urban (>200K) (ARC) - LCI Setaside for Implementation	AUTH	2021	**$2,000,000**	~~$1,600,000~~	~~$0,000~~	~~$0,000~~	~~$400,000~~
ROW	Surface Transportation Block Grant (STBG) Program - Urban (>200K) (ARC) - LCI Setaside for Implementation		2025	**$6,250,000**	$5,000,000	$0,000	$0,000	$1,250,000
CST	Local Jurisdiction/Municipality Funds		2027	**$22,750,000**	$0,000	$0,000	$0,000	$22,750,000
CST	Surface Transportation Block Grant (STBG) Program - Urban (>200K) (ARC) - LCI Setaside for Implementation		2027	**$6,250,000**	$5,000,000	$0,000	$0,000	$1,250,000
				$37,250,000	**$11,600,000**	**$0,000**	**$0,000**	**$25,650,000**

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquistion
UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases

? For additional information about this project, please call (404) 463-3100 or email transportation@atlantaregional.com.

Report Generated: 6/7/2024

PRECONSTRUCTION STATUS REPORT

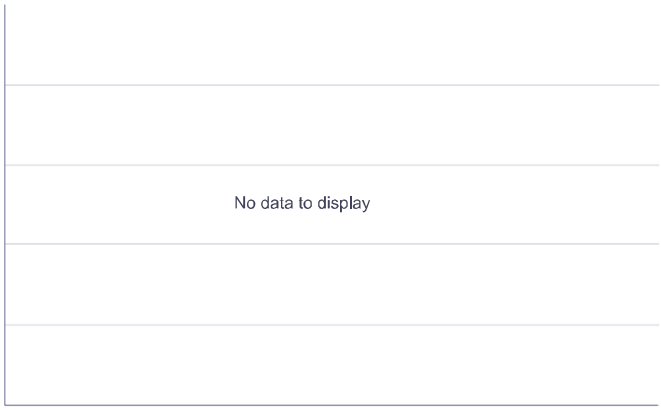
PROJ ID	COUNTY	DESCRIPTION
0020927	Fulton	SR 141 FROM OLD ALABAMA ROAD TO STATE BRIDGE ROAD

Mgmt Let Date:

The project will add three left turn lanes southbound on Medlock Bridge Road, three left turn lanes westbound on State Bridge Road, and three through lanes northbound on Medlock Bridge Road. In addition, a 10 ft trail will be added on the west side of the project. The project will add a third through lane northbound, that trap right turn will no longer be a pinch point along with the addition of a 10 ft tail on the east side of the corridor. Lighting and landscaping along the whole corridor will be included as part of this project.

PROJ NO:		**SPONSOR:**	Johns Creek
MPO TIP#:		**PROJ MGR:**	Childs Jr, Frank
MPO:	Atlanta TMA	**DOT DIST:**	7
PROJ LENGTH (MI):	0.47	**CONG DIST:**	007
TYPE WORK:	Roadway Project	**HOUSE DIST:**	048, 050
LET RESPONSIBILITY:	Local Let	**SENATE DIST:**	048
BIKE PROVISIONS INCLUDED?	N		

Phase	FY Approved	Approved FY Estimate*	Fund	Phase Status
Construction	2027	$4,800,000.00	LOC	PRECST
Right of Way	2026	$1,400,000.00	LOC	PRECST
Engineering	2025	$717,000.00	LOC	PRECST



Activity	Actual Start Date	Actual Finish Date

Right of Way Acquisition Information:

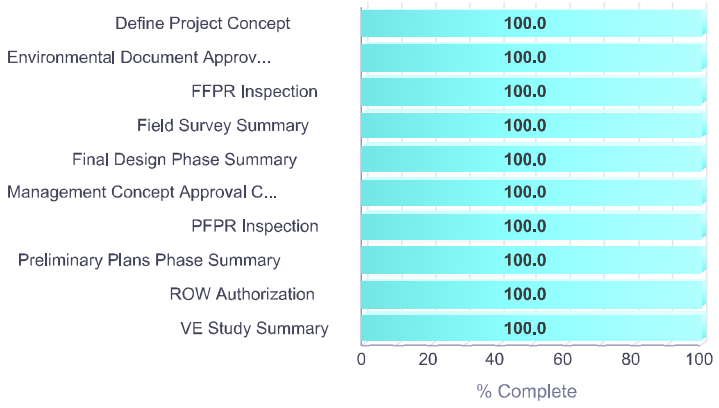
Preliminary Parcel Count: 9 **Total Parcel Count:** **Acquired by :** N/R

PRECONSTRUCTION STATUS REPORT

PROJ ID	COUNTY	DESCRIPTION
0007838	Fulton	SR 9 FROM WINDWARD PKWY TO FORSYTH COUNTY LINE
Mgmt Let Date:	2023-12-15	The project proposes to widen SR 9 from Windward Pkwy to the Fulton/Forsyth Co. Line in Fulton Co. to a continuous four lane urban roadway with a raised median. The raised median ranges from 16 to 28 feet. Also, the proposed project consists of the reconfiguration of side roads, addition of pedestrian and bicycle facilities, traffic and operational improvements, and signal upgrades. The intersection at Bethany Bend will be re-aligned into two ninety degree intersections. Left & right turn lanes will be provided at all major intersections. The length of the proposed project is 3.04 miles.

PROJ NO:	CSSTP-0007-00(838)	**SPONSOR:**	GDOT
MPO TIP#:	FN-222	**PROJ MGR:**	Okonmkpae to, Eka
MPO:	Atlanta TMA	**DOT DIST:**	7
PROJ LENGTH (MI):	3.04	**CONG DIST:**	006
TYPE WORK:	Widening	**HOUSE DIST:**	024, 047
LET RESPONSIBILITY:	GDOT Let	**SENATE DIST:**	021
BIKE PROVISIONS INCLUDED?	Y		

Phase	FY Approved	Approved FY Estimate*	Fund	Phase Status
Engineering		$2,500,000.00	HB170	PRECST
Engineering	2019	$300,000.00	HB170	AUTHORIZED
Engineering	2013	$3,262,353.00	M240	AUTHORIZED
Right of Way	2018	$15,710,000.00	HB170	AUTHORIZED
Construction	2024	$68,008,484.29	HB170	AUTHORIZED
Engineering	2020	$1,743,605.00	HB170	AUTHORIZED



Activity	Actual Start Date	Actual Finish Date
PFPR Inspection	2016-05-25	2016-05-25
ROW Authorization	2017-07-10	2017-07-10
Define Project Concept	2013-01-25	2013-07-31
Final Design Phase Summary	2017-02-08	2023-09-19
Management Concept Approval Complete	2014-09-16	2014-09-16
Preliminary Plans Phase Summary	2015-10-16	2019-01-09
Environmental Document Approval Summary (11412 through 18100)	2014-07-31	2015-07-07
VE Study Summary	2017-06-01	2017-12-07
Field Survey Summary	2015-01-09	2015-06-12
FFPR Inspection	2022-12-15	2022-12-15

Right of Way Acquisition Information:
Preliminary Parcel Count: 136 **Total Parcel Count:** 139 **Acquired by :** DOT

FN-222

2050 MTP PROJECT FACT SHEET

Short Title	SR 9 (CUMMING HIGHWAY) WIDENING FROM WINDWARD PARKWAY TO FORSYTH COUNTY LINE
GDOT Project No.	0007838
Federal ID No.	CSSTP-0007-00(838)
Status	Completed
Service Type	Roadway / General Purpose Capacity
Sponsor	GDOT
Jurisdiction	Fulton County (North)
Analysis Level	In the Region's Air Quality Conformity Analysis

Existing Thru Lane	2	**LCI**		**Network Year**	2030
Planned Thru Lane	4	**Flex**		**Corridor Length**	3 miles

Detailed Description and Justification

This project involves adding one general purpose lane in each direction along SR 9 (Cumming Highway) between Windward Parkway and the Forsyth County line.

Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
PE	STP - Statewide Flexible (GDOT)	AUTH	2013	**$3,262,353**	~~$2,609,882~~	~~$652,471~~	~~$0,000~~	~~$0,000~~
PE	Transportation Funding Act (HB 170)	AUTH	2019	**$300,000**	~~$0,000~~	~~$300,000~~	~~$0,000~~	~~$0,000~~
PE	Transportation Funding Act (HB 170)	AUTH	2020	**$1,743,605**	~~$0,000~~	~~$1,743,605~~	~~$0,000~~	~~$0,000~~
ROW	Transportation Funding Act (HB 170)	AUTH	2018	**$15,710,000**	~~$0,000~~	~~$15,710,000~~	~~$0,000~~	~~$0,000~~
UTL	Transportation Funding Act (HB 170)	AUTH	2024	**$2,739,419**	~~$0,000~~	~~$2,739,419~~	~~$0,000~~	~~$0,000~~
CST	Transportation Funding Act (HB 170)	AUTH	2024	**$68,008,484**	~~$0,000~~	~~$68,008,484~~	~~$0,000~~	~~$0,000~~
				$91,763,861	**$2,609,882**	**$89,153,979**	**$0,000**	**$0,000**

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquistion
UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases

? For additional information about this project, please call (404) 463-3100 or email transportation@atlantaregional.com.

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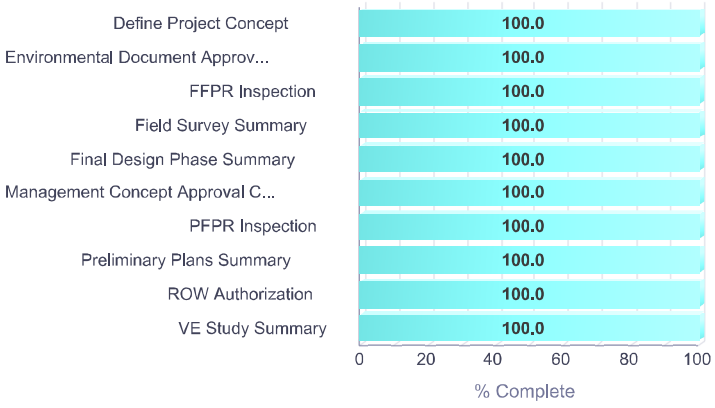
PRECONSTRUCTION STATUS REPORT

PROJ ID	COUNTY	DESCRIPTION
721780-	Fulton	SR 9 FROM ACADEMY STREET TO WINDWARD PKWY
Mgmt Let Date:	2020-11-20	The four-lane context sensitive urban design would widen and reconstruct SR 9 from Upper Hembree Road to Windward Parkway. The improvement consist of side roads reconfiguration, signal upgrades, multi-use path, on-street parking, brick pavers sidewalk, raised and flush medians, ornament landscape trees and pedestrian lighting. Twinned with PI#721790, PI#721780 begins at the intersection of Main Street/Academy Street and ends at the intersection of North Main Street/Windward Parkway. This portion of the project would increase the existing two-lane urban roadway to a four lane context sensitive roadway.

PROJ NO:	STP00-0114-01(084)	**SPONSOR:**	GDOT
MPO TIP#:	FN-067A	**PROJ MGR:**	Okonmkpae to, Eka
MPO:	Atlanta TMA	**DOT DIST:**	7
PROJ LENGTH (MI):	2.10	**CONG DIST:**	006
TYPE WORK:	Widening	**HOUSE DIST:**	047
LET RESPONSIBILITY:	GDOT Let	**SENATE DIST:**	021
BIKE PROVISIONS INCLUDED?	Y		

Phase	FY Approved	Approved FY Estimate*	Fund	Phase Status
Engineering	2007	$925,080.00	Q23	AUTHORIZED
Construction	2021	$22,704,001.53	HB170	AUTHORIZED
Engineering	1993	$1,520,000.00	Q24	AUTHORIZED
Right of Way	2016	$28,933,500.00	HB170	AUTHORIZED
Engineering	2013	$2,000,000.00	M240	AUTHORIZED



Activity	Actual Start Date	Actual Finish Date
Final Design Phase Summary	2014-01-27	2018-10-09
Management Concept Approval Complete	2011-05-04	2011-05-04
Define Project Concept	2007-08-12	2009-03-11
ROW Authorization	2016-02-05	2016-02-05
Preliminary Plans Summary	2008-02-20	2014-08-15
PFPR Inspection	2014-07-01	2014-07-02
VE Study Summary	2009-09-18	2009-12-09
FFPR Inspection	2018-07-18	2018-07-19
Field Survey Summary	2010-04-11	2011-03-03
Environmental Document Approval Summary (00800 through 18100)	2014-05-12	2015-04-15

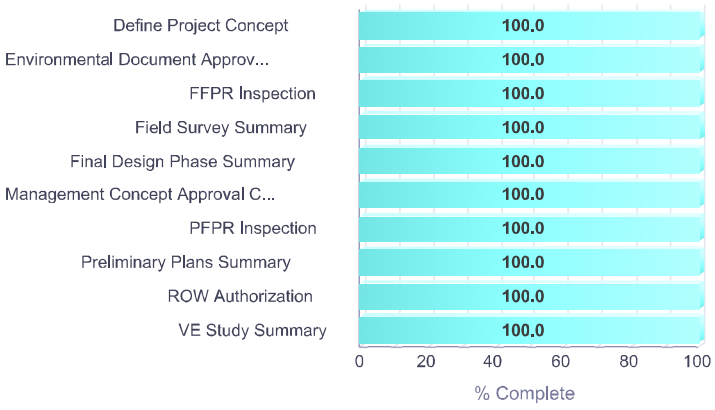
Right of Way Acquisition Information:
Preliminary Parcel Count: 123 **Total Parcel Count:** 123 **Acquired by :** DOT

PRECONSTRUCTION STATUS REPORT

PROJ ID	COUNTY	DESCRIPTION
721790-	Fulton	SR 9 FROM UPPER HEMBREE ROAD TO ACADEMY STREET
Mgmt Let Date:	2020-11-20	The four-lane context sensitive urban design would widen and reconstruct SR 9 from Upper Hembree Road to Windward Parkway. The improvement consist of side roads reconfiguration, signal upgrades, multi-use path, on-street parking, brick pavers sidewalk, raised and flush medians, ornament landscape trees and pedestrian lighting. Twinned with PI#721780, PI#721790 begins from the intersection of South Main Street/Upper Hembree Road and ends at Academy Street intersection, in downtown Alpharetta. This portion of the project would tie into the existing five-lane urban section while providing operational improvements, including installations of a raised and flush medians, turn lanes, bicycle and pedestrian facilities.

PROJ NO:	STP00-0114-01(085)	**SPONSOR:**	GDOT
MPO TIP#:	FN-067B	**PROJ MGR:**	Okonmkpaeto, Eka
MPO:	Atlanta TMA	**DOT DIST:**	7
PROJ LENGTH (MI):	1.80	**CONG DIST:**	006
TYPE WORK:	Roadway Project	**HOUSE DIST:**	047, 048, 049
LET RESPONSIBILITY:	GDOT Let	**SENATE DIST:**	021
BIKE PROVISIONS INCLUDED?	Y		

Phase	FY Approved	Approved FY Estimate*	Fund	Phase Status
Right of Way	2017	$15,860,000.00	HB170	AUTHORIZED
Construction	2021	$14,734,365.12	HB170	AUTHORIZED
Engineering	2013	$2,000,000.00	M240	AUTHORIZED
Engineering	1993	$1,520,000.00	Q23	AUTHORIZED
Engineering	2007	$960,413.77	L230	AUTHORIZED



Activity	Actual Start Date	Actual Finish Date
VE Study Summary	2009-09-18	2009-12-09
Field Survey Summary	2010-04-11	2011-03-29
Environmental Document Approval Summary (11412 through 18100)	2007-08-12	2015-04-15
Management Concept Approval Complete	2011-05-04	2011-05-04
Define Project Concept	2007-08-12	2009-03-11
Final Design Phase Summary	2014-01-27	2018-10-09
FFPR Inspection	2018-07-18	2018-07-19
PFPR Inspection	2014-07-01	2014-07-02
Preliminary Plans Summary	2008-02-20	2014-08-15
ROW Authorization	2016-06-28	2016-06-28

Right of Way Acquisition Information:
Preliminary Parcel Count: 80 **Total Parcel Count:** 81 **Acquired by :** DOT

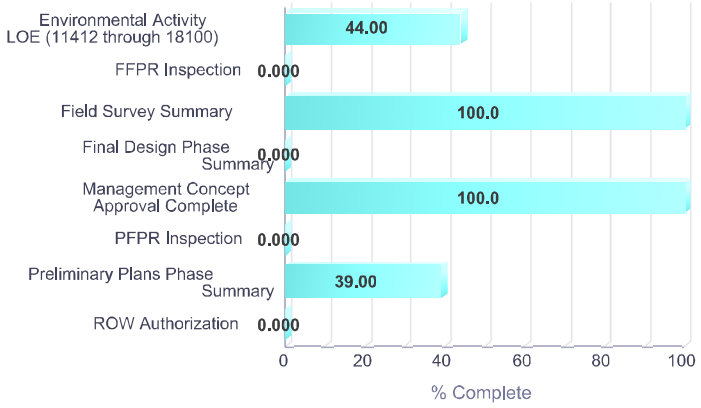
PRECONSTRUCTION STATUS REPORT

PROJ ID	COUNTY	DESCRIPTION
0019211	Fulton	NORTH POINT ALPHA LINK TRAIL - LCI
Mgmt Let Date:	2027-10-15	The North Point Alpha Link is a proposed shared-use path within the City of Alpharetta connecting the existing bicycle and pedestrian facilities along Encore Parkway to the Alpha Loop path at Haynes Bridge Road. The project begins at Encore Parkway, runs parallel to SR 400 on new location, then follows Haynes Bridge Road.

PROJ NO:
MPO TIP#: FN-350
MPO: Atlanta TMA
PROJ LENGTH (MI): 1.40
TYPE WORK: Shared Use Path
LET RESPONSIBILITY: Local Let
BIKE PROVISIONS INCLUDED? N

SPONSOR: Alpharetta
PROJ MGR: Mckown, April
DOT DIST: 7
CONG DIST: 006
HOUSE DIST: 048
SENATE DIST: 021

Phase	FY Approved	Approved FY Estimate*	Fund	Phase Status
Engineering	2022	$1,250,000.00	Z230	AUTHORIZED
Right of Way	2026	$7,072,000.00	LOC	PRECST
Utility	2028	$500,000.00	LOC	PRECST
Engineering	2025	$1,000,000.00	Y230	PRECST
Construction	2028	$10,864,166.62	LOC	PRECST



Activity	Actual Start Date	Actual Finish Date
PFPR Inspection		
Environmental Activity LOE (11412 through 18100)	2023-03-15	
FFPR Inspection		
Preliminary Plans Phase Summary	2023-03-15	
ROW Authorization		
Final Design Phase Summary		
Field Survey Summary	2023-04-20	2023-07-28
Management Concept Approval Complete	2024-09-16	2024-09-16

Right of Way Acquisition Information:
Preliminary Parcel Count: 10 **Total Parcel Count:** **Acquired by :** LOC

FN-350

2050 MTP PROJECT FACT SHEET

Short Title	NORTH POINT ALPHA LINK TRAIL FROM HAYNES BRIDGE ROAD AND NORTHWINDS PARKWAY TO ENCORE PARKWAY
GDOT Project No.	0019211
Federal ID No.	N/A
Status	Programmed
Service Type	Last Mile Connectivity / Sidepaths and Trails
Sponsor	City of Alpharetta
Jurisdiction	Fulton County (North)
Analysis Level	Exempt from Air Quality Analysis (40 CFR 93)

Existing Thru Lane	N/A	**LCI**	X	**Network Year**	TBD
Planned Thru Lane	N/A	**Flex**		**Corridor Length**	1.15 miles

Detailed Description and Justification

The North Point Alpha Link is a proposed multiuse trail connecting Haynes Bridge Road to Encore Parkway, within the GA400 buffer. The trail will provide a key piece in the overall Alpha Loop system, connecting to the Big Creek Greenway, the new Greenway Park (currently funded and in design), Alpharetta's Downtown district, Avalon, and the North Point Mall area.

Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
PE	Surface Transportation Block Grant (STBG) Program - Urban (>200K) (ARC) - LCI Setaside for Implementation	AUTH	2022	**$1,250,000**	~~$1,000,000~~	~~$0,000~~	~~$0,000~~	~~$250,000~~
ROW	Local Jurisdiction/Municipality Funds		2026	**$400,000**	$0,000	$0,000	$0,000	$400,000
UTL	Local Jurisdiction/Municipality Funds		2028	**$500,000**	$0,000	$0,000	$0,000	$500,000
CST	Local Jurisdiction/Municipality Funds		2028	**$6,000,000**	$0,000	$0,000	$0,000	$6,000,000
				$8,150,000	**$1,000,000**	**$0,000**	**$0,000**	**$7,150,000**

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquistion
UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases

? For additional information about this project, please call (404) 463-3100 or email transportation@atlantaregional.com.

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FN-220

2050 MTP PROJECT FACT SHEET

Short Title	STATE BRIDGE ROAD WIDENING FROM KIMBALL BRIDGE ROAD TO MEDLOCK BRIDGE ROAD
GDOT Project No.	N/A
Federal ID No.	N/A
Status	Long Range
Service Type	Roadway / General Purpose Capacity
Sponsor	City of Johns Creek
Jurisdiction	Fulton County (North)
Analysis Level	In the Region's Air Quality Conformity Analysis

Existing Thru Lane	4	**LCI**		**Network Year**	2030
Planned Thru Lane	6	**Flex**		**Corridor Length**	3.5 miles

Detailed Description and Justification

This project will widen State Bridge Road from 4 to 6 lanes between Kimball Bridge and Medlock Bridge and may include improvements such as sidewalks, trails and landscaping.

Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
ALL	Local Jurisdiction/Municipality Funds		LR 2029-2030	**$8,000,000**	$0,000	$0,000	$0,000	$8,000,000
				$8,000,000	**$0,000**	**$0,000**	**$0,000**	**$8,000,000**

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquistion
UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases

? For additional information about this project, please call (404) 463-3100 or email transportation@atlantaregional.com.

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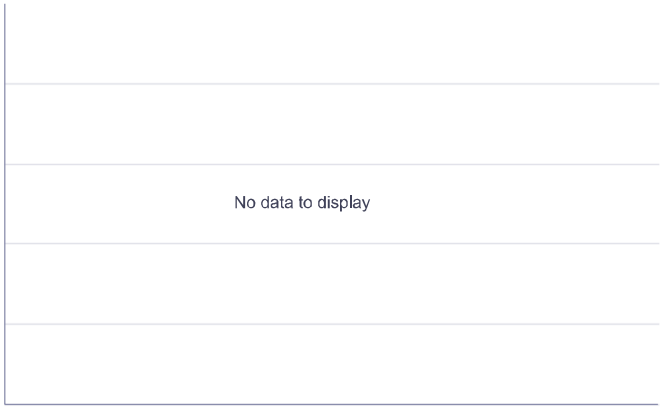
PRECONSTRUCTION STATUS REPORT

PROJ ID	COUNTY	DESCRIPTION
722010-	Fulton	SR 400 FROM SR 140/HOLCOMB BRIDGE RD TO MCFARLAND RD GRTA
Mgmt Let Date:	2005-08-19	This project adds lanes and a median barrier to the existing median of SR 400 from Holcomb Bridge Road to McFarland Road. One lane will be added northbound from Holcomb Bridge Road to Haynes Bridge Road. Two lanes will be added northbound from Haynes Bridge Road to Windward Parkway. One lane will be added northbound from Windward Parkway to McFarland Road. One lane will be added southbound from McFarland Road to Haynes Bridge Road. In addition, five locations have been identified where noise walls will be constructed. This project is part of the Governor's Fast Forward Program.

PROJ NO:	NH000-0056-01(059)	**SPONSOR:**	Georgia Regional Transportation Authority
MPO TIP#:	FN-AR-400A&B	**PROJ MGR:**	Richardson, Darrell
MPO:	Atlanta TMA	**DOT DIST:**	7
PROJ LENGTH (MI):	8.97	**CONG DIST:**	006, 009
TYPE WORK:	Widening	**HOUSE DIST:**	024, 047, 048, 049, 051
LET RESPONSIBILITY:	GDOT Let	**SENATE DIST:**	014, 021, 027
BIKE PROVISIONS INCLUDED?	N		

Phase	FY Approved	Approved FY Estimate*	Fund	Phase Status
Engineering	2005	$2,977.92	Q05	AUTHORIZED
Construction	2006	$6,246,433.88	L240	AUTHORIZED
Construction	2006	$67,788,645.60	Q05	AUTHORIZED



Activity	Actual Start Date	Actual Finish Date

Right of Way Acquisition Information:

Preliminary Parcel Count: **Total Parcel Count:** **Acquired by :** N/R

PRECONSTRUCTION STATUS REPORT

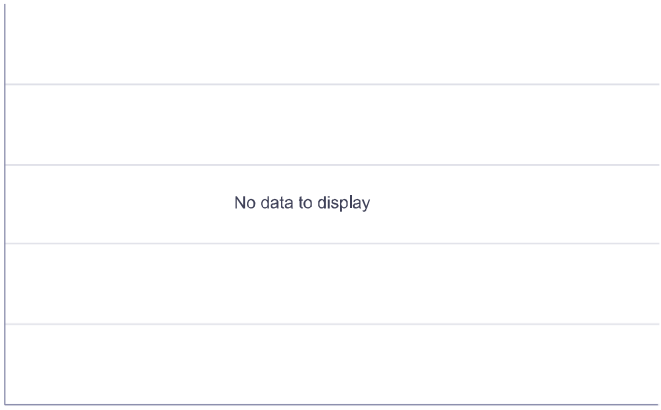
PROJ ID	COUNTY	DESCRIPTION
0008444	Fulton	SR 400 FROM CR 209/SPALDING DR TO CR 458/MCFARLAND ROAD

Mgmt Let Date:

Draft:
Flex Lane on ouside shoulders of SR 400 (1 in each direction) from Chatahoochee River to 285. When general purpose lanes drop to 35mph, the flex Lanes will be opened for general use.

PROJ NO:	CSNHS-0008-00(444)	**SPONSOR:**	GDOT
MPO TIP#:		**PROJ MGR:**	Lobdell, Michael A
MPO:	Atlanta TMA	**DOT DIST:**	1, 7
PROJ LENGTH (MI):	13.70	**CONG DIST:**	006
TYPE WORK:		**HOUSE DIST:**	024, 047, 048, 049, 051, 052
LET RESPONSIBILITY:	GDOT Let	**SENATE DIST:**	014, 021, 027
BIKE PROVISIONS INCLUDED?	N		

Phase	FY Approved	Approved FY Estimate*	Fund	Phase Status
Construction	2052	$12,189,271.03	Y001	PRECST
Engineering	2052	$487,570.84	Y001	PRECST



Activity	Actual Start Date	Actual Finish Date

Right of Way Acquisition Information:
Preliminary Parcel Count: 0 **Total Parcel Count:** **Acquired by :** N/R

PRECONSTRUCTION STATUS REPORT

PROJ ID	COUNTY	DESCRIPTION
0001757	Fulton	SR 400 FM N SPRINGS MARTA STATION TO MCFARLAND RD-EXPRESS LN

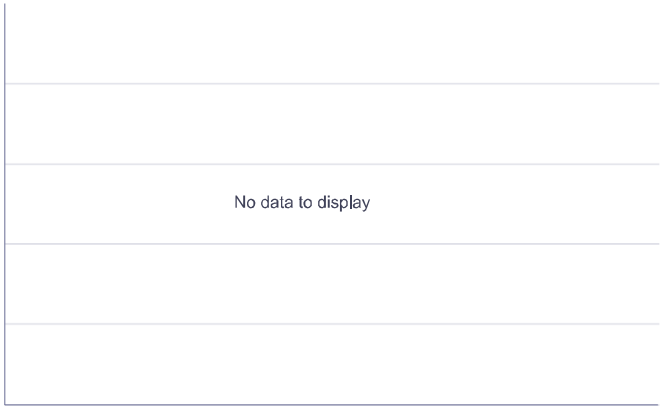
Mgmt Let Date:

Major Mobility Investment Program (MMIP); Design-Build-Finance delivery of SR 400, one of the most congested facilities in metro Atlanta. The addition of Express Lanes (EL) to this corridor will provide reliable trip times from I-285 to McFarland Road. The proposed Express Lanes will be constructed to directly connect to the the future I-285 Top End Express Lanes. This mobility enhancing project would consist of: · Two Express Lanes in each direction along SR 400 between the North Springs MARTA station and McGinnis Ferry Road. · One Express Lane in each direction from McGinnis Ferry Road to just north of McFarland Road. Intermediate access points to the ELs would be provided throughout the corridor.

PROJ NO:	MSL00-0001-00(757)	**SPONSOR:**	GDOT
MPO TIP#:	AR-ML-300	**PROJ MGR:**	James, Xavier Marcus
MPO:	Atlanta TMA	**DOT DIST:**	1, 7
PROJ LENGTH (MI):	16.00	**CONG DIST:**	006
TYPE WORK:	Managed Lanes	**HOUSE DIST:**	024, 047, 048, 049, 051, 052
LET RESPONSIBILITY:	GDOT Let	**SENATE DIST:**	014, 021, 027
BIKE PROVISIONS INCLUDED?	N		

Phase	FY Approved	Approved FY Estimate*	Fund	Phase Status
Construction	2025	$72,990,000.00	BRT	AUTHORIZED
Right of Way	2019	$19,820,000.00	Z001	AUTHORIZED
Engineering	2010	$728,806.25	LY10S	AUTHORIZED
Engineering	2021	$4,250,000.00	Z001	AUTHORIZED
Right of Way	2023	$22,643,517.00	GRV-2	AUTHORIZED
Engineering	2018	$9,400,000.00	Z001	AUTHORIZED
Utility	2021	$25,650,000.00	HB170	AUTHORIZED
Right of Way	2021	$19,250,000.00	BRT	AUTHORIZED
Engineering	2020	0.00	BRT	AUTHORIZED
Construction	2025	$68,729,298.00	INFRA	AUTHORIZED
Engineering	2020	$2,400,000.00	Z001	AUTHORIZED
Engineering	2017	$5,000,000.00	HB170	AUTHORIZED
Construction	2030	$75,197,040.00	Y001	PRECST
Construction	2031	$60,000,000.00	HB170	PRECST
Construction	2023	$400,000.00	YS30	AUTHORIZED
Construction	2028	$365,066,262.00	Y001	PRECST
Engineering	2005	$461,217.80	Q05	AUTHORIZED
Engineering	2019	$17,400,000.00	Z001	AUTHORIZED
Engineering	2023	$4,700,000.00	Y001	AUTHORIZED
Construction	2031	$20,593,947.00	Y001	PRECST
Construction	2029	$236,682,583.00	PVT	PRECST
Engineering	2005	$8,538,782.20	L010	AUTHORIZED
Construction	2031	$160,800,052.00	PVT	PRECST
Construction	2022	$12,864,502.00	Z001	AUTHORIZED
Right of Way	2027	$15,356,483.00	Y001	PRECST
Construction	2026	$101,426,261.00	INFRA	PRECST
Construction	2030	$236,682,583.00	PVT	PRECST
Construction	2027	$236,935,484.00	Y001	PRECST
Construction	2025	$60,000,000.00	GRV-2	AUTHORIZED
Construction	2026	$66,271,123.00	PVT	PRECST
Right of Way	2025	$1,401,110.00	Y001	PRECST
Construction	2025	$60,000,000.00	GRB	AUTHORIZED
Construction	2027	$177,511,937.00	PVT	PRECST
Right of Way	2020	$26,000,000.00	GRV-1	AUTHORIZED
Right of Way	2021	$12,000,000.00	GRV-2	AUTHORIZED
Engineering	2011	$2,060,253.01	44220	AUTHORIZED
Construction	2029	$259,066,262.00	Y001	PRECST
Construction	2028	$236,682,583.00	PVT	PRECST
Engineering	2010	$171,095.00	HY10	AUTHORIZED
Construction	2024	$7,500,000.00	Y001	AUTHORIZED
Construction	2022	$60,000,000.00	INFRA	AUTHORIZED
Right of Way	2022	$18,500,000.00	GRV-2	AUTHORIZED
Construction	2022	$2,010,000.00	BRT	AUTHORIZED
Right of Way	2026	$30,000,000.00	Y001	PRECST
Construction	2026	$60,121,462.00	Y001	PRECST

PRECONSTRUCTION STATUS REPORT



Activity	Actual Start Date	Actual Finish Date

Right of Way Acquisition Information:

Preliminary Parcel Count: **Total Parcel Count:** 168 **Acquired by :** DOT

AR-ML-300

2050 MTP PROJECT FACT SHEET

Short Title	SR 400 EXPRESS LANES FROM NORTH SPRINGS MARTA STATION TO MCFARLAND ROAD
GDOT Project No.	0001757
Federal ID No.	N/A
Status	Programmed
Service Type	Roadway / Express Lanes
Sponsor	GDOT
Jurisdiction	Regional - North
Analysis Level	In the Region's Air Quality Conformity Analysis

Existing Thru Lane	0	**LCI**		**Network Year**	2030
Planned Thru Lane	4	**Flex**		**Corridor Length**	15.6 miles

Detailed Description and Justification

This project provides travel options and more reliable trip times by adding two new express lanes in each direction on SR 400 between the North Springs MARTA station and McGinnis Ferry Road and one express lane in each direction from McGinnis Ferry Road to McFarland Parkway. The SR 400 Express Lanes will be part of the larger Georgia Express Lanes network.

Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
PE	Interstate Maintenance	AUTH	2005	**$8,538,782**	~~$7,684,904~~	~~$853,878~~	~~$0,000~~	~~$0,000~~
PE	National Highway System	AUTH	2005	**$461,218**	~~$368,974~~	~~$92,244~~	~~$0,000~~	~~$0,000~~
PE	Federal Earmark	AUTH	2010	**$171,095**	~~$136,876~~	~~$34,219~~	~~$0,000~~	~~$0,000~~
PE	Federal Earmark Funding	AUTH	2010	**$728,806**	~~$583,045~~	~~$145,761~~	~~$0,000~~	~~$0,000~~
PE	SRTA Funds (44220)	AUTH	2011	**$2,060,253**	~~$0,000~~	~~$0,000~~	~~$0,000~~	~~$2,060,253~~
PE	Transportation Funding Act (HB 170)	AUTH	2017	**$5,000,000**	~~$0,000~~	~~$5,000,000~~	~~$0,000~~	~~$0,000~~
PE	National Highway Performance Program (NHPP)	AUTH	2018	**$9,400,000**	~~$7,520,000~~	~~$1,880,000~~	~~$0,000~~	~~$0,000~~
PE	National Highway Performance Program (NHPP)	AUTH	2019	**$17,400,000**	~~$13,920,000~~	~~$3,480,000~~	~~$0,000~~	~~$0,000~~
PE	National Highway Performance Program (NHPP)	AUTH	2020	**$2,400,000**	~~$1,920,000~~	~~$480,000~~	~~$0,000~~	~~$0,000~~
PE	National Highway Performance Program (NHPP)	AUTH	2021	**$4,250,000**	~~$3,400,000~~	~~$850,000~~	~~$0,000~~	~~$0,000~~
PE	National Highway Performance Program (NHPP)		2024	**$700,000**	$560,000	$140,000	$0,000	$0,000
ROW	National Highway Performance Program (NHPP)	AUTH	2019	**$19,820,000**	~~$15,856,000~~	~~$3,964,000~~	~~$0,000~~	~~$0,000~~

? For additional information about this project, please call (404) 463-3100 or email transportation@atlantaregional.com.

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ROW	GARVEE Bonds (GRV-1)	AUTH	2020	**$26,000,000**	~~$0,000~~	~~$0,000~~	~~$26,000,000~~	~~$0,000~~
ROW	Bus Rapid Transit	AUTH	2021	**$19,250,000**	~~$0,000~~	~~$0,000~~	~~$19,250,000~~	~~$0,000~~
ROW	GARVEE Bonds (GRV-2)	AUTH	2021	**$12,000,000**	~~$0,000~~	~~$0,000~~	~~$12,000,000~~	~~$0,000~~
ROW	GARVEE Bonds (GRV-2)	AUTH	2022	**$18,500,000**	~~$0,000~~	~~$0,000~~	~~$18,500,000~~	~~$0,000~~
ROW	GARVEE Bonds (GRV-2)	AUTH	2023	**$38,000,000**	~~$0,000~~	~~$0,000~~	~~$38,000,000~~	~~$0,000~~
ROW	GARVEE Bonds (GRV-2)		2025	**$8,000,000**	$0,000	$0,000	$8,000,000	$0,000
ROW	National Highway Performance Program (NHPP)		2025	**$1,401,110**	$1,120,888	$280,222	$0,000	$0,000
ROW	GARVEE Bonds (GRV-2)		2026	**$2,000,000**	$0,000	$0,000	$2,000,000	$0,000
ROW	National Highway Performance Program (NHPP)		2026	**$30,000,000**	$24,000,000	$6,000,000	$0,000	$0,000
ROW	National Highway Performance Program (NHPP)		2027	**$15,356,483**	$12,285,186	$3,071,297	$0,000	$0,000
UTL	Transportation Funding Act (HB 170)	AUTH	2021	**$25,650,000**	~~$0,000~~	~~$25,650,000~~	~~$0,000~~	~~$0,000~~
CST	Local Jurisdiction/Municipality Funds	AUTH	2021	**$214,286**	~~$0,000~~	~~$0,000~~	~~$0,000~~	~~$214,286~~
CST	Bus Rapid Transit	AUTH	2022	**$2,010,000**	~~$0,000~~	~~$0,000~~	~~$2,010,000~~	~~$0,000~~
CST	INFRA Discretionary Grants	AUTH	2022	**$60,000,000**	~~$48,000,000~~	~~$12,000,000~~	~~$0,000~~	~~$0,000~~
CST	Local Jurisdiction/Municipality Funds	AUTH	2022	**$12,075,226**	~~$0,000~~	~~$0,000~~	~~$0,000~~	~~$12,075,226~~
CST	National Highway Performance Program (NHPP)	AUTH	2022	**$12,864,502**	~~$10,291,602~~	~~$2,572,900~~	~~$0,000~~	~~$0,000~~
CST	Highway Safety Improvement Program (HSIP)	AUTH	2023	**$400,000**	~~$360,000~~	~~$40,000~~	~~$0,000~~	~~$0,000~~
CST	National Highway Performance Program (NHPP)	AUTH	2023	**$4,000,000**	~~$3,200,000~~	~~$800,000~~	~~$0,000~~	~~$0,000~~
CST	National Highway Performance Program (NHPP)		2024	**$3,500,000**	$2,800,000	$700,000	$0,000	$0,000
CST	Bus Rapid Transit		2025	**$75,000,000**	$0,000	$0,000	$75,000,000	$0,000
CST	GARVEE Bonds (GRV-2)		2025	**$60,000,000**	$0,000	$0,000	$60,000,000	$0,000
CST	GRB BONDS (Guaranteed Revenue)		2025	**$60,000,000**	$0,000	$0,000	$60,000,000	$0,000
CST	INFRA Discretionary Grants		2025	**$68,729,298**	$54,983,438	$13,745,860	$0,000	$0,000
CST	National Highway Performance Program (NHPP)		2025	**$102,500,000**	$82,000,000	$20,500,000	$0,000	$0,000
CST	Bus Rapid Transit		2026	**$12,700,000**	$0,000	$0,000	$12,700,000	$0,000
CST	GRB BONDS (Guaranteed Revenue)		2026	**$14,000,000**	$0,000	$0,000	$14,000,000	$0,000
CST	INFRA Discretionary Grants		2026	**$101,426,261**	$81,141,009	$20,285,252	$0,000	$0,000
CST	National Highway Performance Program (NHPP)		2026	**$60,121,461**	$48,097,169	$12,024,292	$0,000	$0,000
CST	Private Financing		2026	**$66,271,123**	$0,000	$0,000	$66,271,123	$0,000
CST	Bus Rapid Transit		2027	**$27,050,000**	$0,000	$0,000	$27,050,000	$0,000
CST	GRB BONDS (Guaranteed Revenue)		2027	**$13,000,000**	$0,000	$0,000	$13,000,000	$0,000
CST	Local Jurisdiction/Municipality Funds		2027	**$15,971,428**	$0,000	$0,000	$0,000	$15,971,428
CST	National Highway Performance Program (NHPP)		2027	**$236,935,484**	$189,548,387	$47,387,097	$0,000	$0,000
CST	Private Financing		2027	**$177,511,937**	$0,000	$0,000	$177,511,937	$0,000
CST	Bus Rapid Transit		2028	**$26,240,000**	$0,000	$0,000	$26,240,000	$0,000
CST	National Highway Performance Program (NHPP)		2028	**$365,066,261**	$292,053,009	$73,013,252	$0,000	$0,000
CST	Private Financing		2028	**$236,682,583**	$0,000	$0,000	$236,682,583	$0,000
CST	General Federal Aid 2029-2050		LR 2029-2030	**$334,263,301**	$267,410,641	$66,852,660	$0,000	$0,000
CST	Private Financing		LR 2029-2030	**$473,365,166**	$0,000	$0,000	$473,365,166	$0,000
CST	General Federal Aid 2029-2050		LR 2031-2033	**$20,593,947**	$16,475,158	$4,118,789	$0,000	$0,000

CST	Private Financing		LR 2031-2033	**$160,800,052**	$0,000	$0,000	$160,800,052	$0,000
CST	Transportation Funding Act (HB 170)		LR 2031-2033	**$60,000,000**	$0,000	$60,000,000	$0,000	$0,000
				$3,130,380,063	**$1,185,716,286**	**$385,961,723**	**$1,528,380,861**	**$30,321,193**

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquistion
UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases

APPENDIX E

GDOT Intersection Control Evaluation (ICE)

GDOT INTERSECTION CONTROL EVALUATION (ICE) TOOL

ICE Version 2.3| Revised 11/13/2023

GDOT PI#: | Request By:

County: Fulton | GDOT District: 7 - Metro Atlanta

Major Road: SR 120 | Road Class: Principal Arterial | Speed Limit: 45 mph

Crossing Road: Brookside/CotnC | Road Class: Local | Speed Limit: 35 mph

Major Rd Direction: East/West | Area Type: Suburb/Transition

Intersection Control: Signal (turn lanes on mainline) | Project ID:

Prepared By: Kimley-Horn | Date:

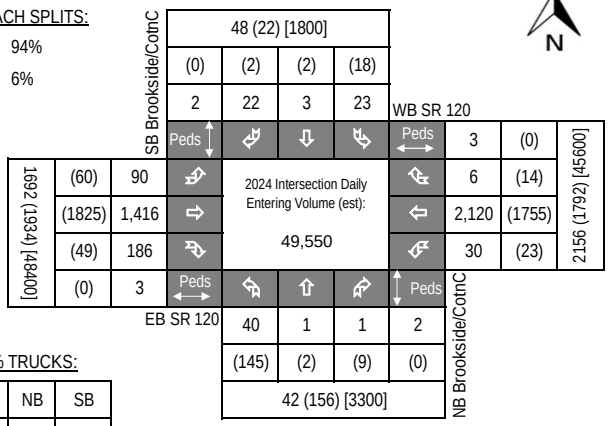
Project Purpose: Evaluate intersection alternatives for DRI

Existing Data Year:	2024
Project Opening Year:	2029
Project Design Year:	2046
Annual Growth Rate:	1.0%
K Factor*:	8%

* K Factor = Proportion of average annual daily traffic occurring in the highest one hour of the day

2024 EXISTING YEAR VOLUMES

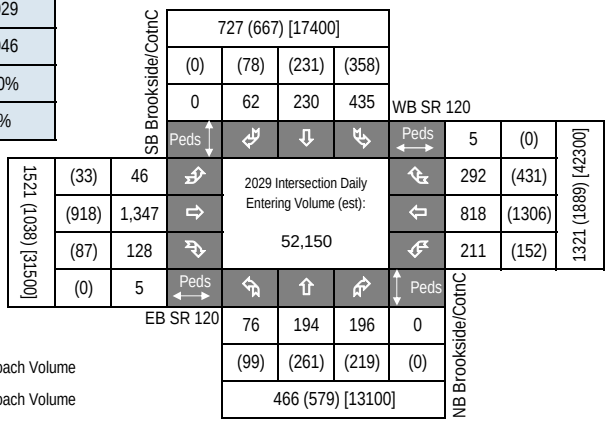
APPROACH SPLITS:
SR 120: 94%
Brookside/CotnC: 6%



PEAK HR % TRUCKS:

EB	WB	NB	SB
2%	2%	2%	9%

2029 OPENING YEAR VOLUMES



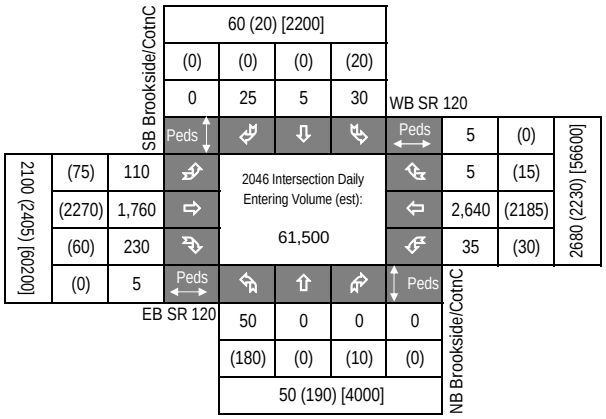
LEGEND:

000 = AM Peak Approach Volume

(000) = PM Peak Approach Volume

[000] = ADT Volume (Estimate)

2046 DESIGN YEAR VOLUMES



Introduction In 2005, SAFETEA-LU established the Highway Safety Improvement Program (HSIP) and mandated that each state prepare a Strategic Highway Safety Plan (SHSP) to prioritize safety funding investments. Intersections quickly became a common component of most states' SHSP emphasis areas and HSIP project lists, including Georgia's SHSP. Intersection Control Evaluation (ICE) policies and procedures represent a traceable and transparent procedure to streamline the evaluation of intersection control alternatives, and further leverage safety advancements for intersection improvements beyond just the safety program. Approximately one-third of all traffic fatalities and roughly seventy five percent of all traffic crashes in Georgia occur at or adjacent to intersections. Accordingly, the Georgia SHSP includes an emphasis on enhancing intersection safety to advance the *Toward Zero Deaths* vision embraced by the Georgia Governor's Office of Highway Safety (GOHS). This ICE tool was developed to support the ICE policy, developed and adopted to help ensure that intersection investments across the entire Georgia highway system are selected, prioritized and implemented with defensible benefits for safety towards those ends.

Tool Goal The goal of this ICE tool is to provide a simplified and consistent way of importing traffic, safety, cost, environmental impact and stakeholder posture data to assess and quantify intersection control improvement benefits. The tool supports the ICE policy and procedures to provide traceability, transparency, consistency and accountability when identifying and selecting an intersection control solution that both meets project purpose and reflects overall best value in terms of specific performance-based criteria.

Requirements An ICE is required for any intersection improvement (e.g. new or modified intersection, widening/reconstruction or corridor project, or work accomplished through a driveway or encroachment permit that affects an intersection) where 1) the intersection includes at least one roadway designated as a State Route (State Highway System) or as part of the National Highway System; 2) the intersection will be designed or constructed using State or Federal funding. In certain circumstances where an ICE would otherwise be required, the requirement may be waived based on appropriate evidence presented with a written request. (See the Waiver tab to review criteria that may make a project waiver eligible and for instructions to submit a waiver request to the Department). An ICE is not required when the proposed work does not include any changes to the intersection design, involves only routine traffic signal timing and equipment maintenance, or for driveway permits where the driveway is not a new leg to an already existing intersection on either 1) a divided, multi-lane highway with a closed median and only right-in/right-out access or 2) an undivided roadway where the development is not required to construct left and/or right turn lanes (as per the Driveway Manual and District Traffic Engineer).

Two-Stage Process A complete ICE process consists of two (2) distinct stages, and it is expected that the respective level of effort for completing both stages of ICE will correspond to the magnitude and complexity of the intersection. Prior to starting an ICE, the District Traffic Engineer and/or State Traffic Engineer should be consulted for advice on an appropriate level of effort. The Stage 1 and Stage 2 ICE forms are designed minimize required data inputs using drop-down menu choices and limiting text entry. All fields shaded grey include drop down menu choices and all fields shaded blue require data entry. All other cells in the worksheet are locked.

Stage 1 Screening Decision Record Stage 1 should be conducted early in the project development process and is intended to inform which alternatives are worthy of further evaluation in Stage 2. Stage 1 serves as a screening effort meant to *eliminate* non-competitive options and identify which alternatives merit further considerations based on their practical feasibility. Users should use good engineering judgement in responding to the seven policy questions by selecting "Yes" or "No" in the drop-down boxes. Alternatives should not be summarily eliminated without due consideration, and reasons for eliminating or advancing an alternative should be documented in the "Screening Decision Justification" column.

Stage 2 Alternative Selection Decision Record Stage 2 involves a more detailed and familiar evaluation of the alternatives identified in Stage 1 in order to support the selection of a preferred alternative that may be advanced to detailed design. Stage 2 data entry may require the use of external analysis tools to determine costs, operations and/or safety data that, combined with environmental and stakeholder posture data, form the basis of the ICE evaluation. A separate "CostEst" worksheet tab helps users develop pre-planning-level cost estimates for each Stage 2 alternative evaluated, and a separate Users Guide has been prepared to give guidance on Stage 1 and Stage 2 data entry. Once all data is entered, each alternative is scored and ranked, with the results reported at the bottom of the Stage 2 worksheet to inform on the best of the intersection controls evaluated for project recommendation.

Documentation A complete ICE document consists of the combination of the outputs from either a completed and signed waiver form or both Stage 1 and Stage 2 worksheets (along with supporting costing and/or environmental documentation), to be included in the approved project Concept Report (or equivalent) or as a stand-alone document.

GDOT ICE STAGE 1: SCREENING DECISION RECORD

ICE Version 2.3| Revised 11/13/2023

GDOT PI #	
Project Location:	SR 120 @ Brookside/CotnC
Existing Control:	Signal (turn lanes on mainline)
Prepared by:	Kimley-Horn
Date:	

Answer "Yes" or "No" to each policy question for each control type to identify which alternatives should be evaluated in the Stage 2 Decision Record; enter justification in the rightmost column

Note: Up to 5 alternatives may be selected and evaluated; Use this ICE Stage 1 to screen 5 or fewer alternatives to evaluate in Stage 2

	Intersection Alternative (see "Intersections" tab for detailed description of intersection/interchange type)	1. Does alternative address the project need in a balanced manner and in scale with the project?	2. Does alternative improve safety performance in terms of reducing severe crashes?	3. Does alternative incorporate safety, convenience and accessibility for pedestrians and/or bicyclists?	4. Does alternative improve (or preserve) traffic operations (congestion, delay, reliability, etc.)?	5. Does alternative appear feasible given the site characteristics, constrains & location context?	6. Does alternative appear feasible with respect to other project factors?	7. Overall feasible alternative (select alternative for further evaluation in Stage 2)?	Screening Decision Justification:
Unsignalized Intersections	Conventional (Minor Stop)	No	No	No	No	No	No	No	There is already a multiphase traffic signal at this intersection.
	Conventional (All-Way Stop)	No	No	No	No	No	No	No	There is already a multiphase traffic signal at this intersection.
	Mini Roundabout	No	No	No	No	No	No	No	Does not serve existing roadway and traffic conditions
	Single Lane Roundabout	No	No	No	No	No	No	No	Does not serve existing roadway and traffic conditions
	Multilane Roundabout	No	Yes	No	No	No	No	No	Does not allign with PI #0017187 road widening geometry
	RCUT (stop control)	No	Yes	Yes	No	No	No	No	Does not serve existing roadway and traffic conditions
	RIRO w/down stream U-Turn	No	Yes	Yes	No	No	No	No	Does not serve existing roadway and traffic conditions
	High-T (unsignalized)	No	No	No	No	No	No	No	Not a T intersection
	Offset-T Intersections	No	No	No	No	No	No	No	Not a T intersection
	Diamond Interch (Stop Control)	No	No	No	No	No	No	No	Not an interchange
	Diamond Interch (RAB Control)	No	No	No	No	No	No	No	Not an interchange
	No LT Lane Improvements No RT Lane Improvements	No	No	No	No	No	No	No	
	Other unsignalized (provide description):	No	No	No	No	No	No	No	
Signalized Intersections	Traffic Signal	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Existing condition
	Median U-Turn (Indirect Left)	No	Yes	Yes	No	No	No	No	Does not serve existing roadway and traffic conditions
	RCUT (signalized)	No	Yes	Yes	No	No	No	No	Does not serve existing roadway and traffic conditions
	Displaced Left Turn (CFI)	No	No	No	Yes	No	No	No	Feasibility limited by ROW constraints
	Continuous Green-T	No	No	No	No	No	No	No	Not a T intersection
	Jughandle	No	No	No	Yes	No	No	No	Sufficient ROW unavailable
	Quadrant Roadway	No	No	No	Yes	No	No	No	Sufficient ROW unavailable
	Diamond Interch (Signal Control)	No	No	No	No	No	No	No	Not an interchange
	Diverging Diamond	No	No	No	No	No	No	No	Not an interchange
	Single Point Interchange	No	No	No	No	No	No	No	Not an interchange
	Add LT Lanes on Brookside Pkwy No RT Lane Improvements	Yes	No	No	Yes	Yes	Yes	Yes	Potential alternative (Separate NBL lane)
	Other Signalized (provide description):	No	No	No	No	No	No	No	

☐ = Intersection type selected for more detailed analysis in Stage 2 Alternative Selection Decision Record

GDOT INTERSECTION CONTROL EVALUATION (ICE) TOOL

ICE Version 2.3| Revised 11/13/2023

GDOT PI#: | Request By:

County: Fulton | GDOT District: 7 - Metro Atlanta

Major Road: SR 120 | Road Class: Principal Arterial | Speed Limit: 45 mph

Crossing Road: Brookside/Vista | Road Class: Local | Speed Limit: 35 mph

Major Rd Direction: East/West | Area Type: Suburb/Transition

Intersection Control: Signal (turn lanes on mainline) | Project ID:

Prepared By: Kimley-Horn | Date:

Project Purpose: Evaluate intersection alternatives for DRI

Existing Data Year:	2024
Project Opening Year:	2029
Project Design Year:	2046
Annual Growth Rate:	1.0%
K Factor*:	8%

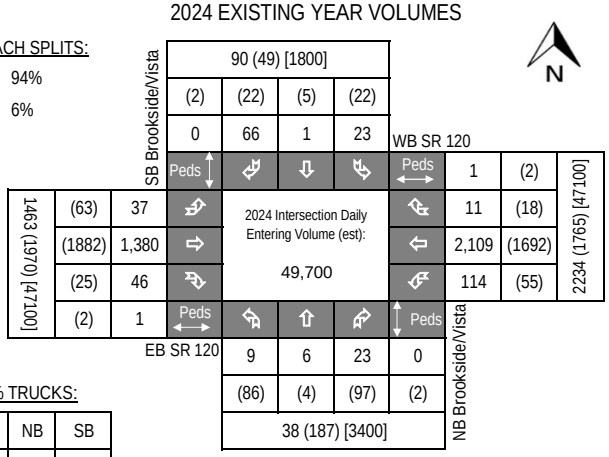
* K Factor = Proportion of average annual daily traffic occurring in the highest one hour of the day

APPROACH SPLITS:

SR 120: 94%

Brookside/Vista: 6%

2024 EXISTING YEAR VOLUMES



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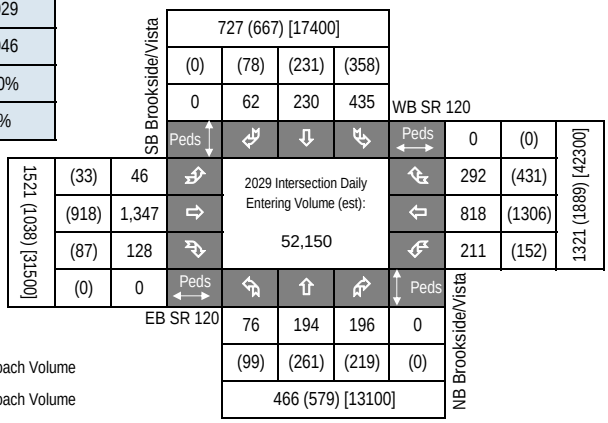
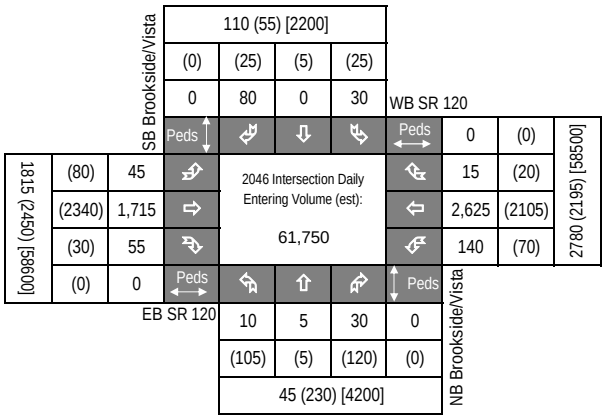
2029 OPENING YEAR VOLUMES



2046 DESIGN YEAR VOLUMES



LEGEND:

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[000] = ADT Volume (Estimate)

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GDOT ICE STAGE 1: SCREENING DECISION RECORD

ICE Version 2.3| Revised 11/13/2023

GDOT PI #	
Project Location:	SR 120 @ Brookside/Vista
Existing Control:	Signal (turn lanes on mainline)
Prepared by:	Kimley-Horn
Date:	

Answer "Yes" or "No" to each policy question for each control type to identify which alternatives should be evaluated in the Stage 2 Decision Record; enter justification in the rightmost column

Note: Up to 5 alternatives may be selected and evaluated; Use this ICE Stage 1 to screen 5 or fewer alternatives to evaluate in Stage 2

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	RCUT (stop control)	No	Yes	Yes	No	No	No	No	Significant left turn volume and few alternative routes
	RIRO w/down stream U-Turn	No	Yes	Yes	No	No	No	No	Significant left turn volume and few alternative routes
	High-T (unsignalized)	No	No	No	No	No	No	No	Not a T intersection
	Offset-T Intersections	No	No	No	No	No	No	No	Not a T intersection
	Diamond Interch (Stop Control)	No	No	No	No	No	No	No	Not an interchange
	Diamond Interch (RAB Control)	No	No	No	No	No	No	No	Not an interchange
	No LT Lane Improvements No RT Lane Improvements	No	No	No	No	No	No	No	
	Other unsignalized (provide description):	No	No	No	No	No	No	No	
Signalized Intersections	Traffic Signal	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Existing condition
	Median U-Turn (Indirect Left)	No	Yes	Yes	No	No	No	No	Does not serve existing roadway and traffic conditions
	RCUT (signalized)	No	Yes	Yes	No	No	No	No	Does not serve existing roadway and traffic conditions
	Displaced Left Turn (CFI)	No	No	No	Yes	No	No	No	Feasibility limited by ROW constraints
	Continuous Green-T	No	No	No	No	No	No	No	Not a T intersection
	Jughandle	No	No	No	Yes	No	No	No	Sufficient ROW unavailable
	Quadrant Roadway	No	No	No	Yes	No	No	No	Sufficient ROW unavailable
	Diamond Interch (Signal Control)	No	No	No	No	No	No	No	Not an interchange
	Diverging Diamond	No	No	No	No	No	No	No	Not an interchange
	Single Point Interchange	No	No	No	No	No	No	No	Not an interchange
	No LT Lane Improvements No RT Lane Improvements	No	No	No	No	No	No	No	
	Other Signalized (provide description):	No	No	No	No	No	No	No	

☐ = Intersection type selected for more detailed analysis in Stage 2 Alternative Selection Decision Record

Noell Consulting Group

PORTMAN

ALPHARETTA, GA
MIXED-USE MARKET ANALYSIS

PORTMAN HOLDINGS
FEBRUARY 2025

SUMMARY OF FORECASTED DEMAND

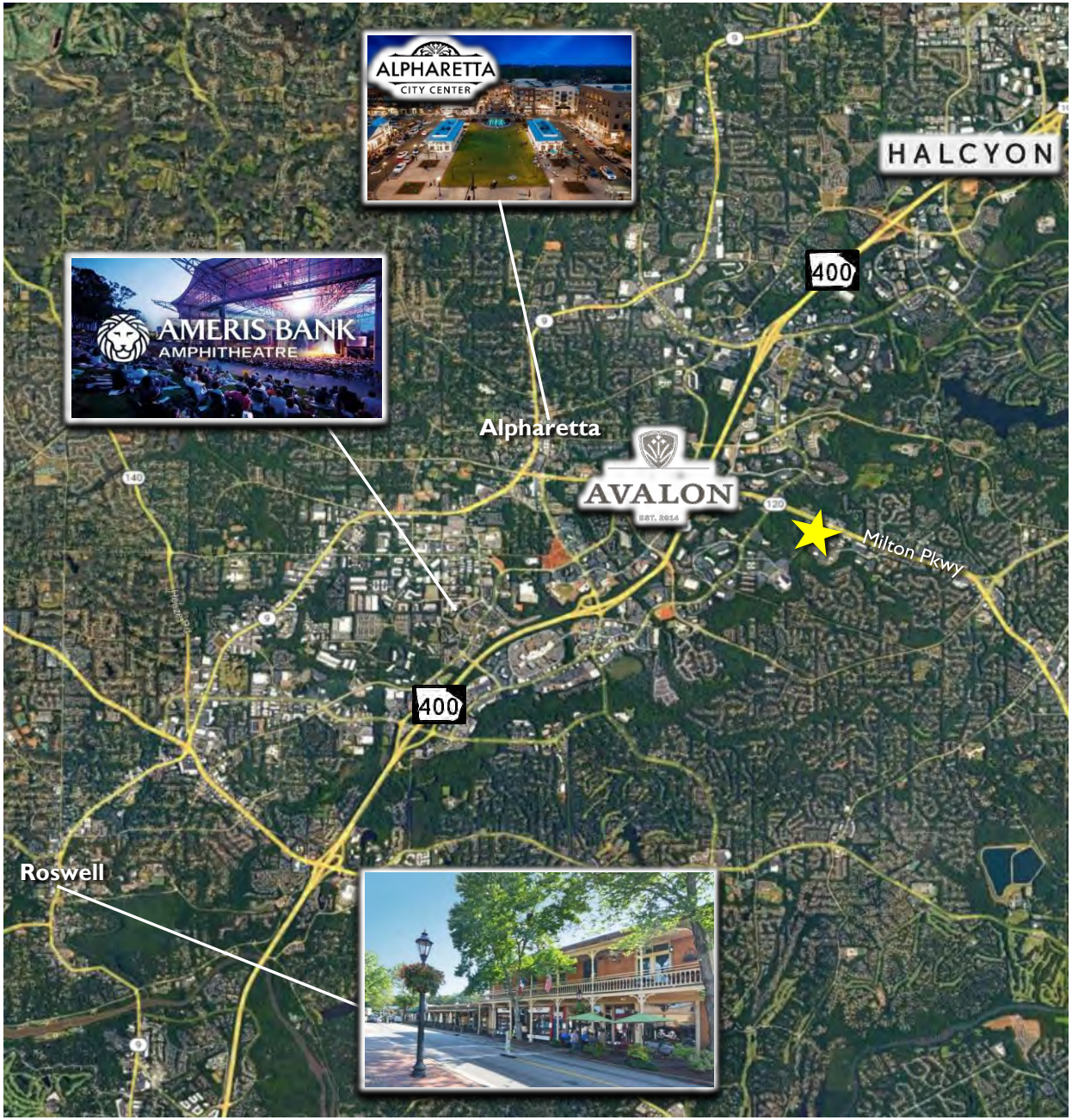
Noell Consulting Group

Land Use	Example Picture	Demand 2025 - 2029	Est. Pricing 2025 $'s	Avg. Size	Parking	Notes/Comments
Rental Apartments		330 Units (Phase I) 300 Units (Phase II)	$2.94/SF (Phase I) $3.02/SF (Phase II)	908SF (Phase I) 958SF (Phase II)	1.5/Unit or 1/bed	Positive demand exists for two phases of mulitfamily. Given entitlement constraints throughout North Fulton, future competition is limited. Try to incorporate a portion of units above retail where possible. Strong demand drivers from nearby corporate office users along GA-400. Offer a product that is more in line with The Eden and the above-dated product in Avalon.
For-Sale Townhomes		Up to 70 townhomes	$370/SF	2,000 SF	2-car rear garage, rear entry where possible	Townhomes have become increasingly popular in the North Fulton market, especially Alpharetta, as single-family detached homes have become more sparse and expensive. Three—and four-bedroom townhomes are highly attractive in the market, with a share of working professionals, empty nesters, and young families. Provide a product that is a premium to more inferior locations and a discount to those near Avalon.
Retail / Service		Up to 60,000 SF	$50/SF NNN (Blended avg.)	-	5/1,000 SF	Retail has the opportunity to be a strong attribute to the overall development, with residential units seeing premiums associated with quality retail spaces. Given the lack of a true anchor, square footage shouldn't exceed around 60,000 SF. The best opportunity lays in a combination of food and beverage and services. Potential demand includes numerous full-service restaurants, limited-service restaurants, specifically food stores, and services such as a nail salon and hair salon. Try to incorporate local, regional, and national tenants.

SOURCE: Noell Consulting Group, CoStar

PROJECT AND REGIONAL OVERVIEW

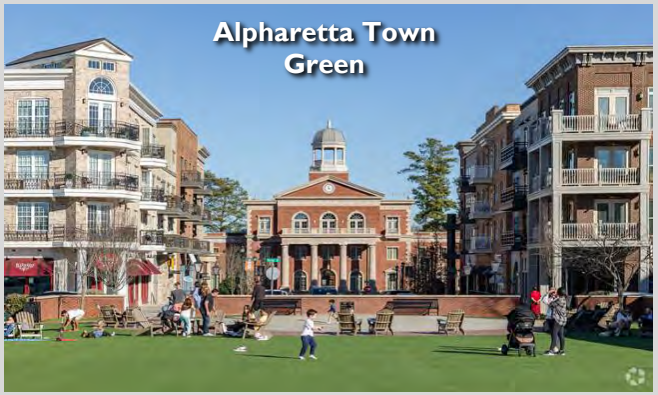
Noell Consulting Group



Portman Holdings retained Noell Consulting Group (NCG) to conduct a market analysis for the redevelopment of the Brookside office park into a mixed-use community on Old Milton Pkwy in Alpharetta, GA. Portman is seeking market guidance and validation from NCG as to the rental apartment, for sale townhome, and retail opportunity at hand, with the result of this guidance being development programs, the achievable rents/prices/rates for the property, target market audiences, and the appropriate design and finishes to maximize the appeal of the site to identified target audiences.

Alpharetta, GA, is an affluent suburb of Atlanta known for its high quality of life and well-planned mixed-use developments. Positioned along Georgia 400, it has become a major hub for technology firms, corporate headquarters, and retail destinations, making it an attractive location for both businesses and residents.

Key commercial and lifestyle centers include Avalon, a high-end mixed-use development with luxury shopping, dining, office space, and residential options, and Halcyon, a similar mixed-use destination offering entertainment, green space, and walkable retail. Alpharetta City Center serves as the heart of the community, blending a historic feel with urban amenities, featuring boutique retail and restaurants. Just south, Downtown Roswell adds to the regional appeal with its historic character and popular dining scene.



SOURCE: Noell Consulting Group, Google Maps

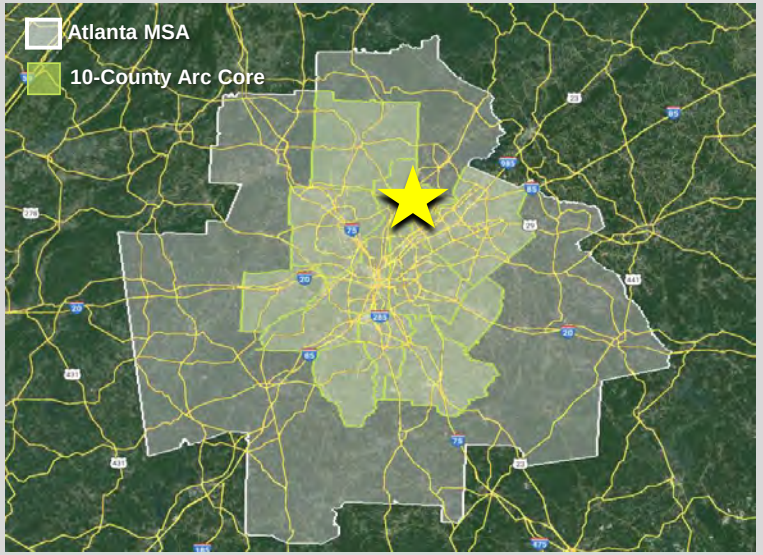
LOCATIONAL ANALYSIS

METRO POPULATION TRENDS

The subject site is located in the City of Alpharetta, in Fulton County, situated along GA 400, and is around 25 miles out from the core of Atlanta, which serves as the heart of the Atlanta Metro Area. The Atlanta CSBA includes 29 counties, with ten central counties belonging to the Atlanta Regional Commission (ARC) and forming the core of the CBSA. Roughly 76% of the CBSA's population lives within this ten-county core.

Alpharetta's 2023 population was 67,056, making up 1.1% of the region's total. It has experienced steady growth, adding 731 residents annually since 2010, with a 1.18% annual growth rate. Its population density (2,579 people per square mile) is higher than most surrounding counties, reflecting its urban-suburban mix.

The broader 10-county ARC core, including Fulton County (where Alpharetta is located), has seen steady but slightly slowing growth while exurban counties continue expanding faster. Notably, Fulton County remains the most populous and fastest-growing major county, adding over 12,000 people per year.



	POPULATION		LAND AREA		ANNUAL GROWTH		ANNUAL % GROWTH		SHARE OF REGIONAL GROWTH		
GEOGRAPHY	2023	% of CBSA	SQ MILES	Population Density	2000-10	2010-23	2000-10	2010-23	2000-10	2010-23	Change (pp)
Cherokee County	286,602	4.6%	422	680	7,244	5,558	4.2%	2.3%	7.1%	7.2%	0.1%
Clayton County	298,300	4.7%	142	2,107	2,291	2,990	0.9%	1.1%	2.2%	3.9%	1.6%
Cobb County	776,743	12.3%	340	2,287	8,033	6,820	1.2%	0.9%	7.8%	8.8%	1.0%
DeKalb County	762,992	12.1%	268	2,851	2,603	5,469	0.4%	0.8%	2.5%	7.1%	4.5%
Douglas County	149,160	2.4%	200	746	4,023	1,289	3.7%	0.9%	3.9%	1.7%	-2.3%
Fayette County	123,351	2.0%	194	635	1,530	1,291	1.6%	1.1%	1.5%	1.7%	0.2%
Fulton County	1,079,105	17.1%	527	2,049	10,458	12,194	1.2%	1.2%	10.2%	15.8%	5.5%
Gwinnett County	983,526	15.6%	430	2,285	21,687	13,708	3.2%	1.5%	21.2%	17.7%	-3.5%
Henry County	254,613	4.0%	322	790	8,458	3,899	5.5%	1.7%	8.3%	5.0%	-3.2%
Rockdale County	95,987	1.5%	130	740	1,510	829	2.0%	0.9%	1.5%	1.1%	-0.4%
10-County ARC Core	**4,810,379**	**76.4%**	**2,974**	**1,618**	**67,837**	**54,048**	**1.8%**	**1.2%**	**66.3%**	**69.9%**	**3.6%**
Exurban Counties	**1,482,025**	**23.6%**	**5,712**	**259**	**34,492**	**23,311**	**3.5%**	**1.8%**	**33.7%**	**30.1%**	**-3.6%**
CBSA Total	**6,292,404**	**100.0%**	**8,686**	**724**	**102,329**	**77,360**	**2.2%**	**1.3%**	**100.0%**	**100.0%**	
City of Alpharetta	**67,056**	**1.1%**	**26**	**2,579**	**1,060**	**731**	**2.1%**	**1.2%**	**1.0%**	**0.9%**	**-0.1%**

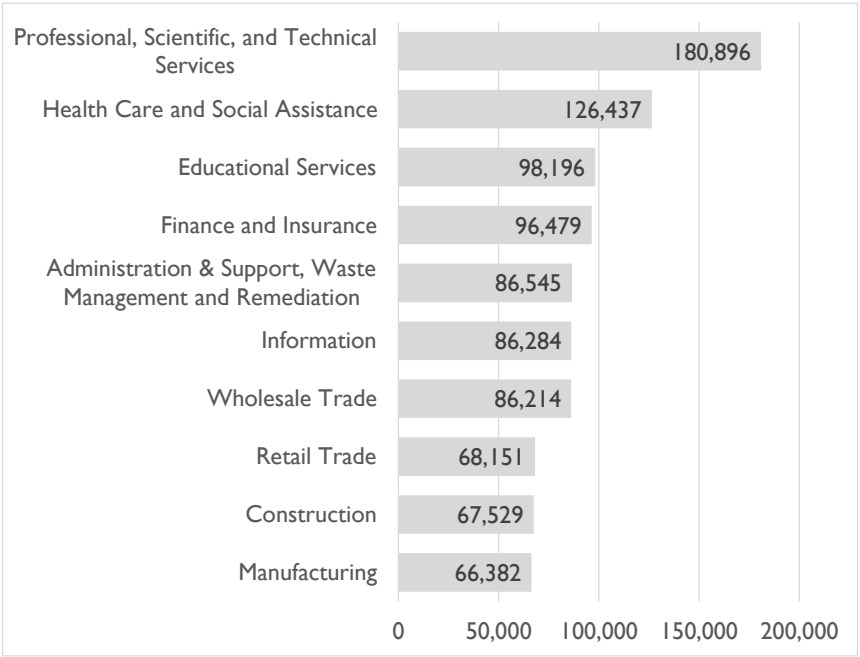
SOURCE: Noell Consulting Group, United States Census Bureau

REGIONAL EMPLOYMENT

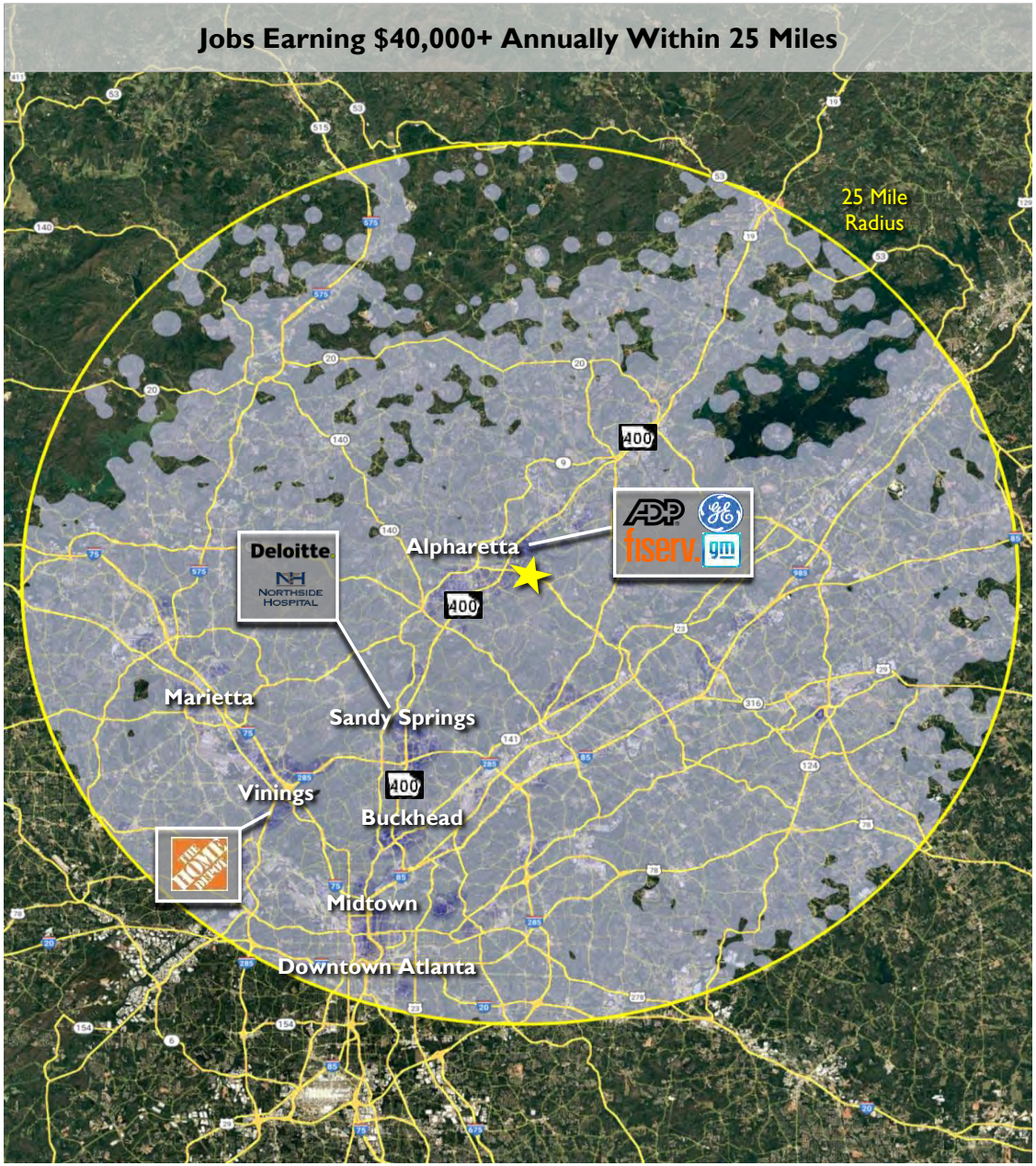
This exhibit highlights regional employment within a 25-mile radius of the subject site. It encompasses approximately 1.2 million jobs earning at least $40,000 annually, representing about 75% of total employment within the Atlanta MSA. Key employment hubs are concentrated along the I-85/GA 400 corridor, including Alpharetta, Sandy Springs, Buckhead, and Midtown.

Among the top industry sectors in this area, the Professional, Scientific, and Technical Services sector leads with 180,896 workers, followed by Health Care and Social Assistance with 126,437 employees.

Top 10 Industry Sectors Within 25 Miles, Above $40k



Jobs Earning $40,000+ Annually Within 25 Miles



SOURCE: Noell Consulting Group, US Census / Bureau of Labor Statistics

LOCAL EMPLOYMENT

Noell Consulting Group

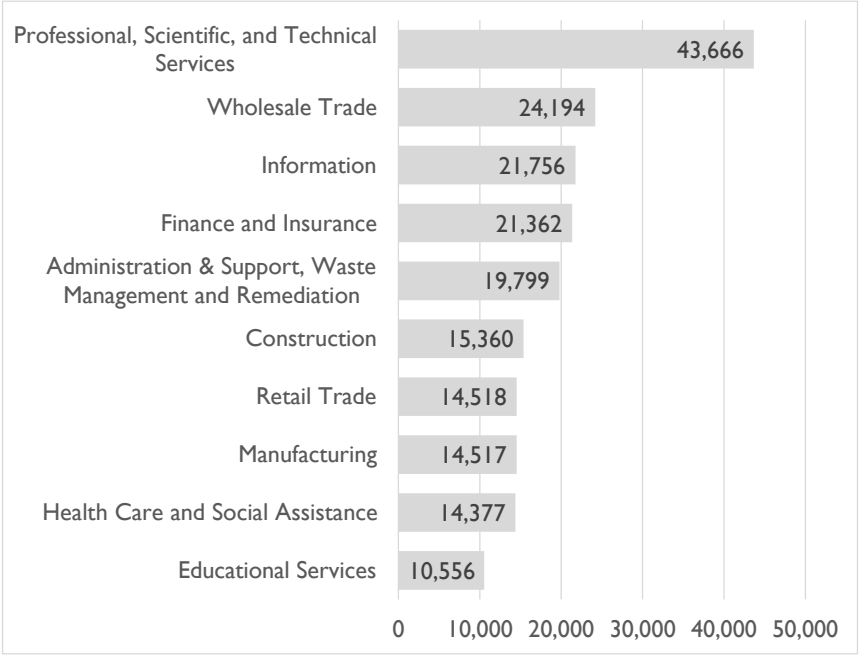
Building on the regional employment overview from the previous exhibit, this exhibit focuses on local employment within a 10-mile radius of the subject site. Within this area, 235,286 jobs offer annual earnings exceeding $40,000, representing 15% of all jobs in the Atlanta MSA. Additionally, there are over 120,000 jobs located just within 5 miles of the site.

The top industry sectors in this radius include Professional, Scientific, and Technical Services, leading with 43,666 workers, followed by Wholesale Trade (24,194) and Finance and Insurance (21,362).

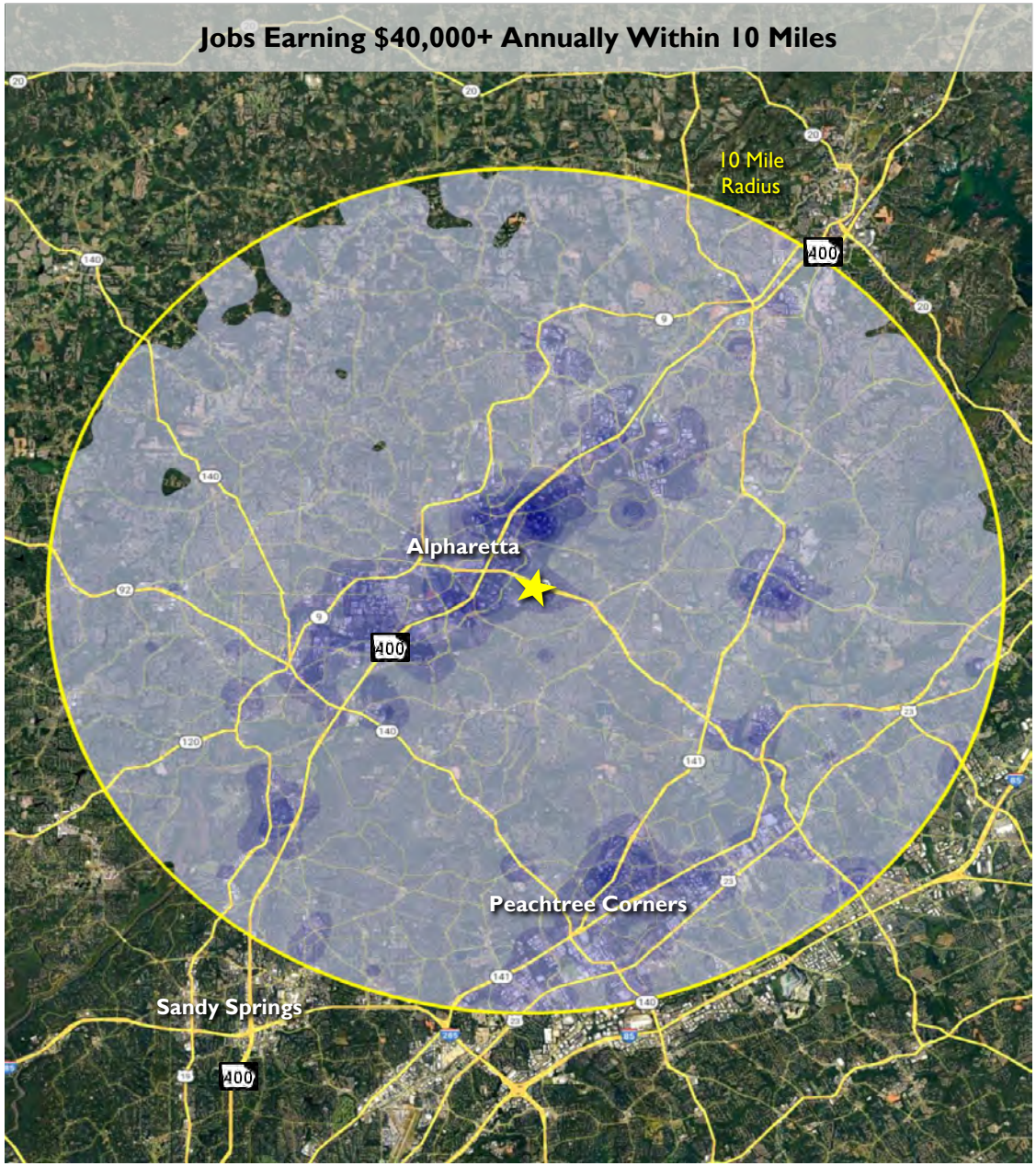
Top Employers in Alpharetta:

ADP, fiserv., LexisNexis Risk Solutions, verizon wireless, E*TRADE, EQUIFAX, JACKSON HEALTHCARE, CHANGE HEALTHCARE

Top 10 Industry Sectors Within 10 Miles, Above $40k



Jobs Earning $40,000+ Annually Within 10 Miles

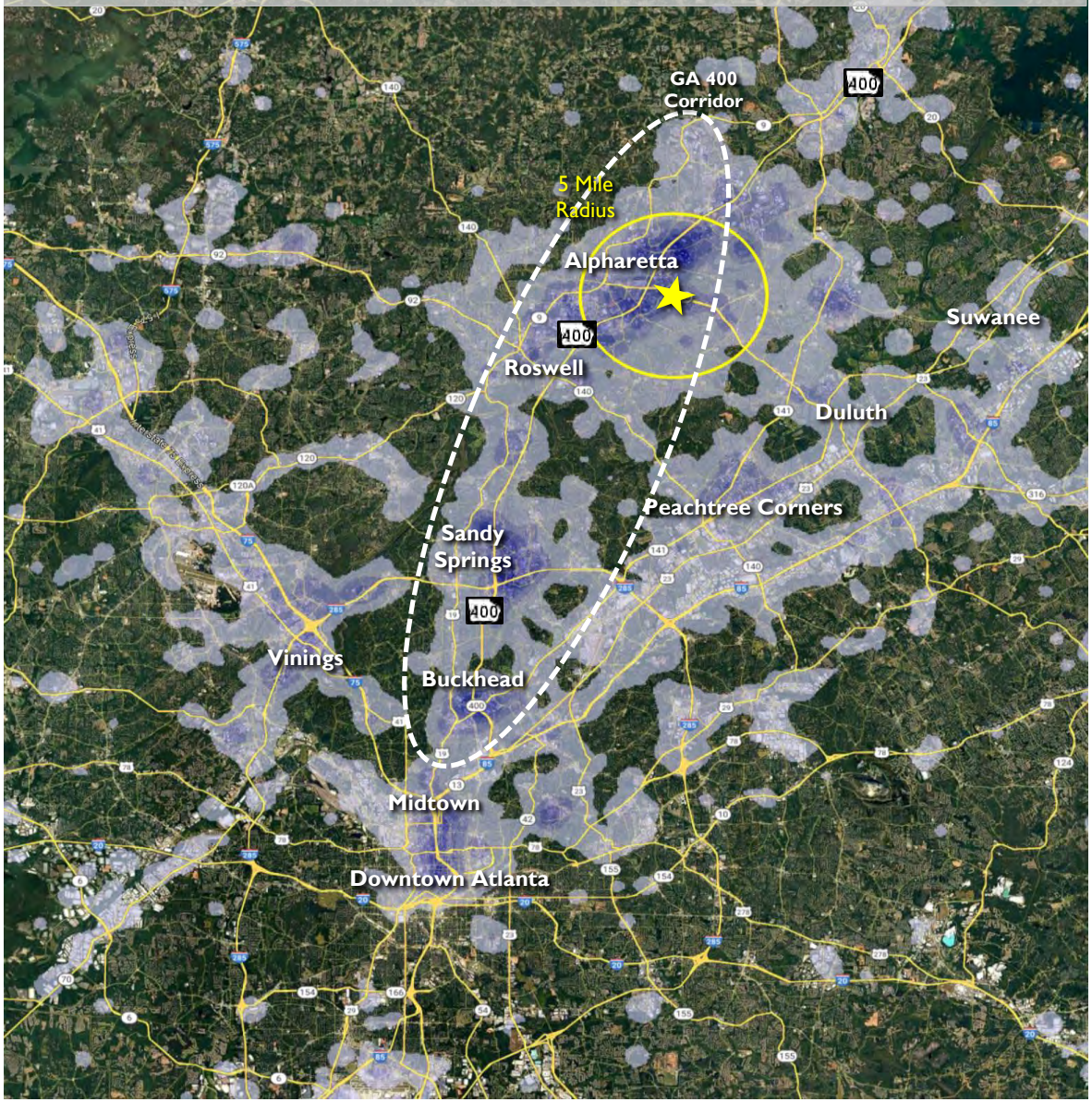


SOURCE: Noell Consulting Group, US Census / Bureau of Labor Statistics

COMMUTING PATTERNS

Noell Consulting Group

Commuting Destinations of Residents Within 3 Miles of the Subject Site



This exhibit highlights the commuting patterns of residents within a 3-mile radius of the subject site. It shows that 42.6% work within 10 miles, while 47.2% commute between 10 and 24 miles; almost 90% of residents within this radius commute less than 25 miles to work.

The top employment destinations include Alpharetta (25.1%), Sandy Springs (10.7%), Buckhead (6.5%), and Duluth (4.9%), with other key hubs such as Midtown, Vinings/Smyrna, Peachtree Corners/Norcross, and Downtown Atlanta also drawing a share of workers. The subject site has strong connectivity to major employment centers, particularly along the GA 400 corridor.

Top Work Destinations

Location	Share
Alpharetta	25.1%
Sandy Springs	10.7%
Buckhead	6.5%
Duluth	4.9%
Midtown	4.8%
Vinings/Smyrna	4.0%
Peachtree Corners/Norcross	3.6%
Roswell	2.9%
Downtown Atlanta	2.5%
Suwanee	1.6%

Commuting Distance

< 10 Miles	42.6%
10-24 Miles	47.2%
25-50 Miles	5.4%
> 50 Miles	4.7%

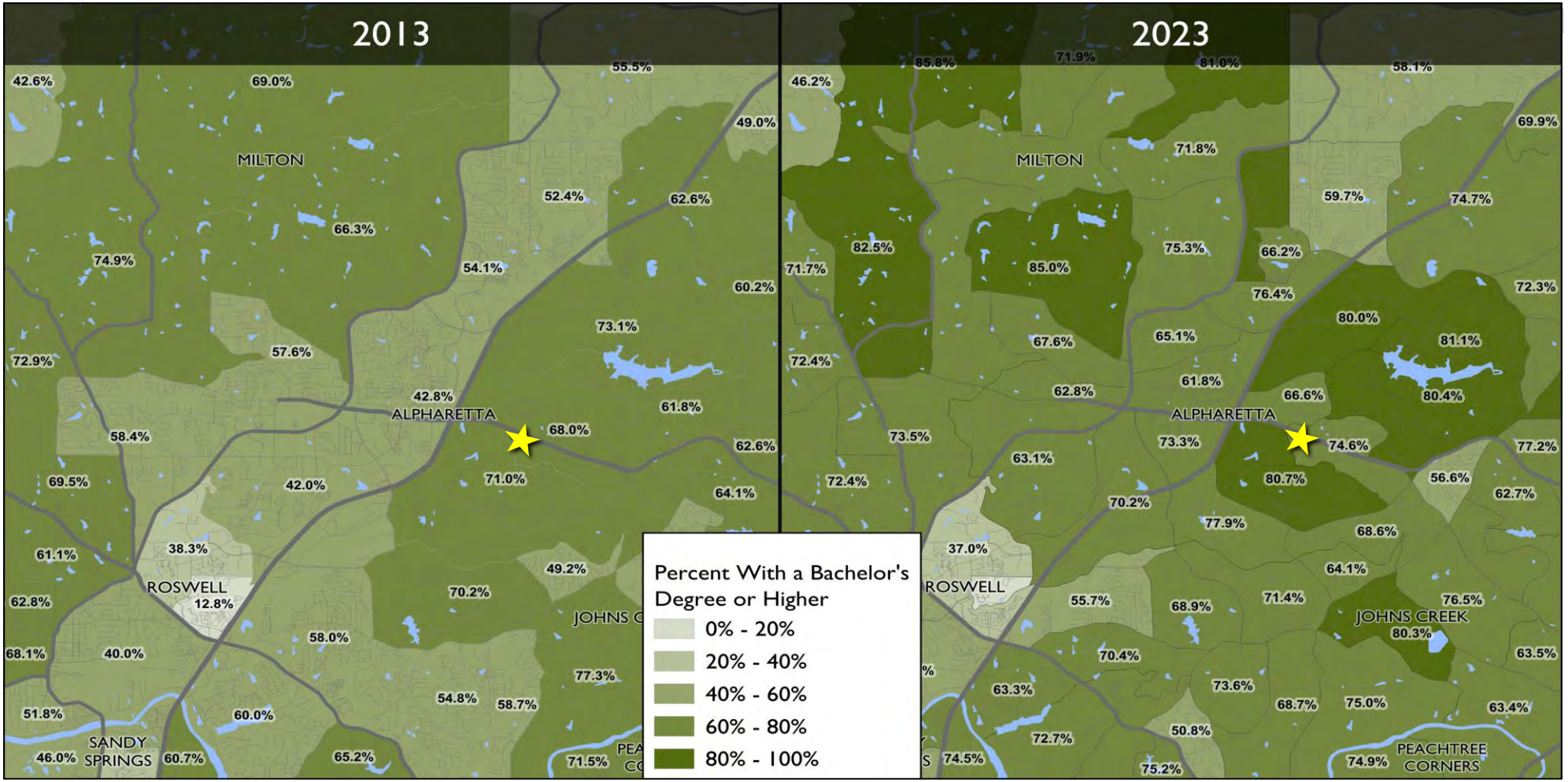
SOURCE: Noell Consulting Group, US Census / Bureau of Labor Statistics

EDUCATED POULATION GROWTH

Noell Consulting Group

Educational attainment is positively correlated with higher income potential and is also a strong indicator of neighborhood stability. Retailers such as Whole Foods use higher educational attainment as a site selection criterion when deciding where to locate a new store. The heat maps below show the percentage of residents holding at least a bachelor's degree by census tract.

Over the decade, the percentage has increased across most areas, with more regions surpassing the 80% threshold. This suggests a growing concentration of highly educated professionals, likely driven by economic growth, job opportunities, and an influx of skilled workers.

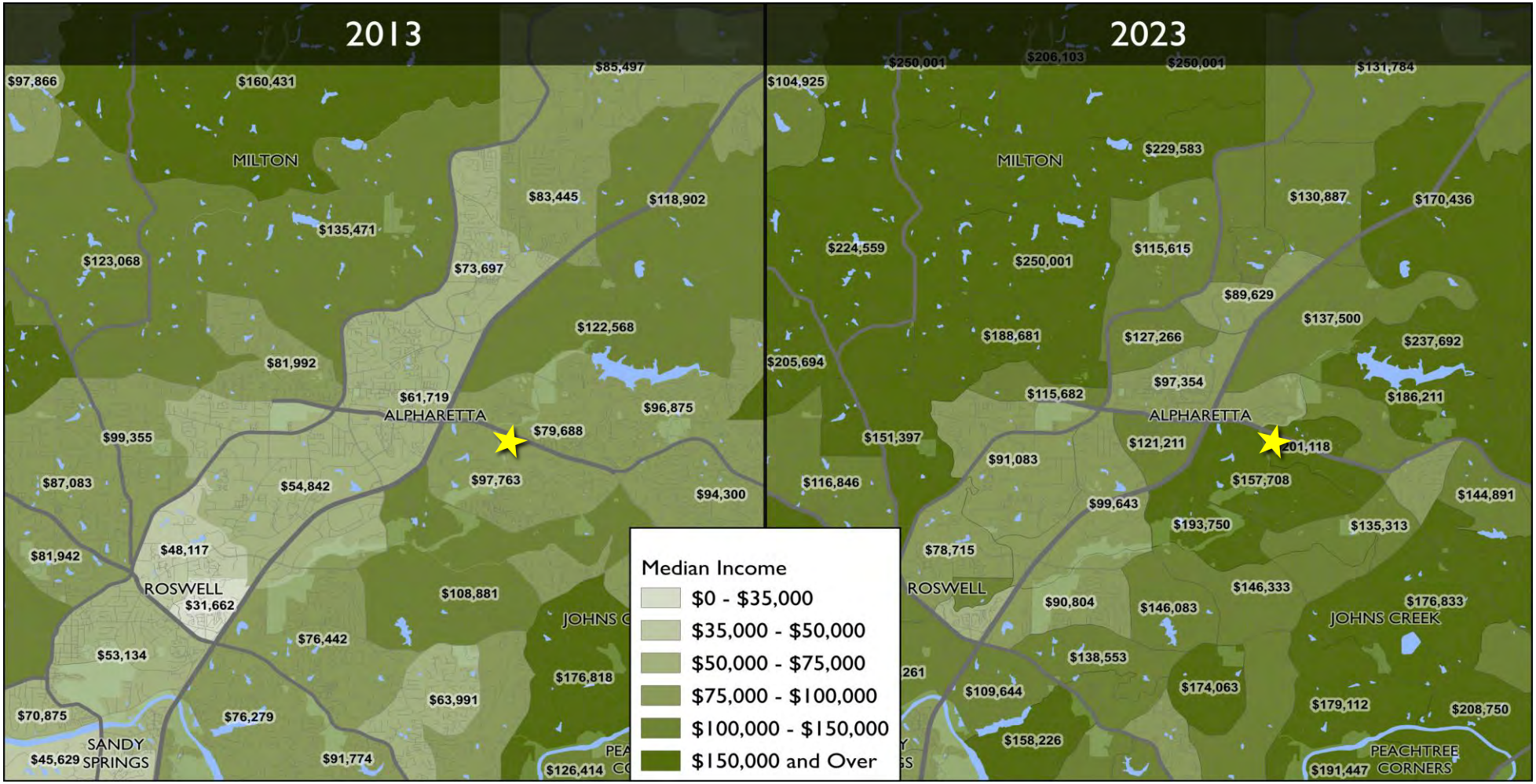


SOURCE: Noell Consulting Group, SocialExplorer

MEDIAN INCOME GROWTH

Noell Consulting Group

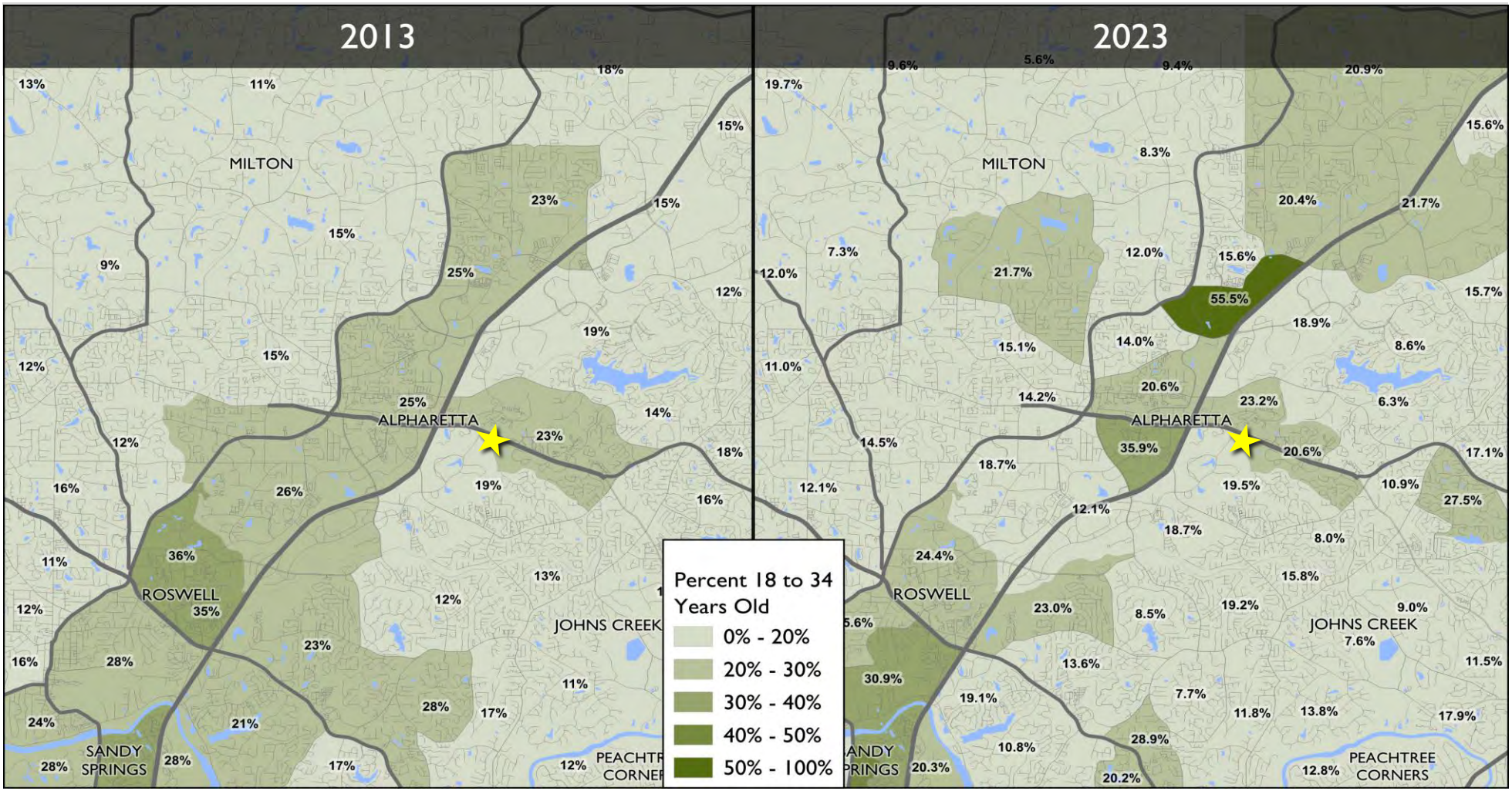
Higher educational attainment has a positive correlation with higher incomes. This is true regarding Alpharetta and the local area around the subject site. The maps below compare median incomes in Alpharetta, GA, from 2013 to 2023 by census tract. Over the decade, incomes have risen substantially, with more areas exceeding the $150,000 mark. Two very high-income residential neighborhoods north and south of the subject site highlight the affluence east of GA 400. This reflects strong economic growth, rising property values, and an influx of high-income professionals, aligning with the area's increasing educational attainment. These higher-income households bode well for future development in the area, with households being able to afford higher-quality housing and support a variety of retailers, as seen at the Avalon development and Alpharetta City Center.



SOURCE: Noell Consulting Group, SocialExplorer

RENTAL AGE POPULATION GROWTH

A key renter demographic across the metro is young professionals, often between the ages of 18 and 34. The below maps compare the percentage of residents aged 18 to 34 in Alpharetta, GA, between 2013 and 2023 by census tract. While some areas have seen slight increases in young adults, others have declined or remained stable. Notably, one area significantly rose to over 50%, suggesting a growing young professional presence. This shift may be linked to job opportunities, new housing developments, and lifestyle amenities attracting younger residents. While young professionals will be renter market audiences for the site, it will likely be on the more moderate site compared to other groups, primarily attributed to lower income ranges and more price sensitivity.

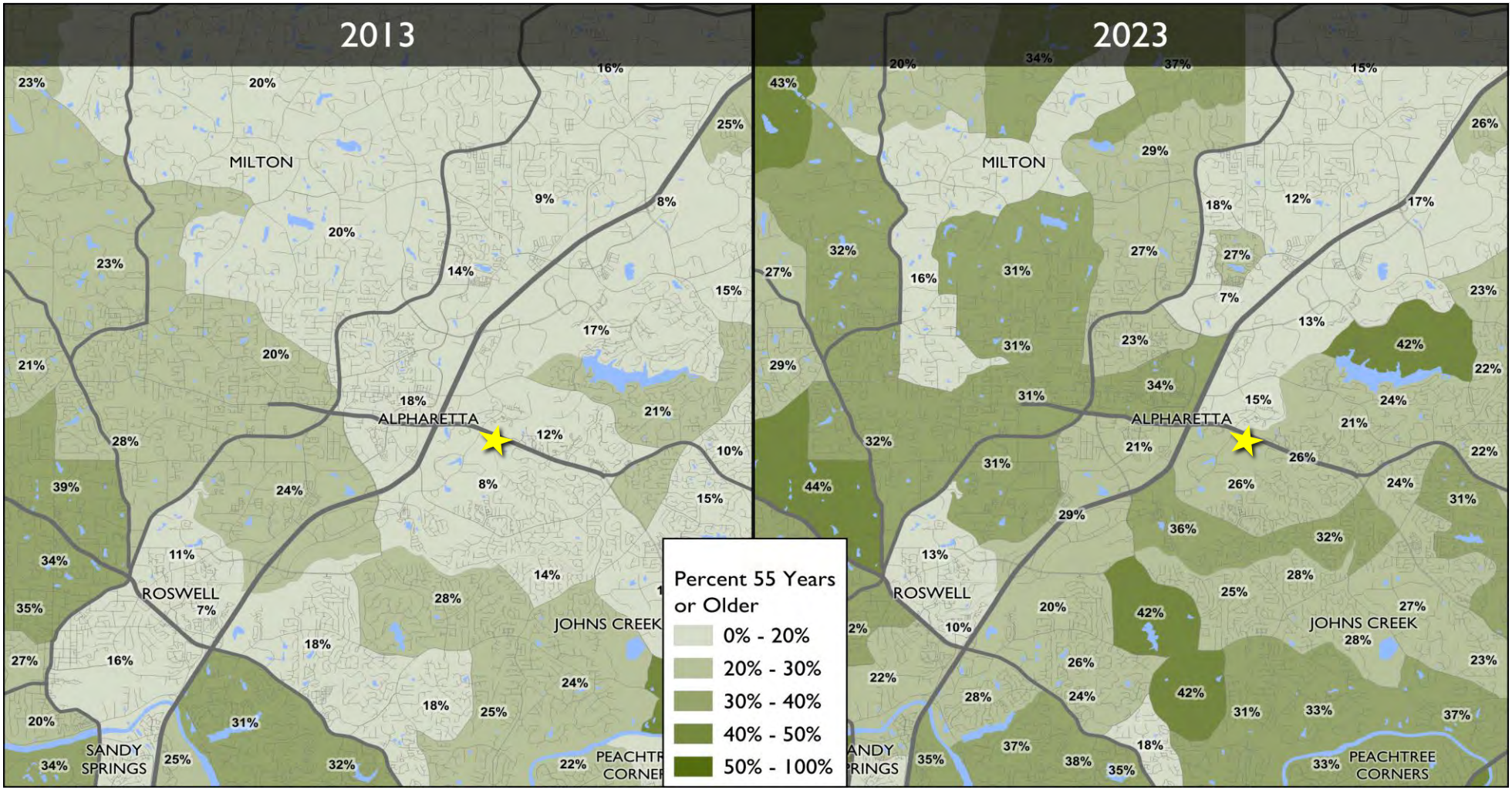


SOURCE: Noell Consulting Group, SocialExplorer

55+ POPULATION GROWTH

Noell Consulting Group

Active adult households, or those with residents aged 55 and older, have been increasingly prevalent in the greater North Fulton market. The maps below illustrate the change in the percentage of residents aged 55 and older by census tract between 2013 and 2023. Over the past decade, many areas have experienced a significant rise in older residents, with some regions seeing increases of over 40%. This trend may indicate factors such as aging in place, an influx of retirees, or new housing developments specifically designed for seniors. Additionally, many rental and for-sale communities have noted that these mature households account for a significant portion of their buyers or renters. Communities located near amenities like Avalon or the Alpharetta City Center have a much higher share of older residents compared to those located further away.



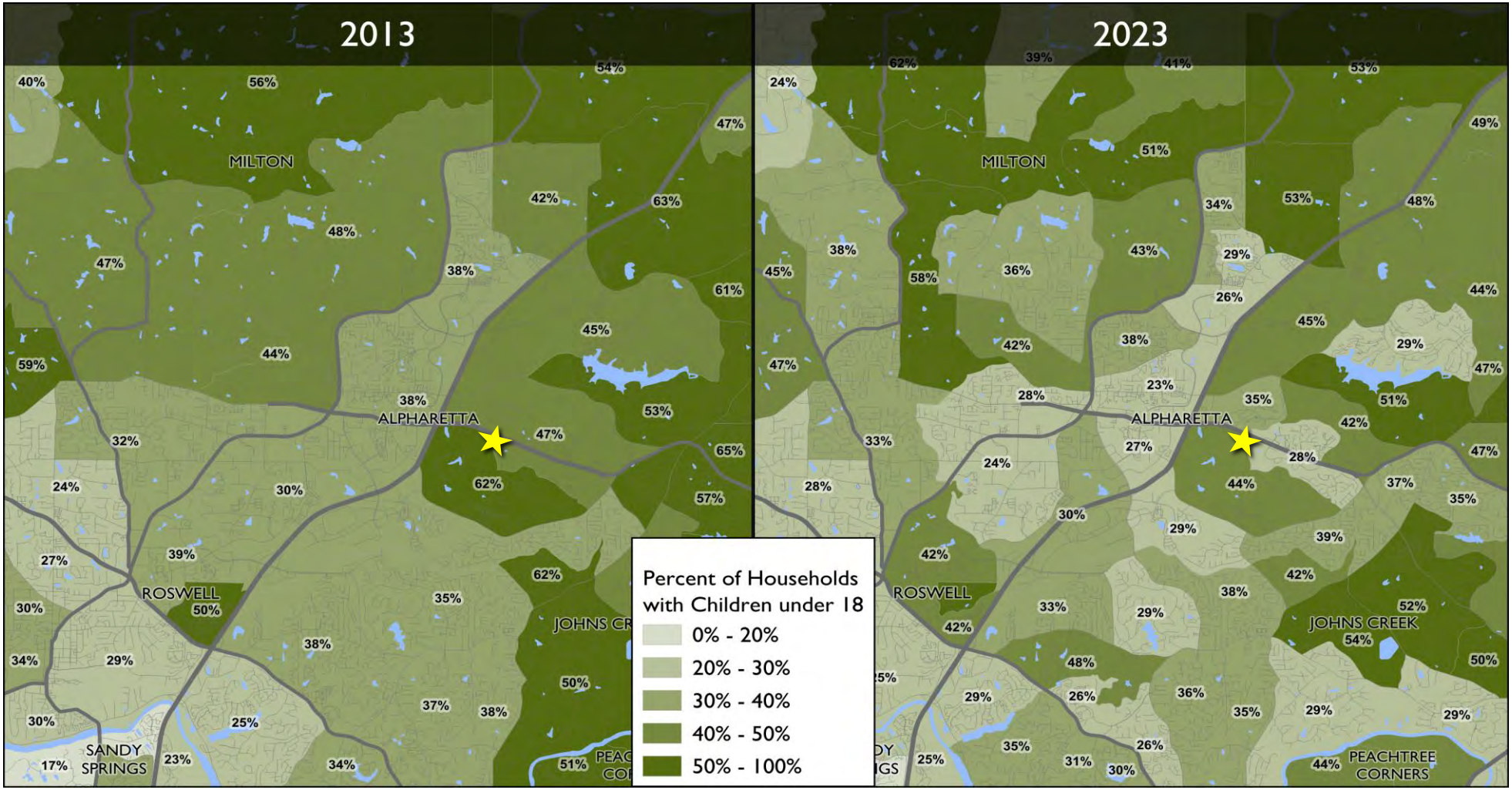
SOURCE: Noell Consulting Group, SocialExplorer

FAMILY HOUSEHOLD GROWTH

Noell Consulting Group

Historically, North Fulton has had a suburban feel, attracting a diverse range of family households. This trend has been particularly noticeable in parts of Johns Creek and east of Georgia 400 in Alpharetta. However, family households have been declining in certain areas of Alpharetta, especially west of Georgia 400 near Avalon and the Alpharetta City Center. This decline can likely be attributed to factors such as housing availability, affordability, housing types, and the appeal of school districts.

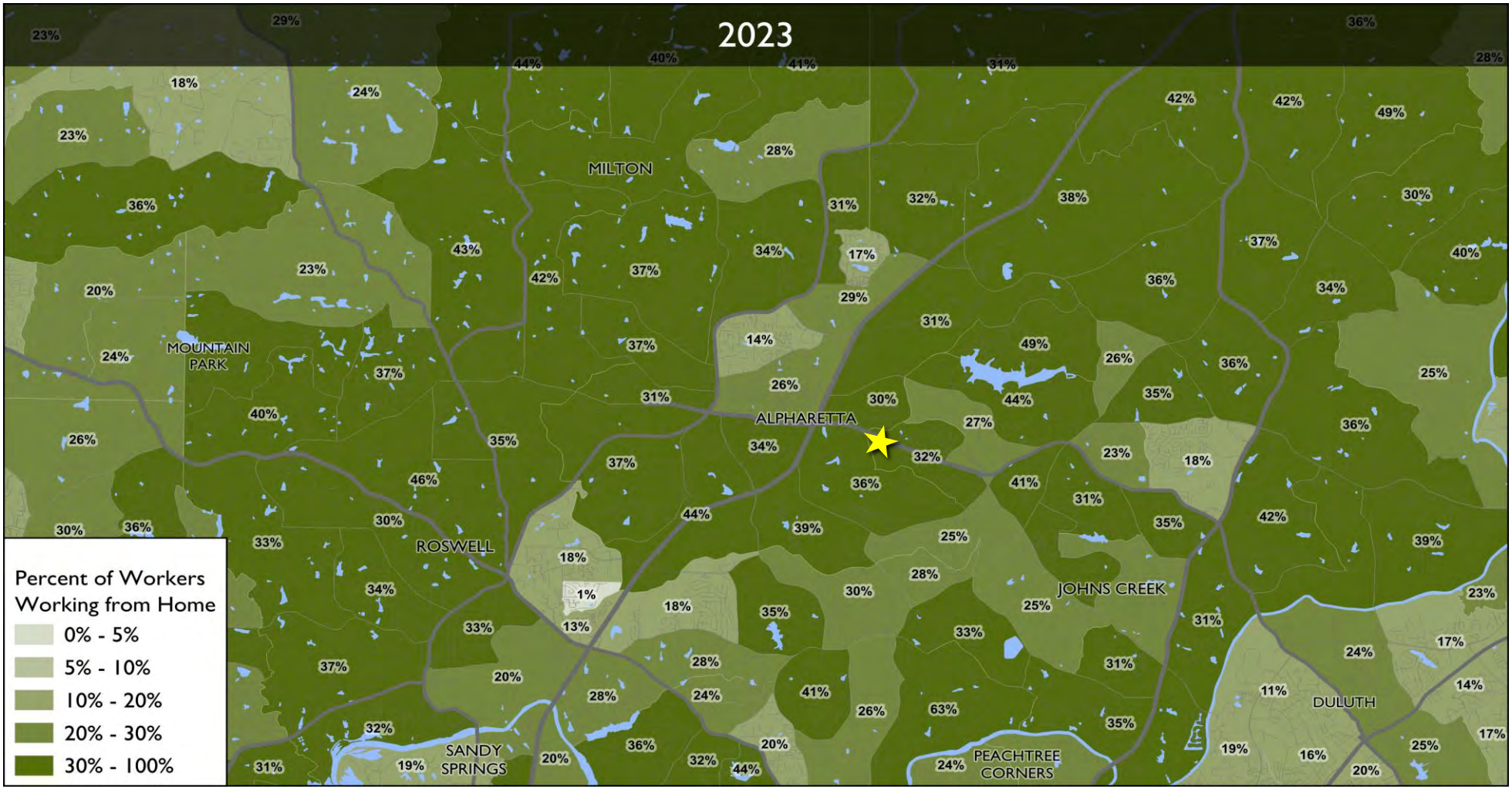
While established families may seek larger homes or single-family detached properties, there is an opportunity to target younger families interested in new construction housing in Alpharetta. The subject site's townhome units can potentially attract this market.



SOURCE: Noell Consulting Group, SocialExplorer

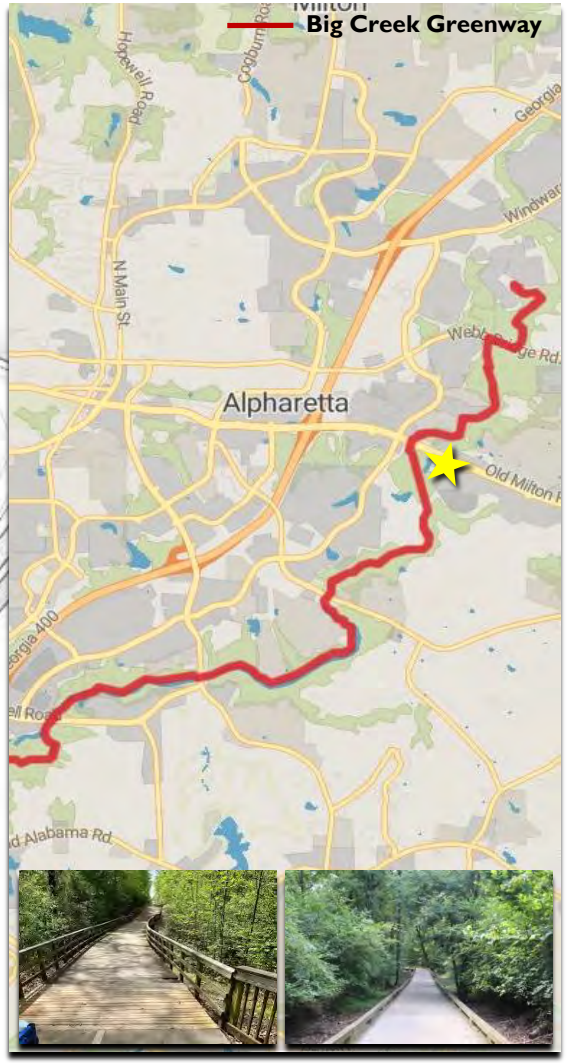
WORK FROM HOME POPULATION

This map illustrates the percentage of workers in Alpharetta, GA, who work remotely as of 2023. The data indicates a significant shift toward remote work, with many areas reporting over 30% of employees working from home. Although work from home is prevalent in the region, employers have recently started mandating workers return to the office. Home Depot is an example, a trend that is becoming increasingly popular. That said, coworking spaces are an attractive amenity space to prospective renter audiences across many competitive communities.



SOURCE: Noell Consulting Group, SocialExplorer

PARKS AND TRAILS

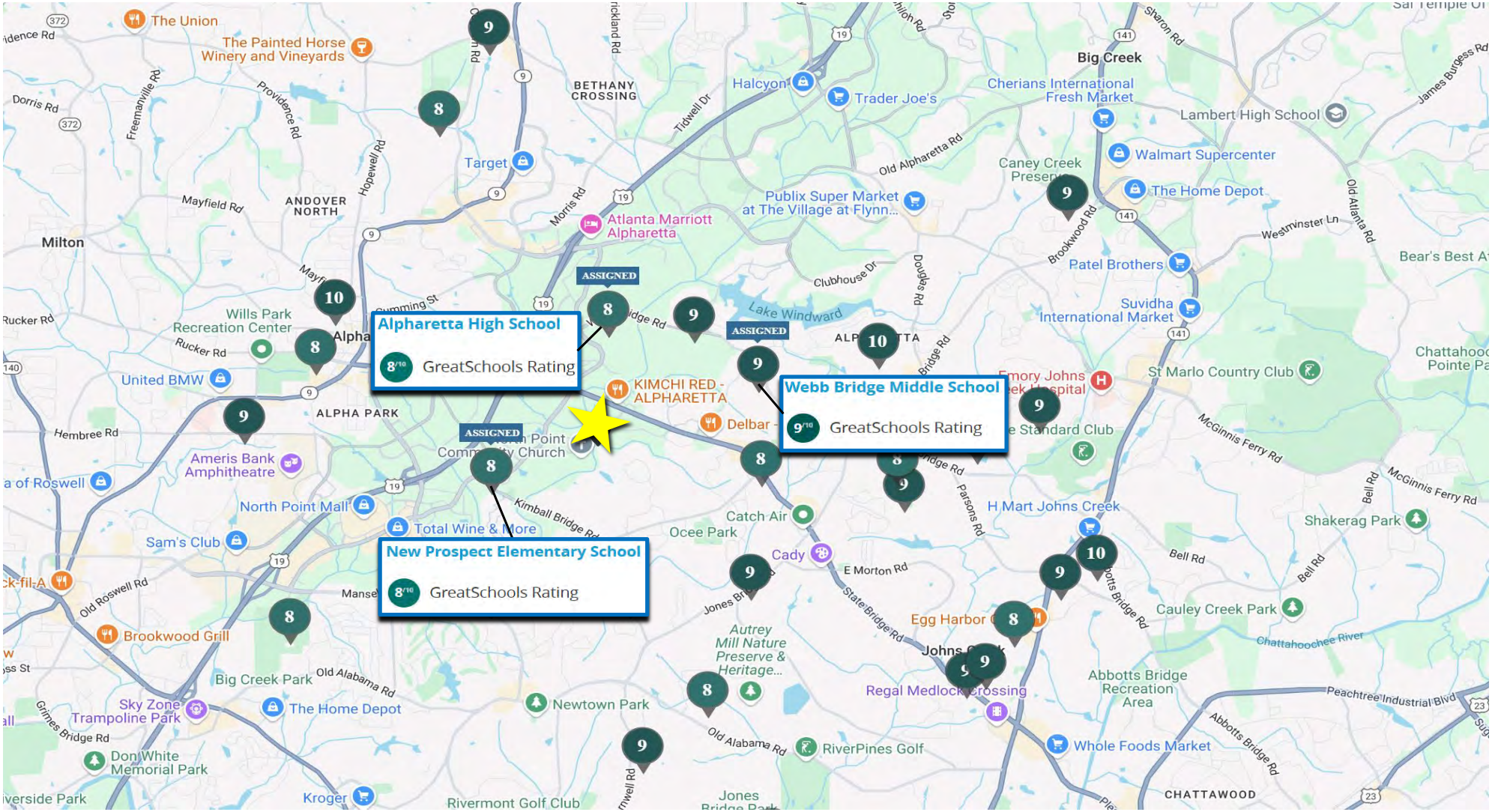


The subject site is strategically located adjacent to Brookside Park, offering direct access to existing green spaces and walking paths. A key project component is integrating a connector trail that will link Brookside Park to the extensive Big Creek Greenway, which will connect to the Alpha Loop south of the site, enhancing walkability and outdoor connectivity for residents and visitors. This trail will provide access to a regional network of parks and trails, reinforcing the site's appeal as a mixed-use destination that prioritizes active lifestyles and outdoor recreation. Having direct access to greenspace will be an attractive amenity to renters, buyers, and retailers at the subject site.

SOURCE: Noell Consulting Group, Great Schools

SUBJECT SITE SCHOOLS

Noell Consulting Group

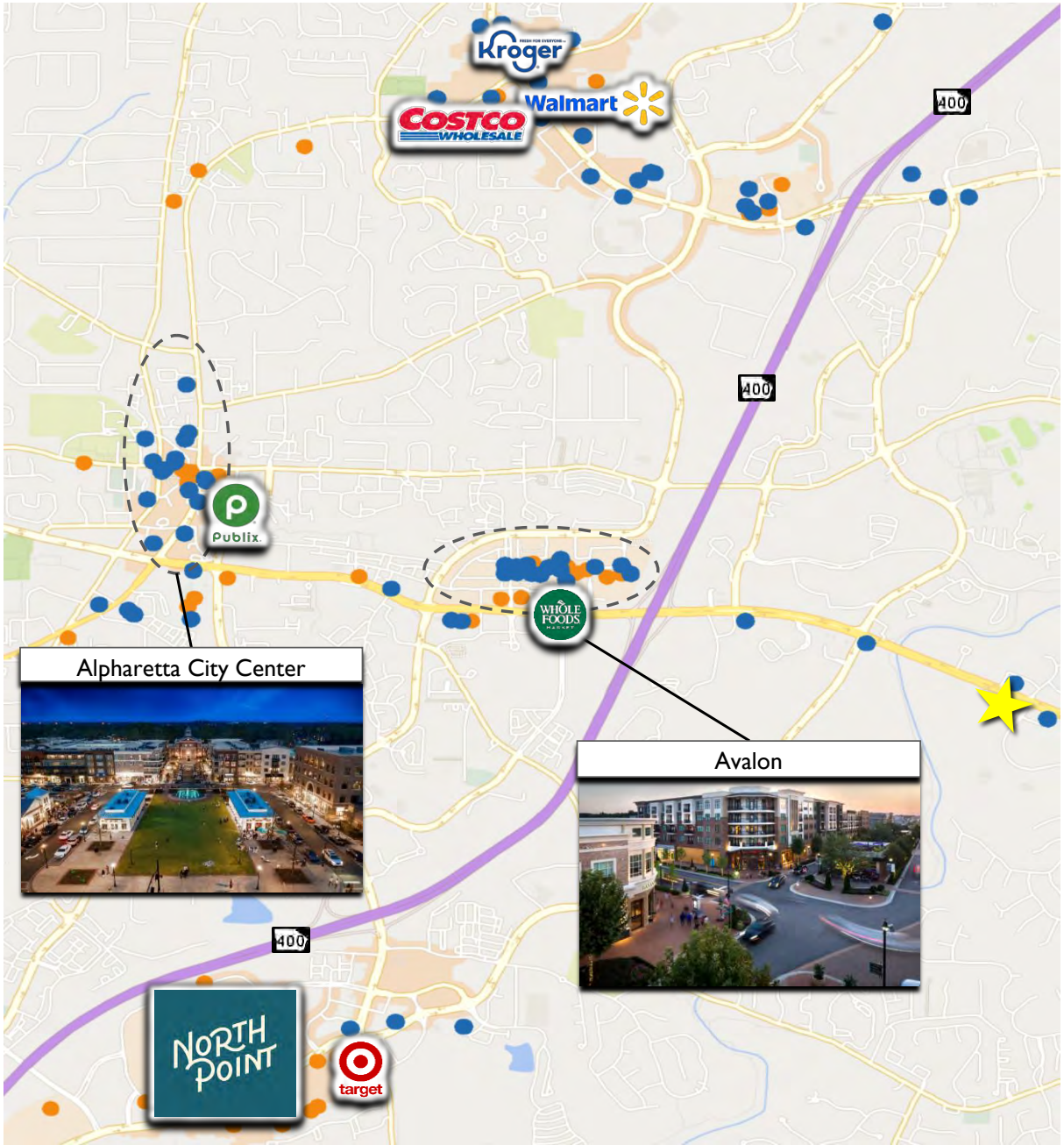


The subject site is located within a strong educational network, with access to highly rated schools that will be a key draw for family buyers and renters. The assigned schools—New Prospect Elementary School, Webb Bridge Middle School, and Alpharetta High School—all hold strong ratings on GreatSchools, reinforcing the area's reputation. These high-performing schools will be desirable to cultural buyers who prioritize education as a top factor in their housing decisions.

SOURCE: Noell Consulting Group, Great Schools

ACCESS TO DINING AND RETAIL

Noell Consulting Group



One key driver for prospective renters/buyers is the proximity and access to lifestyle amenities such as bars, restaurants, and entertainment. Additionally, accessibility to retail, particularly grocers and convenience stores, creates strong value propositions.

The subject site offers excellent retail access in a prime Alpharetta location. Situated off Old Milton Parkway, the site is approximately 1.5 miles from Avalon, a premier mixed-use destination featuring high-end retail, dining, and entertainment. Additionally, Alpharetta City Center, a vibrant downtown district with boutique shopping and local eateries, is just 3 miles away, further enhancing the area's appeal.

The site also benefits from strong grocery access, with a Whole Foods Market less than 2 miles away, a Publix within 1.5 miles, and a Costco approximately 3 miles from the property. Additionally, its proximity to Roswell, just a short drive south, offers access to even more retail, dining, and entertainment options.

Adding to its convenience, the subject site will feature on-site retail, providing businesses and residents with immediate access to everyday essentials, dining, and services, further enhancing its appeal as a walkable, mixed-use destination.

Source: NCG, Yelp

OPPORTUNITIES AND CHALLENGES

STRENGTHS

- The site provides a strong Alpharetta location near GA-40, with retail, dining, and employment options within 10-15 minutes.
- It is located a short drive away from major anchors for the area, including Avalon and Alpharetta City Center.
- The site will have park access to Brookside Park along with an extension trail that connects it to the Big Creek Greenway.
- The site is proposed to have around 55,000 SF of retail space, a much-needed use East of GA-400. There are limited options in the immediate area today.

CHALLENGES

- A portion of households will look to purchase or rent closer to Avalon or Alpharetta City Center, often desiring strong walkability. However, a lack of housing inventory and price points will push households to search outside of this core.
- The current stretch of Old Milton Parkway is lacking and desirable, given the lack of new development. Today, it feels like a highway with tired retail strips. That said, developments like the subject site should provide a breath of fresh air for the area.
- Retail offerings will see significant competition from established city centers and mixed-use nodes like Avalon and Halcyon. However, strong incomes and a growing population should help alleviate this pressure.

OPPORTUNITIES

- Build upon Alpharetta's momentum and deliver a quality mixed-use development with a mix of residential and commercial uses.
- Integrate the site's nature/trail orientation throughout the entire development quality, creating an essential piece of the on-site amenity. The trail access will allow the site to compete with other Alpharetta developments connected to a trail network.
- Given the limitations on multifamily in Alpharetta, the site has the potential to deliver units in a supply-constrained market, allowing for a strong lease-up pace.
- Retail space can relieve the lack of new and desirable space near Avalon or Alpharetta City Center. Portman assumed that quality and design should be attractive to various end users.

Source: NCG

RENTER DEMOGRAPHIC ANALYSIS

DEMOGRAPHIC OVERVIEW

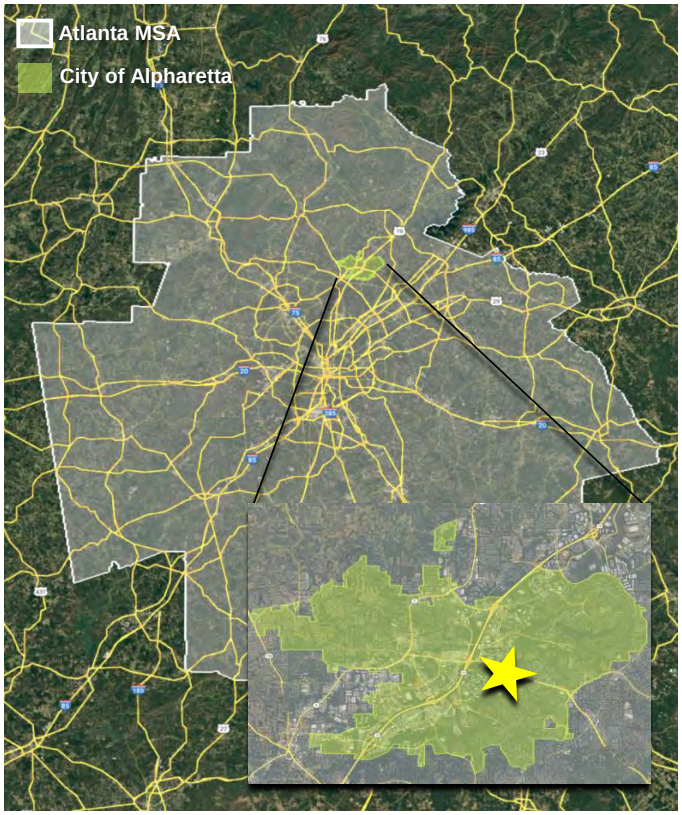
This exhibit provides a comparative snapshot of total households in the City of Alpharetta and the broader Atlanta Metro Area.

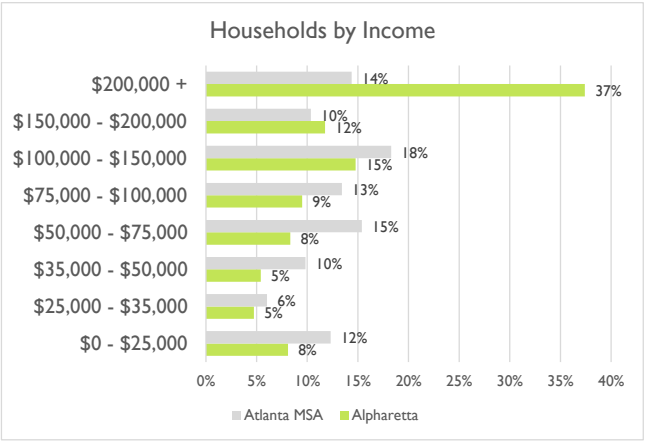
As of 2023, Alpharetta has 24,810 total households, with 64% earning over $100,000 annually. The city's households tend to be older, primarily in the 45 to 64 age range, and affluent, with incomes largely between $100,000 and $200,000+. A significant portion of households earn over $200,000, highlighting the area's economic strength.

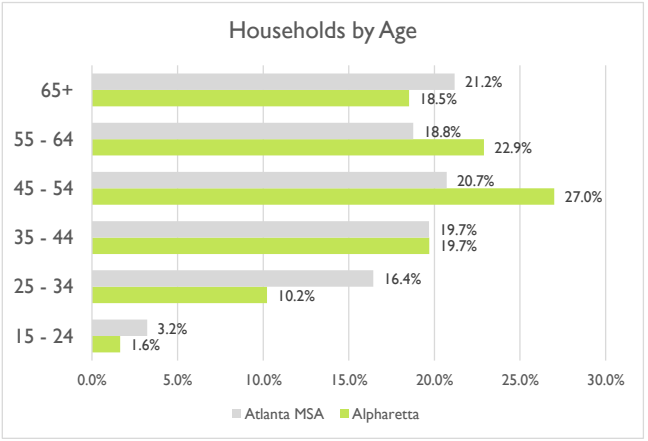
Compared to the Atlanta Metro, Alpharetta has a higher concentration of households earning $200,000+ and a larger share of older households (45-64), indicating a mature, affluent demographic.

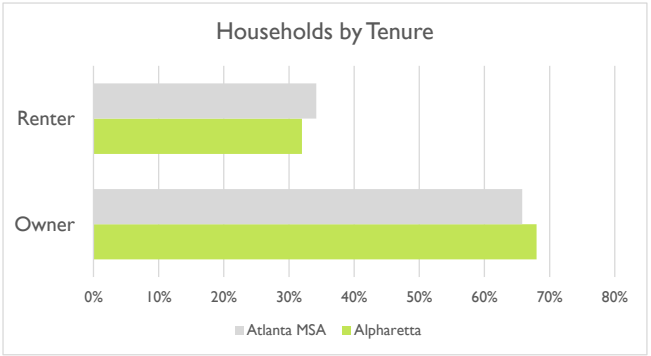
Households by Age and Income in Alpharetta, 2023 5-Year ACS

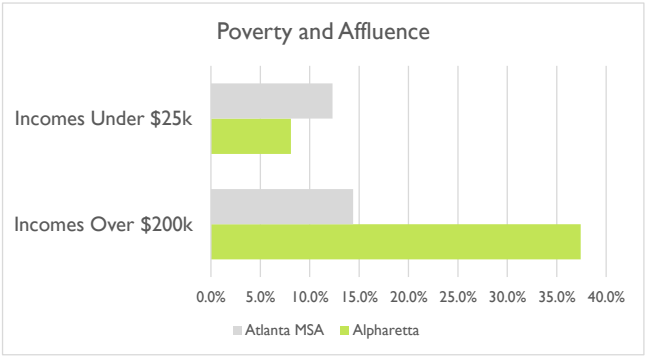
	15 - 24	25 - 34	35 - 44	45 - 54	55 - 64	65+	Total
$0 - $25,000	170	98	188	351	297	905	2,009
$25,000 - $35,000	0	116	222	221	187	428	1,174
$35,000 - $50,000	86	173	334	208	177	364	1,342
$50,000 - $75,000	89	171	328	379	321	776	2,064
$75,000 - $100,000	35	277	533	511	434	565	2,355
$100,000 - $150,000	14	531	1,024	869	736	491	3,665
$150,000 - $200,000	11	311	598	920	780	299	2,919
$200,000 +	4	861	1,659	3,241	2,749	768	9,282
Total	409	2,537	4,887	6,700	5,681	4,596	24,810
$100k +	29	1,703	3,281	5,030	4,265	1,558	15,866











SOURCE: Noell Consulting Group, US Census

RENTER HOUSEHOLD GROWTH

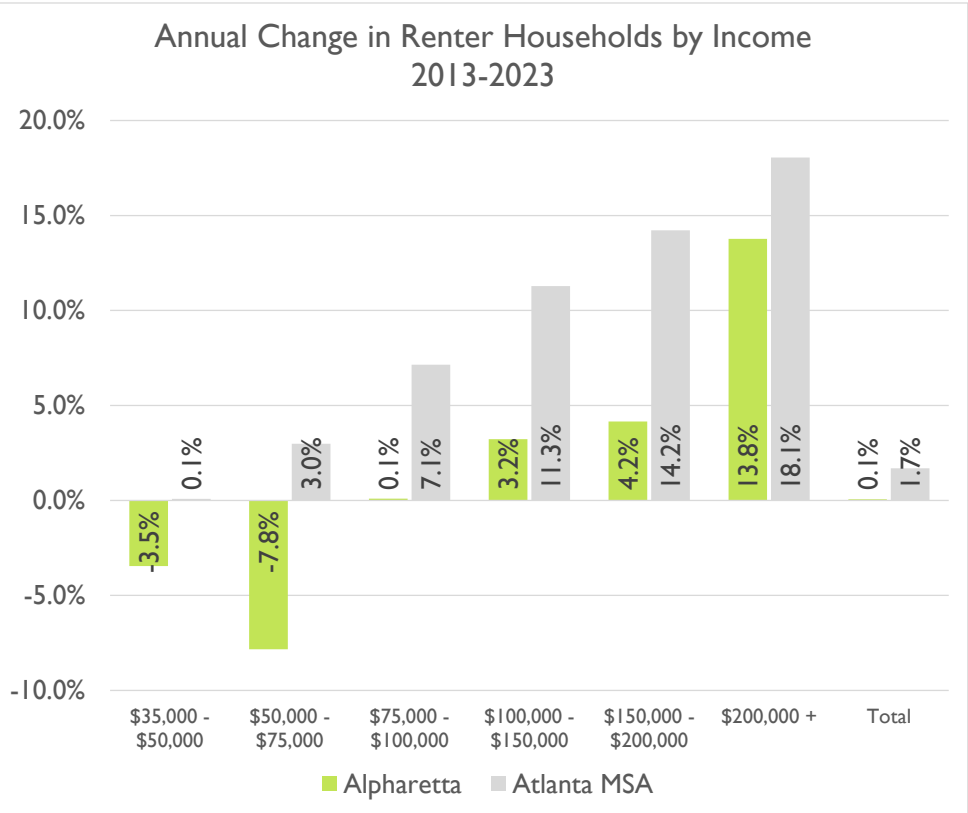
Noell Consulting Group

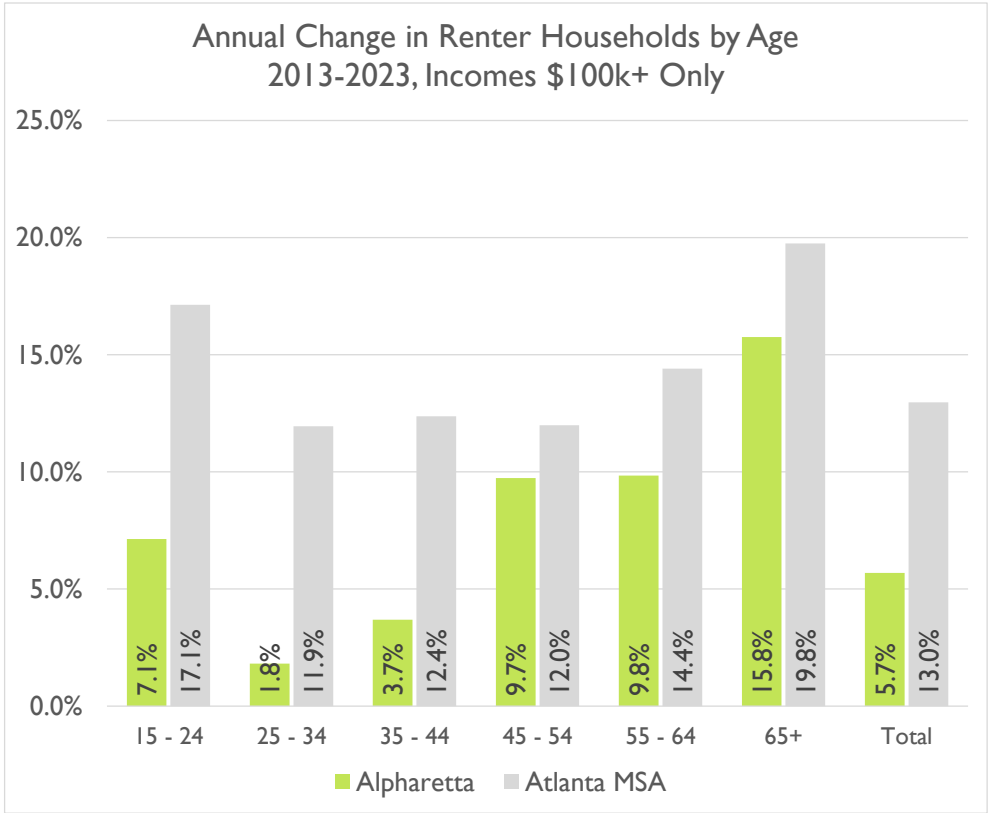
After looking at total households in the previous exhibit, this exhibit shows renter households specifically. From 2013 to 2023, Alpharetta experienced a shift in its renter households, with notable declines in lower-income renters and growth among higher-income groups. Households earning between $50,000 and $75,000 saw a decrease of 7.8%, while those earning $100,000 or more increased, particularly in the $200,000+ range, which grew by 13.8%. In contrast, the Atlanta Metro Area saw broad-based renter growth across all income groups.

Age trends for households earning $100k+ indicate that Alpharetta's renter population is aging, with the most significant growth occurring among older age groups. The Atlanta Metro Area showed a more balanced increase across all age segments, with strong gains in the 55-64 and 65+ age groups. Overall, these trends highlight Alpharetta's evolving rental market, which is increasingly composed of higher-income and older renters, reflecting its affluent and mature demographic.

Change in Renter Household, 2013-2023

	15 - 24	25 - 34	35 - 44	45 - 54	55 - 64	65+	Total
$0 - $25,000	125	-130	-131	82	77	230	252
$25,000 - $35,000	0	-51	-54	50	46	165	156
$35,000 - $50,000	-23	-132	-180	-48	-28	76	-334
$50,000 - $75,000	-39	-518	-624	-101	-66	125	-1,223
$75,000 - $100,000	20	-187	-140	65	53	200	11
$100,000 - $150,000	-1	-63	81	137	105	173	432
$150,000 - $200,000	11	14	15	25	18	21	104
$200,000 +	4	177	127	152	108	85	653
Total	98	-888	-905	362	312	1,073	52
$100k +	14	128	223	315	231	278	1,190





SOURCE: Noell Consulting Group, US Census

RENTAL TARGET AUDIENCE

The target renter demographic for the subject site are those aged 25-75 and earning between $75,000 and $200,000+. Renter households are relatively evenly spread among younger and middle-aged groups, with the largest shares in the 25–34 (26%) and 35–44 (26%) age ranges. Older adults (65+) account for 17%, indicating a notable presence of senior renters. A significant portion of renter households earn moderate to high incomes. The largest segment (40%) falls within the $100,000–$150,000 range, followed by $75,000–$100,000 (29%). Higher-income renters earning over $200,000+ make up 23%, highlighting a strong presence of affluent renters.

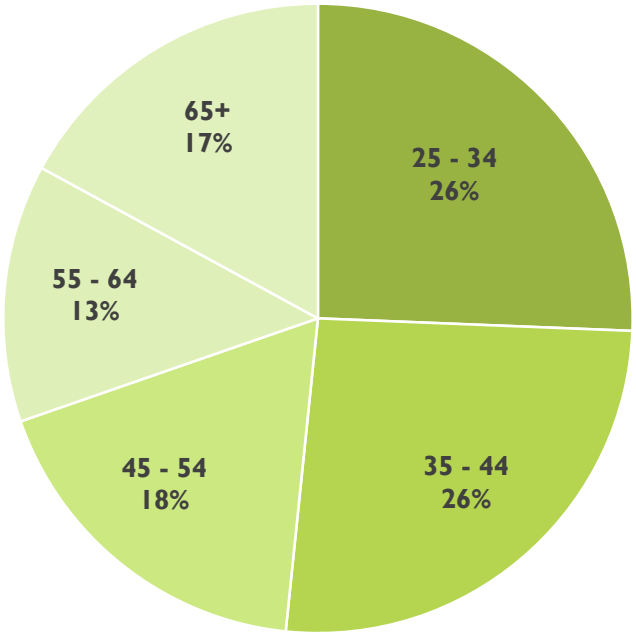
The most common renter household type is living alone (31%), followed by married couples without children (23%). Families (married with children) make up 19%, while single parents (7%) and unmarried couples (9%) represent smaller segments.

Renter Households, 2023

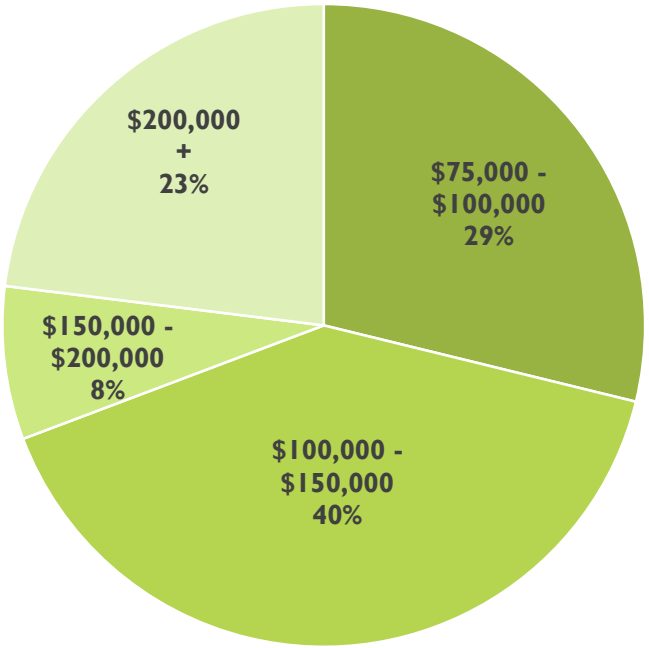
Targeted Market Audiences

	15 - 24	25 - 34	35 - 44	45 - 54	55 - 64	65+	Total
$0 - $25,000	170	90	145	220	173	703	1,500
$25,000 - $35,000	0	104	160	125	97	312	798
$35,000 - $50,000	86	145	195	86	65	217	794
$50,000 - $75,000	89	131	158	121	90	382	971
$75,000 - $100,000	35	221	279	183	137	303	1,157
$100,000 - $150,000	14	403	475	265	197	234	1,589
$150,000 - $200,000	11	99	68	56	40	36	311
$200,000 +	4	275	190	199	142	92	901
Total	409	1,469	1,669	1,254	941	2,279	8,021
$100k +	29	777	734	521	379	362	2,801

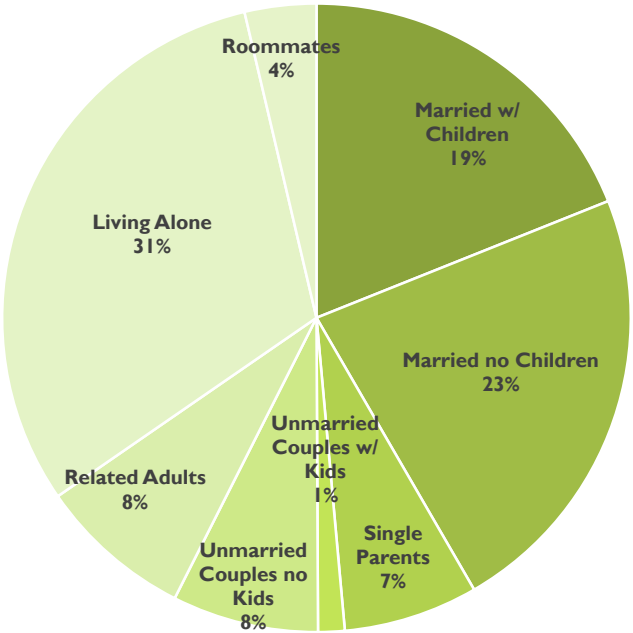
Target Renter Households by Age



Target Renter Households by Income



Target Renter Households by Household Type



SOURCE: Noell Consulting Group, US Census

RENTER AUDIENCE MATRIX

Noell Consulting Group

Household Types Found in New Construction Class A Rental Product in Alpharetta						
	Young Professionals	**Mature Singles**	**Professional Couples**	**Families**	**Roommates**	**Empty Nesters**
Description	Young professionals working in the area seeking a lifestyle and easy access to employment and entertainment. Many have a hybrid work situation.	Singles over 35 seeking convenience in a quieter setting. Many have relocated to the area for work and may choose to rent before buying.	Married and dating couples, including childless and traditional families. Often includes a significant component relocating to the area and seeking a house.	Seek top-rated schools, safe neighborhoods, and spacious homes with modern amenities, balancing work and family life. Many are looking to purchase a home in the area.	Young professionals and recent graduates roommating out of financial necessity. Most work in North Fulton job market. Typically in their 20's.	Mature couples and empty nesters. Established and seeking home close to work, cultural amenities & family. May have 2nd home or be between homes.
How They Use Their Units	Often more active/out and about and most likely to trade space for less rent. Appreciate and will use well-executed building amenities.	Tend to stay in more than younger counterparts. More likely to cook and host. Value space, quality, but not excessive finishes, and functional unit layouts.	Eat-in much more often, but still enjoy going out. Tend to stay local. Value amenities, good schools and host friends often.	Use unit for comfort and function, valuing open spaces, home offices, and community amenities.	Lead pretty busy lifestyles but also cash poor, so use amenities heavily and often host friends in their units as well.	A true home. Eat-in most nights and host friends on a regular basis. seek spacious kitchen and living areas. Often down-sizing and need extra storage.
Typical Income	$75,000-$100,000	$75,000-$150,000	$150,000+	$75,000+	< $150,000	$150,000+ (combined)
Typical Rent	$1,800-$2,200	$2,000 - $3,000	$2,400+	$3,000+	< $1,500 (bed)	$2,400+
Age Range	25 - 34	35 - 54	25 - 54	30+	Under 30	55+
Market Mix	10%-15%	15%-20%	25%-30%	15%-20%	5%-10%	15%-20%

Alpharetta's rental market attracts a diverse mix of residents with varying lifestyles and priorities. Professional couples form the largest segment, earning $150,000+ and valuing local amenities, as well as entertainment spaces. Families prioritize comfort, good schools, home offices, and community amenities, while empty nesters seek spacious, high-end units with extra storage and entertainment access.

Young professionals favor location and amenities over space, while mature singles prefer quiet, functional layouts. Roommates, mostly young professionals, and recent graduates are cost-conscious and rely on shared amenities/in-unit features.

SOURCE: Noell Consulting Group

RECOMMENDED UNIT MIX

Noell Consulting Group

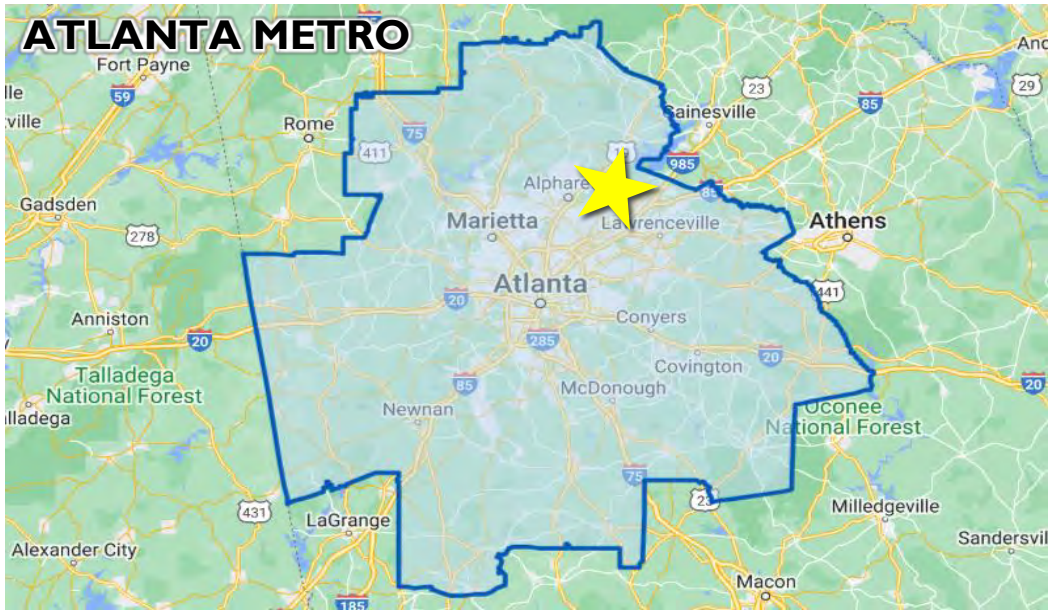
	Young Professionals	Mature Singles	Professional Couples	Families	Roommates	Empty Nesters	Market Indicated Mix	Market Average Mix	Subject Site Phase I Mix	Subject Site Phase II Mix
Market Mix	10%-15%	15%-20%	25%-30%	15%-20%	5%-10%	15%-20%				
Level of Opportunity	Young professionals will be attracted to walkable location, but most will be priced out. Looking for proximity/access to entertainment andemployment cores.	Increasingly seeking walkable neighborhoods w/ access to entertainment and retail. Looking for proximity/access to employment cores.	Will appreciate walkable location and lifestyle environment. Younger couples will be priced out. Great for split commutes.	Will be attracted to the subject site school scores which score the highest in the comp set. Expect a portion in 2B/2b/Den+ units.	Overall, this group is limited by higher rents. That said, we will see a small portion of young professionals, mostly in their mid-20s, starting off in their careers.	A growing portion of the market is highly attracted to walkable mixed-use environments are seen as competitive communities in Avalon and Alpharetta City Center. The onsite greenspace, trail, and retail will be attractions to this group.				
	LIMITED	STRONG	STRONG	MODERATE	VERY LIMITED	STRONG				
Subject Site Mix	15%	20%	30%	10%	5%	20%				
	Distribution by Unit Type									
Studio or Jr. 1B/1b	25%	5%	5%	-	-	-	6%	1%	5%	0%
1B/1b	75%	75%	40%	-	-	25%	43%	55%	53%	50%
1B/1b/Den or 2B/1b	-	10%	15%	10%	-	10%	10%	1%	10%	15%
2B/2b	-	10%	30%	60%	80%	50%	31%	36%	30%	30%
2B/2b/Den or 3B/2b	-	-	10%	30%	20%	15%	10%	1%	3%	5%

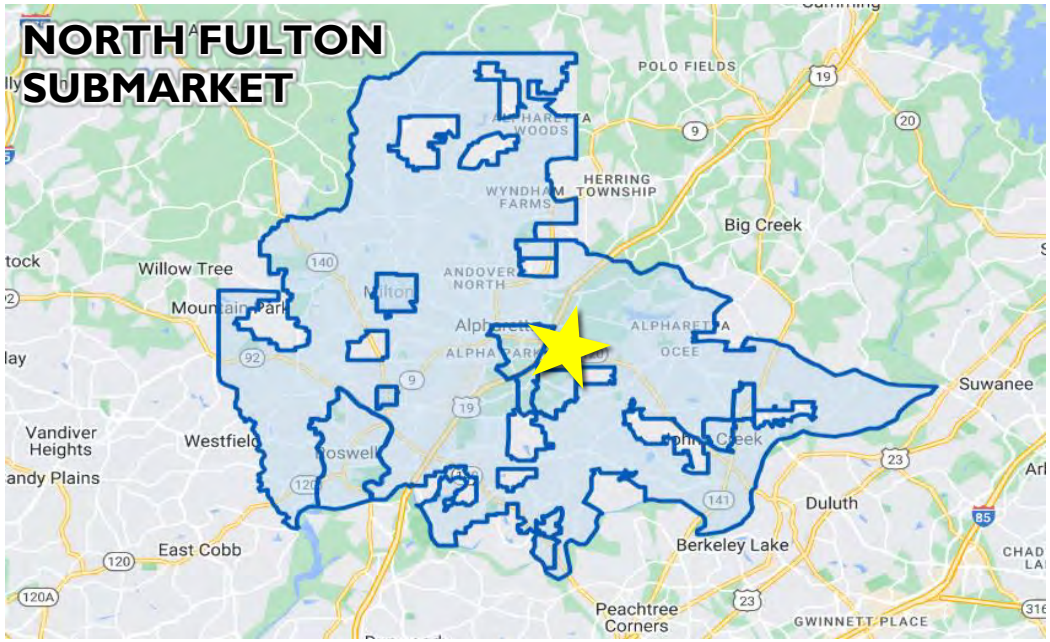
NCG identifies six target renter groups for the subject site, with professional couples (30%), mature singles (20%), and empty nesters (20%) as the most substantial segments due to their preference for walkability, lifestyle amenities and mixed-use developments. Young professionals will be a moderate audience but smaller than their mature counterparts. Families (10%) will be drawn to high-rated schools, while young Roommates (5%) may be priced out despite interest in the location. The unit mix is primarily 1B/1B and 2B/2B units with solid shares of larger den units.

SOURCE: Noell Consulting Group

RENTAL DEMAND ANALYSIS

MULTIFAMILY DEMAND DEFINITIONS





SOURCE: Noell Consulting Group, Costar

In order to assess the opportunity for multifamily rental product within the subject area, NCG utilizes job data and historic apartment absorption trends for Class A product in markets and submarkets defined by CoStar, a leading provider of commercial real estate data. The submarkets NCG utilizes are defined to the left and the definition of Class A within these markets is defined below.

This study uses the Atlanta Metro, as the Metropolitan Statistical Area, Outside the Perimeter (outside I-285) as a regional geography for a our demand analysis. From this region, we isolate to a North Fulton Submarket that includes the core areas of Alpharetta, Johns Creek and Roswell.

CoStar Multi-family Star Rating Definitions

5-Star

A 5-Star building represents the luxury end of multi-family buildings defined by finishes, amenities, the overall interior / exterior design and the highest level of specifications for its style (garden, low-rise, mid-rise, or high-rise).

4-Star

4-Star buildings are constructed with high end finishes and specifications, providing desirable amenities to residents and designed / built to competitive and contemporary standards.

3-Star

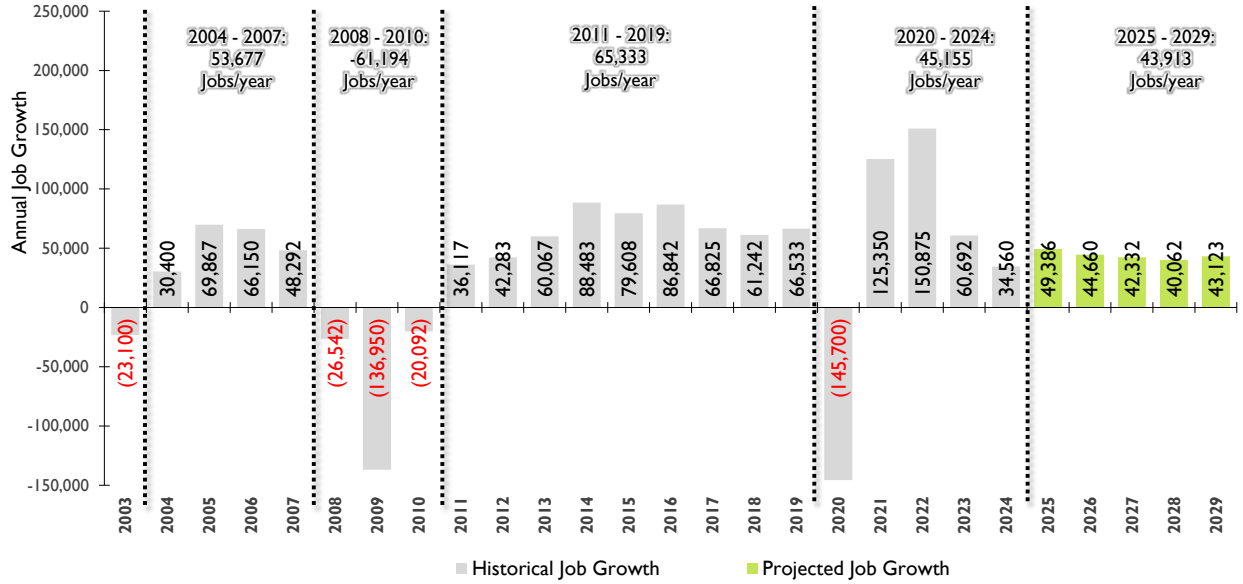
3-Star buildings are a slight step down from 4-star buildings, often using cheaper materials with average quality finish layout and a limited amenity offering. Often, 3-star buildings might have been a 4-star building, but age, outdated finishes, and limited unit layouts have rendered the building below the level of a 4-star product.

To best estimate new conventional apartment absorption, NCG also limits our data to properties built since 1995 and excludes military, senior, and vacation properties. Eliminating non-competitive or older properties that may still be classified as 3+ star properties helps isolate new-construction lease ups in historical data to better match today's "Class A" properties.

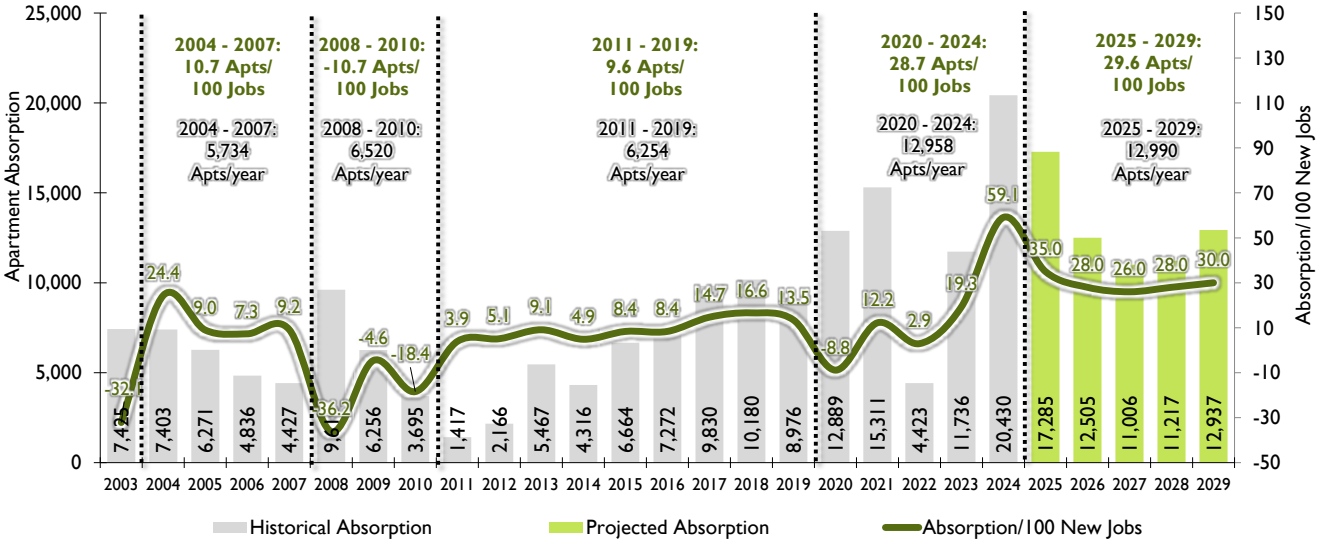
METRO RENTAL DEMAND

Noell Consulting Group

Employment Growth in the Atlanta-Sandy Springs Metro



Class A Apartment Absorption in Atlanta-Sandy Springs Metro



SOURCE: Noell Consulting Group, Costar, Economy.com | Moody's Analytics and Woods & Poole Economics.

Metro Atlanta rental demand in 2024 reflected a unique combination of trends. First, employment growth and labor markets have been strong since the COVID-19 pandemic but each cooled somewhat in 2024. Second, the metro area saw an historic number of new Class A units delivered for two years in a row, with 21,000 units delivered in 2023 and 25,000 delivered in 2024 compared to an historical average of around 11,000. Third, new home sales (particularly entry-level home sales) have declined due to historically high mortgage rates.

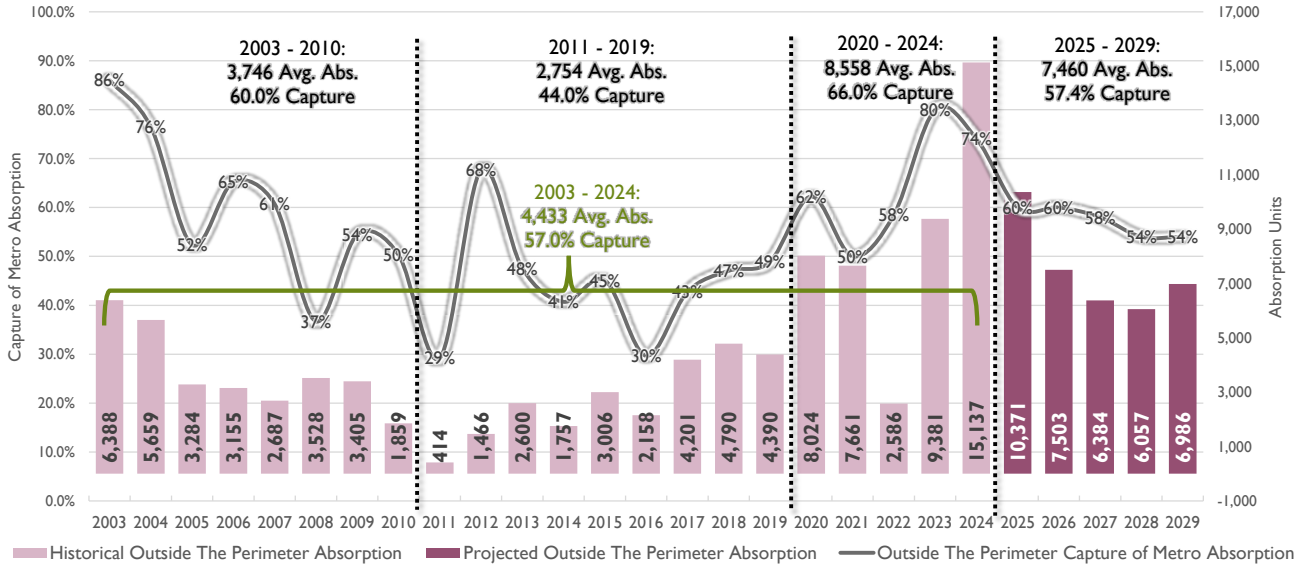
These factors have led to strong household formation levels; a decline in the share of renters transitioning into for-sale units, and historically high vacancy rates (13% at YE 2023 and 2024). Consequently, Class A rental absorption hit an historical high in 2024, with more than 21,000 units absorbed. Some of this absorption was simply landlord buying occupancy with rate cuts - 3.6% in 2023 and an additional 1.8% in 2024. The absorption-to-employment ratio that was historically slowly increasing skyrocketed to 61 new units absorbed per 100 new jobs.

We expect the entry-level for sale market to remain slow, contributing to lower churn and higher absorption than during prior periods. With steady economic growth in a full-employment environment, household formation should remain strong as well. We forecast the metro Atlanta area to deliver 12,000 units or more in 2025, and for rents to stay relatively flat as these units are absorbed. However, we expect vacancy rates to decline and for the jobs-to-absorption ratio to normalize by 2027 or so. We forecast a little under 13,000 units/year of absorption over the next five years.

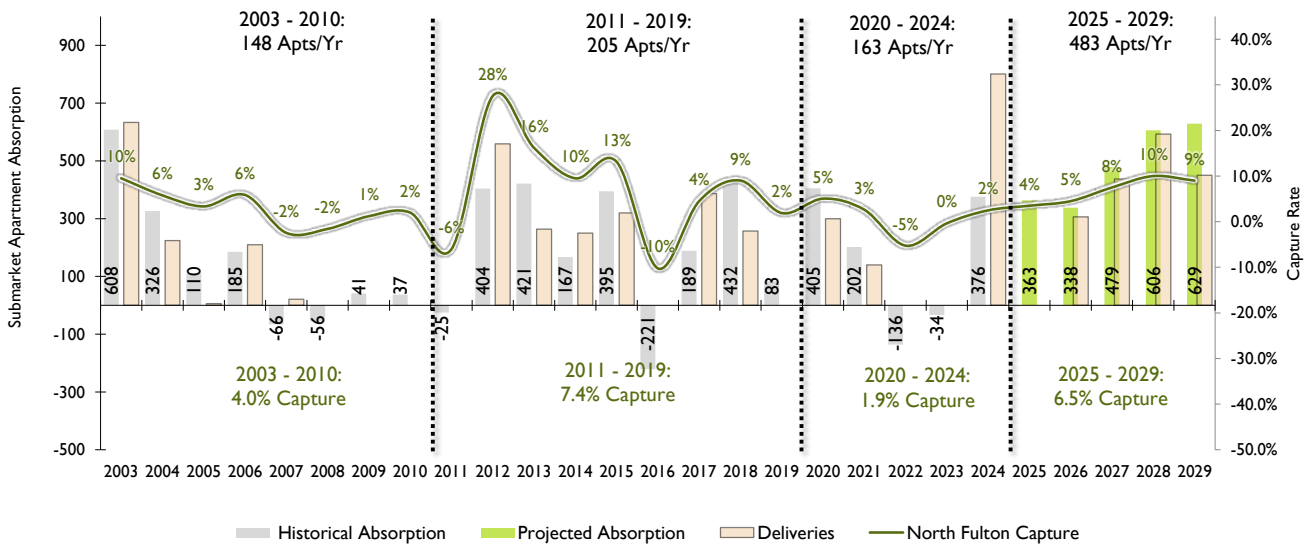
NORTH FULTON RENTAL DEMAND

Noell Consulting Group

Outside The Perimeter Capture of Atlanta-Sandy Springs Metro Absorption



North Fulton Capture of Outside The Perimeter Absorption



SOURCE: Noell Consulting Group and Costar

Outside the Perimeter, or "OTP," is the area outside of I-285 that surrounds the more urban areas of Metro Atlanta. Given its large size, it has captured a substantial level of multifamily demand, averaging 57% between 2003 and 2019. Individual years have fluctuated, ranging from 30% to 80%, primarily driven by new deliveries. Before the COVID-19 pandemic, the area captured around 44% but experienced a jump in capture in 2020-2022 as more households could work fully remotely or hybrid. The capture rate continued to increase in 2023-2024, as many projects were challenging to justify in more urban areas due to construction and development costs. Moving forward, we believe OTP will continue to capture a steady share of metro demand, but at a slightly lower amount than the last four years, it will still be much higher than the period between 2011 and 2019.

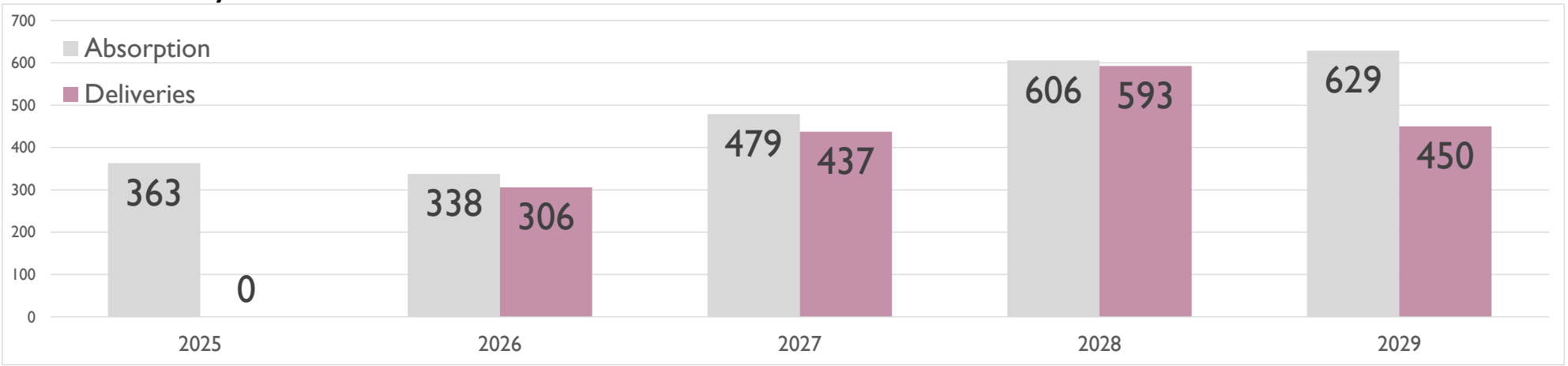
The North Fulton Submarket (comprised of Roswell, Alpharetta, and Johns Creek) has seen significant fluctuations in its historic capture of OTP absorption, but this has had more to do with entitlement constraints and when new product delivered. On average, since 2003, the submarket has captured 4% of OTP; however, when isolating only years with new deliveries, the capture increases to 9.3%. Utilizing this historically demonstrated capture leaves a forecasted demand potential in 2025-2029 of approximately 480 units per year. We believe this is still conservative and constrained by limited entitlements in the three jurisdictions. If all three jurisdictions were to allow select entitlements each year, demand potential could be double what is shown.

MULTIFAMILY SUPPLY/DEMAND SUMMARY

Noell Consulting Group

New Apartment Demand Summary	'03-24 Average	'11-24 Average	'20-24 Average	FORECAST[2] 2025	2026	2027	2028	2029	'25-29 Average
Annual Metro Job Growth[1]	37,488	58,127	45,155	49,386	44,660	42,332	40,062	43,123	43,913
Apartments/100 New jobs	20.7	14.9	28.7	35.0	28.0	26.0	28.0	30.0	29.6
New Apt Absorption in the Atlanta-Sandy Springs Metro	**7,773**	**8,648**	**12,958**	**17,285**	**12,505**	**11,006**	**11,217**	**12,937**	**12,990**
Outside The Perimeter Capture of Metro	57%	56%	66%	60.0%	60.0%	58.0%	54.0%	54.0%	57.4%
Outside The Perimeter New Apartment Absorption	**4,433**	**4,827**	**8,558**	**10,371**	**7,503**	**6,384**	**6,057**	**6,986**	**7,460**
North Fulton Capture of Outside The Perimeter	3.9%	3.9%	1.9%	3.5%	4.5%	7.5%	10.0%	9.0%	6.5%
North Fulton New Apartment Absorption	**175**	**190**	**163**	**363**	**338**	**479**	**606**	**629**	**483**
North Fulton New Deliveries (Units)	**312**	**364**	**414**	**0**	**340**	**143**	**898**	**300**	**336**
Matriculation Factor	*100%*	*100%*	*100%*	*100%*	*90%*	*75%*	*50%*	*60%*	*69%*
North Fulton Competitive Deliveries (Units)	**312**	**364**	**414**	**0**	**306**	**107**	**593**	**150**	**231**
Subject Site						**330**		**300**	
Competitive Deliveries (Units)	**312**	**364**	**414**	**0**	**306**	**437**	**593**	**450**	**357**

Annual Multifamily Demand in the North Fulton Submarket



1/ Employment growth from Economy.com and Woods & Poole Economics.

2/ Noell Consulting Group analysis based on larger analysis and trends of the market.

SOURCE: Noell Consulting Group, CoStar, Economy.com, Woods & Poole.

MULTIFAMILY PIPELINE

Noell Consulting Group

North Fulton Planned and Proposed Projects

Project	Developer	Address	Lease Up Timing (Portion of Year in Lease Up)					Total Units
			2025	2026	2027	2028	2029	
Existing/Lease-Up								
Chandler Residences at Southern Post	SJC Ventures	1055 Alpharetta St	0.25					26
Averly East Village	ECI Group	2600 Holocomb Bridge Rd	1.00	0.25				255
Cardinal East Village	Harrison Homes	101 Porter Lane	0.50					69
Under Construction								
(Nothing currently under construction)								
Proposed								
Medley Johns Creek Ph.I	Toro Development Company	16650 Johns Creek Pky		0.25	1.00	0.50		340
833 Atlanta Street	Gateway Ventures	833 Atlanta Street			0.25	0.50		143
Medley Johns Creek - Future Phase	Toro Development Company	16650 Johns Creek Pky				0.75	1.00	410
Continuum	Southwest Value Partners	5555 Windward				0.25	1.00	488
North Point Redevelopment Ph.I	TBD	1000 North Pointe Circle					1.00	300
North Point Redevelopment Future Phases	*TBD*	*1000 North Pointe Circle*						*1,200 Total*
** Per Alpharetta Planning - A new owner is taking over the redevelopment. New plans are suppose to be submitted March 2025. Estimates include up to 1,200 multifamily units. We assume a 1st phase above.*								
Total (Excluding Prior Year Deliveries)			1.75	0.50	1.25	2.00	3.00	**9**
Total (Units)			0	340	143	898	300	**2,030**
Matriculation Factor			100%	90%	75%	66%	50%	
Competitive Projects			1.8	0.5	0.9	1.3	1.5	**5.96**
Est. Competitive Deliveries (Units)			0	306	107	593	150	**1,156**

NOTES:

1. The numbers found beneath the year columns for each project indicate the percentage of the year the projects are expected to be in lease-up. The matriculation factor is designed to filter out projects that are currently proposed but may be delayed, reduced in scale, abandoned, converted to condos, etc.
2. Projects that delivered recently but were/are currently in lease-up are designated in **PURPLE**, with the number of outstanding units as of January 1, 2025 listed. Projects that are currently under construction are designated in **GREEN**.

SOURCE: Noell Consulting Group, CoStar, Yardi, Economy.com, Woods & Poole.

MULTIFAMILY LEASE-UP SCHEDULE

Noell Consulting Group

Pipeline Projects by Status

Status	Units
Existing	349
Under Construction	0
Proposed (including Subject Site)	2,311
Total Including Subject Site	**2,660**

Subject Site Lease Up Schedule[1]

	2025	2026	2027	2028	2029	Total Units
Submarket Absorption (Units)	363	338	479	606	629	2,414
Est. of Competitive Projects (from prior exhibit)	1.8	0.5	0.9	1.3	1.5	6.0
Est. of Competitive Units (Incl. Subject Site)	0	306	437	593	450	1,786
Subject Site						
Subject Site			0.25	1.00		**330**
Fair Share Capture:			21%	43%		
Annual Capture:			101	261		**362**
Phase II						
Subject Site (Phase II)					1.00	**300**
Fair Share Capture:					40%	
Annual Capture:					251	**251**

Projected Lease-Up Summary - Phase I	Total/Avg
Fair Share Monthly Absorption (Units/Mo.)	24.1 Units/Mo.
w/ 1-Month Free Concession (Above Market Average)	29.0 Units/Mo.
Lease-Up Period (Months)	13 Months
Lease-up Period (W/ Concession)	11 Months

Projected Lease-Up Summary - Phase II	Total/Avg
Fair Share Monthly Absorption (Units/Mo.)	21.0 Units/Mo.
w/ 1-Month Free Concession (Above Market Average)	25.1 Units/Mo.
Lease-Up Period (Months)	14 Months
Lease-up Period (W/ Concession)	11 Months

Based on the number of competitive projects in the submarket, we estimate the subject site phase I could lease up 330 units over a 11-13 month period, depending on whether the site offers a lease-up concession. We estimate this at a 24 to 29units/month pace.

We assume a second phase will start leasing in early 2029 after phase I is stabilized.

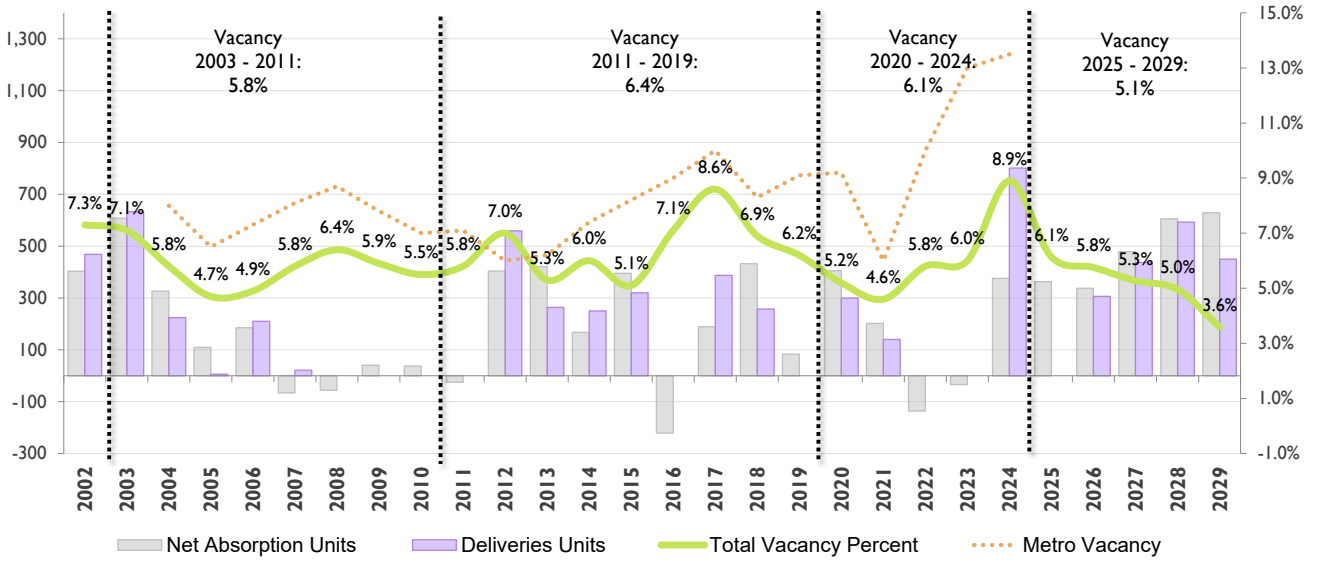
[1]NCG estimates lease-up pace based on a fair-share capture rate for the subject site based on the number of competitive projects actively leasing up over a year. The number of competitive projects at left represents number of projects in the submarket based on the share of the year they are in active lease up. For example, if a project is in lease up for half a year, it has a value of 0.5. If there is another project leasing up for the entire year, it has a value of 1.0. Combined, there would be 1.5 competitive projects not including the subject site. If the subject site is in lease up for a full year, then it's fair share capture is 1.0/(2.5), or 40%. The subject site would then lease up 40% of the annual absorption for the submarket.

SOURCE: Noell Consulting Group, CoStar

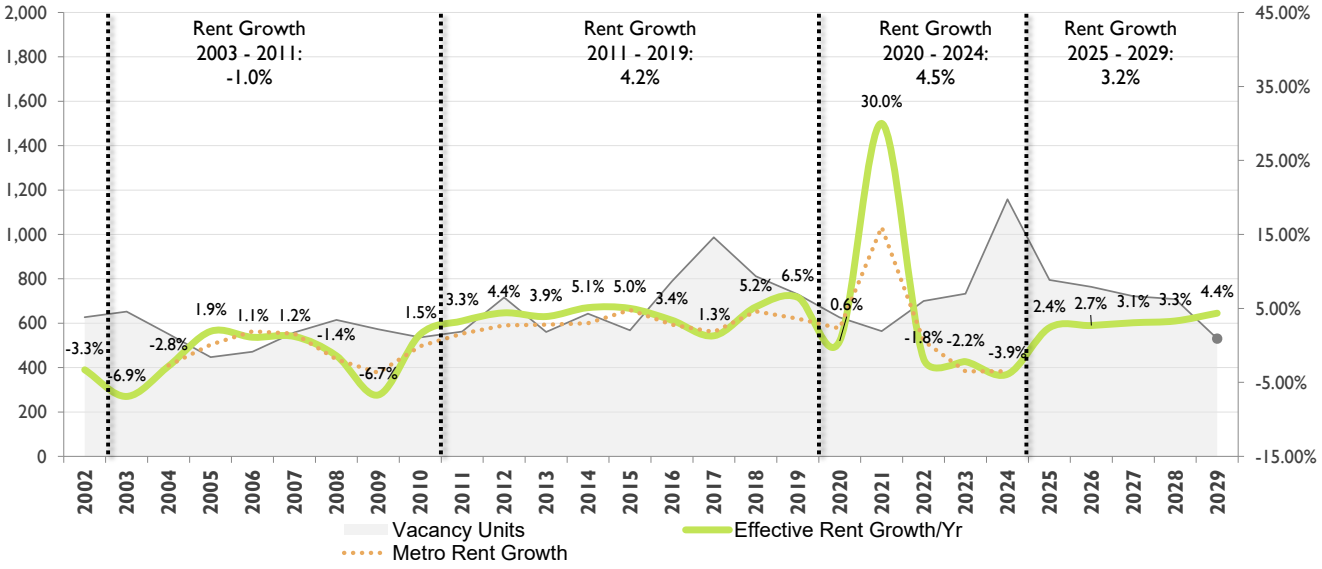
VACANCY AND RENT PROJECTIONS

Noell Consulting Group

Submarket Absorption, Deliveries, & Total Vacancy



Effective Rent Vs Total Vacant Stock

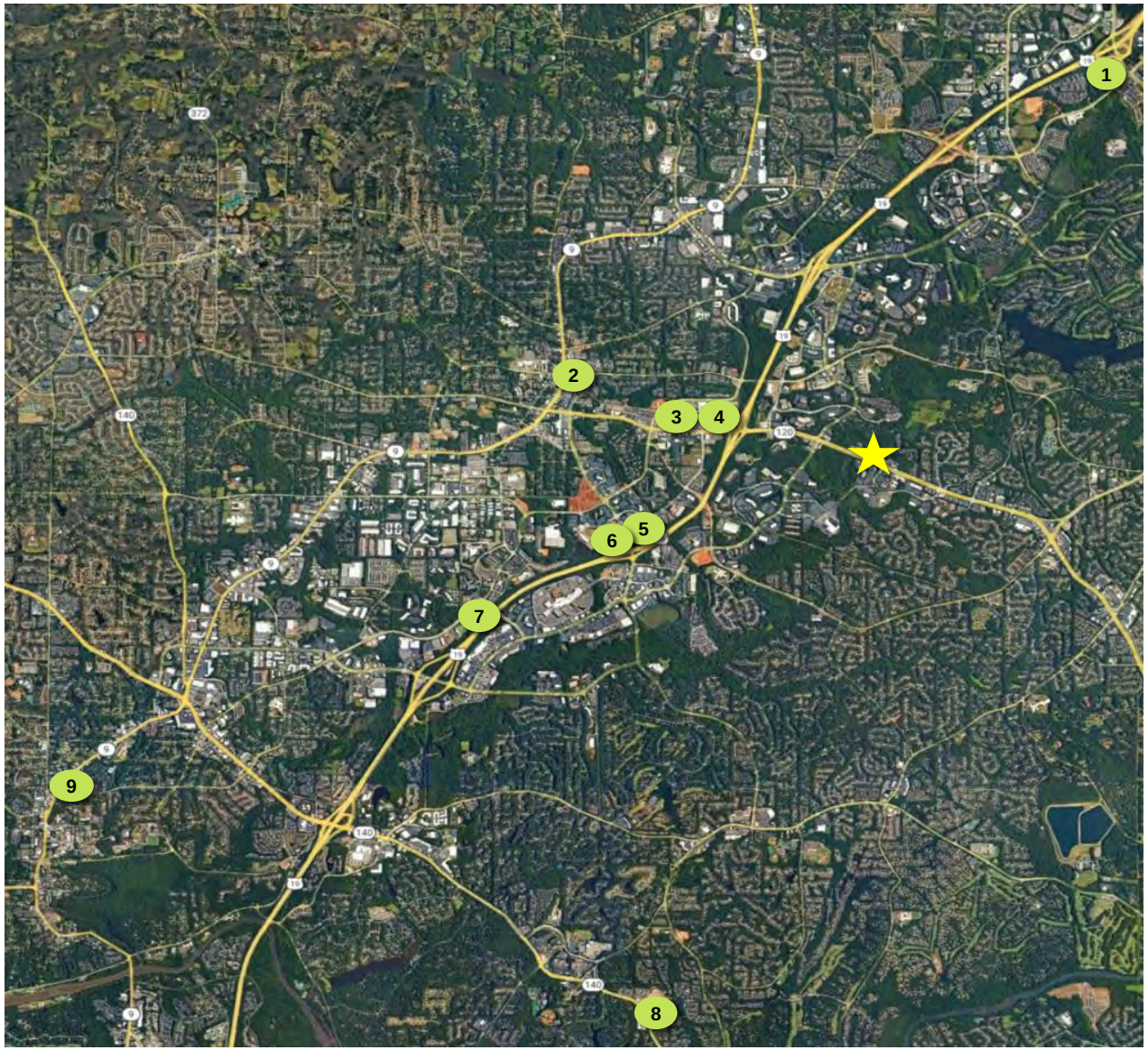


SOURCE: Noell Consulting Group, CoStar

The North Fulton Submarket has experienced relatively low vacancy over the last twenty years, much lower than experienced across the greater Metro area. On average, vacancy has hovered around 6%, a trend forecasted to continue over the next five years. The low vacancy rate has allowed the submarket to experience strong rent growth since 2011, at around 4.5%. The submarket also positively benefitted from the influx of new households, largely out-of-market households, in 2021, and saw record-breaking rent growth at 30%. That said, the last several years have experienced negative rent growth as the market has had challenges staying at the elevated rent levels. However, given the strong demand of the submarket and limited pipeline, we believe that growth will be positive in 2025 and gradually climb from there.

RENTAL COMPETITIVE ANALYSIS

COMPETITIVE MARKET MAP



Alpharetta		Units	$/SF
1	Halcyon Grand	300	$2.45
2	Amorance	168	$2.95
3	Haven at Avalon	250	$2.47
4	Veranda at Avalon	276	$2.54
5	The Lights at Northwinds	140	$2.62
6	Eden at Lakeview	255	$2.84
7	ECHO at North Point	111	$2.25
8	Averly East Village	335	$2.18
Alpharetta Average		**229**	**$2.54**

Roswell		Units	$/SF
9	Chandler Residences	137	$3.04
Roswell Average		**137**	**$3.04**

Average All	**219**	**$2.59**
Primary Comp Average	**228**	**$2.68**

SOURCE: Noell Consulting Group, Costar

COMPETITIVE MARKET SUMMARY

Noell Consulting Group

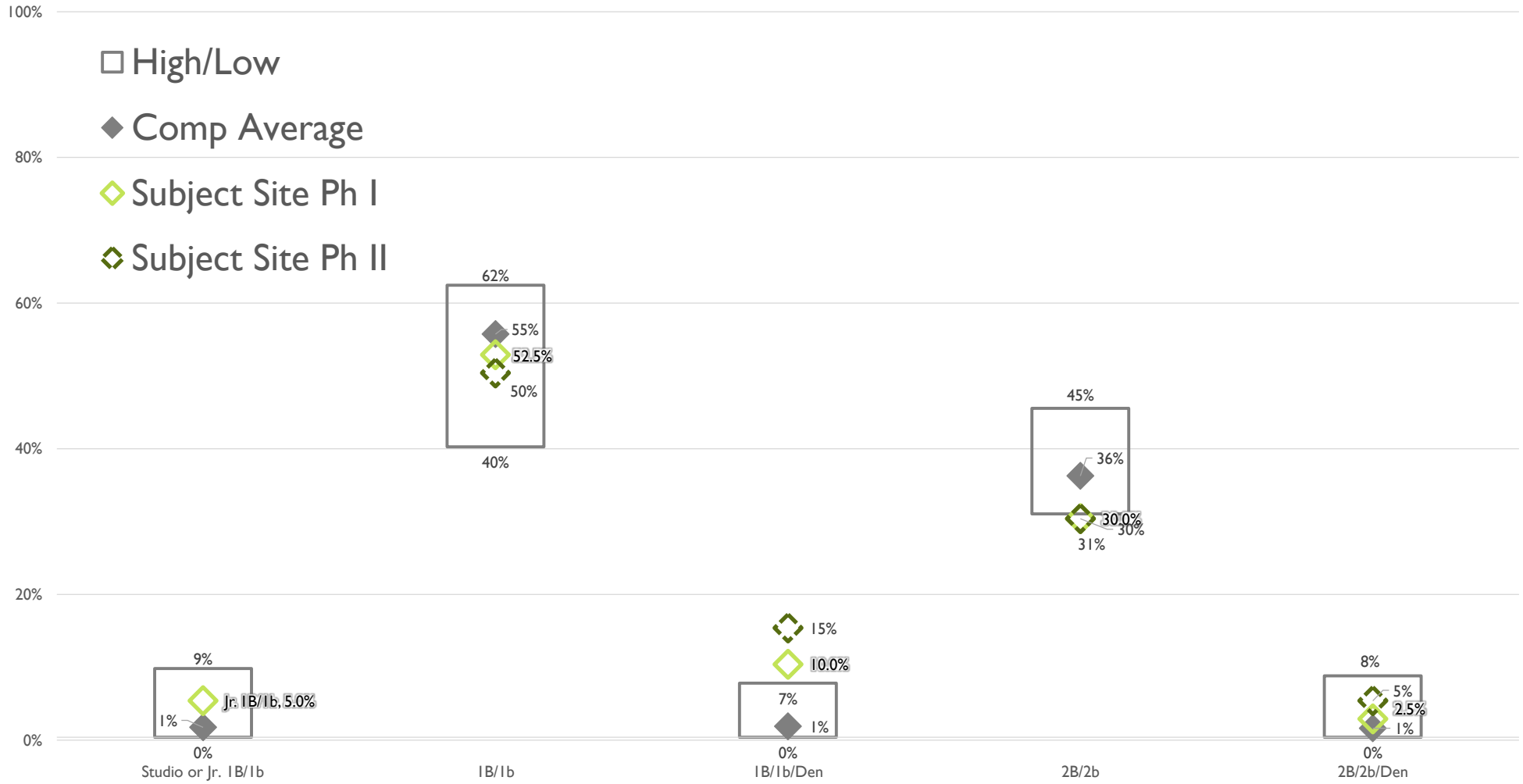
ID	Community Name	Submarket	Year Built	% Leased	Total Units	Unit Size Range		Weighted Avg. Unit Size	Quoted Gross Rent Range		Weighted Average Rent	Weighted Average $/SF	% Less than 2B/2b
1	Halcyon Grand	Alpharetta	2020	93%	300	603	1,470	903	$1,639	$3,533	$2,213	$2.45	69%
2	Amorance	Alpharetta	2018	97%	168	675	2,323	1,067	$2,297	$5,381	$3,141	$2.95	45%
3	Haven at Avalon	Alpharetta	2014	94%	250	789	1,728	1,010	$1,887	$4,635	$2,492	$2.47	59%
4	Veranda at Avalon	Alpharetta	2017	94%	276	619	1,358	998	$1,978	$4,672	$2,533	$2.54	62%
5	The Lights at Northwinds	Alpharetta	2021	92%	140	609	1,390	922	$1,834	$3,195	$2,416	$2.62	63%
6	Eden at Lakeview	Alpharetta	2024	91%	255	640	1,676	943	$1,999	$4,654	$2,681	$2.84	62%
7	ECHO at North Point	Alpharetta	2017	93%	111	684	1,442	933	$1,772	$2,882	$2,101	$2.25	46%
8	Averly East Village	Alpharetta	2024	33%	335	748	1,769	966	$1,640	$4,172	$2,110	$2.18	59%
9	Chandler Residences	Roswell	2024	91%	137	699	1,719	959	$1,818	$5,599	$2,915	$3.04	59%
		Market Average	2020	86%	219	674	1,653	967	$1,874	$4,303	$2,511	$2.59	58%
		Primary Comp Average	2020	93%	228	629	1,643	967	$1,949	$4,287	$2,597	$2.68	60%

Market Overview Statistics	
Application Fees:	$50 - $150
Administration Fees:	$150 - $395
Pet Fees:	$300-$500/$15-$35
Parking Fees:	Free, some $25-$50, $35-$100 for reserved parking
Parking Ratio (Per Bed:)	0.88 - 1.44/bed
Storage Units:	$50 - $350

The competitive set is made up of similarly built class A apartment communities all located in Alpharetta or Roswell. These communities were selected based on their execution, age, and orientation within the corridor.

SOURCE: Noell Consulting Group

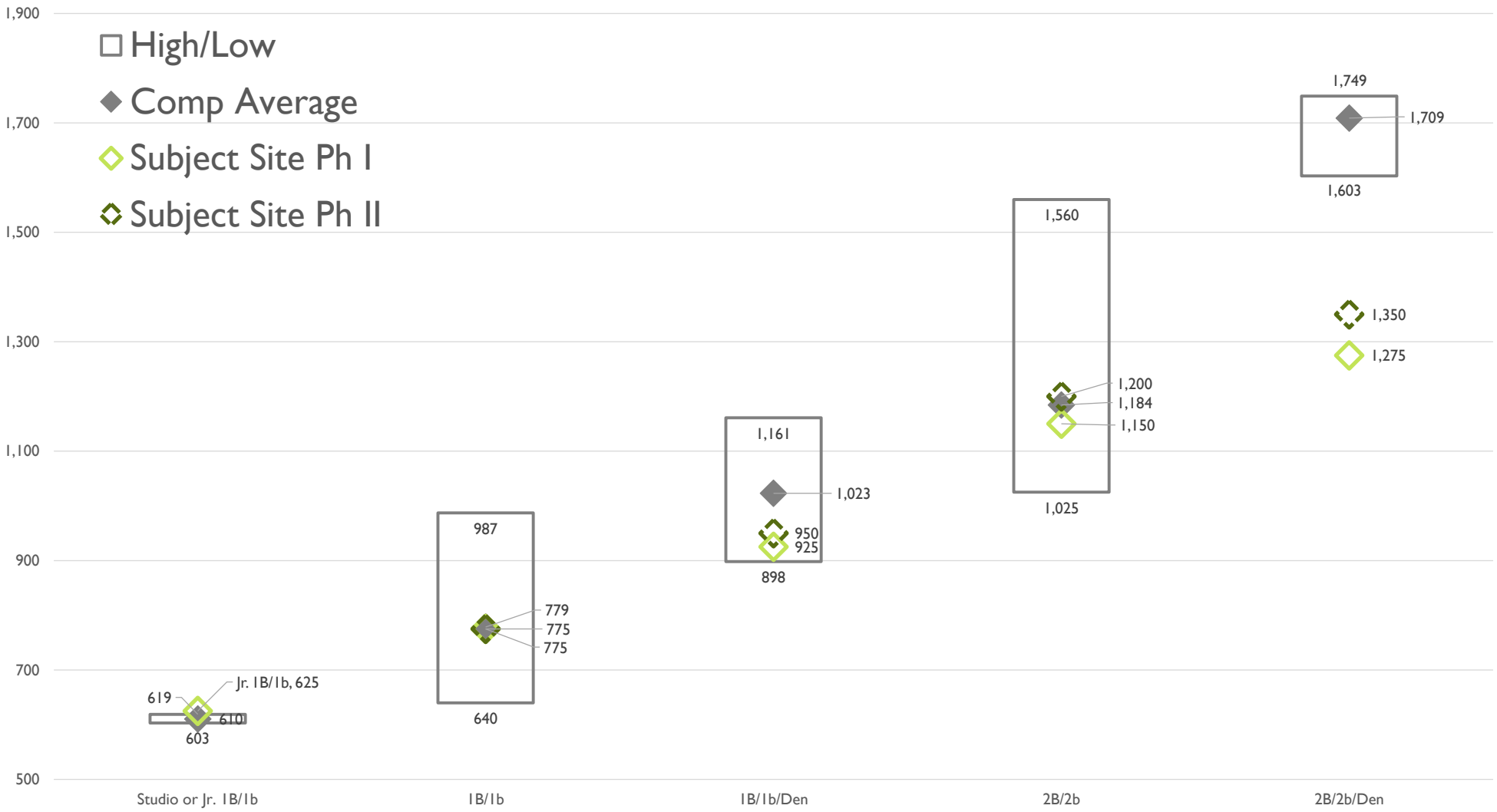
MARKET SUMMARY MIX



Noell Consulting Group created two recommended unit programs for the multifamily buildings at the subject site. Both buildings are proposed to be on the larger side AT 300 and 330 units. As such, both should offer a variety of unit types to ensure that they capture the key market audiences in the local area. We believe the key audiences attracted to the site will be working professionals, both singles and couples. These two groups will primarily rent traditional one and two-bedroom options. However, there is an opportunity to introduce a junior one-bedroom to provide a more value-driven line item. Additionally, one-bedroom plus dens are popular unit types among work-from-home households in many multifamily markets throughout the southeast; as such, both phases should offer a share.

SOURCE: Noell Consulting Group

MARKET SUMMARY SIZE



The recommended unit sizes are all within the ranges seen in the local market today, with the exception of 2B+Den/3B, which are large and limited across the competitive set of communities. The key difference between phases can be found in Phase II, which offers slightly larger sizes than Phase I. The assumption is that once Phase I delivers with residential and commercial, the perception of the area will be enhanced, creating a more enticing location for more mature and affluent households.

SOURCE: Noell Consulting Group

ONE-BEDROOM POSITIONING

Noell Consulting Group

Characteristic	Weight	Amorance	Eden at Lakeview	The Lights at Northwinds	Veranda at Avalon	Halcyon Grand	Market Average	Market Average Desc.
Community Amenities	20.0%	3.5	4.5	4.0	3.0	4.0	3.8	Well-executed full offerings; pool, fitness, clubroom, etc.
Premium Finishes	17.5%	4.0	4.5	4.5	3.0	4.0	4.0	Best have gas ranges, quartz, framless glass showers
Unit Size	12.5%	2.5	2.5	2.5	4.5	3.0	3.0	Market average 1BR unit size of 789 SF
Access to Entertainment/Retail	15.0%	5.0	3.0	3.0	4.0	3.5	3.7	Access to Alpharetta City Center/Avalon strongest
Interstate/Employment Access	10.0%	3.5	3.0	3.0	4.0	2.0	3.1	Proxmity/access to GA 400. All have good employment access
Neighborhood Perception	10.0%	4.5	3.5	3.5	4.0	3.0	3.7	Alpharetta City Center and Avalon have best perception
Access to Greenspace/Trails	7.5%	4.5	4.0	4.0	3.0	3.5	3.8	Access to Alpha Loop and Big Creek Greenway
View/Floor Premium	5.0%	4.0	3.0	3.0	3.5	3.5	3.4	Majority 5 story communites, best have town center views
Access to Grocery/Brand	2.5%	4.0	3.0	3.0	4.0	2.5	3.3	Short drive to major grocery brand - Publix or Whole Foods
Weighted Average Score		3.9	3.6	3.5	3.6	3.4	3.6	Market Avg. Rent $2,213
Estimated Premium/Discount:		8.1%	0.5%	-2.3%	-0.6%	-5.8%	0.0%	
Estimated Rent:		$2,605	$2,236	$2,102	$2,186	$1,934	$2,213	Communities ranked on a 1 - 5 scale, with 1 being poor and 5 being strong, relative to all projects in the market.
One Bedroom Actual Average Rents:		$2,595	$2,244	$2,183	$2,150	$1,892	$2,213	
Margin of Error:		0%	0%	-4%	2%	2%	0%	

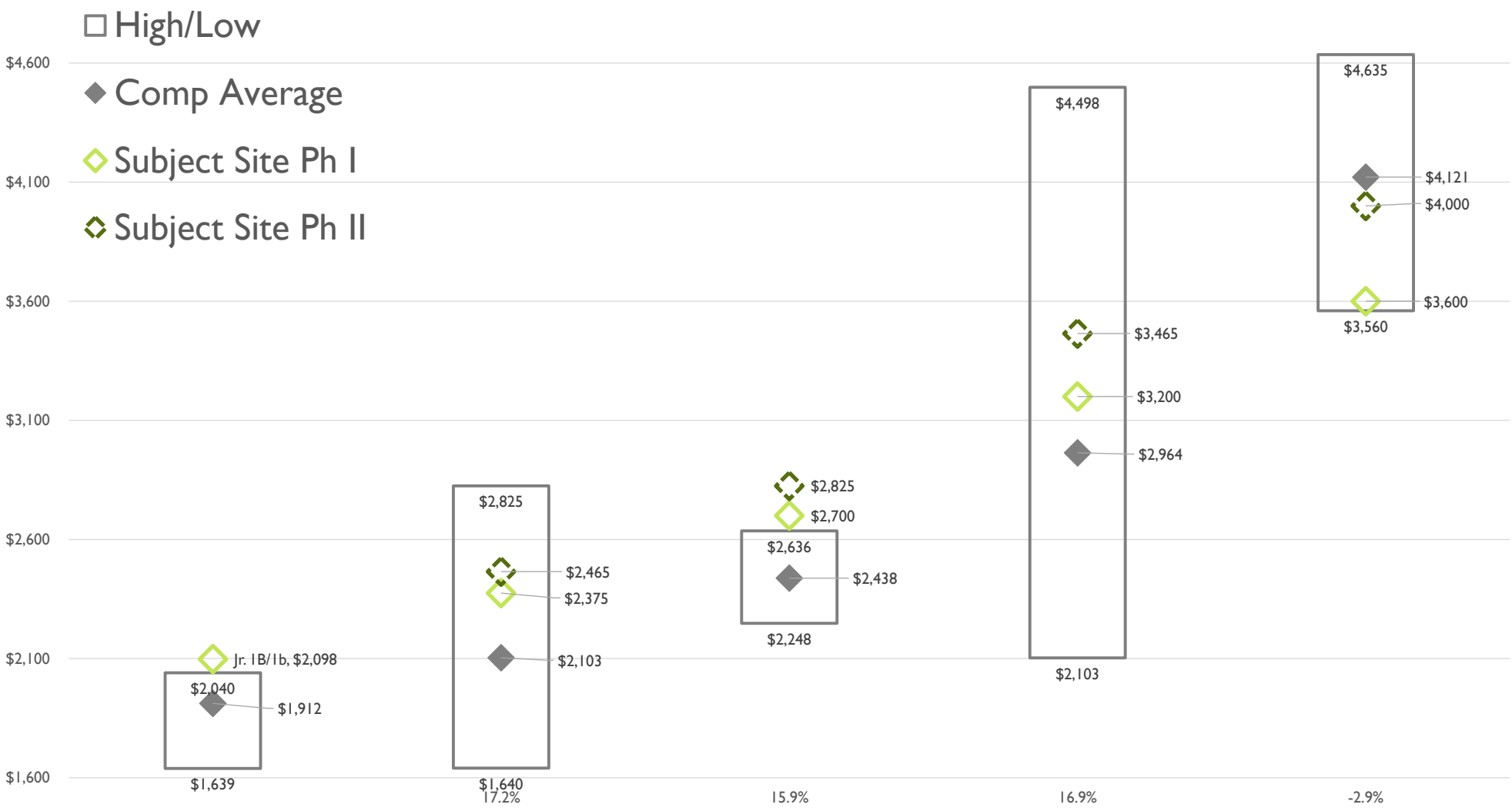
Characteristic	Market Average	Subject Site Ph I	Subject Site Ph II	Description
Community Amenities	3.8	4.5	4.5	Assumes top of market, similar to Eden
Premium Finishes	4.0	4.5	4.5	Assumes top of market, similar to Eden
Unit Size	3.0	2.5	2.5	Average 1BR unit size of 775 SF for both phases
Access to Entertainment/Retail	3.7	3.5	3.75	Assumes at least 50,000 SF of on-site retail
Interstate/Employment Access	3.1	3.0	3.0	Proximity to GA 400, access to employmeny cores
Neighborhood Perception	3.7	3.5	4.0	Better than Haynes Bridge comps but not Avalon
Access to Greenspace/Trails	3.8	4.0	4.0	Brookside Park and access to Big Creek Greenway
View/Floor Premium	3.4	3.5	3.5	Nature views
Access to Grocery/Brand	3.3	3.0	3.0	Short drive to major grocery brand - Publix
	3.61	3.73	3.81	
Estimated Rent (2025 $):	$2,213	$2,375	$2,465	Forecasted based on demonstrated rents & scores (+/-
	$2.80	$3.06	$3.18	Assumes 775 SF 1BR average

Our analysis suggests that an average 1B unit of 775 SF with top-of-market finishes and amenity offerings could lease for $2,375 per month for Ph I and $2,465 per month for Ph II on a gross rent basis in today's dollars. At this pricing, the subject site would be achieving a 9% premium to market average 1B units for Ph I and 13% for Ph II in terms of $/SF.

NCG believes this is achievable given the sites location, amenity/in-unit finish offering, and the assumption of around 50,000 of new retail space.

SOURCE: Noell Consulting Group

MARKET SUMMARY RENT



The remaining unit types were priced based on the previous analysis of one-bedroom units. Similar to the premium pricing for one-bedroom units, we believe that all units across both phases will command higher prices compared to market averages. We expect that premiums will increase with the Phase II units as they offer larger square footage and a more established project, benefiting from the delivery of commercial and residential users in Phase I.

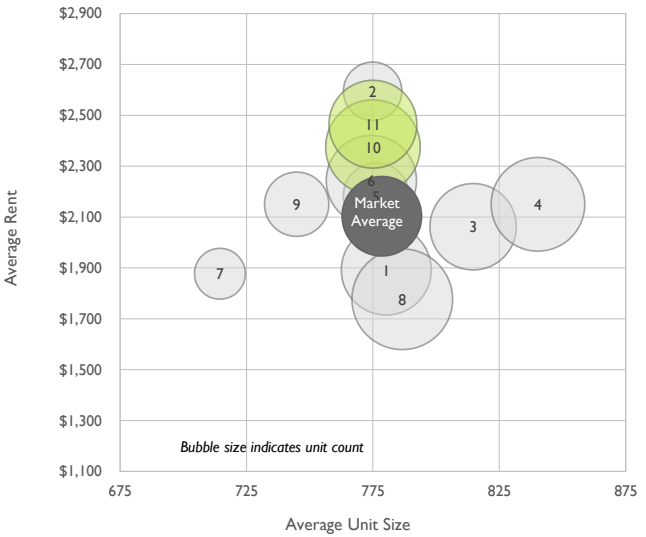
SOURCE: Noell Consulting Group

RENT COMPARISON BY UNIT TYPE

Noell Consulting Group

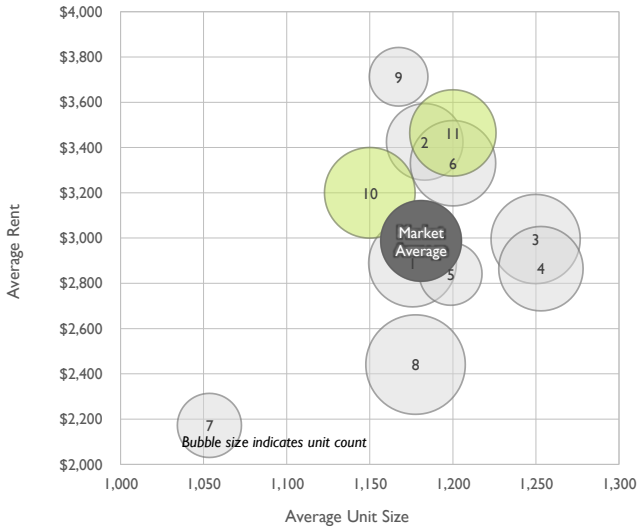
One Bedroom Units

No.	Community	Type	Unit Count	Effective Rent Range	Average Unit Rent	Unit Size Range	Avg. Unit Size	Avg. Rent/SF
1	Halcyon Grand	1B/1b	157	$1,718 $2,042	$1,892	735 923	780	$2.42
2	Amorance	1B/1b	67	$2,297 $2,825	$2,595	675 921	775	$3.35
3	Haven at Avalon	1B/1b	145	$1,887 $2,437	$2,062	789 908	815	$2.53
4	Veranda at Avalon	1B/1b	170	$2,000 $2,300	$2,150	741 913	840	$2.56
5	The Lights at Northwinds	1B/1b	85	$1,834 $2,351	$2,183	728 807	776	$2.81
6	Eden at Lakeview	1B/1b	158	$1,999 $2,755	$2,244	640 987	774	$2.90
7	ECHO at North Point	1B/1b	51	$1,772 $1,942	$1,877	684 758	714	$2.63
8	Averly East Village	1B/1b	196	$1,640 $2,055	$1,777	748 925	787	$2.26
9	Chandler Residences	1B/1b	81	$1,818 $2,600	$2,150	699 807	745	$2.89
10	Subject Site Ph I	1B/1b	173	$2,200 $2,550	$2,375	700 850	775	$3.06
11	Subject Site Ph II	1B/1b	150	$2,290 $2,640	$2,465	700 850	775	$3.18
Market Average			**123**	**$1,885 $2,367**	**$2,103**	**715 883**	**779**	**$2.70**
Subject Site Ph.I Premium/(Discount)					*$272*		*(4)*	*$0.36*



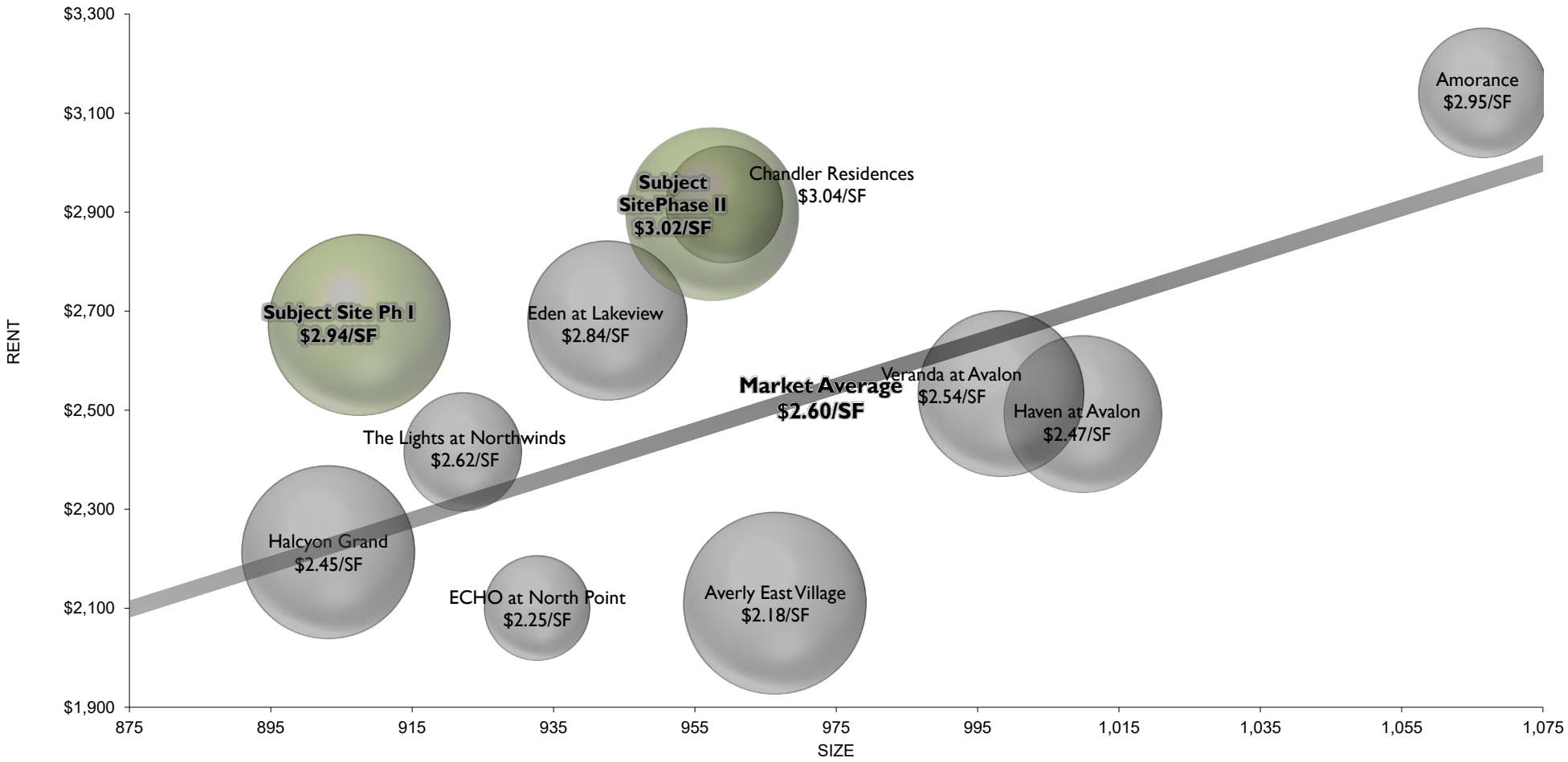
Two Bedroom Units

No.	Community	Type	Unit Count	Effective Rent Range	Average Unit Rent	Unit Size Range	Avg. Unit Size	Avg. Rent/SF
1	Halcyon Grand	2B/2b	93	$2,677 $3,533	$2,890	1082 1,470	1,176	$2.46
2	Amorance	2B/2b	71	$3,042 $4,342	$3,425	1085 1,560	1,183	$2.90
3	Haven at Avalon	2B/2b	96	$2,525 $4,252	$2,996	1155 1,537	1,250	$2.40
4	Veranda at Avalon	2B/2b	86	$2,435 $3,533	$2,865	1173 1,302	1,253	$2.29
5	The Lights at Northwinds	2B/2b	48	$2,616 $3,195	$2,842	1091 1,390	1,199	$2.37
6	Eden at Lakeview	2B/2b	88	$2,865 $4,498	$3,331	1093 1,527	1,200	$2.78
7	ECHO at North Point	2B/2b	50	$2,103 $2,433	$2,172	1025 1,192	1,053	$2.06
8	Averly East Village	2B/2b	119	$2,325 $2,530	$2,441	1164 1,190	1,178	$2.07
9	Chandler Residences	2B/2b	42	$3,611 $4,012	$3,713	1098 1,375	1,167	$3.18
10	Subject Site Ph I	2B/2b	99	$2,975 $3,425	$3,200	1,050 1,250	1,150	$ 2.78
11	Subject Site Ph II	2B/2b	90	$3,275 $3,650	$3,465	1,100 1,300	1,200	$ 2.89
Market Average			**79**	**$2,717 $3,575**	**$2,987**	**1,102 1,379**	**1,181**	**$2.53**
Subject Site Ph.I Premium/(Discount)					*$213*		*(31)*	*$0.25*



SOURCE: Noell Consulting Group

RENT-SIZE POSITIONING



NCG's positioning analysis and recommendation of unit programs resulted in Phase I achieving $2.94/SF at 908 SF and Phase II achieving $3.02/SF at 958 SF. This pricing places both multifamily buildings towards the higher end of the market. We believe the premium is achievable by providing a top-of-market rental option in a mixed-use environment that is tied together with residential and commercial users while being in a strong Alpharetta location with greenspace and trail access. Additionally, many of the communities that are better located are becoming more dated, given their vintages, such as Veranda (2017) and Haven (2014).

We believe Phase II will be able to build upon an improved perception of the area as Phase I has delivered retail and residential users. The improved perception has the ability to tap into a more mature and affluent renter profile, one that currently looks to rent near Avalon and Alpharetta City City. As such, the proposed unit program leans larger while still well within the range of communities in the market today.

SOURCE: Noell Consulting Group based on surveys of properties.

MULTIFAMILY PROGRAM(S)

Noell Consulting Group

Phase I	Unit Count	Unit Mix	Unit Size Range	Avg. Size	Gross Rent Range	Avg. Rent	Gross $/SF Range	Straight Average $/SF	Est. Lease Up Pace	Lease-Up Exposure
Jr. 1B/1b	17	5.0%	575 675	625	$2,020 $2,175	$2,098	$3.22 $3.51	$3.36		
1B/1b	173	52.5%	700 850	775	$2,200 $2,550	$2,375	$3.00 $3.14	$3.06	Assumes fully staffed, on-site leasing center and no concessions. Every free month above market average offered results in an average 20% increase in pace.	
1B/1b/Den	33	10.0%	875 975	925	$2,625 $2,775	$2,700	$2.85 $3.00	$2.92		
2B/2b	99	30.0%	1,050 1,250	1,150	$2,975 $3,425	$3,200	$2.74 $2.83	$2.78		
2B/2b/Den	8	2.5%	1,275 1,275	1,275	$3,600 $3,600	$3,600	$2.82 $2.82	$2.82		
Totals/Avgs	**330**	**100%**	**575 1,275**	**908**	**$2,020 $3,600**	**$2,672**	**$2.74 $3.51**	**$2.94**	**24.1/mo.**	**13.7 Months**
Base rent range includes anticipated floor, view, and corner premiums								**With 1-month concession:**	**29.0/mo.**	**11.4 Months**

Phase II	Unit Count	Unit Mix	Unit Size Range	Avg. Size	Gross Rent Range	Avg. Rent	Gross $/SF Range	Straight Average $/SF	Est. Lease Up Pace	Lease-Up Exposure
1B/1b	150	50.0%	700 850	775	$2,290 $2,640	$2,465	$3.11 $3.27	$3.18		
1B/1b/Den	45	15.0%	900 1,000	950	$2,750 $2,900	$2,825	$2.90 $3.06	$2.97	Assumes fully staffed, on-site leasing center and no concessions. Every free month above market average offered results in an average 20% increase in pace.	
2B/2b	90	30.0%	1,100 1,300	1,200	$3,275 $3,650	$3,465	$2.81 $2.98	$2.89		
2B/2b/Den	15	5.0%	1,350 1,350	1,350	$4,000 $4,000	$4,000	$2.96 $2.96	$2.96		
Totals/Avgs	**300**	**100%**	**700 1,350**	**958**	**$2,290 $4,000**	**$2,896**	**$2.81 $3.27**	**$3.02**	**21.0/mo.**	**15.7 Months**
Base rent range includes anticipated floor, view, and corner premiums								**With 1-month concession:**	**25.1/mo.**	**13.1 Months**

Phase I Parking Recommendations

1.10	Recommended Residential Parking Ratio/Bedroom (Based on demonstrated occupancy at comp. communities)
481	Recommended Residential Parking Spaces
25	Additional Recommended Residential Guest/Leasing Spaces
506	Total Parking Spaces Recommended
1.16	Total Parking Ratio/Bedroom Including Guest/Leasing

SOURCE: Noell Consulting Group

OWNER DEMOGRAPHIC ANALYSIS

OWNER HOUSEHOLD GROWTH

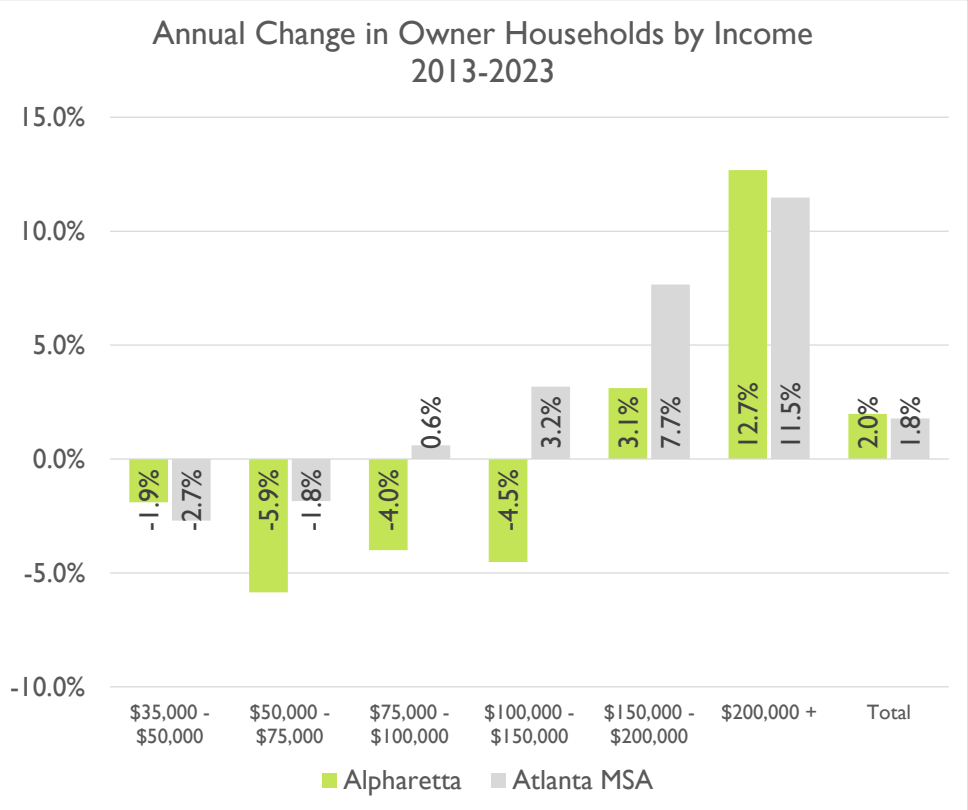
From 2013 to 2023, Alpharetta's owner households experienced a decline in lower-income homeowners and significant growth in higher-income households. Homeowners earning between $35,000 and $100,000 saw declines, with the sharpest drop of -5.9% in the $50,000-$75,000 range. In contrast, households earning $200,000+ grew by 12.7%, indicating a shift toward wealthier homeowners. The Atlanta Metro Area followed a similar trend, though its growth in high-income homeowners was lower at 11.5%.

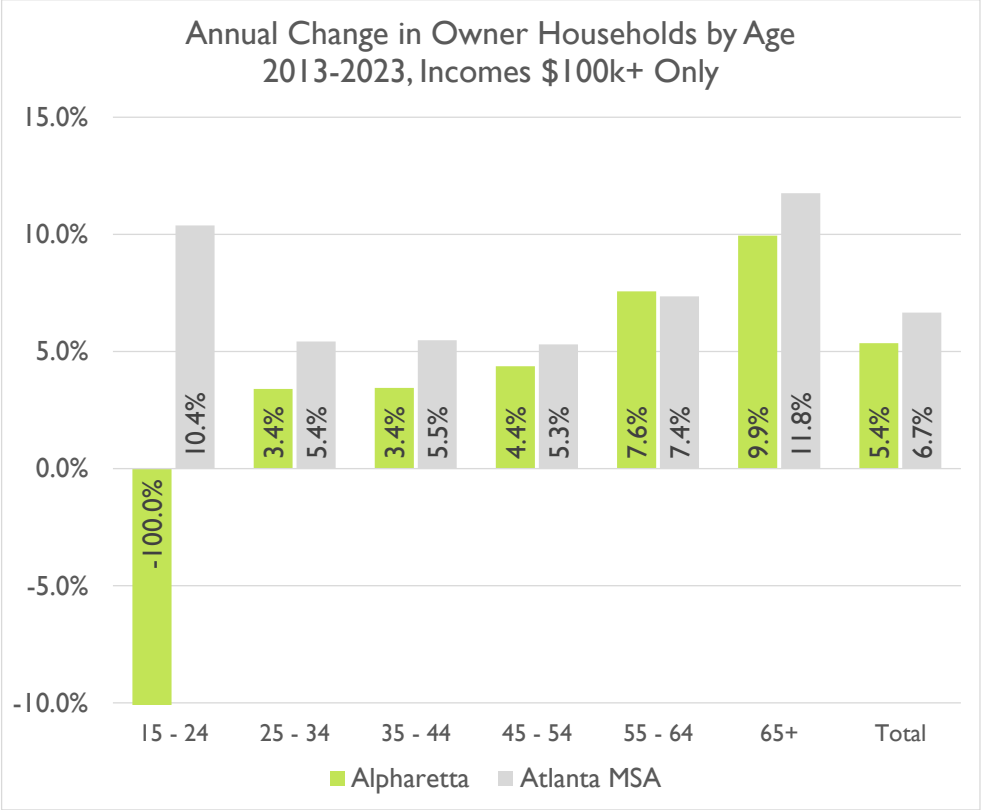
Younger homeowners (ages 15-24) saw a 100% decline, indicating a complete loss of homeownership in that segment. Meanwhile, homeowners aged 55+ saw the largest increases, particularly those 65 and older, growing by 9.9%.

Overall, Alpharetta's homeownership trends indicate a shift toward higher-income, older residents. Incomes in the $200,000+ range bode well for new for-sale housing at the subject site.

Change in Owner Household, 2013-2023

Households by Age	15 - 24	25 - 34	35 - 44	45 - 54	55 - 64	65+	Total
$0 - $25,000	-2	-32	-140	-179	-67	-268	-688
$25,000 - $35,000	0	-7	-32	-15	23	19	-12
$35,000 - $50,000	-3	-7	-39	-94	-21	48	-116
$50,000 - $75,000	-7	-97	-440	-326	-131	94	-906
$75,000 - $100,000	-1	-93	-313	-210	-41	56	-603
$100,000 - $150,000	-2	-185	-440	-476	-145	27	-1,221
$150,000 - $200,000	0	50	146	121	265	106	688
$200,000 +	**0**	**399**	**1,026**	**1,925**	**1,893**	**599**	**5,842**
Total	-16	27	-232	746	1,775	683	2,983
$100k +	-2	263	732	1,570	2,013	733	5,308





SOURCE: Noell Consulting Group, US Census

FOR SALE TARGET AUDIENCE

Noell Consulting Group

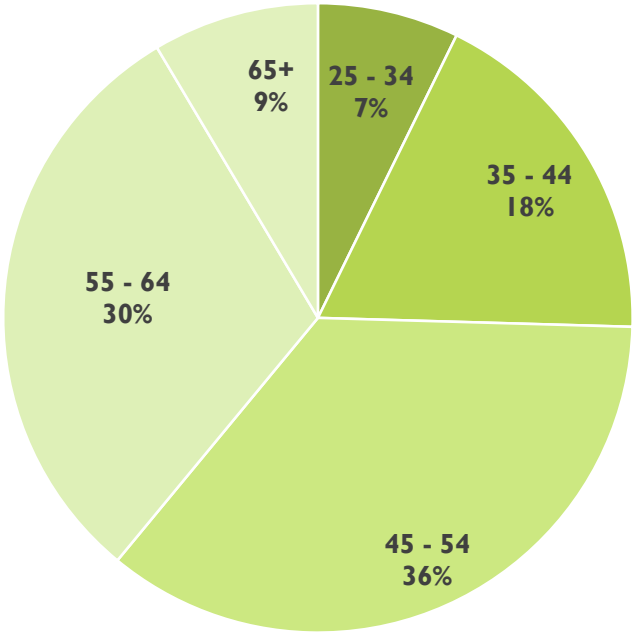
The target owner demographic for the subject site are those aged 25-75 and earning $150,000+. In 2023, there were 16,789 owner households, with well over half (66%) aged 45-64. High-income earners dominate, as all target homeowners make over $150K, with the $200K+ bracket being the largest (76%). Household composition is primarily married couples, with 43% having no children and 35% with children, while single-person households make up just 10%. Overall, homeownership is driven by higher incomes, with younger and lower-income groups showing significantly lower ownership rates.

Targeted Market Audiences

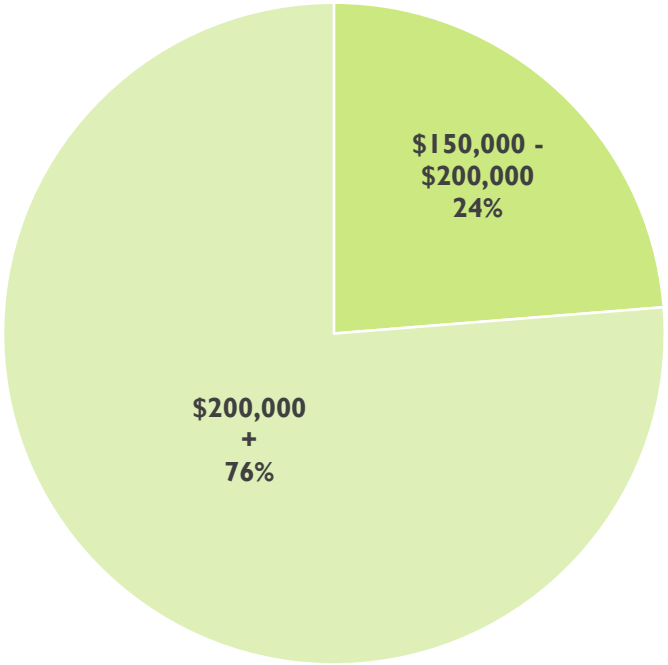
Owner Households, 2023

	15 - 24	25 - 34	35 - 44	45 - 54	55 - 64	65+	Total
$0 - $25,000	0	8	44	131	124	202	509
$25,000 - $35,000	0	11	63	96	90	116	376
$35,000 - $50,000	0	28	139	122	111	147	548
$50,000 - $75,000	0	39	171	258	231	394	1,093
$75,000 - $100,000	0	56	254	329	297	262	1,198
$100,000 - $150,000	0	128	548	604	540	257	2,076
$150,000 - $200,000	0	212	530	863	740	263	2,608
$200,000 +	0	586	1,469	3,042	2,607	676	8,381
Total	0	1,068	3,218	5,446	4,740	2,317	16,789
$100k +	0	926	2,547	4,509	3,886	1,196	13,065

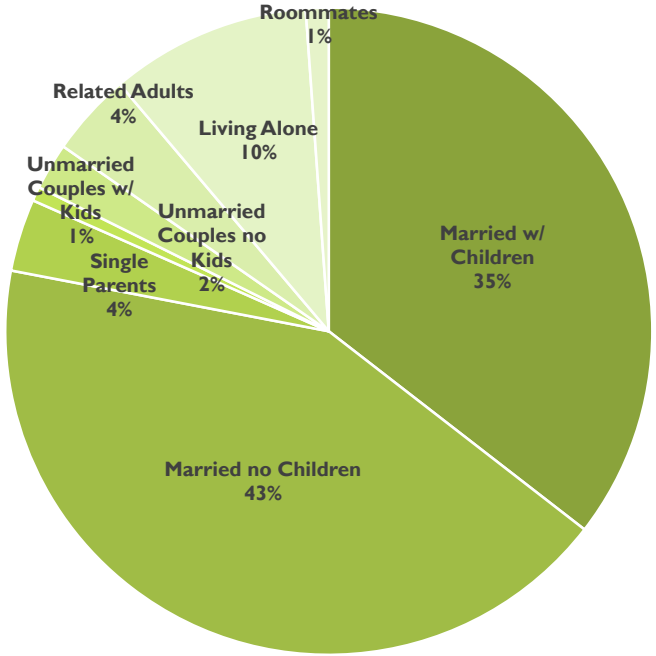
Target Owner Households by Age



Target Owner Households by Income



Target Owner Households by Household Type



SOURCE: Noell Consulting Group, US Census

OWNER AUDIENCE MATRIX

Noell Consulting Group

Market Audience	Young Single Professionals	Professional Couples	Empty Nesters/Retirees	Mature Singles/Divorcee	Families & Multi-Generational	
Description	Young professionals seeking lifestyle and easy access to Alpharetta employment and entertainment cores. Use unit as crash pad and place to unwind. Often more active/out and about. Trade space and convenience (immediate job access) for affordability.	Affluent dual working couples, primarily 30-40, value both work access and neighborhood quality. Value walkability, retail proximity and modern units with high-quality finish-levels. Many are putting off having children until later in life. Many grew up in area, and have returned to be near familiar places/family/friends.	Mature couples, many of whom are living in nearby single-family homes, seeking to simplify and downsize to smaller attached/maintenance-free product. Value space, finishes and design. Over 55 years in age and earn more than $200,000 per year or are retired with substantial savings and equity.	Largely mature single households with accumulated wealth looking for maintenance-free product in premier lifestyle environments. Prefer two and three bedroom units, ideally with den or small additional guest bedroom layout, with enough space for belongings & entertaining guests. Most will look in neighborhoods within walking distance to restaurants and bars.	Affluent families typically with just one working adult. Heavily comprised of Cultural Buyers mostly from India, but with some Asians (mostly Korean). Very frequently a multi-generational household, with parents often helping with the down payment but also dictating more traditional Vastu housing orientations. Not as willing to pay premiums for higher quality finishes, but will pay for good floorplan design and park/trail access.	
Age Range	25 - 34	30 - 44	55 +	35 +	30+	
Typical Purchase Price	$550,000-$650,000	$550,000-$900,000+	$800,000+	$600,000-$900,000	$600,000-$900,000	
Level of Opportunity	Group will appreciate Alpharetta City Center/Avalon access. However absolute price points will limit this group.	Will likely be the largest audience. Will be attracted to walkability of the mixed-use nature of the subject site as well as access to Avalon and the Alpharetta City Center.	Large segment of the market when near mixed-use development such as Avalon. Will be attracted to the nature trail/greenway access. Those that can afford will look to be closeR to the core of Alpharetta.	Solid opportunity to attract mature singles. Divorcees will likely be attracted to subject site school scores. This group will appreciate new construction product and access to City Center/Avalon.	Increasingly this group is being pushed into townhome product as SFD becomes more limited and prices increase. Mostly younger families. This audience is becoming more popular in Alpharetta; following trends seen in the other northeastern core counties	
Est. Subject Site Mix	5%	45%	15%	20%	15%	
Est. % of Segment Cultural Buyers	40%	35%	5%	25%	65%	**Audience Driven Mix**
Unit Type						
3B TH	95%	80%	80%	85%	40%	**76%**
4B TH	5%	20%	20%	15%	60%	**24%**
	100%	**100%**	**100%**	**100%**	**100%**	**100%**

SOURCE: Noell Consulting Group

CULTURAL BUYERS

The demographics of the primary market area and the competitive communities surveyed indicate a high concentration of a Cultural Buyer. This buyer segment is predominantly a multi-generational family, with approximately 80% being Indian and 20% being Asian - mostly Chinese and Korean. The Indian portion of this market has a high preference for new construction, referring to resale homes as "Used Homes", and thus will be a moderate segment for the subject site to tap into. The majority of these households are comprised of a single primary earner (mostly male), a stay at home spouse, two young children, and often one set of grandparents. While they have historically been viewed as a more value-conscious buyer, our interviews suggest that while concerned about value, they will still pay high prices for the right product that fits their (and, more importantly, their parents) cultural beliefs.

A significant change over the last two years is an increasing willingness to purchase townhomes as single-family detached homes have become sparse. As such, we estimate this Cultural buyer will make up around 30% of buyers for townhomes at the subject site The premiums associated with a mixed-use environment will likely limit this audience compared to nearby townhome developments such as Ecco Park and Ashbury. However, the access to greenspace and trails will be highly appreciated.

Top 3 Home Buying Considerations for Cultural Buyers

1. Public School Quality. Assigned schools are highly attractive. New Prospect Elementary (8/10), Webb Bridge Middle School (9/10), & Alpharetta High School (8/10_

2. Vastu shastra, or traditional Indian design principles. While these can vary by region of origin/beliefs, and are often more important to the grandparent generation, they generally call for a East, Northeast, or North orientation of the homes front door.

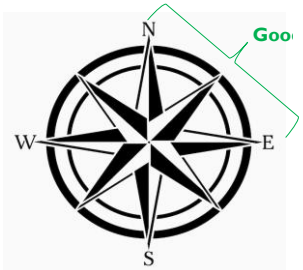
3. Proximity to work/temple. Many work in the GA 400 corridor, and Peachtree Corners down to Perimeter Center, so the subject site will be seen as highly attractive - though many now work from home. Additionally, some of the most utilized temples and cultural amenities are in close proximity to the subject site.

Desirable Home Features

- In-law suite on main with walk-in shower
- "Planning Center" or pooja room used for meditation/yoga
- Unfinished basements
- Patios, balconies, and terraces
- Kitchen placement in the southeast of the home
- Only closets under the stairs, no half baths
- *NOTE: The above are typically part of a SFD community.*

Important Community Amenities

- Clubhouses designed for large gatherings are very attractive for cultural and religious gatherings and celebrations.
- **Parks, greenspace, and trails are heavily sought after and used.**
- Tennis courts, swimming pools, and basketball courts less important.
- Included lawn maintenance a huge plus.
- *NOTE: The above are typically part of a SFD community.*



Cultural Buyer Demographic at Activity Selling Townhome Communities

Community	% Cultural Buyer	School Rating	Notes:
Ecco Park	60%+	8-Elem., 7-Middle, 7-High	80% young professionals, 20% mixed between mature singles, downsizers. Largely IT workers
Ashbury	25%	3-Elem., 6-Middle, 7-High	Seeing large share of young professionals and EN/Downsizers. Assigned schools aren't strong, cultural buyers are either older couples or young couples with young kids not yet in school.
Subject Site Est.	33%	8-Elem., 9-Middle, 8-High	Assumes around 30% will be cultural buyers, largely young families. The mixed-use premium will likely limit this buyer

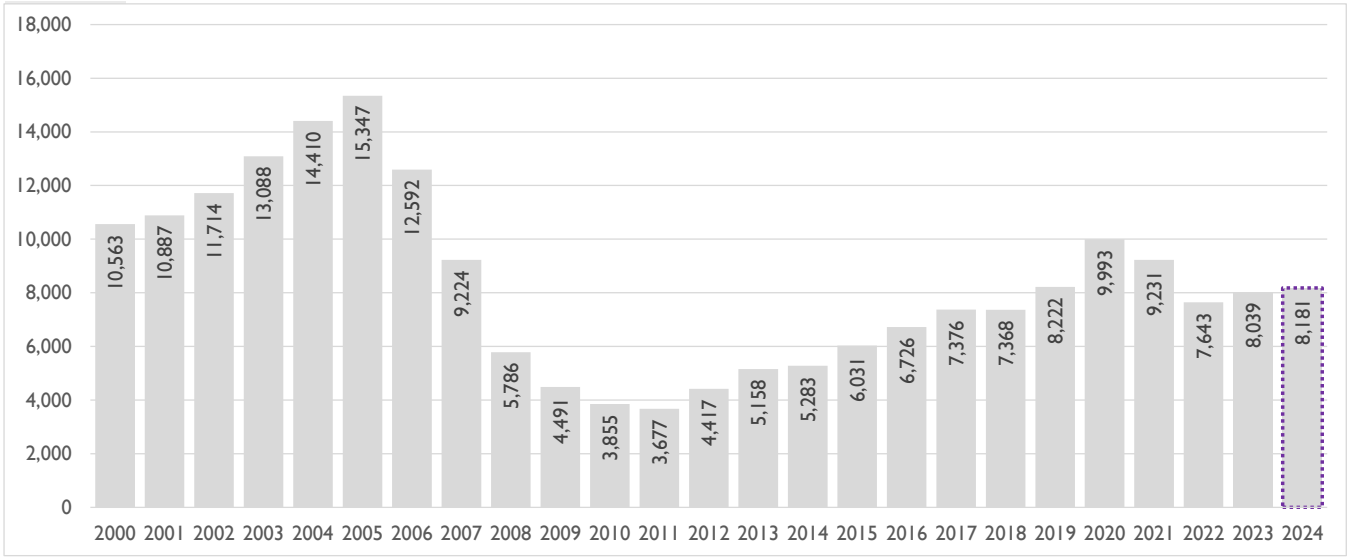
SOURCE: Noell Consulting Group

FOR SALE DEMAND ANALYSIS

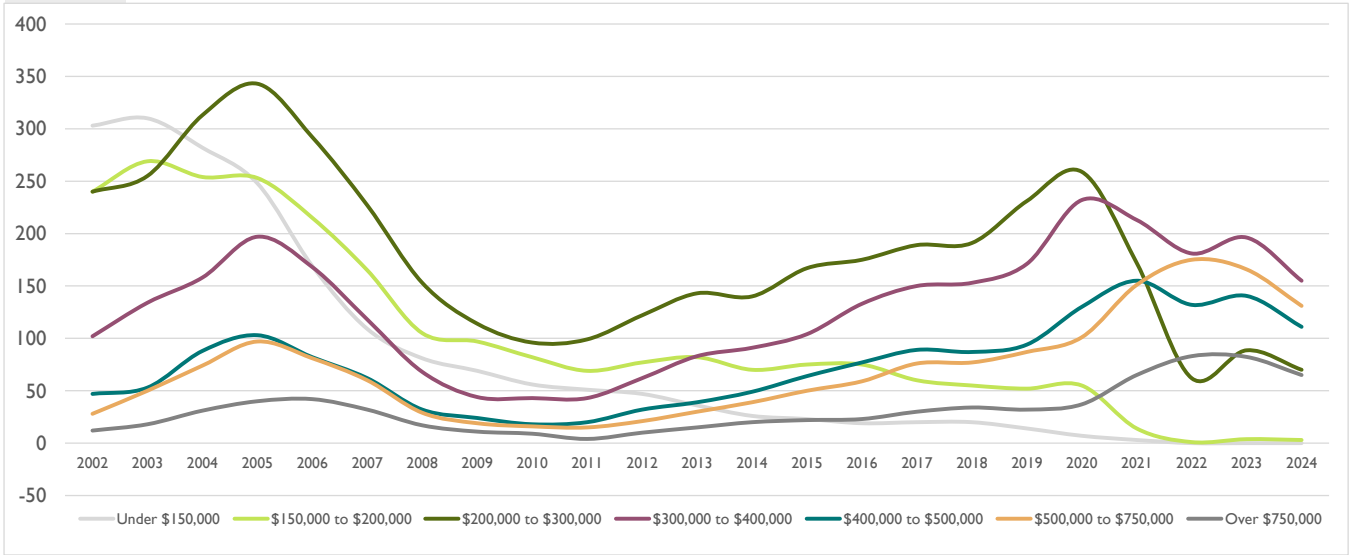
NATIONAL NEW HOME SALES

Noell Consulting Group

New Homes Sales, United States



New Home Sales by Price Point, United States (Thousands of Units)



At a national level, new home sales nationally have held up surprisingly strong despite mortgage rate changes. Largely this is because home builders can offer rate buy-downs to help offset this increased cost.

Mortgage rates increases have however dramatically changed the composition of home sales. Sales under $300,000 have almost disappeared partly due to construction prices but mostly because these buyers cannot afford to purchase with rates in 7% range.

Home sales above $400,000 however have mostly replaced these units in terms of overall sales. These buyers are far less impacted by mortgage rates, typically spending less than 20% of their income on housing expenses, which means they have more cushion to absorb an increase in financing costs.

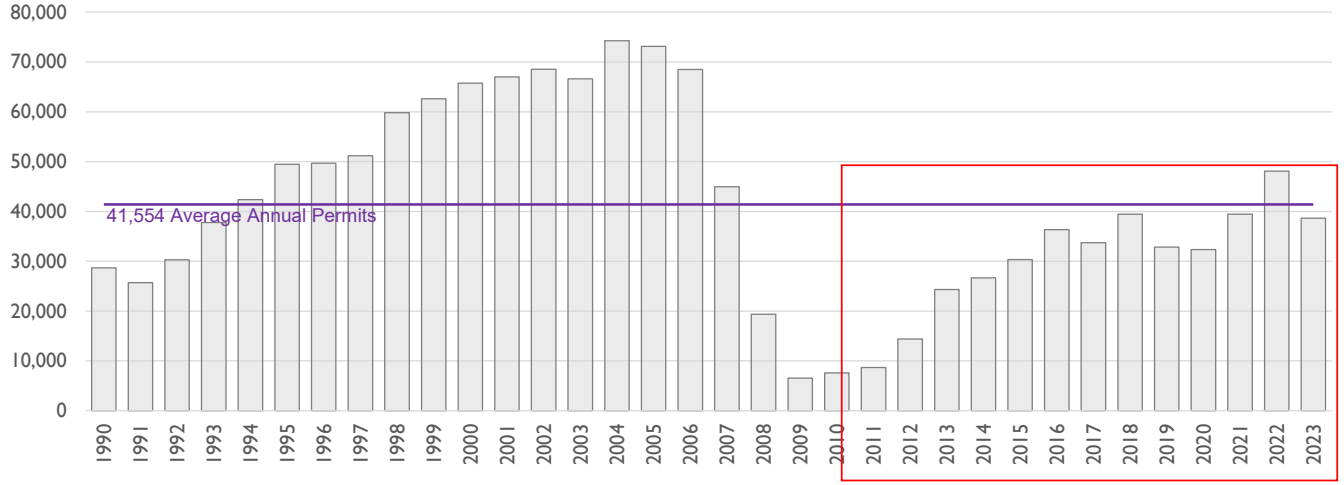
The new homes market does not track the overall change in owner households exactly. Even with no change in overall owner households, there are still owners who need or want to trade up in home size or quality, there are obsolete homes that are demolished and must be replaced, and there are changing geographical preferences (both between metros and within a metro). However, we expect that strong growth in owner households will ensure that even at current mortgage rates the number of for-sale units should be similar to the 2017-2019 and 2022-2023 levels.

SOURCE: Noell Consulting Group

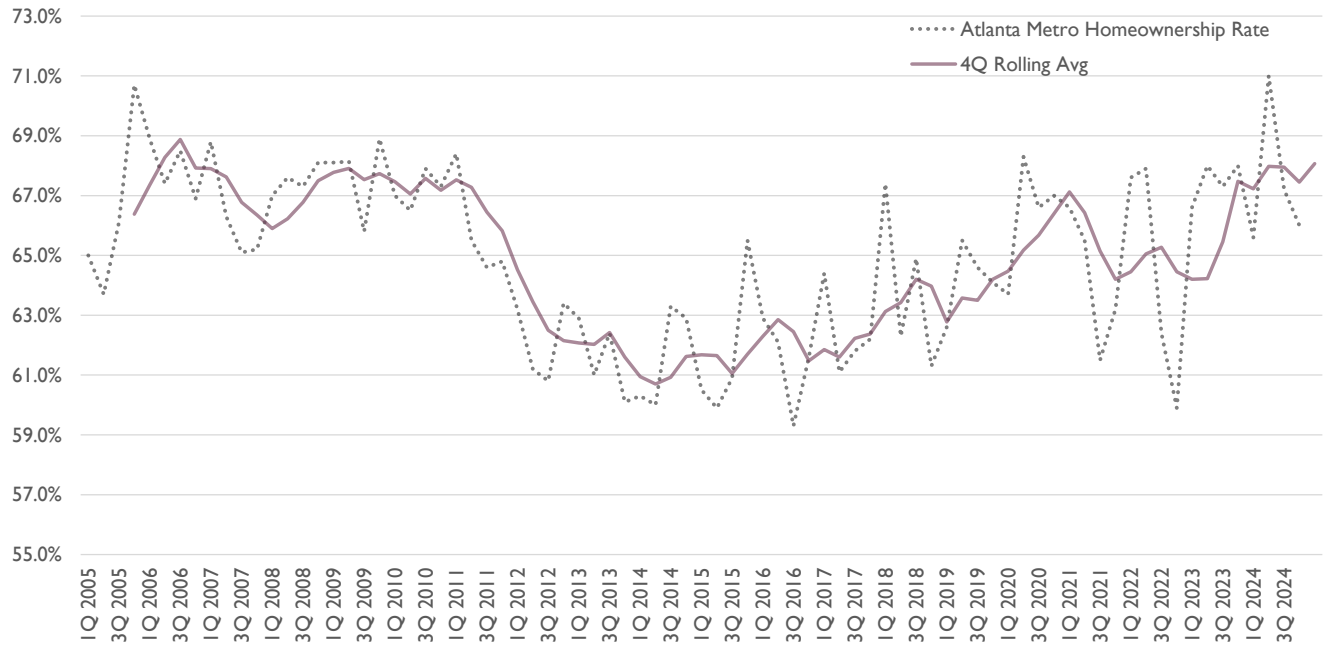
METRO FOR SALE OVERVIEW

Noell Consulting Group

Metro Atlanta Historical Housing Unit Building Permits



Metro Atlanta Homeownership Rate by Quarter



Source: NCG, US Census Bureau

	2001-2007	2011-2020	2021-2022
Population Growth:	834,577	723,353	118,845
Total Permits:	462,986	279,113	87,573
Permits / Pop. Growth:	0.555	0.386	0.737

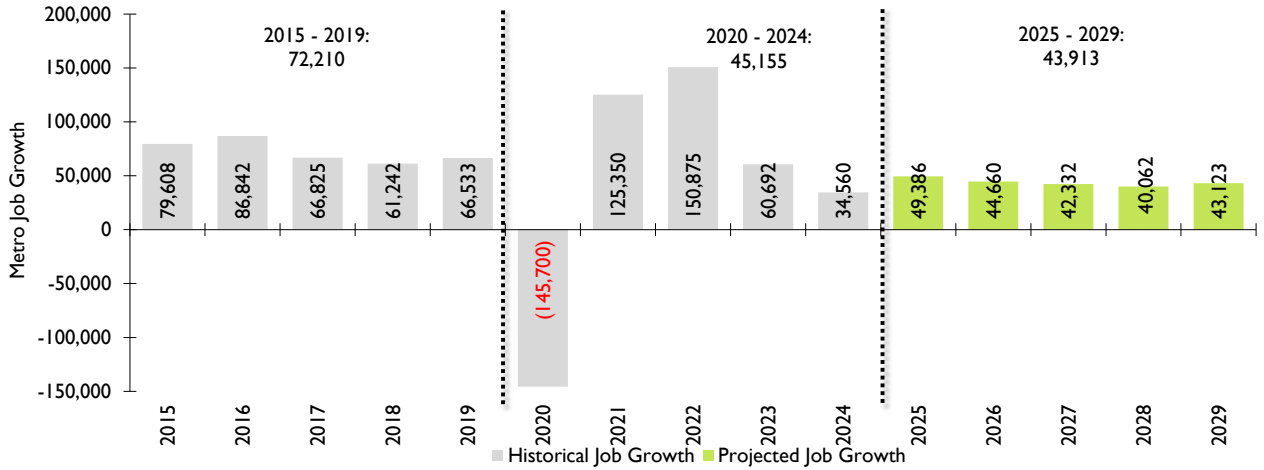
The Atlanta housing market, like many American metros, is dealing with several counteracting trends. First, the Atlanta metro has been undersupplied with housing since the Great Recession, with housing permits from 2011 to 2020 falling by 30% from the 2001-2007 average. This chronic undersupply has led to strong home price appreciation, almost 5% per year over this span. Second, the COVID-19 pandemic dramatically increased spending on housing, which coupled with historically low interest rates led to a boom in housing production. Finally interest rates have increased over the last 12+ months, and in response existing homeowners have withheld their homes from the market and caused existing inventories to decline significantly. New home sales have remained surprisingly strong despite high interest rates because there are simply no existing homes available for purchase.

The homeownership rate for metro Atlanta has tracked national trends, with a major decline following the Great Recession and a long, slow recovery over the 2010's as Millennials moved into home-buying ages and the economy continued to recover. The COVID-19 pandemic caused a surge in homeownership, although some of this surge was due to a decline in renter households returning to live with family. Over the last two years, the local homeownership rate has settled back close to pre-pandemic levels although it should continue to rise slowly over the next several years due to demographic trends.

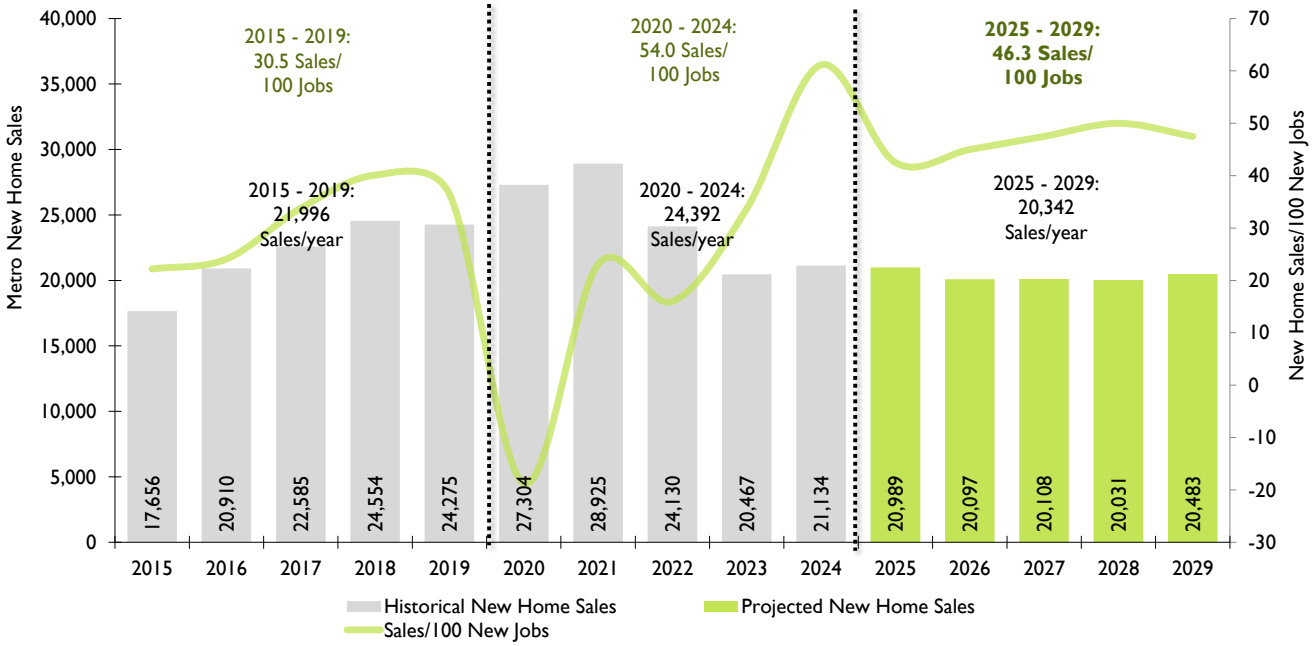
METRO FOR SALE DEMAND

Noell Consulting Group

Atlanta Metro Job Growth



Atlanta Metro New Home Sales



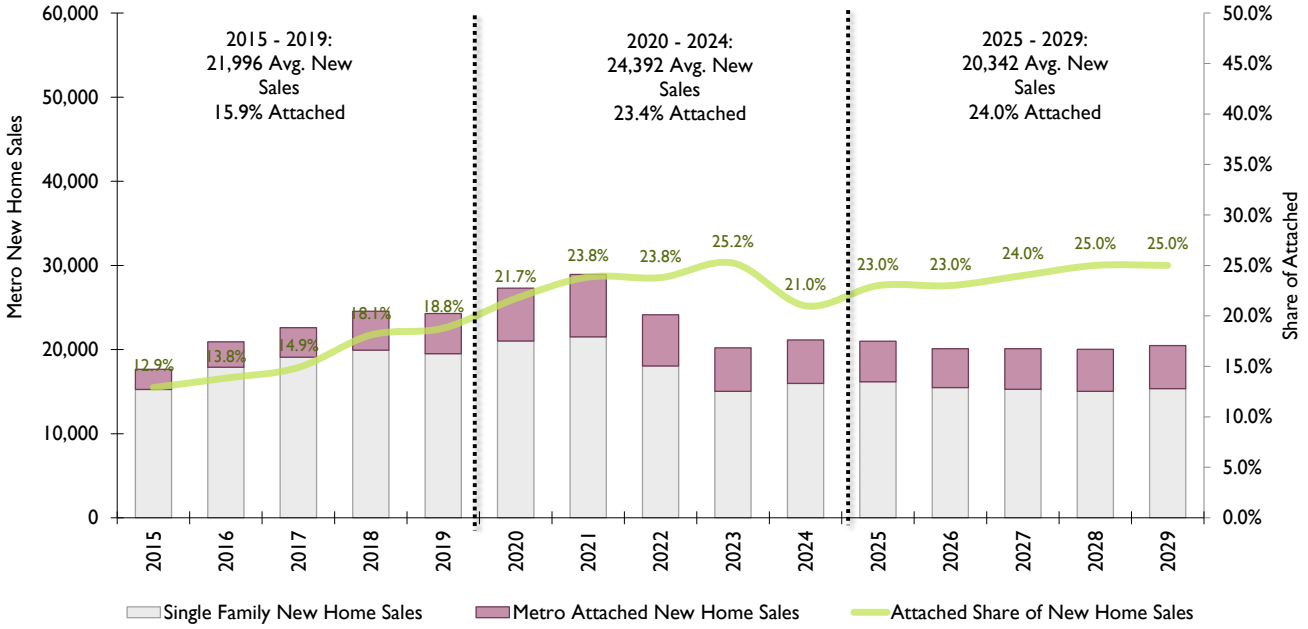
Employment growth, the core driver of the metro Atlanta new home market, was steady between 2015 - 2019, averaging 72,000 new jobs per year. The ratio of new home sales per 100 new jobs increased over this period to 30 sales/100 jobs. As the COVID-19 pandemic caused a surge in housing demand, the ratio of sales/jobs increased to 54 from 2020 to 2024.

The metro area is forecasted to see lower-than-historical job growth levels for the next five years, largely based on a national decline in prime-age population growth rates. However, we expect housing demand to remain strong since this trend should lead to lower levels of unemployment, stronger wage growth, and higher levels of household formation. Combined with the continued movement of Millennials into home-buying ages, metro new home sales should remain relatively strong at almost 20,000 new sales per year, for an average of almost 46 sales/100 new jobs. A ratio is between the COVID-19 period and the five years before that.

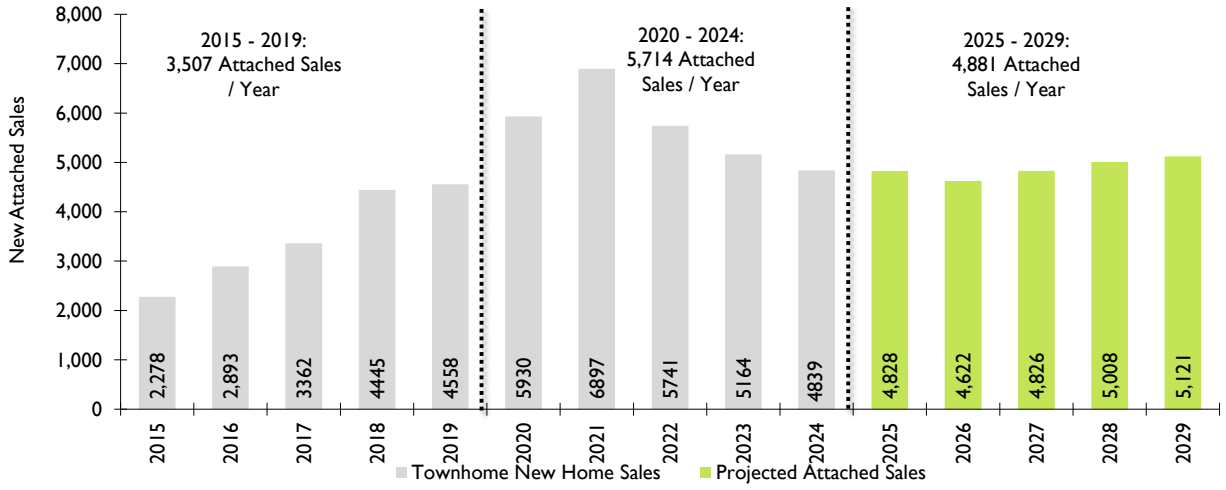
SOURCE: Noell Consulting Group, Economy.com | Moody's Analytics, Woods & Poole Economics, Smart Real Estate Data

METRO ATTACHED HOME SALES

Atlanta Metro New Home Sales & Attached Capture



Atlanta Metro New Attached Sales



Before the COVID-19 pandemic, attached products, which include condos and townhomes, accounted for 13% to 18% of all new home sales. However, from 2020 to 2024, sales of attached homes have risen significantly, now representing over 23% of all new sales. This is a notable increase from the 15% observed between 2015 and 2019.

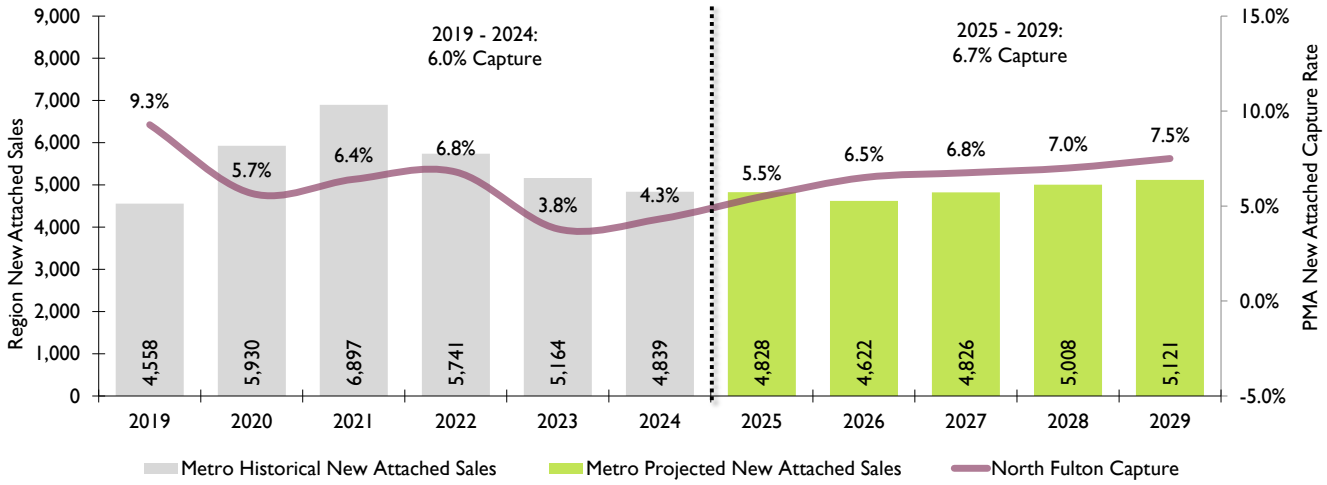
Sales of attached homes have gradually grown as a percentage of new sales since reaching their lowest point in 2015. This trend has been primarily driven by townhome developments, as buyers seek relative affordability in desirable locations. As the Atlanta metro area and its suburbs continue to develop, we project that the percentage of attached sales will increase, averaging over 24% of new sales over the next five years.

Based on our sales projections for the metro area, if this percentage holds, we expect to see nearly 4,800 new attached sales annually from 2025 to 2029.

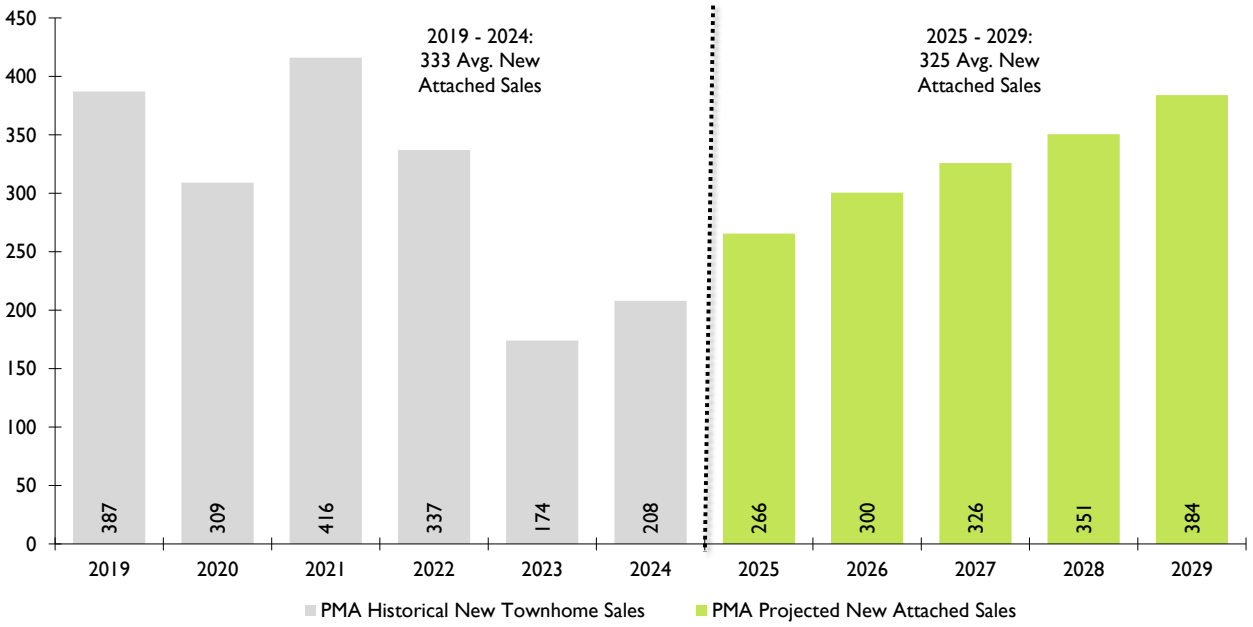
SOURCE: Noell Consulting Group, Economy.com | Moody's Analytics, Woods & Poole Economics, Smart Real Estate Data

SUBMARKET NEW ATTACHED SALES

ATLANTA METRO NEW ATTACHED SALES & NORTH FULTON PMA CAPTURE



NORTH FULTON NEW ATTACHED SALES



In recent years, the North Fulton submarket has remained an active market for attached products, with townhomes increasingly popular among buyers. The delivery of new townhomes has significantly influenced the capture rates of Metro Atlanta's new attached sales. Over the past five years, North Fulton has averaged approximately 330 new attached sales each year. We anticipate the market will maintain a stable capture rate, similar to the past five years.

There is strong demand for townhomes in Alpharetta, which is the core area of this submarket. As single-family detached homes become too expensive for many young professionals and single buyers, townhomes offer an appealing alternative for those looking to purchase a home. Additionally, a portion of demand has come from local residents downsizing from larger homes and looking for the benefits of a low maintenance housing option. As long as municipalities within North Fulton continue to approve townhome developments, we expect the demand to remain robust.

SOURCE: Noell Consulting Group, Economy.com | Moody's Analytics, Woods & Poole Economics, Smart Real Estate Data

FOR SALE DEMAND SUMMARY

Noell Consulting Group

	2020-2024	FORECAST					2025 - 2029
	Average	2025	2026	2027	2028	2029	Average
Employment Growth in the Metro[1]	48,718	49,386	44,660	42,332	40,062	43,123	43,913
Hist. & Project, Jobs to Total New Home Sales in Metro Per 100 Jobs	50.0	33.7	61.2	42.5	45.0	50.0	46.3
Historic & Projected Total New Home Sales in Metro	24,373	20,989	20,097	20,108	20,031	20,483	20,342
Percentage New Attached Sales of Total New Sales	22.7%	23.0%	23.0%	24.0%	25.0%	25.0%	24.0%
Historic & Projected New Attached Sales in Atlanta Metro	5,522	4,828	4,622	4,826	5,008	5,121	4,881
PMA Capture of City New Attached Sales	6.0%	5.5%	6.5%	6.8%	7.0%	7.5%	6.7%
Historic & Projected New Attached Sales in PMA[2]	**333**	**266**	**300**	**326**	**351**	**384**	**325**

NOTES:

1. Employment growth from Economy.com.
2. For the purpose of NCG's supply and demand analysis the Primary Market Area (PMA) Is defined as North Fulton, including the core cities of Alpharetta, Johns Creek and Roswell.
3. Potential Fair Share capture for the subject site is based on estimates by price band of what we estimate the site could capture based on being one of an estimated four-five communities selling per year, on average.
4. The results of our demand analysis indicate the subject site could sell an average of 34 units per year starting in 2027. At this pace, the site could **support up to 78 units in a three year period.**
5. The estimate pace is inline with ranges seen in the market today. Current paces are in the 2-4 units per month.

Projected Price Distribution	2025	2026	2027	2028	2029
<$400,000	0	0	0	0	0
$400,000-$500,000	2	10	13	8	0
$500,000-$700,000	106	75	93	98	106
$700,000-$900,000	50	71	100	125	140
$900,000-$1M	11	15	20	23	24
$1M+	27	38	40	48	55

Potential Fair Share Capture[3]	2025	2026	2027	2028	2029
<$400,000	-	-	-	-	-
$400,000-$500,000	-	-	-	-	-
$500,000-$700,000	-	-	-	25.0%	25.0%
$700,000-$900,000	-	-	-	20.0%	20.0%
$900,000-$1M	-	-	-	-	-
$1M+	-	-	-	-	-

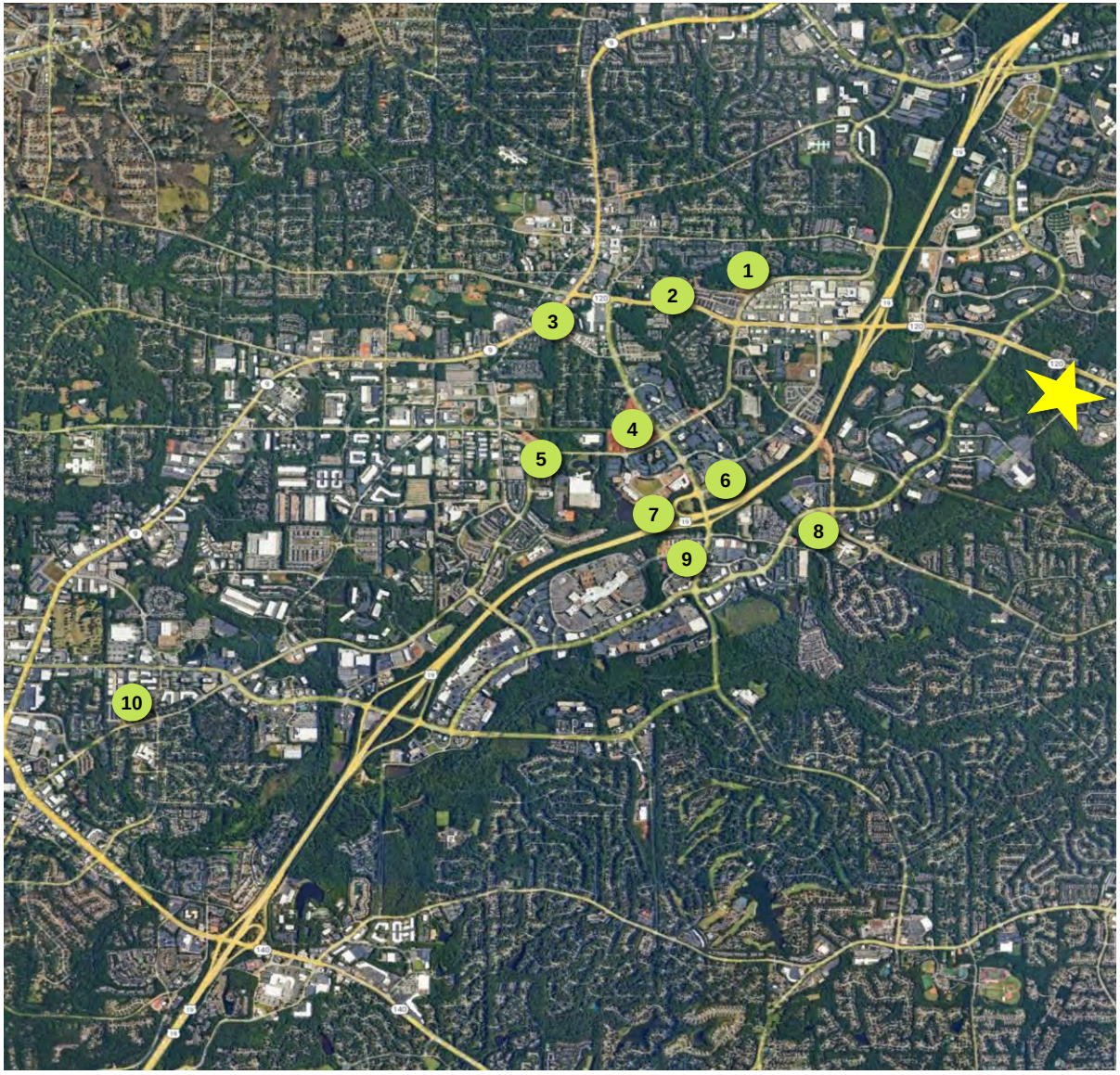
Potential Annual Capture:	2025	2026	2027	2028	2029	Average 25'-29'
<$400,000	-	-	-	-	-	
$400,000-$500,000	-	-	-	-	-	
$500,000-$700,000	-	-	-	24	-	24
$700,000-$900,000	-	-	-	25	28	26
$900,000-$1M	-	-	-	-	-	
$1M+	-	-	-	-	-	
Potential Annual Capture:				49	28	39

*Please note that there could be some rounding errors in price band estimates

SOURCE: Noell Consulting Group, Economy.com | Moody's Analytics, Woods & Poole Economics, Smart Real Estate Data

FOR-SALE TOWNHOME ANALYSIS

FOR-SALE TOWNHOME COMP MAP



Alpharetta		Homes	$/SF
1	Chiswick	43	$401
2	Towns on Thompson	48	$445
3	Mayfair on Main	9	$413
4	The Gathering	140	$370
5	Firefly	55	$328
6	Findley Row	18	$423
7	Lakeview	60	$282
8	Pinecone	83	$357
9	Ecco Park	99	$320
10	Ashbury	136	$267
Alpharetta Average		**69**	**$360**

Alpharetta Average	**69**	**$360**
Primary Comp Average	**79**	**$340**

SOURCE: Noell Consulting Group, Google Earth, Google Maps

COMPETITIVE MARKET SUMMARY

Noell Consulting Group

ID	Community Name	Submarket	Year Built	Homes Sold	Total Homes	Unit Size Range	Weighted Average Unit Size	Sales Price Range	Weighted Average Price	Average $/SF
1	Chiswick	Alpharetta	2023	30	43	2,750 2,750	2,750	$1,050,000 $1,147,651	$1,103,130	$401
2	Towns on Thompson	Alpharetta	2023	39	48	2,105 2,347	2,205	$961,180 $1,003,970	$980,431	$445
3	Mayfair on Main	Alpharetta	2025	8	9	3,146 3,146	3,146	$1,300,000 $1,300,000	$1,300,000	$413
4	The Gathering	Alpharetta	2025	-	140	1,644 2,160	1,968	$589,000 $810,000	$727,914	$370
5	Firefly	Alpharetta	2024	32	55	1,820 2,025	1,880	$589,553 $690,651	$616,341	$328
6	Findley Row	Alpharetta	2025	0	18	1,393 1,653	1,566	$654,900 $678,900	$662,900	$423
7	Lakeview	Alpharetta	2025	11	60	3,553 3,732	3,613	$999,995 $1,054,995	$1,018,328	$282
8	Pinecone	Alpharetta	2024	22	83	1,820 2,025	1,926	$636,976 $748,161	$687,447	$357
9	Ecco Park	Alpharetta	2023	82	99	1,674 2,304	1,950	$561,400 $706,500	$623,112	$320
10	Ashbury	Alpharetta	2020	135	136	2,132 2,386	2,254	$585,990 $611,990	$600,931	$267
	Market Average		2023	40	69	2,204 2,453	2,326	$792,899 $875,282	$832,053	$360
	Primary Comp Average		2023	39	79	2,288 2,640	2,432	$757,990 $881,959	$817,765	$340

Market Overview Statistics

HOA Fee:	Varies, $200 - $480/mo depending on amenities and product level
Gargas:	1 - 2 car garages, generally 2-car garages
Additional Parking Costs:	-
Storage Units:	-

SOURCE: Noell Consulting Group

4B TOWNHOME UNIT POSITIONING

Noell Consulting Group

Characteristic	Weight	Chiswick	Lakeview	The Gathering	Ecco Park	Firefly	Market Average	Market Average Desc.
Unit Size	20.0%	3.5	4.5	2.5	2.5	2.0	3.0	Avg 4B townhome size of 2,531 SF
Unit Type/Configuration	15.0%	3.0	3.5	3.0	2.5	3.0	3.0	Rear entry, 2 car garages, Lakeview has elevators
Premium Finishes	15.0%	4.0	4.5	3.5	3.0	2.5	3.5	SS appliances, quartz, frameless glass showers
Neighborhood Perception	12.5%	4.5	3.0	3.5	2.5	2.5	3.2	Communities closer to Avalon/City Center - higher perception
Access to Entertainment/Retail	12.5%	5.0	3.5	3.5	3.0	3.5	3.7	Proximity to Avalon/City Center are the strongest
Community Amenities/Services	5.0%	3.0	3.0	3.5	3.0	3.0	3.1	Very limited, best have walking paths and community spaces
Access to Greenspace/Trails	5.0%	4.0	4.0	4.0	3.0	3.0	3.6	Access to Alpha Loop/Big Creek Greenway
School Ratings	5.0%	3.5	3.0	3.0	3.5	3.0	3.2	Generally good ratings
Access to Interstate/Employment	5.0%	3.0	3.0	3.0	3.0	3.0	3.0	Proximity to GA 400
Access to Grocery / Brand	5.0%	4.0	3.0	3.0	3.0	3.0	3.2	Short drive to Whole Foods or Publix
Weighted Average Score		3.8	3.7	3.2	2.8	2.7	3.2	Market Avg. Price $851,912
Estimated Premium/Discount:		17.6%	14.5%	-2.1%	-14.0%	-16.0%	0.0%	
Estimated Sales Price:		$1,083,899	$1,043,199	$824,440	$666,729	$641,292	$851,912	Communities ranked on a 1 - 5 scale, with 1 being poor and 5 being strong, relative to all projects in the market.
Weighted Average Pricing:		$1,103,130	$1,027,495	$810,000	$684,200	$634,734	$851,912	
Margin of Error:		-2%	2%	2%	-3%	1%	0%	

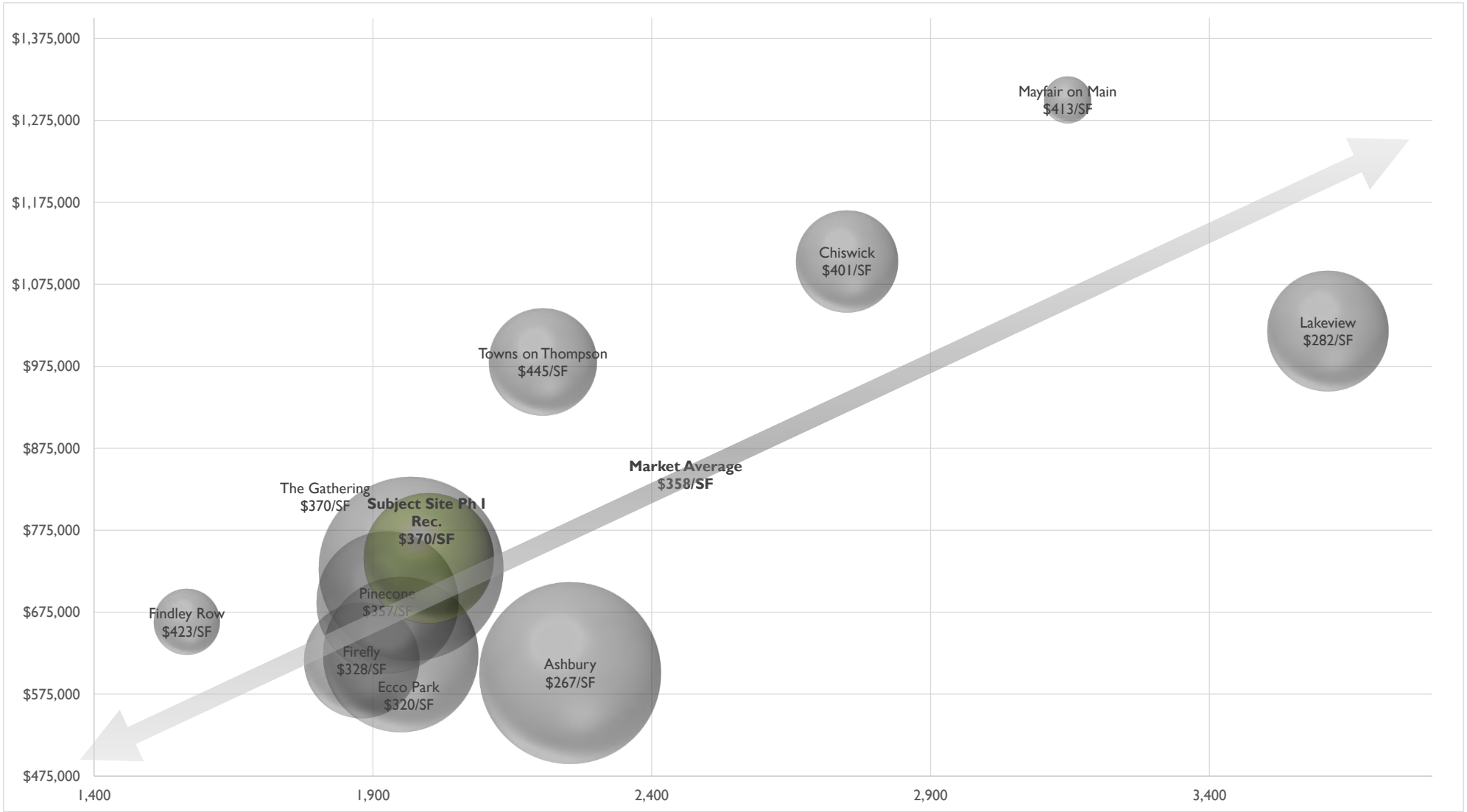
Characteristic	Market Average	Subject Site	Description
Unit Size	3.0	2.5	Subject site average 4B townhome size of 2,250 SF
Unit Type/Configuration	3.0	3.0	Rear entry, 2-car garages
Premium Finishes	3.5	3.5	SS appliances, quartz, frameless glass showers, similar to The Gathering
Neighborhood Perception	3.2	3.0	On the east side of GA 400 but proximal to affluent neighborhoods
Access to Entertainment/Retail	3.7	3.5	Short drive to Avalon/City Center, 50,000 SF of on-site retail
Community Amenities/Services	3.1	3.5	Limited but assumes small package - pocket park, dog park, etc.
Access to Greenspace/Trails	3.6	4.0	Adjacent to Brookside Park, Big Creek Greenway access
School Ratings	3.2	4.0	Elementary (8), Middle (9), High (8)
Access to Interstate/Employment	3.0	3.0	Proximity to GA 400
Access to Grocery / Brand	3.2	3.0	Short drive to Whole Foods or Publix
	3.24	3.16	
Estimated Sale Price (2025 $):	$851,912	$827,546	Forecasted based on demonstrated prices & scores (+/- 2%)
	$336.54	$367.80	

The best competitor positioning analysis results indicate that the subject site can support sales of $825,000 for an average four-bedroom unit (assuming an average unit size of approximately 2,250 SF).

NCG believes pricing is supportable given the site's strong Alpharetta location within a mixed-use environment with access to green space, trails, employment, and desirable retail options.

SOURCE: Noell Consulting Group

PRICE-SIZE-POSITIONING



Applying our townhome positioning analysis to the recommended unit program results in the community achieving $370/SF at an average size of 2,000 SF. We believe the community can achieve a premium to many of the existing townhome communities in Alpharetta that offer interior execution or locations. For example, our positioning places the community $100,000-$150,000 higher than Ecco Park, Ashbury, and several Empire communities. The subject site should remain a discount to better-located communities such as Towns on Thompson and Chiswick, both of which offer premium locations between Avalon and Alpharetta City Center.

SOURCE: Noell Consulting Group based on surveys of properties.

FOR-SALE TOWNHOME PROGRAM

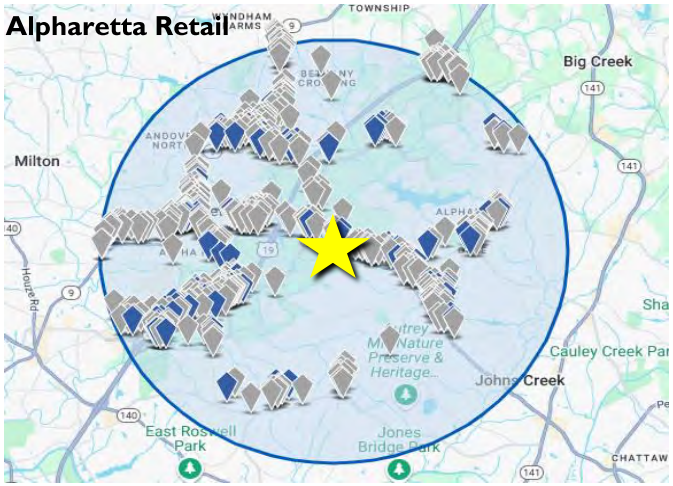
Noell Consulting Group

Subject Site	Target Audience	Unit Count	Unit Mix	Price Range	Avg. Price	Unit Size Range	Avg. Size	Effective $/SF	Straight Average $/SF	Est. Sell-Out Pace	Sales Exposure
3B/2.5b	Affluent singles, couples, and a handful of empty nesters and families.	18	25%	$650,000 $675,000	$662,500	1,700 1,800	1,750	$375 - $382	$379	1.35/mo.	13.0/mo.
3B/3-3.5b		35	50%	$725,000 $750,000	$737,500	1,900 2,100	2,000	$357 - $382	$369	1.00/mo.	35.0/mo.
4B/3.5-4b		18	25%	$815,000 $835,000	$825,000	2,200 2,300	2,250	$363 - $370	$367	0.75/mo.	23.3/mo.
Totals/Avgs		**70**	**100%**	**$650,000 $835,000**	**$740,625**	**1,700 2,300**	**2,000**	**$357 - $382**	**$370**	**3.1/mo.**	**35.0 Months**

SOURCE: Noell Consulting Group

RETAIL DEMAND ANALYSIS

LOCAL RETAIL OVERVIEW



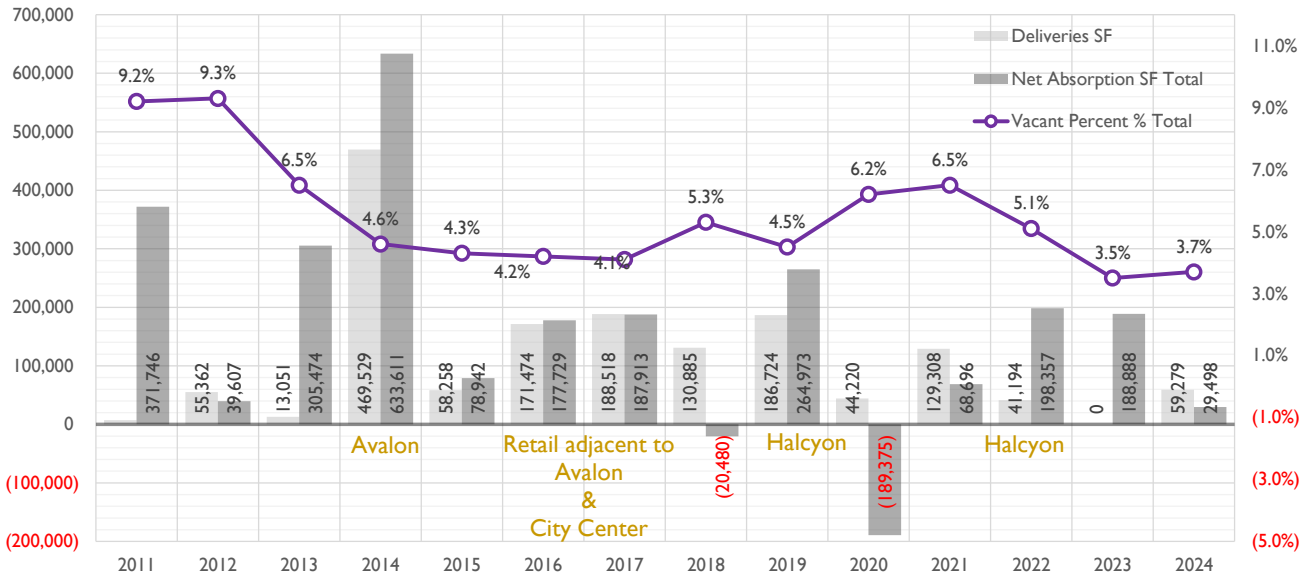
The local retail area was defined as a 4-mile radius around the subject site. This area encompasses the City of Alpharetta and includes all competitive retail developments. Today, the area is home to over 11.7M square feet of quality retail space. Retail space is located in a few key cores, including the area around Avalon and City Center, the area around Halcyon, the area around North Point Mall, and various retail along Old Milton Parkway east of GA-400.

The market has seen fluctuating delivery rates, but almost 2.5M square feet of new retail space has been delivered since 2011. Much of this new space has been part of major retail developments in the area, including Avalon, City Center, and Halcyon. Demand for new retail spaces in the area has been strong, as seen by low vacancies at all the key competitive retail offerings. Across the market, vacancy has declined from around 9% in 2011 to a low of 3.7% at the end of 2024.

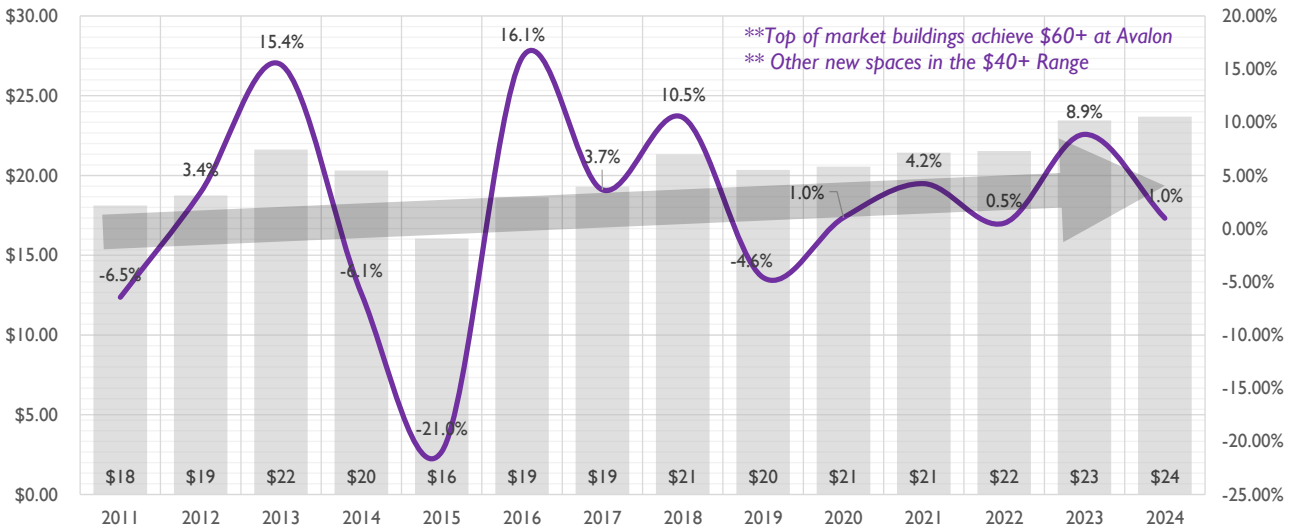
Rental rates have slightly increased since 2011, from an average of $18/SF to $24/SF in 2024. That said, this is a market average, including strip centers throughout the market. Class A space in desirable locations has reached north of $75/SF in developments such as Avalon. New space outside of the premier retail developments still

Source: NCG, CoStar (3-4-5 star properties)

Local Retail Activity: 2011-2024 YTD



Retail Rent Growth in the Local Submarket



RETAIL DEMOS (1, 3, 5 MILES)

Noell Consulting Group

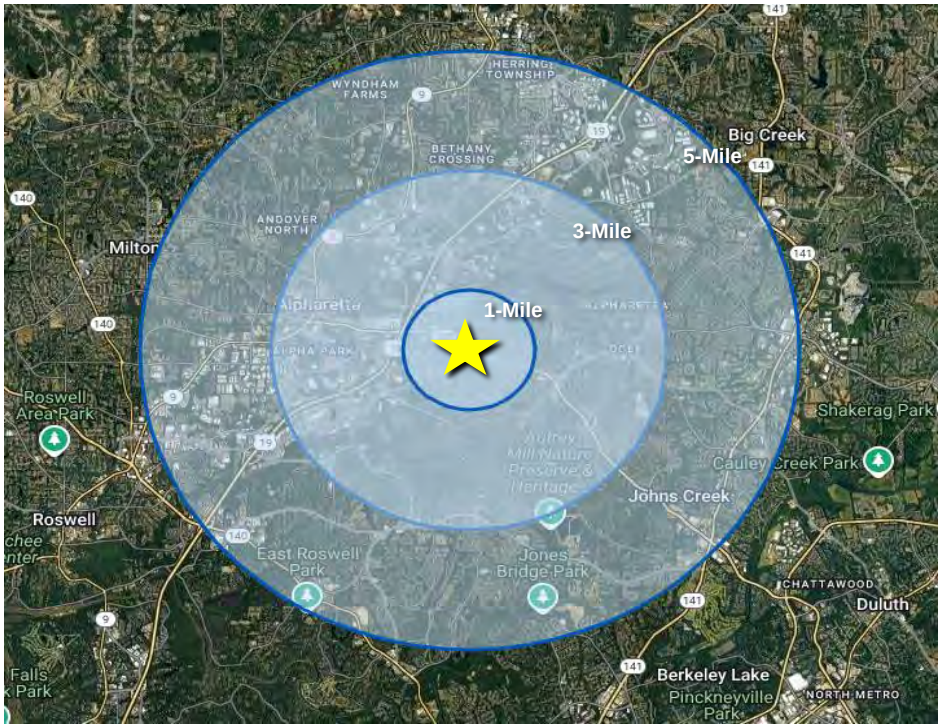
POPULATION	1-Mile	3-Mile	5-Mile
2010 Population	8,418	85,262	200,047
2023 Population	7,663	81,143	192,378
2028 Population Projection	7,747	83,145	199,601
Annual Growth 2010-2023	-2.2%	-1.2%	-1.0%
Annual Growth 2023-2028	0.2%	0.5%	0.8%
Median Age	746	10,371	25,117

HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2010 Households	3,051	32,241	72,786
2023 Households	2,742	30,610	69,916
2028 Household Projection	2,769	31,390	72,577
Annual Growth 2010-2023	-0.6%	-0.3%	-0.4%
Annual Growth 2023-2028	0.2%	0.5%	0.8%
Owner Occupied	1,263	18,709	46,926
Renter Occupied	1,506	12,681	25,652
Avg Household Income	$153,762	$151,696	$155,558
Median Household Income	$115,030	$122,308	$128,597

HOUSING	1-Mile	3-Mile	5-Mile
Median Home Value	$543,779	$478,366	$477,519
Median Year Built	1993	1995	1994
Average Household Size	2.70	2.60	2.70

HOUSEHOLDS BY INCOME (2023)	1-Mile	3-Mile	5-Mile
< $25,000	190	2,301	4,603
$25,000 - 50,000	220	3,044	7,039
$50,000 - 75,000	240	2,885	6,951
$75,000 - 100,000	477	4,331	8,488
$100,000 - 125,000	405	3,075	6,965
$125,000 - 150,000	153	2,548	6,342
$150,000 - 200,000	303	4,544	10,692
$200,000+	753	7,882	18,837

SOURCE: Noell Consulting Group, CoStar, US Census



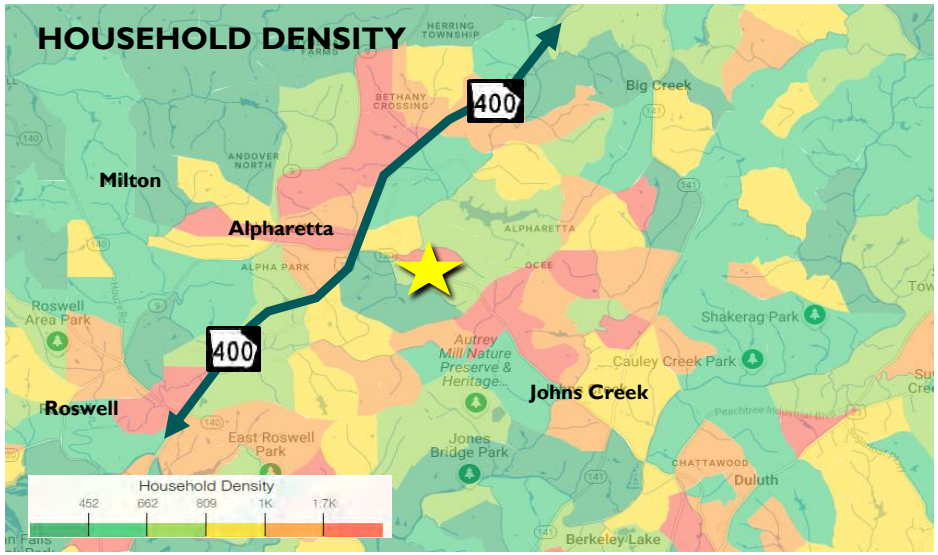
Not surprisingly, demographic fundamentals near the subject site and in Alpharetta are extremely strong, reinforcing the area's ability to support a high volume and broad range of retail offerings. With high incomes and a population base projected to grow, many national and regional retailers seek to locate in the area, as seen at Avalon. Median incomes in the immediate vicinity are over $115,000 annually and climb to around $128,000 at a 5-mile radius. This is much higher than Metro Atlanta at $86,000 and Fulton County at $91,000. There are nearly 43,000 six-figure households located within 5 miles of the subject site. This count will undoubtedly grow as residential opportunities expand in developments like the subject site.

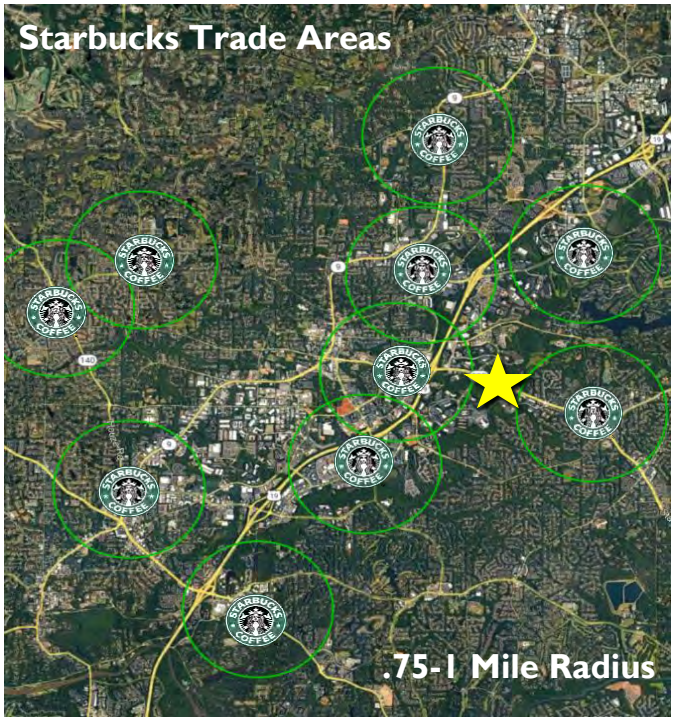
EXISTING TRADE AREAS

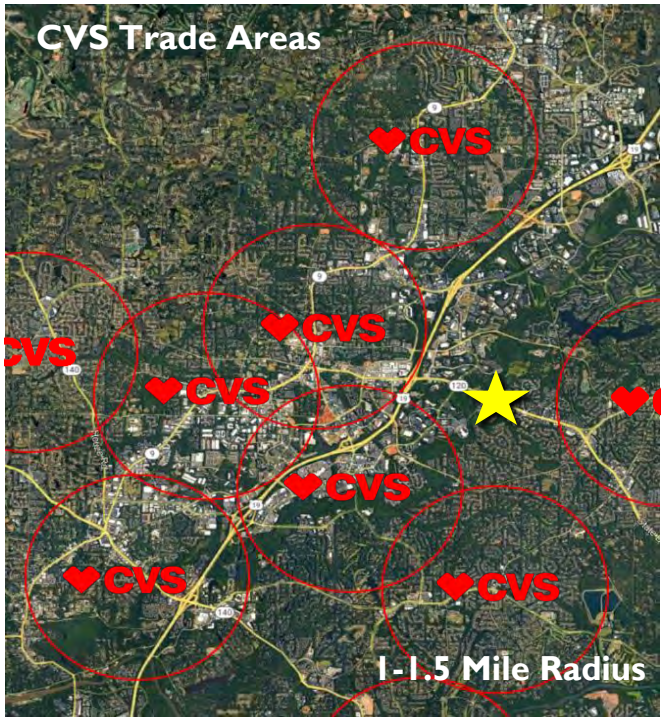
The first step in understanding a potential trade area for the subject site involves analyzing existing trade areas. The North Fulton Market hosts numerous regional and national brands, particularly in the core cities of Roswell, Johns Creek, Alpharetta, and Milton. While the subject site has the potential to accommodate various retail offerings, it will most likely feature approximately 50,000 to 60,000 square feet of smaller shop retail spaces. Currently, there are no plans for an anchor tenant, such as a grocery store.

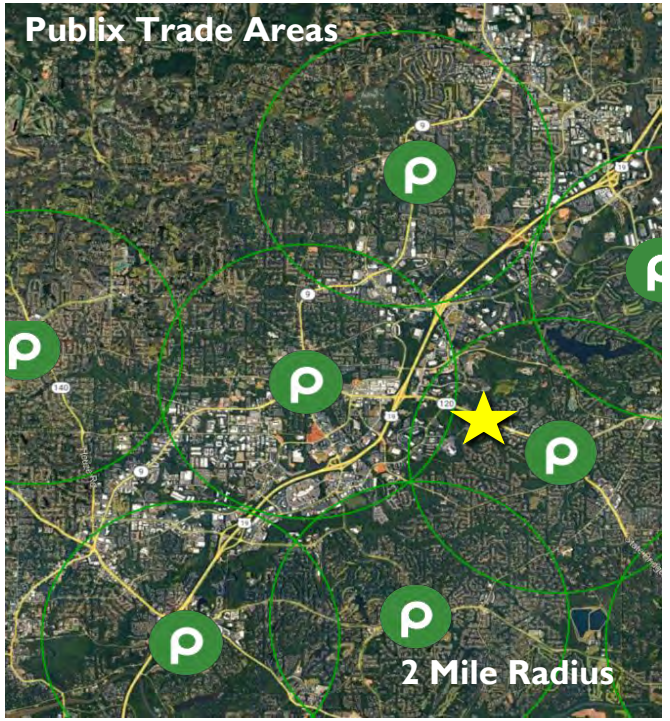
Understanding the trade areas of larger users, like grocery stores and big-box retailers, can provide insight into the maximum local trade area the subject site may achieve. It is also important to note that additional sources of retail demand will come from regional audiences, local employees, and new households in the area.

Noell Consulting Group analyzed retailers with multiple locations in the market to better understand existing trade areas. Generally, larger operators have larger trade areas. For instance, Publix typically has a trade area of about 2 miles, while a smaller operator like Starbucks has a trade area of 1 mile or less, depending on the area's density.



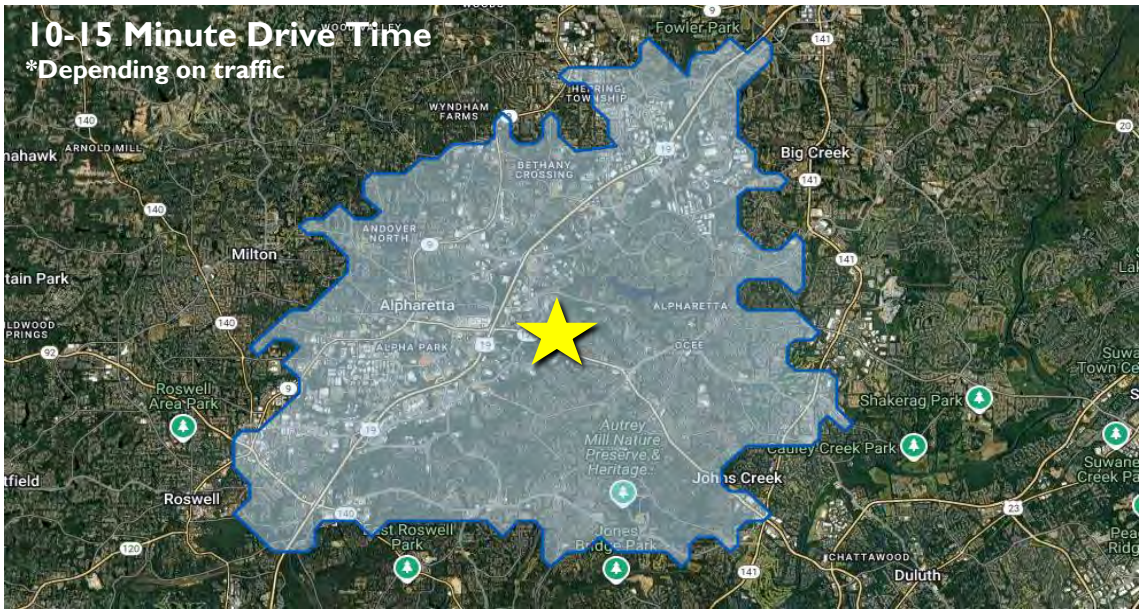


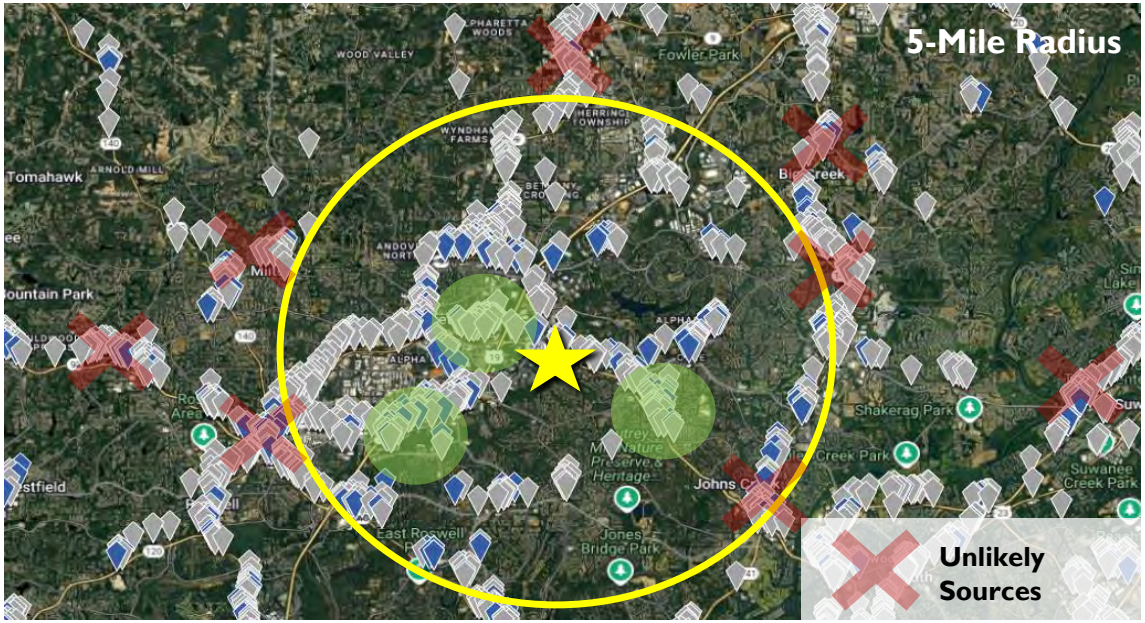




Source: NCG

DEFINING LOCAL TRADE AREA



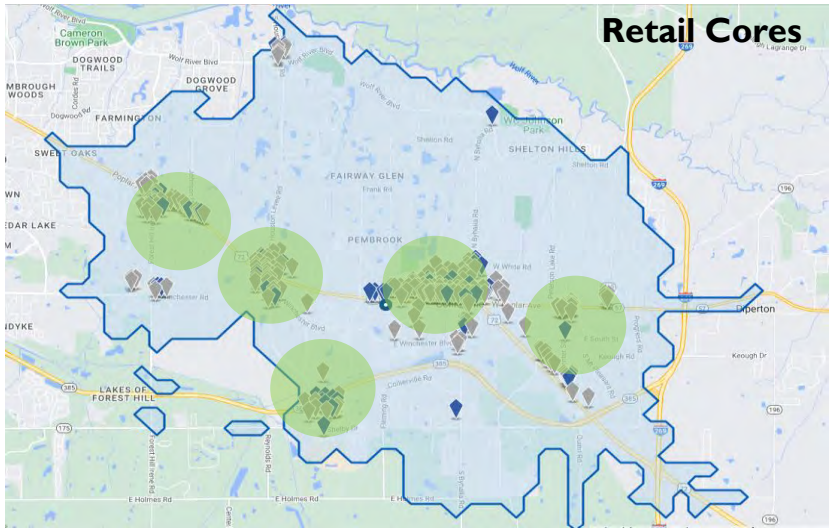


Source: NCG

In addition to existing trade areas for retailers in the local area, Noell Consulting Group examined traditional retail site selection criteria such as drive time and mile radius. While the mile radius is key for many national retailers and big box users, they sometimes can be too general and don't provide an in-depth look at a potential trade area. We believe a 10-15 minute drive creates the ideal local trade area. This area excludes most of Johns Creek, Roswell, and Milton, all home to numerous retail cores and households who are unlikely to visit the subject site daily. That said, we believe the development has the potential to provide several unique concepts that will create a small amount of regional demand from the greater market.

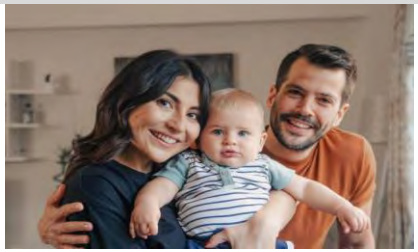
To help determine the subject site's potential capture of existing and future local retail demand, Noell Consulting Group identified and examined key retail nodes, their relative size, and existing and potential anchors. The subject site is located in one of six existing retail cores within the local trade area.

- North Point Mall Core - 3.8M+ SF
- Avalon Core - 700,000+ SF
- City Center Core - 300,000+ SF
- Old Milton / State Bridge Rd. - 1.2M + SF
- Holcomb Bridge Core - 1.3M+SF
- Halcyon Core - 240,000 SF



RETAIL DEMAND SOURCES

Noel Consulting Group

	Existing Local Population	Future Local Population Growth 2025 - 2030	Regional Destination Demand	Local Area Employees / GSU Students
Example Picture				
Description	A local trade area population of 119,317 people with a median household income of $125,408 /yr. Primarily in existing single family homes, townhomes and multifamily.	Primarily in new single family homes and multifamily units being added to the local trade area including the potential within the subject property. Estimated at approximately 1,350 persons over the next five years and with est. HH incomes of $130,000/yr.	Approx. 560,000 people age 25-65, with incomes $50k+ living within a 30 minute drive and coming into town to visit the new "hot spots". This expenditure data also includes "destination" business dinners and meetings from this audience before/after work.	Around 95,000 employees and 2,056 students within a 3-mile radius or 10 minute drive. Includes employment primarily along GA-400.
Expenditure Categories	All categories including furniture, electronics, food/beverage, personal care, clothing, general merchandise and food service/drinking places.	All categories including furniture, electronics, food/beverage, personal care, clothing, general merchandise and food service/drinking places.	Destination type retailers, restaurants (mostly full service but some limited as well), drinking establishments	Mostly restaurants, coffee shops, and drinking establishments, but will also purchase supplies and some groceries on their commute to/from work & school.
Estimated Mix of Total Demand	90%	1%	7%	3%
Estimated Mix of Rest./Bar Demand	68%	1%	29%	2%
Estimated Mix of Retail (Dry goods) Demand	94%	1%	2%	3%

Source: NCG

LOCAL RETAIL DEMAND 2025

Noell Consulting Group

Store Type (Excl. General Merch. & Gas)	Demand Potential[1]	Per Capita	% in Non-Regional Ctrs[2]	Sales in Non-Reg Ctrs	% Local Sales[2]	Local Sales in Non-Reg Ctrs	Est. Sales/ SF	Capture Rate of Core[3]	Core Capture in SF
	2024 Population	*119,317*	Median HH Income	$125,408					
Furniture and Home Furnishings	$57,856,663	$485	35%	$20,011,332	78%	$15,539,366			49,417
Furniture Stores	$31,313,328	$262	30%	$9,393,998.40	75%	$7,045,499	$250	100%	28,182
Home Furnishing Stores	$26,543,335	$222	40%	$10,617,334	80%	$8,493,867	$400	100%	21,235
Electronics & Appliance Stores	$42,243,194	$354	20%	$8,448,639	20%	$1,689,728	$437	100%	3,867
Bldg Mats., Garden Equip & Supply	$234,358,418	$1,964	30%	$70,307,525	82%	$57,939,807			220,348
Bldg Materials & Supply Stores	$206,128,647	$1,728	30%	$61,838,594	80%	$49,470,875	$250	100%	197,884
Lawn & Garden Equipment	$28,229,771	$237	30%	$8,468,931	100%	$8,468,931	$377	100%	22,464
Food & Beverage Stores	$465,023,168	$3,897	97%	$451,742,403	81%	$364,436,626			558,915
Grocery Stores	$419,866,678	$3,519	98%	$411,469,344	80%	$329,175,476	$671	100%	490,574
Specialty Food Stores	$13,128,033	$110	75%	$9,846,025	80%	$7,876,820	$347	100%	22,700
Beer, Wine & Liquor Stores	$32,028,457	$268	95%	$30,427,034	90%	$27,384,331	$600	100%	45,641
Health & Personal Care	$206,120,027	$1,727	90%	$185,508,024	80%	$148,406,419	$397	100%	373,820
Clothing & Clothing Accessories	$58,619,037	$491	20%	$11,723,807	60%	$7,034,284			24,756
Clothing Stores	$41,987,588	$352	20%	$8,397,518	60%	$5,038,511	$259	100%	19,454
Shoe Stores	$6,276,794	$53	20%	$1,255,359	60%	$753,215	$287	100%	2,624
Jewelry, Luggage & Leather Goods	$10,354,655	$87	20%	$2,070,931	60%	$1,242,559	$464	100%	2,678
Sporting Gds, Hobby, Book & Music	$18,736,805	$157	21%	$3,995,685	60%	$2,397,411			5,194
Sporting Goods, Hobby, Musical Inst	$16,253,573	$136	20%	$3,250,715	60%	$1,950,429	$461	100%	4,231
Book & Music Stores	$2,483,233	$21	30%	$744,970	60%	$446,982	$464	100%	963
Miscellaneous Store Retailers	$27,354,712	$229	56%	$15,198,556	84%	$12,839,773			41,856
Florists	$1,338,731	$11	100%	$1,338,731	100%	$1,338,731	$397	100%	3,372
Office Supplies, Stationery & Gifts	$5,467,422	$46	30%	$1,640,227	95%	$1,558,215	$300	100%	5,194
Used Merchandise Stores	$3,890,638	$33	100%	$3,890,638	95%	$3,696,106	$364	100%	10,154
Other Miscellaneous Store Retailers	$16,657,921	$140	50%	$8,328,961	75%	$6,246,720	$270	100%	23,136
Food Service & Drinking Places	$158,142,569	$1,325	91%	$144,129,954	63%	$90,620,220			198,651
Full-Service Restaurants	$75,646,009	$634	90%	$68,081,408	60%	$40,848,845	$554	100%	73,734
Limited-Service Eating Places	$64,480,142	$540	90%	$58,032,128	65%	$37,720,883	$358	100%	105,366
Special Food Services	$12,406,409	$104	100%	$12,406,409	70%	$8,684,486	$600	100%	14,474
Drinking Places	$5,610,009	$47	100%	$5,610,009	60%	$3,366,005	$663	100%	5,077
TOTAL	**$1,268,454,593**	**$10,631**	**72%**	**$911,065,926**	**77%**	**$700,903,633**			**1,476,823**

1 Based on data obtained from Claritas.

2 Estimates via NCG based on ICSC data. Excludes shopping at local establishments outside the area while on destination trips/vacations/near workplace.

3 Based on a fair share capture analysis of competing cores within local trade area.

SOURCE: Noell Consulting Group, Environics

NEW POPULATION GROWTH 2025-2030

Noell Consulting Group

Store Type (Excl. General Merch. & Gas)	Demand Potential[1]	Per Capita	% in Non-Regional Ctrs[2]	Sales in Non-Reg Ctrs	% Local Sales[2]	Local Sales in Non-Reg Ctrs	Est. Sales/ SF	Capture Rate of Core[3]	Core Capture in SF	Mix By Store Categories
2025 - 2030 Population Growth:		*1,341*			Median HH Income Proj.:	*$130,000*				
Furniture and Home Furnishings	$674,058	$503	35%	$233,142	78%	$181,041		0%	576	4%
Furniture Stores	$364,815	$272	30%	$109,444.65	75%	$82,083	$250	100%	328	
Home Furnishing Stores	$309,243	$231	40%	$123,697	80%	$98,958	$400	100%	247	
Electronics & Appliance Stores	$492,154	$367	20%	$98,431	20%	$19,686	$437	100%	45	0%
Bldg Mats., Garden Equip & Supply	$2,730,389	$2,036	30%	$819,117	82%	$675,027			2,567	16%
Bldg Materials & Supply Stores	$2,401,499	$1,791	30%	$720,450	80%	$576,360	$250	100%	2,305	
Lawn & Garden Equipment	$328,891	$245	30%	$98,667	100%	$98,667	$377	100%	262	
Food & Beverage Stores	$5,417,746	$4,040	97%	$5,263,019	81%	$4,245,864			6,406	39%
Grocery Stores	$4,891,651	$3,648	98%	$4,793,818	80%	$3,835,054	$671	100%	5,715	
Specialty Food Stores	$152,948	$114	75%	$114,711	80%	$91,769	$579	100%	158	
Beer, Wine & Liquor Stores	$373,147	$278	95%	$354,490	90%	$319,041	$600	100%	532	
Health & Personal Care	$2,401,398	$1,791	90%	$2,161,259	80%	$1,729,007	$397	100%	4,355	27%
Clothing & Clothing Accessories	$682,940	$509	20%	$136,588	60%	$81,953			288	2%
Clothing Stores	$489,176	$365	20%	$97,835	60%	$58,701	$259	100%	227	
Shoe Stores	$73,128	$55	20%	$14,626	60%	$8,775	$287	100%	31	
Jewelry, Luggage & Leather Goods	$120,637	$90	20%	$24,127	60%	$14,476	$464	100%	31	
Sporting Gds, Hobby, Book & Music	$218,293	$163	21%	$46,552	60%	$27,931			61	0%
Sporting Goods, Hobby, Musical Inst	$189,362	$141	20%	$37,872	60%	$22,723	$461	100%	49	
Book & Music Stores	$28,931	$22	30%	$8,679	60%	$5,208	$464	100%	11	
Miscellaneous Store Retailers	$318,696	$238	56%	$177,071	$4	$149,590			277	2%
Florists	$15,597	$12	100%	$15,597	100%	$15,597	$397	100%	39	
Office Supplies, Stationery & Gifts	$63,698	$48	30%	$19,109	95%	$18,154	$300	100%	61	
Used Merchandise Stores	$45,328	$34	100%	$45,328	95%	$43,061	$300	100%	144	
Other Miscellaneous Store Retailers	$194,073	$145	50%	$97,036	75%	$72,777	$2,150	100%	34	
Food Service & Drinking Places	$1,842,438	$1,374	91%	$1,679,184	$3	$1,055,770			1,849	11%
Full-Service Restaurants	$881,313	$657	90%	$793,181	60%	$475,909	$663	100%	718	
Limited-Service Eating Places	$751,225	$560	90%	$676,102	65%	$439,467	$766	100%	574	
Special Food Services	$144,541	$108	100%	$144,541	70%	$101,178	$203	100%	498	
Drinking Places	$65,359	$49	100%	$65,359	60%	$39,216	$663	100%	59	
TOTAL	**$1,268,454,593**	**$11,020**	**72%**	**$10,614,361**	**77%**	**$8,165,868**			**16,424**	

1 Based on data obtained from Claritas for expenditure potential based on local demographics.

2 Estimates via NCG based on ICSC data. Excludes shopping at local establishments outside the area while on destination trips/vacations/near workplace.

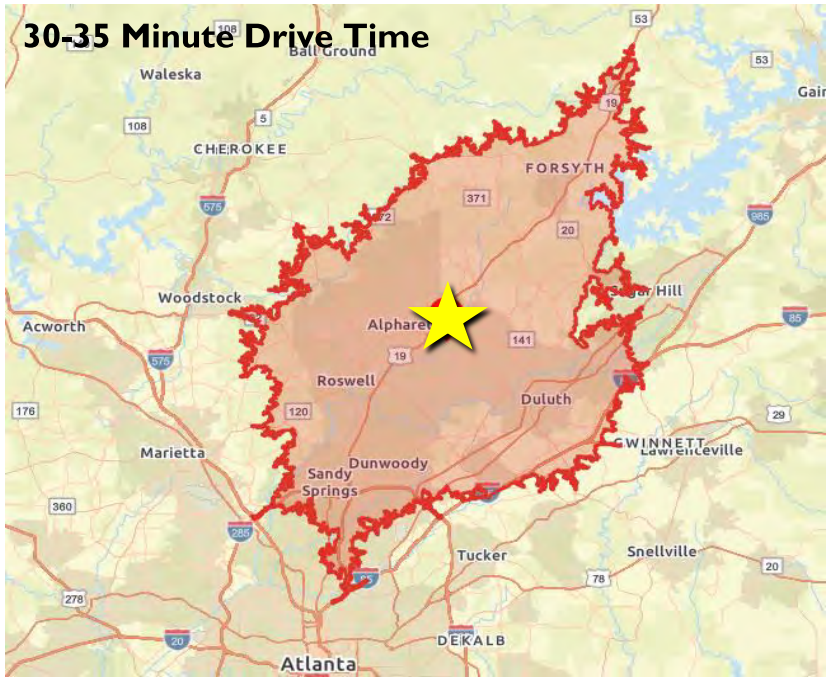
3 Assumes nearly all local sales within the local trade area remain in the area.

SOURCE: Noell Consulting Group, Environics

REGIONAL DESTINATION DEMAND

Noell Consulting Group

Store Type (Excl. General Merch. & Gas)	Demand Potential[1]	Per Capita	% in Non-Regional Ctrs[2]	Sales in Non-Reg Ctrs	% Dest. Sales[2]	Dest. Sales in Non-Reg Ctrs	Est. Sales / SF	Capture Rate of Core[3]	Local Capture in SF
		560,983	*Population 25-65 w/ HH Incomes $50k+, living in Regional Trade Area. From Claritas, Inc.						
Home Furnishing Stores	$183,136,593	$326	40%	$73,254,637	20%	$14,650,927	$400	20.0%	7,325
Specialty Food Stores	$76,779,550	$137	75%	$57,584,663	20%	$11,516,933	$579	20.0%	3,978
Clothing Stores	$245,565,205	$438	20%	$49,113,041	40%	$19,645,216	$259	20.0%	15,170
Shoe Stores	$36,709,949	$65	20%	$7,341,990	40%	$2,936,796	$287	20.0%	2,047
Office Supplies, Stationery & Gifts	$31,976,321	$57	50%	$15,988,161	5%	$799,408	$300	20.0%	533
Used Merchandise Stores	$22,754,470	$41	100%	$22,754,470	5%	$1,137,724	$300	20.0%	758
Other Miscellaneous Store Retailers	$97,424,167	$174	50%	$48,712,083	25%	$12,178,021	$2,150	20.0%	1,133
Full-Service Restaurants	$442,417,118	$789	90%	$398,175,407	40%	$159,270,163	$663	20.0%	48,045
Limited-Service Eating Places	$377,113,334	$672	90%	$339,402,000	35%	$118,790,700	$766	20.0%	31,016
Drinking Places	$32,810,244	$58	100%	$32,810,244	40%	$13,124,098	$663	20.0%	3,959
TOTAL									**113,965**



To help determine the subject site's potential capture of existing and future regional retail demand, NCG identifies and examines key destination retail nodes, their relative sizes, and existing and potential anchors. NCG examined a 30-minute drive time around the subject site. As typical in many markets, visitors will also travel up to 30-45 minutes for destination retailers. This demand is primarily driven by unique, generally higher-end dry goods and food & beverage concepts, such as chef-driven restaurants, that draw people in from outside the local area.

Competing destination retail cores consist primarily of Roswell, Alpharetta and Sandy Springs. That said, Milton, Johns Creek, Dunwoody, and Duluth have small regional offerings. As such, Noell Consulting Group believes the subject site has the potential to capture a moderate share of regional destination demand if unique retailers and dining options are available. As such, we assume a 20% capture rate or that the subject site's core accounts for 1 out of 5 destination trips within the regional trade area.

1. Based on data obtained from Claritas and adjusted based on source income.
2. Estimates via NCG based on ICSC data.
3. Assumes the Alphareeta Core could capture 20% of the regional demand. Estimated based on large retail nodes within the regional trade area.

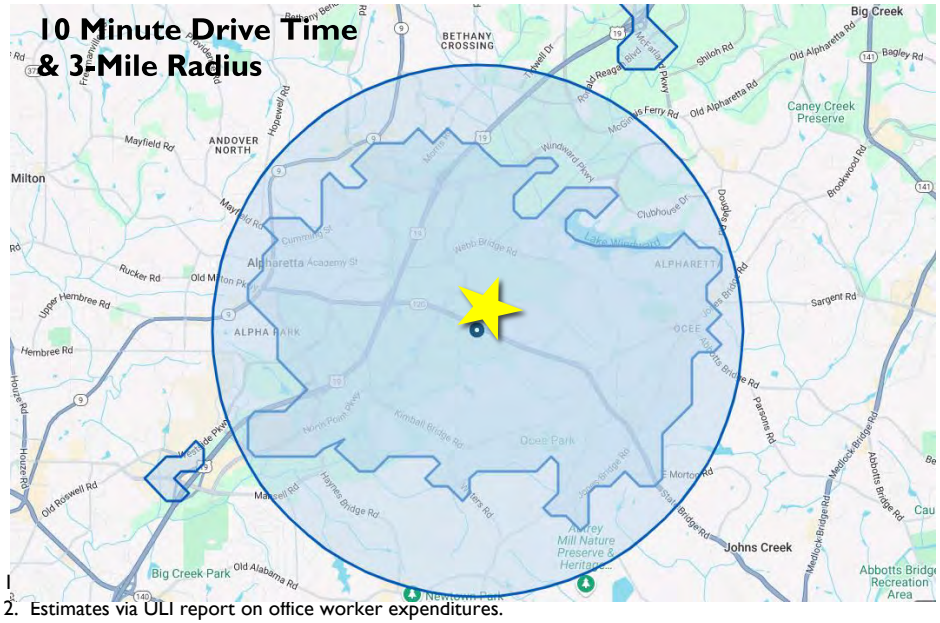
SOURCE: Noell Consulting Group, Environics, CoStar

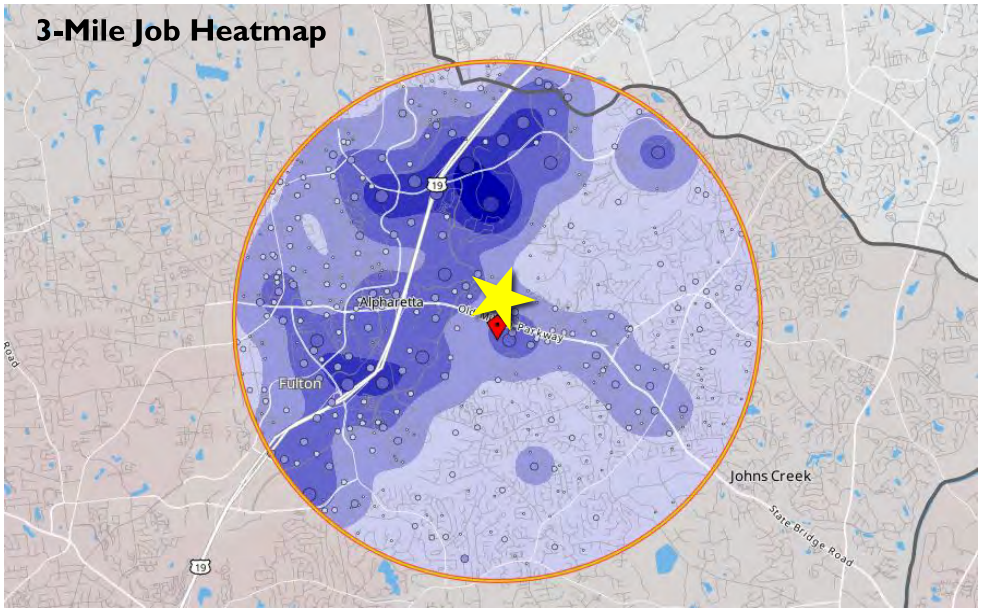
NEARBY EMPLOYEE & STUDENT DEMAND

Noell Consulting Group

Store Type (Excl. General Merch. & Gas)	Demand Potential[1]	Per Capita	% Sales to/from or While at Work[2]	Est. Sales Near Work	Est. Sales/ SF	Capture Rate[3]	Local Capture in SF
		95,364	*Employees w/in 10 minute drive or 4 miles from Subject Site				
		2,056	* Georgia State University - Alpharetta Center Students				
		97,420	Total employees / students				
Grocery Store	$419,472,559	$4,399	11%	$46,141,982	$671	25%	17,191
Specialty Food Stores	$13,115,710	$138	5%	$655,786	$347	25%	472
Health & Personal Care	$205,926,547	$2,159	13%	$26,770,451	$397	25%	16,858
Book & Music Stores	$2,480,902	$26	5%	$124,045	$464	25%	67
Florists	$1,337,474	$14	5%	$66,874	$397	25%	42
Office Supplies, Stationery & Gifts	$5,462,290	$57	5%	$273,114	$300	25%	228
Full-Service Restaurants	$75,575,002	$792	13%	$9,824,750	$663	25%	3,705
Limited-Service Eating Places	$64,419,616	$676	15%	$9,662,942	$766	25%	3,154
Drinking Places	$5,604,743	$59	5%	$280,237	$663	25%	106
TOTAL							**41,823**

In addition to traditional retail demand drivers such as local and regional trade areas, NCG also considers nearby employees and students, who are often a more captive lunchtime audience and perform many retail trips to and from work. NCG utilizes the U.S. Bureau of Labor Statistics data to understand the current employees in the local area who will be the main audience for work-time retail demand. Local employment primarily stems from employees along Georgia-400. GSU students also make up a smaller retail audience for the





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2. Estimates via ULI report on office worker expenditures.

3. Assumes the subject site core could captures 1 out of 4 employees eating lunch or dinner.

SOURCE: Noell Consulting Group, Environics

SUMMARY OF DEMAND BY SOURCE

Noell Consulting Group

Store Type (Excl. General Merch. & Gas)	Existing. Pop. in Local Trade Area	New Pop. Growth in Local Trade Area ('25-'30)	Regional Destination Demand	Local Employees / Students	Combined Demand From All Sources	Subject Property Capture[1]	Gross Demand Potential	Typical Store SF	Subject Property Capture
Furniture and Home Furnishings	49,417	576	7,325	0	**57,318**		2,881		0
Furniture Stores	28,182	328	0	0	**28,510**	0%	0	7,696	0
Home Furnishing Stores	21,235	247	7,325	0	**28,808**	10%	2,881	4,214	0
Electronics & Appliance Stores	3,867	45	0	0	**3,912**	0%	0	6,577	0
Bldg Mats., Garden Equip & Supply	220,348	2,567	0	0	**222,915**		0		0
Bldg Materials & Supply Stores	197,884	2,305	0	0	**200,189**	0%	0	35,182	0
Lawn & Garden Equipment	22,464	262	0	0	**22,726**	0%	0	15,000	0
Food & Beverage Stores	558,915	6,406	3,978	17,664	**586,963**		58,696		58,696
Grocery Stores	490,574	5,715	0	17,191	**513,481**	10%	51,348	40,000	51,348
Specialty Food Stores	22,700	158	3,978	472	**27,309**	10%	2,731	2,000	2,731
Beer, Wine & Liquor Stores	45,641	532	0	0	**46,172**	10%	4,617	2,000	4,617
Health & Personal Care	373,820	4,355	0	16,858	**395,033**	0%	0	12,544	0
Clothing & Clothing Accessories	24,756	288	17,217	0	**42,261**		4,226		3,485
Clothing Stores	19,454	227	15,170	0	**34,850**	10%	3,485	2,400	3,485
Shoe Stores	2,624	31	2,047	0	**4,702**	10%	470	2,950	0
Jewelry, Luggage & Leather Goods	2,678	31	0	0	**2,709**	10%	271	1,494	0
Sporting Gds, Hobby, Book & Music	5,194	61	0	67	**5,322**		0		0
Sporting Goods, Hobby, Musical Inst	4,231	49	0	0	**4,280**	0%	0	2,713	0
Book & Music Stores	963	11	0	67	**1,041**	0%	0	2,674	0
Miscellaneous Store Retailers	41,856	277	2,424	270	**44,827**		4,483		2,430
Florists	3,372	39	0	42	**3,454**	10%	345	1,000	0
Office Supplies, Stationery & Gifts	5,194	61	533	228	**6,015**	10%	602	3,578	0
Used Merchandise Stores	10,154	144	758	0	**11,056**	10%	1,106	2,500	0
Other Miscellaneous Store Retailers	23,136	34	1,133	0	**24,303**	10%	2,430	2,000	2,430
Food Service & Drinking Places	198,651	1,849	83,020	6,964	**290,484**		29,048		26,631
Full-Service Restaurants	73,734	718	48,045	3,705	**126,202**	10%	12,620	3,212	12,620
Limited-Service Eating Places	105,366	574	31,016	3,154	**140,109**	10%	14,011	2,400	14,011
Special Food Services	14,474	498	0	0	**14,973**	10%	1,497	1,700	0
Drinking Places	5,077	59	3,959	106	**9,201**	10%	920	1,600	0
TOTAL	**1,476,823**	**16,424**	**113,965**	**41,823**	**1,649,034**		**99,334**		**91,243**

1. Subject Property Capture is estimated based on store types likely to be in a ground-floor configuration, those that can afford new construction rents, and those seeking a mixed-use development environment.

SOURCE: Noell Consulting Group, Environics

SERVICE RETAIL DEMAND

Noell Consulting Group

Industry Code	Industry Code Description	Fulton Firms Less Than 19 Emps	SF	Benchmark Approx. SF Per Capita	Local Firms Less Than 19 Emps	Approx. SF Per Capita	Potential Unmet Demand	Average Tenant Size	Estimated Tenants	Capture of Demand	Capture, Subject Site
Typical Office Users										71,104	20,481
531	Real Estate	2,789	1,571,588	1.48	64	0.39	99,261	2,500	40	19,852	2,500
532	Rental and Leasing Services	216	197,225	0.19	7	0.07	10,591	2,250	5	2,118	0
523	Securities, Financial Investments	926	602,788	0.57	5	0.04	48,650	2,500	19	9,730	2,500
524	Insurance Carriers and Related Act.	815	594,563	0.56	19	0.15	37,335	2,500	15	7,467	2,500
5414	Specialized Design Services	438	246,925	0.23	7	0.04	17,316	2,500	7	3,463	2,500
6115	Technical and Trade Schools	31	25,725	0.02	0	0.00	2,215	3,500	1	443	0
6116	Other Schools and Instruction	338	269,238	0.25	0	0.00	23,183	3,500	7	4,637	3,500
8122	Death Care Services	33	45,238	0.04	0	0.00	3,895	2,000	2	779	0
52231	Mortgage and Non Mortgage Loan Brokers	77	54,950	0.05	0	0.00	4,732	2,000	2	946	0
54111	Offices of Lawyers	1,505	1,001,000	0.94	11	0.08	78,877	2,500	32	15,775	2,500
54194	Veterinary Services	91	128,100	0.12	0	0.00	11,030	2,000	6	2,206	2,000
541211	Offices of CPAs	259	175,525	0.17	4	0.03	12,403	2,500	5	2,481	2,481
541213	Tax Preparation Services	113	65,363	0.06	8	0.05	1,001	2,000	1	200	0
541380	Testing Laboratories	7	2,450	0.00	0	0.00	211	2,000	0	42	0
541519	Computer Related Services	105	56,000	0.05	0	0.00	4,822	2,000	2	964	0
Typical Retail Users										41,700	6,000
5173	Wireless Telecommunication Carriers	269	582,975	0.55	0	0.00	50,198	1,500	33	10,040	1,500
6244	Child Day Care Facilities	236	808,650	0.76	27	1.01	0	4,900	0	0	0
8123	Dry Cleaning and Laundry Services	166	300,150	0.28	9	0.18	9,572	1,500	6	1,914	1,500
71394	Fitness and Other Rec. Centers	197	556,425	0.52	3	0.09	39,439	10,000	4	7,888	0
81211	Hair, Nail, and Skin Care Services	706	1,136,025	1.07	15	0.26	73,683	1,500	49	14,737	1,500
81219	Other Personal Services	220	524,250	0.49	4	0.10	35,610	1,500	24	7,122	1,500
Total, Office and Retail Users			**8,945,150**	**8.42**	**183**	**2.51**	**564,024**		**260**	**112,805**	**26,481**

1/ Subject site captures the site is 1 of 5 main cores in the select zip codes

SOURCE: Noell Consulting Group, US Census for Fulton County and Zip Codes 30106, 30126, and 30168

ESTIMATED DEMAND FOR FITNESS

Noel Consulting Group

Historic Gym Data	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2015-2024
Number of Gym Employees in the US[1]:	726,085	753,042	795,848	827,250	848,542	858,286	923,401	959,790	1,079,656	1,142,849	891,474.9
Number of Gyms in the US[1]:	94,603	95,609	98,642	100,977	103,175	104,028	109,246	112,676	113,326	114,370	104,665
									Employees per Gym:	10.0	
Total US Population (millions)[2]:	320.7	323.1	325.1	327.2	328.2	331.9	332.4	333.3	334.9	335.8	329.3
									Estimated Number of Gym Memberships in the US (2022)[3]:	68,900,000	
									% of Population with Gym Membership:	21%	
Population Per Center Ratio:	3,390	3,379	3,296	3,240	3,181	3,190	3,043	2,958	3,000	3,020	3,212
									NCG Estimated SF per Gym Member[4]:	10.5	
											SF Supported
					PMA Population, 2025[5]				119,317	24,482	256,967
					PMA Population, 2030				120,658	24,757	259,855
					Estimated SF of Fitness Space in PMA in 2025[6]					337,314	
Net Fitness Demand, 2025											**-80,347**
Net Fitness Demand, 2030											**-77,459**
									*****Excluding Lifetime Fitness:**		**29,373**

In addition to examining traditional retail, such as food and beverage and dry goods, demand for fitness was also examined. While forecasting demand for fitness can be challenging given the variety of fitness concepts and how different parts of the Country use fitness. That said, we found an oversupply situation based on looking at national trends in terms of gym memberships and related that back to the local trade area for the subject site. There is an abundance of fitness concepts around the subject site, including many national chains such as LA Fitness and Lifetime Fitness.. Smaller, more unique offerings such as Orange Theory and Pure Barre also have locations within a 10-minute drive of the site.

While we did not find additional demand for an additional fitness concept, brands such as SoulCycle or barre3 are missing from the market. A smaller fitness concept may be willing to enter the market with a unique concept in a well-designed mixed-use environment.

Brands Already In The Market:

LA Fitness, Lifetime Fitness, pure barre, planet fitness, Orangetheory Fitness, CrossFit, CRUNCH

Brands Missing In The Market:

SOULCYCLE, barre3, X3 SPORTS

1/ Via IBISWorld.com
2/ US Census Bureau
3/ Statista for 2022
4/ NCG based on reviews of major chain websites, previous surveys in Atlanta, & IBISWorld.com data
Chains surveyed include Anytime Fitness, Snap Fitness, Plant Fitness, LA Fitness and Lifetime
5/ For the Local Trade Area via Claritas.
6/ NCG analysis of Costar lease data in the Local Trade Area
SOURCE: NCG, IBISWorld.com

RECOMMENDED RETAIL PROGRAM

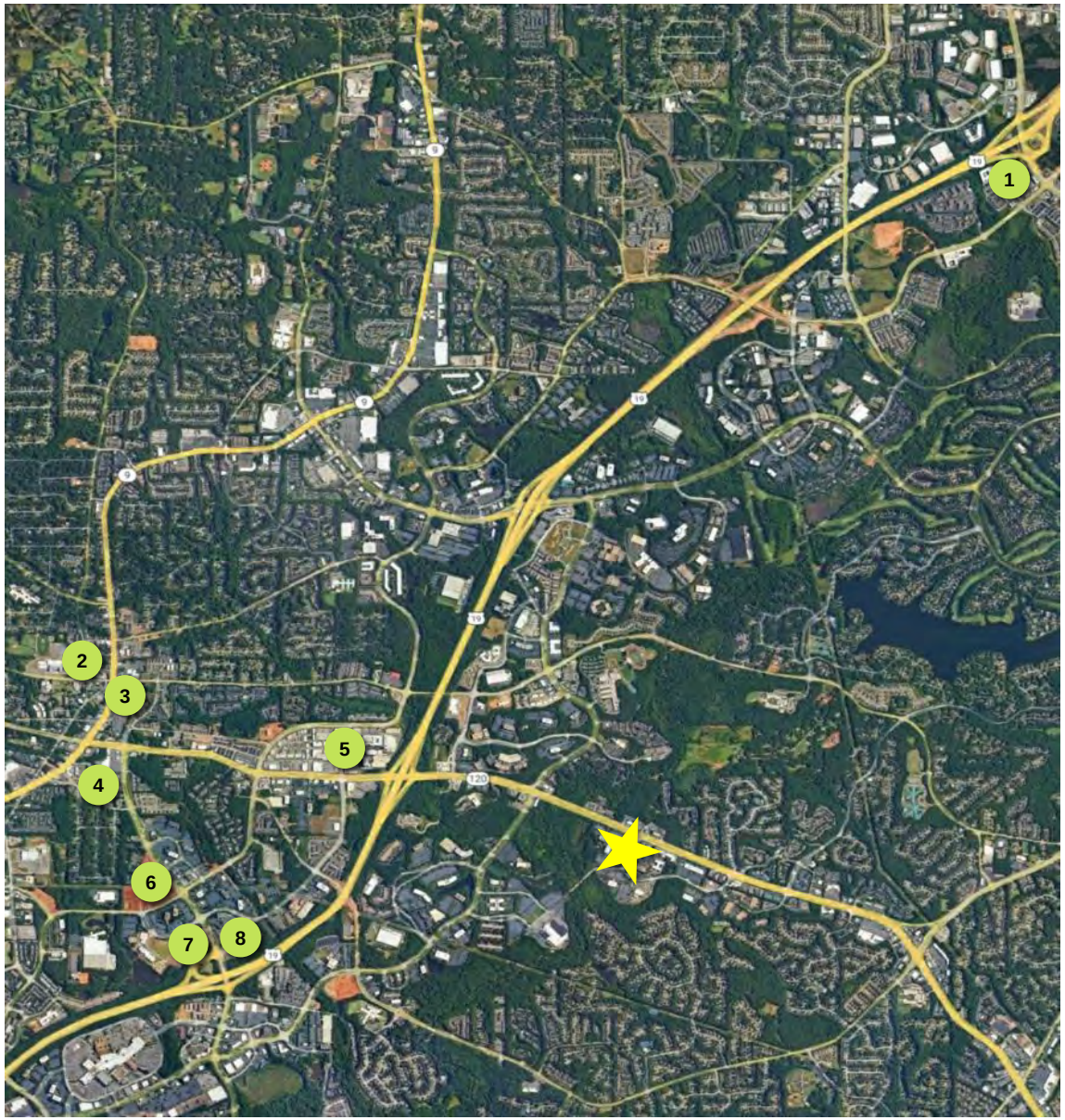
Noell Consulting Group

Store Type	Potential Subject Site SF - Based on Demand	Noell (NCG) Recommended SF	Estimated Lease Rate (NNN)	Examples of Potential Tenants	Justification / Comments
Retail Store Types					
Grocery Stores	51,348	5,000	$40.00 - $45.00		There is potential to offer a small specialty market, given that no on-site grocery store exists. Savi Provisions could be a good option, given locations throughout Atlanta and one currently in Crabapple/Milton.
Specialty Food Stores	2,731	2,731	$50.00 - $55.00		There is demand for several specialty food stores and one store that provides alcoholic beverages. The specialty food store is likely in the form of a coffee shop or ice cream shop, or it could even be something more unique like cheese. A craft beer or wine store would fit well in the development. The above small market could cover all of these uses.
Beer, Wine & Liquor Stores	4,617	4,617	$50.00 - $55.00		
Full-Service Restaurants	12,620	12,620	$55.00 - $55.00		There is demand for 2-3 full-service restaurants and 5-6 limited-service restaurants. Try to find a mix of local and regional options. Many of these brands are already in the Southeast. Numerous brands would like to have a location in the affluent Alpharetta area, but quality space has become limited.
Limited-Service Eating Places	14,011	14,011	$45.00 - $50.00		
Clothing Stores	3,485	3,485	$50.00 - $55.00		We recommend a small number of dry-good retailers. While securing a national brand may be challenging, look for existing boutique stores with locations in the Atlanta Metro, such as Serenbe, Buckhead, or West Midtown.
TOTAL RETAIL	**88,812**	**42,464**	**$44.14 - $52.17**		
Local Service Space					
Small Service Space / Hair Salon	26,481	10,000	$45.00 - $50.00		Demand exists for several small service retail spaces. It is likely in the form of services such as a nail salon or hair salon.
Fitness	0	4,000	$50.00 - $55.00		While we didn't find demand for fitness, we believe the development will be attractive to specialty concepts such as a spin studio.
TOTAL SERVICE	**26,481**	**14,000**	**$45.00 - $51.43**		
TOTAL	**115,293**	**56,464**	**$44.34 - $51.99**		

*Assumes market CAM of $12-15/SF, and TI allowance of at least $50/SF for all except full-service which is $75+

SOURCE: Noell Consulting Group

RETAIL COMP MAP



Alpharetta		Total SF	Avg. Rate
1	Halcyon	150,000	$48.00
2	Teasley Place	25,390	$42.50
3	Alpharetta City Center	75,498	$50.00
4	The Maxwell	37,347	$37.50
5	Avalon	590,000	$80.00
6	The Gathering	49,900	$62.50
7	Eden Retail	25,554	$38.00
8	Northwinds Summit	30,000	$40.00
Average		**122,961**	**$49.81**
Primary Comp Average		**65,700**	**$46.50**

To understand potential lease rates and tenant types, Noell Consulting Group examined a collection of retail developments within Alpharetta. Each offering is part of a mixed-use development but varies greatly in size and tenant types. The largest offering is Avalon, which provides over half a million square feet of retail space and operates more like an outdoor shopping mall. Several offerings, such as Eden and Teasley Place, include ground-floor retail under residential.

SOURCE: Noell Consulting Group, Google Earth, Google Maps

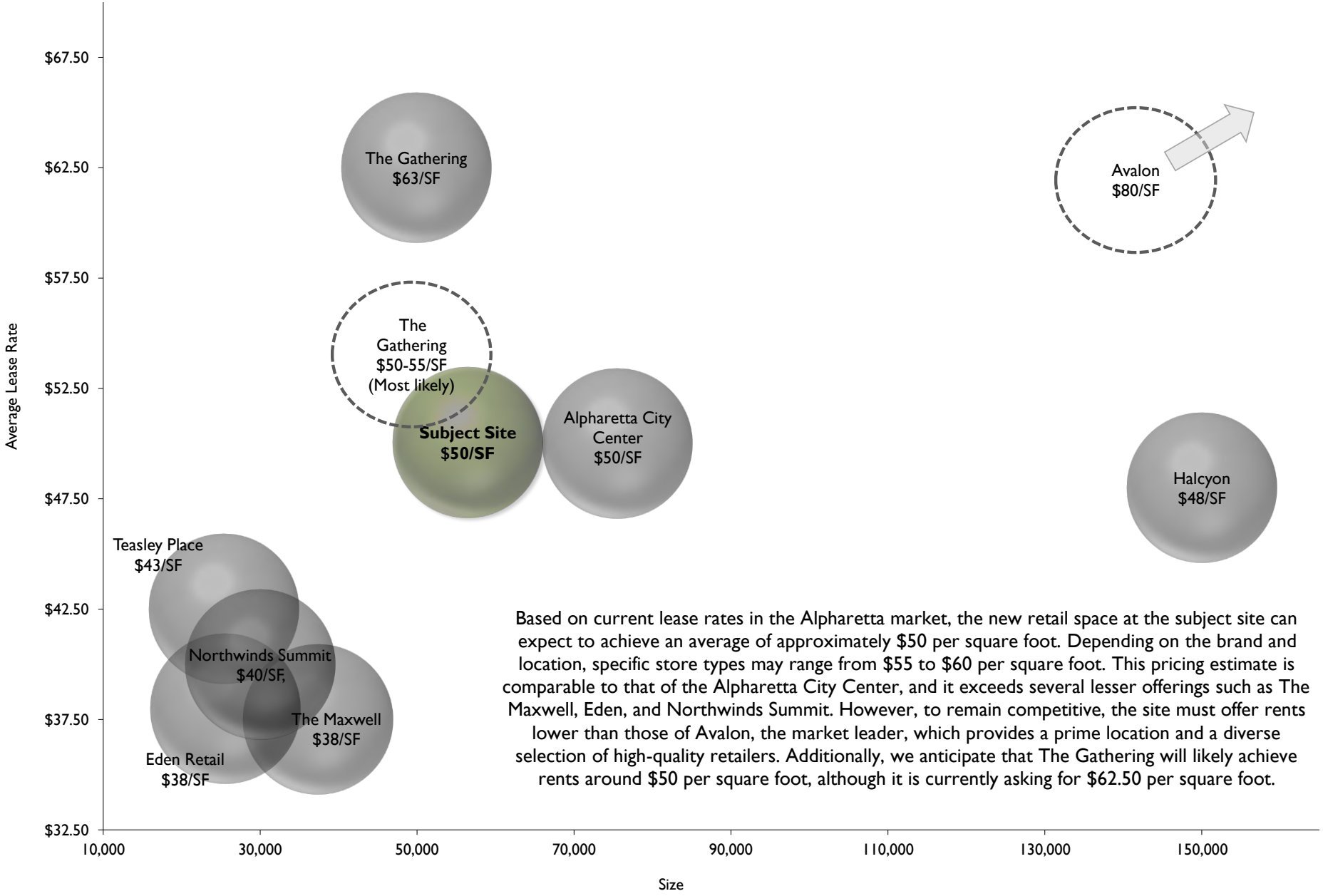
RETAIL COMPARABLES

Noell Consulting Group

Photo	Retail Name	Year Built / Reno.	Rentable Building Area (Est.)	Avail. Square Feet (Est.)	% Vacancy	Avg Quoted Lease Rates	Parking Type	Key Tenants	Comment
	Halcyon	2019	150000	7000	5%	$48.00	Parking : 1,500 spaces - mostly structured	Gu's Dumplings, Butcher and Brew, CMX Sinemas	A mixed-use core north of Alpharetta with office, residential, and retail.
	Teasley Place	2018	25390	0	0%	$42.50	Parking: 30 spots + street parking	Maple Street Biscuit Company, Highland Yoga	Ground floor retail of a condo building near Alpharetta City Center.
	Alpharetta City Center	2018 - 2019	75498	5583	7%	$50.00	Parking: 445 Structured, 151 Surface spots	Jekyll Brewing, Spirited	A high-end mixed-use core with a center green connected to the original Downtown Alpharetta.
	The Maxwell	2021	37347	2729	7%	$37.50	Parking: 121 surface parking spaces.	Ponko Chicken, Rena's Italian	About 40,000 of retail at the entrance of the Maxwell TH community by Providence.
	Avalon	2013-2019	590000	0	0%	$80.00	Parking :	South City Kitchen, Whole Foods	The premier high-end mixed-use development in the region.
	The Gathering	2025	49900	49900	100%	$62.50	Parking: 250 deck spaces and 69 surface spaces for retail parking.	TBD	A new, still under construction, mixed-use core (50,000 SF). Asking rates are $62.50, they are expecting high $50s.
	Eden Retail	2024	25554	17424	68%	$38.00	Parking: About 50 surface spaces for the outparcel retail and access to residential parking deck.	Jetset Pilates, Exos	Groundfloor retail of the Eden apartments. Another 16,500 SF of outparcel space is planned.
	Northwinds Summit	2021	30000	30000	100%	$40.00	Parking: Ample parking within adjacent deck and on-street spaces.	TBD	Groundfloor retail of the Lights at Northwinds. There is currently a 3,875 SF space avail., another 20k SF is planned.

SOURCE: Noell Consulting Group, Costar, Interviews with local retail brokers

RETAIL RATES AND SIZES



Based on current lease rates in the Alpharetta market, the new retail space at the subject site can expect to achieve an average of approximately $50 per square foot. Depending on the brand and location, specific store types may range from $55 to $60 per square foot. This pricing estimate is comparable to that of the Alpharetta City Center, and it exceeds several lesser offerings such as The Maxwell, Eden, and Northwinds Summit. However, to remain competitive, the site must offer rents lower than those of Avalon, the market leader, which provides a prime location and a diverse selection of high-quality retailers. Additionally, we anticipate that The Gathering will likely achieve rents around $50 per square foot, although it is currently asking for $62.50 per square foot.

SOURCE: Noell Consulting Group, CoStar

HALCYON

Noell Consulting Group

Retail Overview	
Retail Developed	2019
Leasing:	JLL
Total SF Offered:	150,000
Est. Vacancy:	4.7%

**No stand alone office*

Est. Mix of Tenants (Occ'd)	
Dry Goods	1%
Restaurants/Food	41%
Service	15%
Entertainment	42%

Est. Retail SF Allocation (Occ'd)	
Anchor	0
Dining/Food	59,075
Dry Goods	1,864
Service	22,004
Entertainment	60,057
Total Occupied SF:	143,000

Anchors / Key Retailers	
Tenant	Size
CMX Cinemas	38,312
Gu's Dumplings	768
Butcher & Brew	2,998
Kilwins	1,442

Est. Lease Rate Details	
Lease Rates - Int.	$40 - $52
Lease Rates - Avg.	$48
Pass-Through (taxes,	$8.50 - $13.00
Terms	5-10 years
TI	$50 - $90/SF

Area	
Parking : 1,500 spaces - mostly structured	
Other:	

Mixed-use development in southern Forsyth County. Phase I includes a CMX Cinebistro, The Mark Hall, dining options and fashion boutiques. Also included are 300 market-rate apartments, 160 55+ apartments, 73 single family homes and 132 townhomes. Phase 2 includes a grocery store, fitness center and several pad sites.

Once fully complete, the project will have two hotels, 300,000SF of office, 260,000SF of retail space and 665 residences.

Source: Noell Consulting Group, CoStar

TEASLEY PLACE

Noell Consulting Group

Retail Overview	
Retail Developed	2018
Owner/Leasing:	Skyline Seven
Total SF Offered:	25,390
Est. Vacancy:	0.0%

Est. Mix of Tenants (Occ'd)	
Dry Goods	25%
Restaurants/Food	36%
Service	39%
Entertainment	0%

Est. Retail SF Allocation (Occ'd)	
Anchor	0
Dining/Food	9,140
Dry Goods	6,293
Service	9,957
Entertainment	0
Total Occupied SF:	25,390

Anchors / Key Retailers	
Tenant	Size
OYA Yoga	2,753
Maple Street Biscuit	2,539
Youthopia Med Spa	2,321
All Inspired	2,139
Highland Yoga	2,000

Est. Lease Rate Details	
Lease Rates - Int. (NNN)	$40 - $45
Lease Rates - Avg.	$42.5
Pass-Through (taxes, Ins.)	$10
Terms	5 - 10 years
TI	$30 - $50

Area
Parking: 30 spots + street parking
Other:

Groundfloor retail and creative office space located in Downtown Alpharetta with direct access to the Alpha Loop and close proximity to Avalon and GA-400.

Source: Noell Consulting Group, CoStar

ALPHARETTA CITY CENTER

Noell Consulting Group

Retail Overview	
Retail Developed	2018 - 2019
Leasing:	Colliers
Total SF Offered:	75,498
Est. Vacancy:	7.4%

**No stand alone office*

Est. Mix of Tenants (Occ'd)	
Dry Goods	47%
Restaurants/Food	43%
Service	12%
Entertainment	0%

Est. Retail SF Allocation (Occ'd)	
Anchor	0
Dining/Food	30,327
Dry Goods	33,171
Service	8,500
Entertainment	0
Total Occupied SF:	69,915

Anchors / Key Retailers	
Tenant	Size
Mountain High	7,511
Spirited Boutiques	7,445
Jekyll Brewing	6,500
Natural Body Spa	6,000

Est. Lease Rate Details	
Lease Rates - Int.	$50
Lease Rates - Avg.	$50
Pass-Through (taxes,	$17
Terms	5 - 10 years
TI	$30-$65/SF

Area
Parking: 445 Structured, 151 Surface spots
Other:

City center development in the heart of Alpharetta that includes Amorance (168 units apartments) and Alpharetta City Hall. One of the best-executed retail spaces in the region. Includes green spaces which often host community events. Approximately 36k sf of office tenants have not been included in the numbers presented here.

TI allowance = around $30/SF for shops, $50-$65/SF for Food and Beverage concepts.

Source: Noell Consulting Group, CoStar

THE MAXWELL RETAIL

Noell Consulting Group

Retail Overview	
Retail Developed	2021
Owner/Leasing:	Bridger Properties
Total SF Offered:	37,347
Est. Vacancy:	7.3%

Est. Mix of Tenants (Occ'd)	
Dry Goods	8%
Restaurants/Food	65%
Service	20%
Entertainment	7%

Est. Retail SF Allocation (Occ'd)	
Anchor	0
Dining/Food	22,369
Dry Goods	2,788
Service	6,961
Entertainment	2,500
Total Occupied SF:	34,618

Anchors / Key Retailers	
Tenant	Size
Ponko Chicken	3,158
Rena's Italian	15,783
Activate IV	791
Hydration Station	2,788
Lily Sushi Bar	500

Est. Lease Rate Details	
Est. Lease Rates - Int.	$35 - $40
Est. Lease Rates - Avg.	$38
Pass-Through (taxes, Ins.)	
Terms	5 - 10 years
TI	

Area
Parking: 121 surface parking spaces.
Other:

Retail at The Maxwell development. There is one space available for restaurant or small market use. The space is 2,729 SF and asking rent is $27 - $32.

Source: Noell Consulting Group, CoStar

AVALON

Retail Overview	
Retail Developed	2013-2019
Developer:	North American
Est. Total SF Offered:	590,000
Est. Vacancy:	0.0%

Est. Mix of Tenants (Occ'd)	
Dry Goods	49%
Restaurants/Food	21%
Service	20%
Entertainment	10%

Est. Retail Allocation (Occ'd)	
Anchor	45,784
Dining/Food	122,855
Dry Goods	243,733
Service	118,711
Entertainment	59,460
Total Occ. Retail SF:	590,543

** Select spaces/SF are unavailable*

Anchors / Key Retailers	
Tenant	Size
South City	58,844
Whole Foods	45,784
The Container	24,000
Crate & Barrel	17,532
OnSolve	15,000

Est. Lease Rate Details	
Lease Rates - Int.	$70 - $90
Lease Rates - Avg.	$80
Pass-Through (taxes,	$15 - $20
Terms	5-10 years
TI	-

Area	
Parking :	
Other: 526 apts, 100+ townhomes, 330 hotel rooms, 750K office	

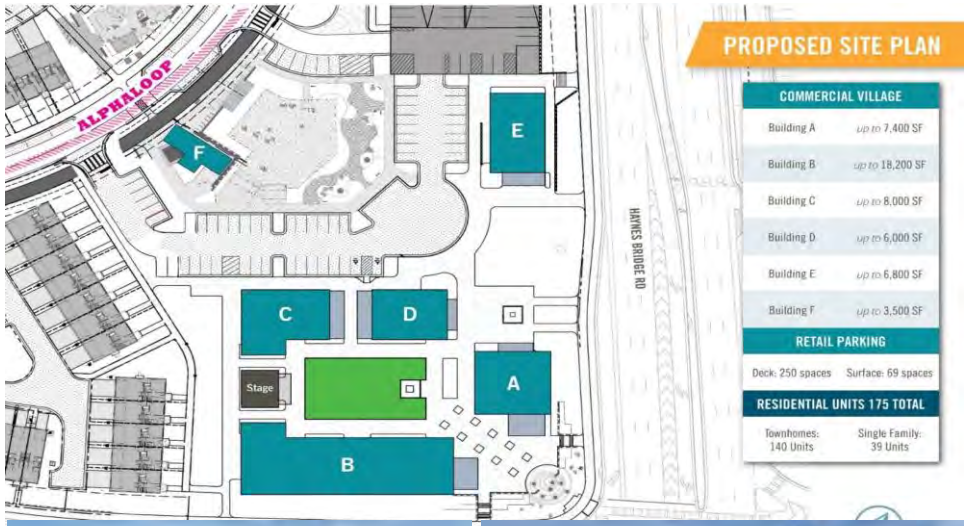
A premiere mixed-use retail center. It is on a greenfield site that was partially developed prior to the recession and picked up out of distress. Open air-town center format with MF units above retail along main street spine. Stole traditional "mall tenants" from older nearby North Point Mall.

Sold in July 2016 for an approximated price of $500MM. Sale included 390,543 square feet of Class-A retail; 105,364 square feet of Class-A office space; 250 luxury apartment units; and a 3.3 acre office development parcel. The retail and office components were 100% leased, and the apartments were 98% leased. The buyer also purchased a 2nd phase of Avalon, which included approximately 90k SF of Class-A retail and 276 additional luxury apartment units.

Source: Noell Consulting Group, CoStar

THE GATHERING

Noell Consulting Group



Retail Overview	
Retail Developed	2025
Owner/Leasing:	Franklin Street
Total SF Offered:	49,900
Est. Vacancy:	100.0%

Est. Mix of Tenants (Occ'd)	
Dry Goods	TBD
Restaurants/Food	TBD
Service	TBD
Entertainment	TBD

Est. Retail SF Allocation (Occ'd)	
Anchor	0
Dining/Food	0
Dry Goods	0
Service	0
Entertainment	0
Total Occupied SF:	0

Anchors / Key Retailers	
Tenant	Size
TBD	7,400
TBD	18,200
TBD	8,000
TBD	6,000
TBD	6,800

Est. Lease Rate Details	
Lease Rates - Int. (NNN)	$55 - $63
Lease Rates - Avg.	$62.5
Pass-Through (taxes, Ins.)	$10 - $15
Terms	5 - 10 years
TI	$75 - $175

Area

Parking: 250 deck spaces and 69 surface spaces for retail parking.

Other:

5 buildings ranging from 3,500 - 18,200 SF with opportunity for 2nd level restaurant patio space. The Gathering Alpharetta is a new 25-acre BrockBuilt mixed-use master planned community.41,000 SF is directly on the Alpha Loop. Retail spaces come back on market in 30 days (delivery in 2026, opening in 2027). Expected to be 50%-60% full by Fall 2025.

Broker thinks rents will likely be in the high $50's.

Source: Noell Consulting Group, CoStar

EDEN GROUNDFLOOR RETAIL

Noell Consulting Group

Retail Overview	
Retail Developed	2024
Owner/Leasing:	Bridger
Total SF Offered:	25,554
Est. Vacancy:	68.2%

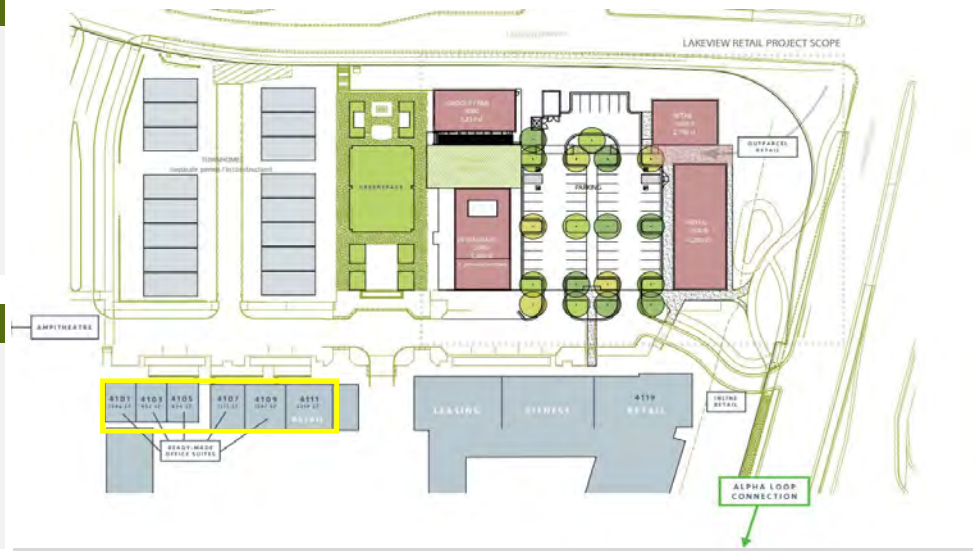
Est. Mix of Tenants (Occ'd)	
Dry Goods	0%
Restaurants/Food	0%
Service	100%
Entertainment	0%

Est. Retail SF Allocation (Occ'd)	
Anchor	0
Dining/Food	0
Dry Goods	0
Service	8,130
Entertainment	0
Total Occupied SF:	8,130

Anchors / Key Retailers	
Tenant	Size
Jetset Pilates	3,193
Exos	4,937

Est. Lease Rate Details	
Lease Rates - Int. (NNN)	$35 - $40
Lease Rates - Avg.	$38
Pass-Through (taxes, Ins.)	$8 - $10
Terms	5 - 10 years
TI	-

Area	
Parking: About 50 surface spaces for the outparcel retail and access to	
Other:	

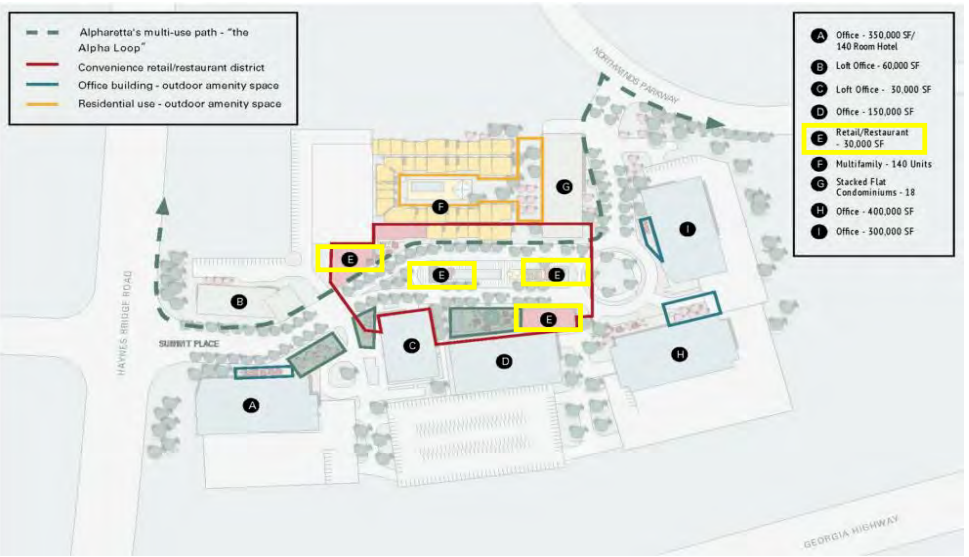


This competitive retail center includes 5,869 SF of ready-made commercial suites and 6,026 SF of retail/restaurant space available below 4-story luxury multi-family residential units. It is connected to the Alpha Loop - a multi-use path looping through Alpharetta and tying to amenities like the Big Creek Greenway, Downtown Alpharetta, and Avalon. It is adjacent to future green space that will serve as a central gathering area for the community. There is also 360,000 SF of planned office space within the Lakeview development. The existing lake is connected to civic space with terraced amphitheater seating. There is an additional 16,500 SF of

Source: Noell Consulting Group, CoStar

NORTHWINDS SUMMIT RETAIL

Noell Consulting Group



Retail Overview	
Retail Developed	2021
Owner/Leasing:	Coro Realty
Total SF Offered:	30,000
Est. Vacancy:	100.0%

Est. Mix of Tenants (Occ'd)	
Dry Goods	TBD
Restaurants/Food	TBD
Service	TBD
Entertainment	TBD

Est. Retail SF Allocation (Occ'd)	
Anchor	0
Dining/Food	0
Dry Goods	0
Service	0
Entertainment	0
Total Occupied SF:	0

Anchors / Key Retailers	
Tenant	Size
TBD	
TBD	
TBD	
TBD	

Est. Lease Rate Details	
Lease Rates - Int. (NNN)	$40
Lease Rates - Avg.	$40
Pass-Through (taxes, Ins.)	$8 - $10
Terms	5 - 10 years
TI	Restaurant

Area	
Parking: Ample parking within adjacent deck and on-street spaces.	
Other:	

There is a 3,875 SF space that is currently available in raw shell condition. Retail audiences come from office workers, residents, and hotel guests. The Alpha Loop is walkable which connects the retail to Avalon, Big Creek Trail, and Downtown Alpharetta. There is about another 25,000 or so SF still proposed.

Source: Noell Consulting Group, CoStar

TOWNHOME APPENDIX

CHISWICK

TOWNHOME COMMUNITY OVERVIEW

Builder:	Empire Communities
Delivery:	2023
Presale:	Mar-23
Type:	Townhomes
Stories	2 & 3-story
Parking Type:	2-car rear entry garages
Spaces/Ratio:	-
HOA Fees:	$275 per month, $3,000 initiation

Summary: New english-style 3-story townhomes in Alpharetta. This community is close to Avalon, Downtown Alpharetta, and has access to the Alpha Loop Trail.

Sales Pace: Sales started in October 2023 and there have been 30 homes sold. This community is averaging **2 sales per month**.

Walk Score: 78 - Very Walkable

PRODUCT PROGRAM

Width Size /Parking	Est. Unit Type	Est. Home Count	Unit Mix	Est. Total Sold/UC	Remaining Inventory / Lots	Est. List Price Range		Weighted Avg. Price	Est. Avg. Price w/ Upgrades	Est. Unit Size Range		Average Size	Effective PSF		Avg. $/SF
24' Rear Entry	3-4B/3.5b	43	100%	30	13	$1,050,000	$1,147,651	$1,103,130	$1,195,130	2,750	2,750	2,750	$382	$417	$401

**The elevator option is $40,000. The extra $45,000 for upgrades includes design upgrades to cabinets, floors, and bathrooms.*

SUMMARY:		**43**	**100%**	**30**	**13**	**$1,050,000**	**$1,147,651**	**$1,103,130**	**$1,195,130**	**2,750**	**2,750**	**2,750**	**$382**	**$417**	**$401**

HOME FINISHES (Vary by upgrade level)

MARKET AUDIENCE

Local buyers are coming from areas like Johns Creek, Milton and within Alpharetta while other buyers are coming from out-of-market entirely. Some of this community is made up of international buyers. 80% of the community is empty-nester/move-down buyers while the other 20% is young professionals.

Amenities

Connection to the Alpha Loop.

SOURCE: Noell Consulting Group, Great Schools

TOWNS ON TOMPSON

Noell Consulting Group

TOWNHOME COMMUNITY OVERVIEW

Builder:	The Providence Group
Delivery:	2023
Presale:	Late 2022
Type:	Townhomes
Stories	2 & 3-story
Parking Type:	2 car garage - front and rear entry options
Spaces/Ratio:	-
HOA Fees:	$235/mo., $1,410 initiation fee

Summary:	A 48-home community in Alpharetta. This community is walkable to Avalon and the Alpha Loop Trail.
Sales Pace:	39 of the 48 townhomes have been sold or are under contract since sales started in late 2022. This community is selling around **2 homes per month**.
Walk Score:	73 - Very Walkable

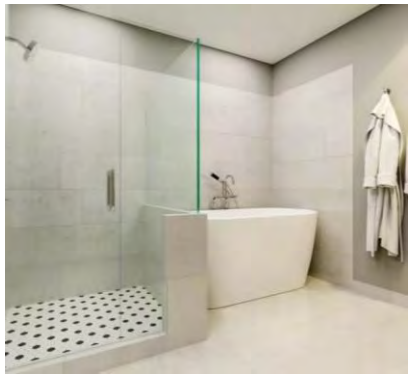
PRODUCT PROGRAM

Width Size /Parking	Est. Unit Type	Est. Home Count	Unit Mix	Est. Total Sold/UC	Remaining Inventory / Lots	Est. List Price Range		Weighted Avg. Price	Est. Avg. Price w/ Upgrades	Est. Unit Size Range		Average Size	Effective PSF		Avg. $/SF
20' - Rear Entry	3B/3.5b	28	58%	24	4	$961,180	$966,055	$963,618	$1,053,618	2,105	2,117	2,111	$457	$456	$456
20' - Front Entry	4B/3.5b	20	42%	15	5	$1,003,970	$1,003,970	$1,003,970	$1,093,970	2,325	2,347	2,336	$432	$428	$430
SUMMARY:		**48**	**100%**	**39**	**9**	**$961,180**	**$1,003,970**	**$980,431**	**$1,073,794**	**2,105**	**2,347**	**2,205**	**$432**	**$456**	**$445**

HOME FINISHES (Vary by upgrade level)

MARKET AUDIENCE

This property is 80/20. 80% being empty-nesters/down sizers and 20% being affluent young professionals. Similar to other TH developments walkable to Avalon.



Amenities

Neighborhood pocket park, walking access to Alpha Loop Trail and Thompson Street Park.

SOURCE: Noell Consulting Group, Great Schools

MAYFAIR ON MAIN

Noell Consulting Group

TOWNHOME COMMUNITY OVERVIEW

Builder:	Blue River Communities
Delivery:	2025
Presale:	-
Type:	Townhomes
Stories	4-story
Parking Type:	2 car-garage - rear entry
Spaces/Ratio:	-
HOA Fees:	$405/mo.

Summary: A new 11-home community located adjacent to the Alpha Loop Trail in the heart of Downtown Alpharetta. There are 13 single-family homes as well. All homes start at $1.3 million. Elevators are standard in homes.

Sales Pace: Could not determine.

Walk Score: 85 - Very Walkable

PRODUCT PROGRAM

Width Size /Parking	Est. Unit Type	Est. Home Count	Unit Mix	Est. Total Sold/UC	Remaining Inventory / Lots	Est. List Price Range		Weighted Avg. Price	Est. Avg. Price w/ Upgrades	Est. Unit Size Range		Average Size	Effective PSF		Avg. $/SF
22' Rear Entry	3B/3.5b	9	100%	8	1	$1,300,000	$1,300,000	$1,300,000	$1,325,000	3,146	3,146	3,146	$413	$413	$413

**The extra $25,000 for upgrades includes design upgrades to cabinets, floors, and bathrooms.*

SUMMARY:		**9**	**100%**	**8**	**1**	**$1,300,000**	**$1,300,000**	**$1,300,000**	**$1,325,000**	**3,146**	**3,146**	**3,146**	**$413**	**$413**	**$413**

HOME FINISHES (Vary by upgrade level)

MARKET AUDIENCE

Buyers at this community were a mix of investors, retirees, and second home buyers.

Amenities

Nature walk and community courtyard.

SOURCE: Noell Consulting Group, Great Schools

THE GATHERING

Noell Consulting Group

TOWNHOME COMMUNITY OVERVIEW

Builder:	Brock Built	**Summary:**	140 townhomes in a community with 179 total homes (39 are SFD). This community is connected to the Alpha Loop Trail and will have future adjacent commercial development. 4.125% with rate buy downs.
Delivery:	2025		
Presale:	CND		
Type:	Townhomes		
Stories	3-story	**Sales Pace:**	Could not determine.
Parking Type:	1 & 2 car-garage - rear entry		
Spaces/Ratio:	-		
HOA Fees:	$275/mo. $2,500 initiation	**Walk Score:**	30 - Car Dependent

PRODUCT PROGRAM

Width Size /Parking	Est. Unit Type	Est. Home Count	Unit Mix	Est. Total Sold/UC	Remaining Inventory / Lots	Est. List Price Range		Weighted Avg. Price	Est. Avg. Price w/ Upgrades	Est. Unit Size Range		Average Size	Effective PSF		Avg. $/SF
22' Rear Entry	2B/2.5b	52	37%	CND		$589,000	$589,000	$589,000	$634,000	1,644	1,644	1,644	$358	$358	$358
22' Rear Entry	4B/3.5b	88	63%			$810,000	$810,000	$810,000	$855,000	2,160	2,160	2,160	$375	$375	$375
SUMMARY:		**140**	**100%**	**-**	**-**	**$589,000**	**$810,000**	**$727,914**	**$744,500**	**1,644**	**2,160**	**1,968**	**$358**	**$375**	**$370**

HOME FINISHES (Vary by upgrade level)

MARKET AUDIENCE

Noell Consulting Group (NCG) could not reach the sales team at The Gathering. NCG visited the development on multiple occasions and found no one on-site. Additionally, numerous calls were placed to the sales team, but no contact was made.

Amenities

Community garden, pond, pocket parks.

SOURCE: Noell Consulting Group, Great Schools

FIREFLY

Noell Consulting Group

TOWNHOME COMMUNITY OVERVIEW

Builder:	Empire Communities
Delivery:	2024
Presale:	Q4 2023
Type:	Townhomes
Stories	3-story
Parking Type:	2 car garage - front and rear entry options
Spaces/Ratio:	-
HOA Fees:	$285/mo.

Summary: A 55-home empire community in Alpharetta. No upgrades were offered, just design packages. Offering 5.875% on a 30 year fixed rate. These floorplans are the same as at Pinecone but these are a discount due to location and being attached.

Sales Pace: Sales started sometime in 2023. Estimated sales pace of **3-4 homes sold per month**.

Walk Score: 31 - Car Dependent

PRODUCT PROGRAM

Width Size /Parking	Est. Unit Type	Est. Home Count	Unit Mix	Est. Total Sold/UC	Remaining Inventory / Lots	Est. List Price Range		Weighted Avg. Price	Est. Avg. Price w/ Upgrades	Est. Unit Size Range		Average Size	Effective PSF		Avg. $/SF
22' Rear Entry	4B/3.5b	39	71%	24	15	$589,553	$591,948	$590,751	$597,251	1,820	1,820	1,820	$324	$325	$325
24' Front Entry	4B/3.5b	16	29%	8	8	$666,783	$690,651	$678,717	$685,217	2,025	2,025	2,025	$329	$341	$335
SUMMARY:		**55**	**100%**	**32**	**23**	**$589,553**	**$690,651**	**$616,341**	**$641,234**	**1,820**	**2,025**	**1,880**	**$324**	**$341**	**$328**

HOME FINISHES (Vary by upgrade level)

MARKET AUDIENCE

The sales team mentioned that cultural buyers are starting to move into Alpharetta. Young professionals are the dominant audience at this community. Buyers are moving from the Buckhead area but also from completely out of market.

Amenities

Bark park and nature trails.

SOURCE: Noell Consulting Group, Great Schools

FINDLEY ROW

Noell Consulting Group

TOWNHOME COMMUNITY OVERVIEW

Builder:	Monte Hewitt
Delivery:	2025
Presale:	-
Type:	Townhomes
Stories	Flats and 2-story
Parking Type:	2 car tandem-garage - rear entry
Spaces/Ratio:	-
HOA Fees:	$480/mo.

Summary:	18 new townhomes in the Northwinds development. The community has access to the Alpha Loop, Downtown Alpharetta, Avalon, & the Big Creek Greenway. This community is a mix of 2-story 2BR townhomes on top of 2BR flats.
Sales Pace:	Sales have not started. The grand opening is expected to be in March 2025.
Walk Score:	20 - Car Dependent

PRODUCT PROGRAM

Width Size /Parking	Est. Unit Type	Est. Home Count	Unit Mix	Est. Total Sold/UC	Remaining Inventory / Lots	Est. List Price Range		Weighted Avg. Price	Est. Avg. Price w/ Upgrades	Est. Unit Size Range		Average Size	Effective PSF		Avg. $/SF
Stacked Flats	2B/2b	6	33%	0	6	$678,900	$678,900	$678,900	-	1,393	1,393	1,393	$487	$487	$487
16' Stacked TH	2B/2.5b	12	67%	0	12	$654,900	$654,900	$654,900	-	1,653	1,653	1,653	$396	$396	$396
SUMMARY:		**18**	**100%**	**0**	**18**	**$654,900**	**$678,900**	**$662,900**	**#DIV/0!**	**1,393**	**1,653**	**1,566**	**$396**	**$487**	**$423**

HOME FINISHES (Vary by upgrade level)

MARKET AUDIENCE

Too early to determine. Expected to be 50% empty-nesters/downsizers and 50% young professionals with some young families.

Amenities

None.

SOURCE: Noell Consulting Group, Great Schools

LAKEVIEW

Noell Consulting Group

TOWNHOME COMMUNITY OVERVIEW

Builder:	Toll Brothers
Delivery:	2025
Presale:	Nov-24
Type:	Townhomes
Stories	4-story
Parking Type:	2 car garage - front and rear entry options
Spaces/Ratio:	-
HOA Fees:	$200/mo.

Summary:	A new Toll Brothers townhome community adjacent to the Eden apartments. All homes are 4-story with elevators. Rate buy downs to 5% at this community.
Sales Pace:	This community has sold 11 homes after starting sales a couple months ago. **Estimated 2.5-3 homes sold per month.**
Walk Score:	27 - Car Dependent

PRODUCT PROGRAM

Width Size /Parking	Est. Unit Type	Est. Home Count	Unit Mix	Est. Total Sold/UC	Remaining Inventory / Lots	Est. List Price Range		Weighted Avg. Price	Est. Avg. Price w/ Upgrades	Est. Unit Size Range		Average Size	Effective PSF		Avg. $/SF
24' Rear Entry	3-4B/4.5b	40	67%	8	32	$999,995	$999,995	$999,995	$1,299,995	3,553	3,553	3,553	$281	$281	$281
24' Front Entry	3-4B/4.5b	20	33%	3	17	$1,054,995	$1,054,995	$1,054,995	$1,354,995	3,732	3,732	3,732	$283	$283	$283

**The extra $300,000 for upgrades includes design upgrades to cabinets, floors, and bathrooms as well as structural upgrades to sliding doors, windows, etc..*

SUMMARY:		**60**	**100%**	**11**	**49**	**$999,995**	**$1,054,995**	**$1,018,328**	**$1,327,495**	**3,553**	**3,732**	**3,613**	**$281**	**$283**	**$282**

HOME FINISHES (Vary by upgrade level)

MARKET AUDIENCE

Mainly 55+ at this community but there are some professional couples as well. The higher price point limits young professionals.

Amenities

Amphitheater, event lawn, lake orientation, fishing pond, and walking trails.

SOURCE: Noell Consulting Group, Great Schools

PINECONE

Noell Consulting Group

TOWNHOME COMMUNITY OVERVIEW

Builder:	Empire Communities
Delivery:	2024
Presale:	Q2 2024
Type:	Townhomes
Stories	3-story
Parking Type:	2 car-garage - rear loaded
Spaces/Ratio:	-
HOA Fees:	$280/mo.

Summary: An 83-home community buy Empire. This community has "detached townhomes" achieving slight premiums to the same attached product at Firefly. Buyers here can use the full Empire design center for upgrades.

Sales Pace: Of the 83 total homes, 5 are currently available and 22 have been sold. Estimated **3 homes sold per month**.

Walk Score: 31 - Car Dependent

PRODUCT PROGRAM

Width Size /Parking	Est. Unit Type	Est. Home Count	Unit Mix	Est. Total Sold/UC	Remaining Inventory / Lots	Est. List Price Range		Weighted Avg. Price	Est. Avg. Price w/ Upgrades	Est. Unit Size Range		Average Size	Effective PSF		Avg. $/SF
22' Rear Entry	4B/3.5b	40	48%	12	28	$636,976	$646,380	$641,678	$669,678	1,820	1,820	1,820	$350	$355	$353
24' Front Entry	4B/3.5b	43	52%	10	33	$711,883	$748,161	$730,022	$758,022	2,025	2,025	2,025	$352	$369	$361
SUMMARY:		83	####	22	61	$636,976	$748,161	$687,447	$713,850	1,820	2,025	1,926	$350	$369	$357

HOME FINISHES (Vary by upgrade level)

MARKET AUDIENCE

The sales team mentioned that cultural buyers are starting to move into Alpharetta. Young professionals are the dominant audience at this community. Buyers are moving from the Buckhead area but also from completely out of market. Some young families at this community too given the "detached product".

Amenities

Clubhouse, pool, and nature trails.

SOURCE: Noell Consulting Group, Great Schools

ECCO PARK

Noell Consulting Group

TOWNHOME COMMUNITY OVERVIEW

Builder:	The Providence Group
Delivery:	2023
Presale:	Jun-22
Type:	Townhomes
Stories	2 & 3-story
Parking Type:	1 & 2 car-garage - rear entry
Spaces/Ratio:	-
HOA Fees:	$240/mo. $2,400 initiation

Summary: This is a new townhome community near the North Point Mall redevelopment. Sales started in spring of 2023. Rental/investor cap is 8%. There were set design packages for this community; very limited upgrades.

Sales Pace: Averaging **3 sales per month.**

Walk Score: 48 - Car Dependent

PRODUCT PROGRAM

Width Size /Parking	Est. Unit Type	Est. Home Count	Unit Mix	Est. Total Sold/UC	Remaining Inventory / Lots	Est. List Price Range		Weighted Avg. Price	Est. Avg. Price w/ Upgrades	Est. Unit Size Range		Average Size	Effective PSF		Avg. $/SF
16' - Rear Entry	2B/2.5b	29	29%	24	5	$561,400	$561,400	$561,400	$572,900	1,674	1,694	1,684	$331	$335	$333
16' - Rear Entry	2B/3.5b	25	25%	21	4	$566,900	$566,900	$566,900	$578,400	1,837	1,886	1,862	$301	$309	$305
20' - Rear Entry	3B/2.5b	25	25%	21	4	$684,200	$684,200	$684,200	$695,700	1,955	2,201	2,078	$311	$350	$329
20' - Rear Entry	3B/3.5b	20	20%	16	4	$706,500	$706,500	$706,500	$718,000	2,268	2,304	2,286	$312	$307	$309

**Typical upgrades included hardwood floors throughout for about $5,500 and a fireplace for $6,000.*

SUMMARY:		**99**	**100%**	**82**	**17**	**$561,400**	**$706,500**	**$623,112**	**$641,250**	**1,674**	**2,304**	**1,950**	**$301**	**$350**	**$320**

HOME FINISHES (Vary by upgrade level)

MARKET AUDIENCE

60%-80% of this community is cultural buyers. The sales agent mentioned that the buyers are privy to the appreciation of their homes as the North Pointe Redevelopment gets completed. 80% of the community is made up of young professionals working in IT and remotely. Average age here is 35.

Amenities

No amenities at this community.

SOURCE: Noell Consulting Group, Great Schools

ASHBURY

Noell Consulting Group

TOWNHOME COMMUNITY OVERVIEW

Builder:	David Weekley Homes
Delivery:	2020
Presale:	2020
Type:	Townhomes
Stories	2 & 3-story
Parking Type:	2 car garages - rear and front entry
Spaces/Ratio:	-
HOA Fees:	$225/mo., $1,350 initiation

Summary: A David Weekley community that delivered in 2020. There is 3-story townhome product as well as 2-story townhome product. This community is located right on the edge of Alpharetta.

Sales Pace: This community delivered at the end of 2020. There is one quick move-in home left to be sold. This community on average sold about **3.5 homes per month**.

Walk Score: 61 - Somewhat Walkable

PRODUCT PROGRAM

Width Size /Parking	Est. Unit Type	Est. Home Count	Unit Mix	Est. Total Sold/UC	Remaining Inventory / Lots	Est. List Price Range		Weighted Avg. Price	Est. Avg. Price w/ Upgrades	Est. Unit Size Range		Average Size	Effective PSF		Avg. $/SF
24' - Front Entry	3B/2.5b	24	18%	23	1	$585,990	$585,990	$585,990	$623,490	2,132	2,132	2,132	$275	$275	$275
24' - Front Entry	3B/2.5b	44	32%	44	0	$591,990	$591,990	$591,990	$629,490	2,133	2,133	2,133	$278	$278	$278
22' - Rear Entry	4B/2.5b	68	50%	68	0	$611,990	$611,990	$611,990	$649,490	2,364	2,386	2,375	$259	$256	$258
SUMMARY:		**136**	**100%**	**135**	**1**	**$585,990**	**$611,990**	**$600,931**	**$634,157**	**2,132**	**2,386**	**2,254**	**$259**	**$278**	**$267**

HOME FINISHES (Vary by upgrade level)

MARKET AUDIENCE

This community sees both empty-nesters and young professionals. The community was 70/30 in favor of young professionals until interest rates went up, now the community flip-flopped to 70/30 in favor of empty-nesters. 25% of this community is also cultural buyers. They are mainly older cultural buyers with no kids or very young cultural buyers with no kids because the Alpharetta elementary school assigned to this community does not get a good score.

Amenities

Gated community, clubhouse, pool, and dog park.

SOURCE: Noell Consulting Group, Great Schools

MULTIFAMILY APPENDIX

HALCYON GRAND

6500 Halcyon Way, Alpharetta GA 30005

OVERVIEW

Developer Name	RocaPoint Partners	App. + Admin. Fee:	$100 / $250
Owner Name	Walton Street Capital, LLC	Pet Fees:	$400, $35/mo
Property Manager Name	RPM - Halcyon Grand	Storage Fees:	$95-$200
Year Built	2020	Parking Fees:	Free, $100 res.
Number Of Stories	4	Parking Type:	Structured parking
Class + Type:	Class-A / Mid-Rise	Total Spaces	400
Walk Score®:	38 - Car Dependent	Spaces/Bed:	1.02

SUMMARY

Market Audience: Generally favors empty nesters and mature singles who want the live-work-play environment - many are buying/selling homes. Majority work nearby (Alpharetta, Cumming), with roughly 25% commuting along 400 to Intown, Midtown, Sandy Springs, etc.

Building Summary: Forsyth County community walkable to Halcyon retail & entertainment. Great access to interstate. Well executed, ample amenities. Finish level competitive with newer Alpharetta product.

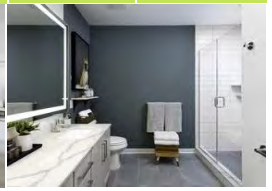
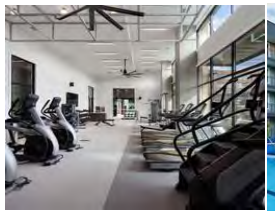
PRODUCT PROGRAM

Unit Type	Unit Count	Unit Mix	Available Units	Percent Leased	Quoted Gross Rent Range	Avg. Rent	Unit Size Range	Weighted Avg. Size	Current Conc.	Quoted Gross $/SF Range	Avg. $/SF
Jr. 1B/1b	28	9%	3	89.3%	$1,639 $1,796	$1,718	603 603	603	$600 off	$2.72 $2.98	$2.85
1B/1b	157	52%	12	92.4%	$1,718 $2,042	$1,892	735 923	780	1BR units,	$2.21 $2.34	$2.42
1B/1b/Den	22	7%	0	100.0%	$2,248 $2,346	$2,275	972 1,024	1,010	$1,500 off	$2.29 $2.31	$2.25
2B/2b	93	31%	6	93.5%	$2,677 $3,533	$2,890	1,082 1,470	1,176	2BR units	$2.40 $2.47	$2.46
SUMMARY:	300	100%	21	93.0%	$1,639 $3,533	$2,213	603 1,470	903		$2.21 $2.98	$2.45

FINISHES AND AMENITIES

Ceiling Height and Finish: 9' ceilings
Lighting and Fixtures: Recessed can lighting, ceiling fans
Flooring: LVT thorughout w/ carpet in bedrooms and tile in baths
Cabinets and Hardware: Shaker-style cabinets
Countertops: Quartz counters, tile backsplash
Appliance Package: SS appliances, smooth-top range
Laundry and Bath Detail: Stackable W/D, shower/tub combos, backlit vanity
Windows and Balconies: Large punch windows
Additional Features: -

Community Features and Amenities: Pool, grills, hammock garden, firepit and lounge, co-working spaces, fitness center, catering kitchen, clubroom, café

Source: Noell Consulting Group, CoStar

AMORANCE

2001 Commerce St, Alpharetta GA 30009

OVERVIEW

Developer Name	South City Partners	App. + Admin. Fee:	$75 / $375
Owner Name	CBRE Investment Management	Pet Fees:	$400, $20/mo
Property Manager Name	Greystar - Amorance	Storage Fees:	$100-$350
Year Built	2018	Parking Fees:	$25/mo per space
Number Of Stories	4	Parking Type:	Contolled access garage
Class + Type:	Class-B / Mid-Rise	Total Spaces	317
Walk Score®:	77 - Very Walkable	Spaces/Bed:	1.22

SUMMARY

Market Audience: Leasing agent states most new traffic is from sellers or those between homes. Many are moving from the North (Connecticut) or from CA and were thinking of buying in the area but like the apartment lifestyle in this location. A solid portion are empty-nesters, but this percentage is reportedly decreasing. Some 20s-30s residents getting rent help from parents. Previous study suggested largest units are most popular.

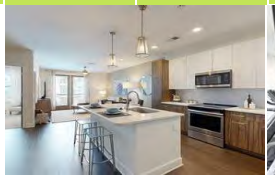
Building Summary: Class-A property in Downtown Alpharetta. Excellent location and amenities. Started pre-leasing April 2018, stabilized Q1 2020. 9 chef-grade restaurants surround the property. Neighboring tenants will include Highland Bakery, Citizen Soul, ramen shop, chocolate shop. Can walk to the Avalon.

PRODUCT PROGRAM

Unit Type	Unit Count	Unit Mix	Available Units	Percent Leased	Quoted Gross Rent Range		Avg. Rent	Unit Size Range		Weighted Avg. Size	Current Conc.	Quoted Gross $/SF Range		Avg. $/SF
1B/1b	67	40%	1	98.5%	$2,297	$2,825	$2,595	675	921	775		$3.07	$3.40	$3.35
1B/1b/Den	9	5%	0	100.0%	$2,636	$2,636	$2,636	898	898	898		$2.94	$2.94	$2.94
2B/2b	71	42%	2	97.2%	$3,042	$4,342	$3,425	1,085	1,560	1,183		$2.78	$2.80	$2.90
2B/2.5b	1	1%	0	100.0%	$3,508	$3,508	$3,508	1,707	1,707	1,707	None	$2.06	$2.06	$2.06
2B/2b/Den	14	8%	0	100.0%	$3,560	$4,620	$3,716	1,603	1,749	1,696		$2.22	$2.64	$2.19
2B/2.5b/TH	5	3%	2	60.0%	$5,381	$5,381	$5,381	1,481	1,481	1,481		$3.63	$3.63	$3.63
2B/2b/TH	1	1%	0	100.0%	$4,562	$4,562	$4,562	2,323	2,323	2,323		$1.96	$1.96	$1.96
SUMMARY:	168	100%	5	97.0%	$2,297	$5,381	$3,141	675	2,323	1,067		$1.96	$3.63	$2.95

FINISHES AND AMENITIES

Ceiling Height and Finish:	10' ceilings
Lighting and Fixtures:	Kitchen pendants, recessed can lighting
Flooring:	Hardwood-style flooring throughout, tile in bath, carpet in bed
Cabinets and Hardware:	Oversized Eueropean flat slab cabinetry
Countertops:	Quartz counters with undermount sinks
Appliance Package:	SS appliances
Laundry and Bath Detail:	Full W/D in all units; bathtubs, some walk-in showers, double vanities
Windows and Balconies:	Oversized punch windows, juliet balconies
Additional Features:	-
Community Features and Amenities:	Expansive fitness center with yoga and spin studio, clubhouse, resort-style pool, outdoor bar, grills, fire pits, private cabanas, outdoor lounge



Source: Noell Consulting Group, CoStar

HAVEN AT AVALON

1213 Avalon Blvd, Alpharetta GA 30009

OVERVIEW

Developer Name	North American Properties	App. + Admin. Fee:	$125 / $395
Owner Name	Prudential	Pet Fees:	$450, $25/mo
Property Manager Name	RangeWater - Haven at Avalon	Storage Fees:	$50-$175
Year Built	2014	Parking Fees:	Incl.
Number Of Stories	5	Parking Type:	Surface/structured
Class + Type:	Class-A / Mid-Rise	Total Spaces	300
Walk Score®:	65 - Somewhat Walkable	Spaces/Bed:	0.85

SUMMARY

Market Audience: Roughly 50% 55+ who have mostly come from the surrounding area. Most are selling homes, renting for a year, then moving into new home (typically downsizing).

Building Summary: High absolute rents have priced out most millennials, but execution & uniqueness in the market has attracted an older crowd. Premium units include exclusive access to Avalon discounts and events. No covered parking, which is big drawback for residents.

PRODUCT PROGRAM

Unit Type	Unit Count	Unit Mix	Available Units	Percent Leased	Quoted Gross Rent Range	Avg. Rent	Unit Size Range	Weighted Avg. Size	Current Conc.	Quoted Gross $/SF Range	Avg. $/SF
1B/1b	145	58%	7	95.2%	$1,887 $2,437	$2,062	789 908	815	None	$2.39 $2.68	$2.53
1B/1b/Den	2	1%	0	100.0%	$2,402 $2,402	$2,402	1,161 1,161	1,161		$2.07 $2.07	$2.07
2B/2b	96	38%	8	91.7%	$2,525 $4,252	$2,996	1,155 1,537	1,250		$2.19 $2.77	$2.40
2B/2.5b/Den/Prem.	7	3%	1	85.7%	$4,382 $4,635	$4,527	1,713 1,728	1,722		$2.56 $2.68	$2.63
SUMMARY:	250	100%	16	93.6%	$1,887 $4,635	$2,492	789 1,728	1,010		$2.07 $2.77	$2.47

** Premium units due to location in community, custom closets, side-by-side fridge with water and ice, upgraded finishes*

FINISHES AND AMENITIES

Ceiling Height and Finish:	9' finished ceilings
Lighting and Fixtures:	Track lighting, kitchen pendants
Flooring:	LVT wood grain flooring throughout w/ carpet in bedrooms
Cabinets and Hardware:	Flat slab wood grain panels
Countertops:	Granite or quartz counters, undermount sinks, tile backsplash
Appliance Package:	SS appliances, Moen kitchen and bath fixtures
Laundry and Bath Detail:	In-unit W/D, frameless walk-in shower
Windows and Balconies:	Punch windows, rouhgly half of the units have balconies
Additional Features:	-
Community Features and Amenities:	Pool, fitness center, outdoor kitchen, courtyard, fire pits, concierge services, micro-offices, conference room

Source: Noell Consulting Group, CoStar

VERANDA AT AVALON

Noell Consulting Group

7165 Avalon Blvd, Alpharetta GA 30009

OVERVIEW

Developer Name	North American Properties	App. + Admin. Fee:	$150 / $375
Owner Name	PGIM, Inc.	Pet Fees:	$499, $25/mo
Property Manager Name	RangeWater - Veranda at Avalon	Storage Fees:	-
Year Built	2017	Parking Fees:	Included, 1 per lease holder
Number Of Stories	5	Parking Type:	Structured
Class + Type:	Class-A / Mid-Rise	Total Spaces	470
Walk Score®:	65 - Somewhat Walkable	Spaces/Bed:	1.24

SUMMARY

Market Audience: The 55+ audience has been prodominant but is starting to become more age balanced. Many are shopping between Veranda and their sister property "Haven". An important differentiator is that parking is included in Veranda's rent. Most are drawn specifically to the Avalon location. Seeing less short-term renters that are purchasing a home in the area. Has seen a lot more young professionals in the last 6 months. Lost a handful of remote workers who were called back into the office in further locations.

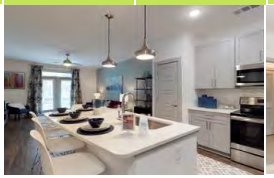
Building Summary: The second rental community at the widely popular Avalon. The leasing manager stated gas cooking, larger terraces and dinner rooms would be the main changes they would make.

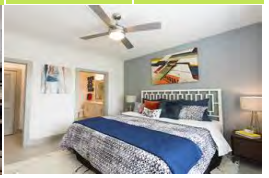
PRODUCT PROGRAM

Unit Type	Unit Count	Unit Mix	Available Units	Percent Leased	Quoted Gross Rent Range		Avg. Rent	Unit Size Range		Weighted Avg. Size	Current Conc.	Quoted Gross $/SF Range		Avg. $/SF
Jr. 1B/1b	2	1%	1	50.0%	$1,978	$1,978	$1,978	619	619	619	None	$3.20	$3.20	$3.20
1B/1b	170	62%	9	94.7%	$2,000	$2,300	$2,150	741	913	840		$2.52	$2.70	$2.56
2B/2b	86	31%	4	95.3%	$2,435	$3,533	$2,865	1,173	1,302	1,253		$2.08	$2.71	$2.29
2B/2b/Prem.	18	7%	3	83.3%	$4,544	$4,672	$4,628	1,283	1,358	1,316		$3.44	$3.54	$3.52
SUMMARY:	276	100%	17	93.8%	$1,978	$4,672	$2,533	619	1,358	998		$2.08	$3.54	$2.54

FINISHES AND AMENITIES

Ceiling Height and Finish:	9' ceilings
Lighting and Fixtures:	Recessed canned lighting in kitchen, ceiling fans In kitchen and bedrooms
Flooring:	Plank flooring throughout, no carpet
Cabinets and Hardware:	Flat slab cabinets
Countertops:	Quartz counters
Appliance Package:	SS appliances, smooth-top range
Laundry and Bath Detail:	Front load W/D
Windows and Balconies:	Balconies in select units
Additional Features:	-
Community Features and Amenities:	Fitness center, dog spa, clubroom, courtyard, pool, grilling stations, rentable offices





Source: Noell Consulting Group, CoStar

THE LIGHTS AT NORTHWINDS

Noell Consulting Group

6000 Summit Plz, Alpharetta GA 30009

OVERVIEW

Developer Name	WSE Development LLC	App. + Admin. Fee:	$85 / $225
Owner Name	TA Realty	Pet Fees:	$400, $20/mo
Property Manager Name	Greystar - The Lights at Northw	Storage Fees:	-
Year Built	2021	Parking Fees:	$100 reserved
Number Of Stories	4	Parking Type:	Structured
Class + Type:	Class-A / Mid-Rise	Total Spaces	-
Walk Score®:	20 - Car Dependent	Spaces/Bed:	-

SUMMARY

Market Audience: There is a lot of WFH at this community. 60%-70% are coming from out-of-state. The vast majority of move-outs are relocating or buying homes. There are 4 kids at this whole property. There has been a decline in wealthy matures renting here, BTR and 55+ communites can steal this audience. Not many

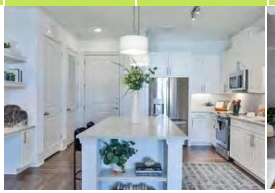
Building Summary: A 2021 community. Monthly fees indlude a $20 amenity fee, $6 pest control, $38 valet trash.

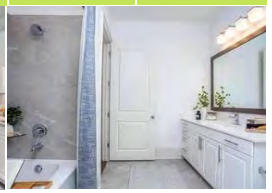
PRODUCT PROGRAM

Unit Type	Unit Count	Unit Mix	Available Units	Percent Leased	Quoted Gross Rent Range	Avg. Rent	Unit Size Range	Weighted Avg. Size	Current Conc.	Quoted Gross $/SF Range	Avg. $/SF
Studio	3	2%	1	66.7%	$2,040 $2,040	$2,040	609 609	609		$3.35 $3.35	$3.35
1B/1b	85	61%	6	92.9%	$1,834 $2,351	$2,183	728 807	776	2 mo. free	$2.52 $2.91	$2.81
2B/1b	4	3%	1	75.0%	$2,541 $2,541	$2,541	939 939	939		$2.71 $2.71	$2.71
2B/2b	48	34%	3	93.8%	$2,616 $3,195	$2,842	1,091 1,390	1,199		$2.30 $2.40	$2.37
SUMMARY:	140	100%	11	92.1%	$1,834 $3,195	$2,416	609 1,390	922		$2.30 $3.35	$2.62

FINISHES AND AMENITIES

Ceiling Height and Finish:	10' ceilings on every floor
Lighting and Fixtures:	Recessed can lighting, some track lighting
Flooring:	Carpet in bedrooms and closet, hardwood-style flooring in main living areas
Cabinets and Hardware:	Shaker-style cabinets
Countertops:	Quartz counters
Appliance Package:	SS appliances, slide-in range, water/ice refrigerator
Laundry and Bath Detail:	In-unit W/D, shower/tub combos
Windows and Balconies:	Select floorplans have juliet blaconies (40%-50% are full balconies)
Additional Features:	Crown molding, tray ceilings
Community Features and Amenities:	Communiy market (bringing in$300-$400/mo), sundeck, rooftop sky lounge, fitness center, pool, conference room, dog spa, outdoor grills, dog park





Source: Noell Consulting Group, CoStar

EDEN AT LAKEVIEW

4115 Lake St, Alpharetta GA 30009-3917

OVERVIEW

Developer Name	Highpoint Development	App. + Admin. Fee:	$85 / $200
Owner Name	Highpoint Development	Pet Fees:	$400, $20/mo
Property Manager Name	Greystar - Eden at Lakeview	Storage Fees:	Varies
Year Built	2024	Parking Fees:	$25 cov., $50 res.
Number Of Stories	4	Parking Type:	Covered garage
Lease Up Pace:	Est. 21 units/month	Total Spaces	508
Walk Score®:	26 - Car Dependent	Spaces/Bed:	1.44

SUMMARY

Market Audience: There are some hybrid workers at this community. People that are moving from within GA want out of the Buckhead lifestyle and are moving further north.

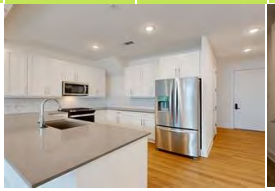
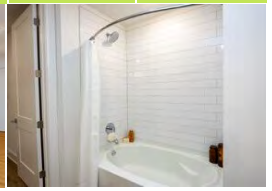
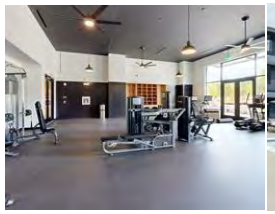
Building Summary: A newer building similar to the subject site in terms of development plans (mix of MF, townhomes, and retail) and its orientation within the Alpharetta core. Monthly fees include $5 for pest $25 for valet trash. Leasing started in March 2024, first move-ins were in April.

PRODUCT PROGRAM

Unit Type	Unit Count	Unit Mix	Available Units	Percent Leased	Quoted Gross Rent Range	Avg. Rent	Unit Size Range	Weighted Avg. Size	Current Conc.	Quoted Gross $/SF Range	Avg. $/SF
1B/1b	158	62%	6	96.2%	$1,999 $2,755	$2,244	640 987	774	One mo. free on 13+ mo. Leases (2BR)	$2.79 $3.12	$2.90
2B/2b	88	35%	14	84.1%	$2,865 $4,498	$3,331	1,093 1,527	1,200		$2.62 $2.95	$2.78
2B/2b/Loft	9	4%	2	77.8%	$3,625 $4,654	$4,005	1,143 1,676	1,378		$2.78 $3.17	$2.91
SUMMARY:	255	100%	22	91.4%	$1,999 $4,654	$2,681	640 1,676	943		$2.62 $3.17	$2.84

FINISHES AND AMENITIES

Ceiling Height and Finish:	9' ceilings
Lighting and Fixtures:	Recessed can lighting
Flooring:	Hardwood-style flooring throughout
Cabinets and Hardware:	Shaker-style cabinets
Countertops:	Quartz counters, tile backsplash
Appliance Package:	SS appliances, gas range, water/ice refrigerator
Laundry and Bath Detail:	Full-size W/D, tub/shower combos and walk-in showers
Windows and Balconies:	All units have balconies
Additional Features:	-
Community Features and Amenities:	Walking trails, amphitheater, gathering lawn, co-working space, pet spa, fitness center, pool, grilling stations, outdoor entertainment kitchen

Source: Noell Consulting Group, CoStar

ECHO AT NORTH POINT CENTER

10105 Westside Pky, Alpharetta GA 30009

OVERVIEW

Developer Name	RangeWater Real Estate	App. + Admin. Fee:	$50 / $150
Owner Name	The Shoptaw Group	Pet Fees:	$300, $15/mo
Property Manager Name	Fogelman - ECHO at North Poir	Storage Fees:	-
Year Built	2017	Parking Fees:	Incl.
Number Of Stories	3	Parking Type:	Surface
Class + Type:	Class-B / Low-Rise	Total Spaces	-
Walk Score®:	38 - Car Dependent	Spaces/Bed:	-

SUMMARY

Market Audience: Would not disclose.

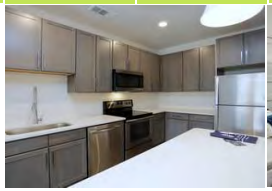
Building Summary: A smaller garden style property that seeks to capitalize on proximity to North Point Mall retail and entertainment. Amenities are well done compared to relatively small community size. Finishes are average.

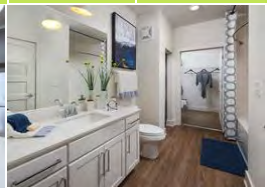
PRODUCT PROGRAM

Unit Type	Unit Count	Unit Mix	Available Units	Percent Leased	Quoted Gross Rent Range		Avg. Rent	Unit Size Range		Weighted Avg. Size	Current Conc.	Quoted Gross $/SF Range		Avg. $/SF
1B/1b	51	46%	3	94.1%	$1,772	$1,942	$1,877	684	758	714		$2.56	$2.59	$2.63
2B/2b	50	45%	4	92.0%	$2,103	$2,433	$2,172	1,025	1,192	1,053	None	$2.04	$2.05	$2.06
3B/3b	10	9%	1	90.0%	$2,882	$2,882	$2,882	1,442	1,442	1,442		$2.00	$2.00	$2.00
SUMMARY:	111	100%	8	92.8%	$1,772	$2,882	$2,101	684	1,442	933		$2.00	$2.59	$2.25

FINISHES AND AMENITIES

Ceiling Height and Finish:	9'+ ceilings
Lighting and Fixtures:	Recessed can lighting, kicthen pendants
Flooring:	Vinyl plank flooring, carpeted bedrooms
Cabinets and Hardware:	Shaker-style cabinets
Countertops:	Quartz counters, faux white marble in bath
Appliance Package:	SS appliances, standard refrigerator, smooth-top range
Laundry and Bath Detail:	In-unit W/D
Windows and Balconies:	Oversized balconies
Additional Features:	-
Community Features and Amenities:	Pool, grilling area, firepit, dog park, dog spa, resident lounge, fitness center, cyber café





Source: Noell Consulting Group, CoStar

AVERLY EAST VILLAGE

2600 Holcomb Bridge Rd, Alpharetta GA 30022-5305

OVERVIEW

Developer Name	ECI Group	App. + Admin. Fee:	$85 / $250
Owner Name	ECI Group	Pet Fees:	$500, $25/mo
Property Manager Name	ECI - The Averly East Village	Storage Fees:	$25+
Year Built	2024	Parking Fees:	$35/mo for reserved
Number Of Stories	3-4	Parking Type:	Surface
Lease Up Pace:	Est. 18 units/month	Total Spaces	-
Walk Score®:	47 - Car Dependent	Spaces/Bed:	-

SUMMARY

Market Audience: There are a few retirees here but it is not too prevalent. 1BR units are mostly single renters. There are a lot of hybrid workers here. About half of renters are new to Georgia. Some preferred employers include ADP, Argos, medical/healthcare, and NCR. There are 10 kids total and 37 is the average age.

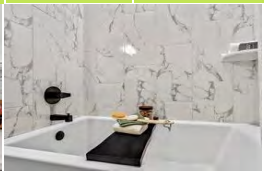
Building Summary: A new ECI deal on the outskirts of Alpharetta. It has open air corridors; it has elevators in the 4-story building. There is a $70-$100 premium for the elvator building/high ceilings. First move-ins were in August 2024. Monthly charges include a $51 community fee, $30 valet trash fee, and $5 pest control.

PRODUCT PROGRAM

Unit Type	Unit Count	Unit Mix	Available Units	Percent Leased	Quoted Gross Rent Range	Avg. Rent	Unit Size Range	Weighted Avg. Size	Current Conc.	Quoted Gross $/SF Range	Avg. $/SF
1B/1b	196	59%	107	45.4%	$1,640 $2,055	$1,777	748 925	787	One mo. free on 13+ mo. leases	$2.19 $2.22	$2.26
2B/2b	119	36%	101	15.1%	$2,325 $2,530	$2,441	1,164 1,190	1,178		$2.00 $2.13	$2.07
2B/2b/Loft	4	1%	4	0.0%	$4,172 $4,172	$4,172	1,769 1,769	1,769		$2.36 $2.36	$2.36
3B/2b	16	5%	13	18.8%	$3,165 $3,280	$3,223	1,397 1,397	1,397		$2.27 $2.35	$2.31
SUMMARY:	335	100%	225	32.8%	$1,640 $4,172	$2,110	748 1,769	966		$2.00 $2.36	$2.18

FINISHES AND AMENITIES

Ceiling Height and Finish:	10' ceilings in 4 story building and top floor of the 3 story building, 8'-9' everywhere else
Lighting and Fixtures:	Kitchen pendants, lighted ceiling fans, recessed cans
Flooring:	Carpet in bedrooms, wood-inspired plank flooring
Cabinets and Hardware:	Shaker-stylec cabinets
Countertops:	Quartz, backsplash
Appliance Package:	SS appliances, water/ice refrigerator, slide-in range
Laundry and Bath Detail:	In-unit W/D, tub/shower combo
Windows and Balconies:	Every unit has a balcony
Additional Features:	-
Community Features and Amenities:	2 story fitness center, pet park, pool, clubroom, outdoor kitchen, business center



Source: Noell Consulting Group, CoStar

CHANDLER RESIDENCES AT SOUTHERN POST

Noell Consulting Group

1055 Alpharetta St SUITE 1500, Roswell GA 30075-3601

OVERVIEW

Developer Name	SJC Ventures	App. + Admin. Fee:	$75 / $300
Owner Name	Armada Hoffler	Pet Fees:	$500, $20/mo
Property Manager Name	Pegasus - Chandler Residences	Storage Fees:	-
Year Built	2024	Parking Fees:	$50/mo
Number Of Stories	5	Parking Type:	Structured parking
Lease Up Pace:	Est. 10 units/month	Total Spaces	201
Walk Score®:	84 - Very Walkable	Spaces/Bed:	1.00

SUMMARY

Market Audience: Most traffic has been local to Roswell with many having followed the project since its inception. Has seen some soon to be empty nesters with high-school aged children. Another solid group has been Divorcees as well as those working from home or commuting to Alpharetta.

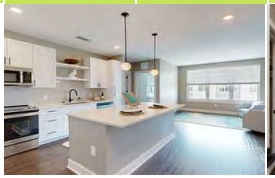
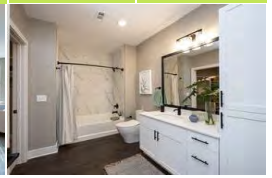
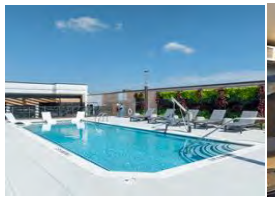
Building Summary: Rental community a part of the larger mixed-use development "Southern Post" which has a strong retail and dining offering as well as office and co-working space. Unit finishes and amenities are well-executed but not as high-end as Vickers. Pre-leasing started in November 2023.

PRODUCT PROGRAM

Unit Type	Unit Count	Unit Mix	Available Units	Percent Leased	Quoted Gross Rent Range	Avg. Rent	Unit Size Range	Weighted Avg. Size	Current Conc.	Quoted Gross $/SF Range	Avg. $/SF
1B/1b	81	59%	3	96.3%	$1,818 $2,600	$2,150	699 807	745	1 month	$2.60 $3.22	$2.89
2B/2b	42	31%	2	95.2%	$3,611 $4,012	$3,713	1,098 1,375	1,167	free on 12+	$2.92 $3.29	$3.18
2B/2.5b/Loft	5	4%	2	60.0%	$4,195 $4,195	$4,195	1,519 1,519	1,519	month	$2.76 $2.76	$2.76
3B/2.5b/TH/G	9	7%	5	44.4%	$4,999 $5,599	$5,363	1,514 1,719	1,605	leases	$3.26 $3.30	$3.34
SUMMARY:	137	100%	12	91%	$1,818 $5,599	$2,915	699 1,719	959		$2.60 $3.30	$3.04

FINISHES AND AMENITIES

Ceiling Height and Finish:	9' ceilings
Lighting and Fixtures:	Recessed can lighting, kitchen pendants
Flooring:	LVT throughout, carpeted bedrooms
Cabinets and Hardware:	White shaker-style cabinets, tile backsplash
Countertops:	Quartz counters
Appliance Package:	SS appliances, water/ice refrigerator, slide-in range
Laundry and Bath Detail:	Tiled tub/shower combo and showers, in-unit W/D
Windows and Balconies:	Oversized windows, balconies in all floorplans except for townhomes
Additional Features:	-
Community Features and Amenities:	Rooftop pool, sky lounge, fitness center, courtyard greenspace, coworking space, clubroom w/ billiards

Source: Noell Consulting Group, CoStar

Docusign Envelope ID: 28C753E4-0A72-48A1-B062-D455138964C6

NOTICE OF DECISION

To: (via electronic mail)
Anna Roach, ARC
Bob Voyles, GRTA
Dick Anderson, GRTA
Sharon Mason, GRTA
Sonny Deriso, GRTA
Christian Schoen, GRTA
Kirk Fjelstul, GRTA

To: (via electronic mail and certified mail)
City of Alpharetta
Mike Greene

From: Jannine Miller, GRTA Executive Director

Copy: (via electronic mail)
Zane Grennell, DCA
Brittany Williams, SRTA/GRTA
Derrick Peevy, SRTA/GRTA
Donald Shockey, ARC
George Doyle, City of Alpharetta
Brenden Pair, GDOT Planning
Megan Wilson, GDOT D7
Landon Perry, GDOT D7
Mike Greene, Applicant. Portman Holdings
Jessica Hill, Troutman, Attorney
Mark Putman, Kimley-Horn
Jim Hamilton, Kimley-Horn
Ana Eiseman, Kimley-Horn
Brianna Saez, Kimley-Horn

Date: March 18th, 2025

RE: Notice of Decision for DRI 4317 Brookside Mixed-Use

Docusign Envelope ID: 28C753E4-0A72-48A1-B062-D455138964C6

Notice of Decision for Request for Non-Expedited Review of DRI 4317 Brookside Mixed-Use

The purpose of this notice is to inform Mike Greene (the Applicant) and City of Alpharetta (the Local Government), the Georgia Regional Transportation Authority (GRTA) Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding Development of Regional Impact (DRI) 4317 Brookside Mixed-Use (the DRI Plan of Development). GRTA has completed a non-expedited Review for the DRI Plan of Development pursuant to Section 4.2.3 of the *GRTA DRI Review Procedures* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Section 4.3. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless substantial construction of the proposed DRI has been commenced during this ten (year) period.

The notice of decision is based on a review of the applicant's DRI Review Package received by GRTA on February 7th, 2025. The review package includes: the site development plan (Site Plan) dated December 2nd, 2024 titled "Brookside West Redevelopment" prepared by Kimley-Horn, the Transportation Study dated February 2025 prepared by Kimley-Horn received by GRTA on February 7th, 2025 and the DCA Initial and Additional forms filed on December 9th, 2025 and February 6th, 2025.

Pursuant to Section 5 of the *GRTA DRI Review Procedures* the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) Business Days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Section 5 of the *GRTA DRI Review Procedures*. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will schedule the appeal hearing according to the timeline established in Section 5.1.2 of the *GRTA DRI Review Procedures.*

DocuSigned by:
Jannine Miller
C2ABEB312926471...

Jannine Miller
Executive Director
Georgia Regional Transportation Authority

Docusign Envelope ID: 28C753E4-0A72-48A1-B062-D455138964C6

Attachment A – General Conditions

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings, uses, and existing and future pedestrian access points.
- Coordinate with the City of Alpharetta to identify opportunities for future connections to the Big Creek Greenway and to existing and proposed Brookside Trail alignments.
- Coordinate with MARTA to identify opportunities to enhance existing or proposed bus stops adjacent to the project site.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Roadway Improvements

- Coordinate with the City of Alpharetta during permitting to identify wayfinding opportunities internal to the site directing vehicular traffic to efficient routes to/from SR 400.

Old Milton Parkway (SR 120) at Site Driveway A (Intersection 7)

- Reconstruct Driveway A to operate as a right-in-right-out driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

Brookside Parkway at Site Driveway B (Intersection 8)

- Reconstruct Driveway B to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

Brookside Parkway at Site Driveway C (Intersection 9)

- Reconstruct Driveway C to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

Docusign Envelope ID: 28C753E4-0A72-48A1-B062-D455138964C6

Attachment B – Required Elements of the DRI Plan of Development

Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All “Proposed Conditions of Approval to GRTA Notice of Decision” set forth in Attachment A are provided.

Docusign Envelope ID: 28C753E4-0A72-48A1-B062-D455138964C6

Attachment C – Required Improvements to Serve the DRI

As defined by the *GRTA DRI Review Procedures,* a "Required Improvement means a land transportation service or access improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI."

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

Section 1:

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings, uses, and existing and future pedestrian access points.
- Coordinate with the City of Alpharetta to identify opportunities for future connections to the Big Creek Greenway and to existing and proposed Brookside Trail alignments.
- Coordinate with MARTA to identify opportunities to enhance existing or proposed bus stops adjacent to the project site.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Roadway Improvements

- Coordinate with the City of Alpharetta during permitting to identify wayfinding opportunities internal to the site directing vehicular traffic to efficient routes to/from SR 400.

Old Milton Parkway (SR 120) at Site Driveway A (Intersection 7)

- Reconstruct Driveway A to operate as a right-in-right-out driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

Brookside Parkway at Site Driveway B (Intersection 8)

- Reconstruct Driveway B to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

Brookside Parkway at Site Driveway C (Intersection 9)

- Reconstruct Driveway C to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

Section 2:

Roadway Improvement Conditions to GRTA Notice of Decision:

- None

Community Zoning Information Meeting (CZIM) January 8, 2025

Please sign-in and leave your comments and/or concerns.

CLUP-25-01/MP-25-03/Z-25-02/CU-25-03/V-25-02 / Portman/Brookside MP Pod A

NAME	ADDRESS	COMMENTS
	No Comments	

Community Zoning Information Meeting (CZIM) February 12, 2025

Please sign-in and leave your comments and/or concerns.

MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02 / Portman/Brookside MP Pod A

NAME	ADDRESS	COMMENTS
	No	Comments

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: Brookside West Redevelopment
MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02

Contact Name: Jessica Hill or Mike Greene

Telephone: (404) 885-3925 (JH)
(404) 614-5416 (MG)

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 property owners within 500 feet of the property were contacted by letter regarding the application. Attached is a copy of the letter sent and the certificate of mailing confirming the parties receiving the letter.

The applicant participated in the Community Zoning Information meetings held on January 8, 2025 and February 12, 2025. No one attended either meeting to discuss the project with the applicant.

The applicant also hosted a virtual meeting on January 29, 2025 and invited the owners within 500 feet of the property. No one attended the virtual meeting to discuss the project with the applicant.

Also enclosed is a copy of the sign in sheet from the February 12th CZIM.

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.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [x] 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: Jessica Hill

Date: February 13, 2025

Print Form

JANUARY 14, 2025 LETTER
and
CERTIFICATE OF MAILING

Troutman Pepper Locke LLP
600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308-2216

troutman.com

Jessica L. Hill
D 404.885.3925
jessica.hill@troutman.com

January 14, 2025

VIA U.S. MAIL

RE: Rezoning, Comprehensive Plan Amendment, Conditional Use, Master Plan Amendment, and Concurrent Variances – 3625 and 3655 Brookside Parkway - MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02

Dear Property Owner

You are receiving this letter because you own property within 500 feet of property proposed to be rezoned. No zoning change is proposed on your property.

I represent Portman Holdings, LLC, who plans to redevelop portions of the existing Brookside One and Two office park with a master planned mixed use development. Currently the property is zoned O-I (Office Institutional) and the proposed zoning district is MU (Mixed Use). The new development will include 56,000 square feet of commercial uses, 130,000 square feet of existing office, 69 for-sale townhomes, and 332 for-rent multifamily units. In addition to the rezoning, (i) a comprehensive land use plan amendment is requested from Corporate Office to Mixed Use, (ii) a conditional use permit is requested to allow the proposed uses, (iii) a master plan amendment is requested to update the Brookside Master Plan to align with the proposal; and (iv) variances are requested to the Unified Development Code Sections 2.2.20(D) and 2.5 to reduce the minimum area of the mixed use development and reduce parking requirements respectively.

As a part of the rezoning application process, the City of Alpharetta requires that the applicant to engage in a public participation plan. A meeting to discuss the application and the proposed development has been scheduled on **Wednesday, January 29th @ 6pm**. The meeting will take place virtually. The meeting details are:

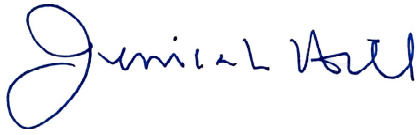
Microsoft Teams
https://teams.microsoft.com
Meeting ID: 278 934 510 550
Passcode: fP7nL9EE

Dial in by phone
+1 945-468-5504
Passcode: 435112464#

You are invited to attend this meeting to learn more about the project and we hope to see you there.

Additionally, a Community Zoning Information Meeting (CZIM) will be held on **February 12th @ 6pm** in the Community Room at Alpharetta City Hall located at 2 Park Plaza, Alpharetta, GA 30009. Public hearings regarding the application will be held on **Thursday, April 3rd @ 6:30pm** and **Monday, April 28th @ 6:30pm** before the Planning Commission and City Council, respectively. The Planning Commission and City Council hearings are also held at Alpharetta City Hall in the Council Chambers. If you have any questions about the application or proposal, please contact me at jessica.hill@troutman.com or (404) 885-3925.

Sincerely yours,



Jessica L. Hill

UNITED STATES POSTAL SERVICE®

Certificate of Mailing — Firm

Jessica Lee Hill, Esq.
Troutman Pepper Locke LLP
600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308

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TOTAL NO. of Pieces Received at Post Office™

Postmaster, per *(name of receiving employee)*

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USPS ATLANTA, GA 30304

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Postmark with Date of Receipt.

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US POSTAGE

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	WALTERS PROPERTIES LLC 2435 OLD ALABAMA RD ROSWELL GA 30076				
2.	KATHRYN CARR PROPERTY HOLDINGS LLC 3526 OLD MILTON PKY ALPHARETTA GA 30005				
3.	KATHRYN REEDER 3530 OLD MILTON PKWY ALPHARETTA GA 30005				
4.	WILLIAM L BUCHANAN 3534 OLD MILTON PKWY ALPHARETTA GA 30005				
5.	HIGH HOPES PROPERTIES LLC 6435 LAKEAIRES DR CUMMING GA 30040				
6.	PAXIN SEBASTIAN SAM 3540 OLD MILTON PKY ALPHARETTA GA 30005-4459				

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3.	LSC CAPITAL LLC 1030 CAMBRIDGE SQ STE C ALPHARETTA GA 30009				
4.	PINKERTON FINANCIAL RESOURCES LLC 3548 OLD MILTON PKY ALPHARETTA GA 30005				
5.	TAIBIO PROPERTIES LLC 3156 ST IVES COUNTRY CLUB PKWY JOHNS CREEK GA 30097				
6.	DELOS REAL INVESTMENTS LLC 1065 BUXTON WAY ALPHARETTA GA 30004				

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2.	EMPYREAN LLC 178 SOUTH MAIN ST STE 250 ALPHARETTA GA 30009				
3.	STEPHEN A ORTON 1125 LIBERTY GROVE RD ALPHARETTA GA 30004				
4.	KEW RAY LLC 3568 OLD MILTON PKY ALPHARETTA GA 30005				
5.	JTK III LLC 3570 OLD MILTON PKY ALPHARETTA GA 30009				
6.	CJ & LJ LLC 8050 BROOKWOOD WAY CUMMING GA 30041				

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2.	OLIVAE LLC 565 HANLON WAY ALPHARETTA GA 30009				
3.	COMPASS REAL ESTATE SERVICES LLC 6035 SOUTHHARD TRC CUMMING GA 30040				
4.	NORTH ATLANTA PSYCHIATRY INC 7902 AMAWALK CIR DULUTH GA 30097				
5.	HEALTH CARE PARTNERS OF GEORGIA LLC 3584 OLD MILTON PKY ALPHARETTA GA 30005				
6.	THE MARINETTE BOGERT REVOCABLE LIVING TRUST 574 VAILL POINT RD SAINT AUGUSTINE FL 32086				

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2.	OMC ENTERPRISES LLC 3590 OLD MILTON PKY ALPHARETTA GA 30005				
3.	OMC ENTERPRISES LLC 3592 OLD MILTON PKY ALPHARETTA GA 30005				
4.	CHAMRAIL INVESTMENT L P 540 LAUREL OAKS LANE MILTON GA 30004				
5.	CITY OF ALPHARETTA 0 OLD MILTON PKY				
6.	SG MOB HOLDINGS LLC 2 SOUTH MAIN ST ALPHARETTA GA 30004				

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2.	NILTON YANEZ 3514 OLD MILTON PKY ALPHARETTA GA 30005				
3.	PRIMESOFT AMERICA INC 3510 VAUGHAN DR CUMMING GA 30041				
4.	SHASHA LI 3518 OLD MILTON PKY ALPHARETTA GA 30005				
5.	ALBERT J JR DIVAGNO & SELENA E DIVAGNO 3502 OLD MILTON PKY ALPHARETTA GA 30005				
6.	JANET GOETHE P O BOX 813068 SMYRNA GA 30081				

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2.	PSC HOLDINGS ALPHARETTA LLC 11745 BENTHAM CT ALPHARETTA GA 30005				
3.	FOAMWORKS ALPHARETTA LLC P O BOX 368 ROSWELL GA 30077				
4.	CH RETAIL FUND II ATLANTA OLD MILTON 3819 MAPLE AVE DALLAS TX 75219				
5.	TOUCHMARK NATIONAL BANK 3651 OLD MILTON PKWY ALPHARETTA GA 30005				
6.	LOYALTY OLD MILTON PROPERTY LLC 3324 PEACHTREE RD # 3005 ATLANTA GA 30326				

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2.	JD LD ATLANTA LLC P.O. BOX 7555 REDLANDS CA 92375-0555				
3.	BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA 270 WASHINGTON ST SW, STE 6122 ATLANTA GA 30334				
4.	GEORGIA STATE UNIVERSITY 1 PARK PL S # 533 ATLANTA GA 30303				
5.	THE CITY OF ALPHARETTA 2 S MAIN ST ALPHARETTA GA 30009				
6.	CITY OF ALPHARETTA 287 SOUTH MAIN ST ALPHARETTA GA 30004				

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EMPYREAN LLC
178 SOUTH MAIN ST STE 250
ALPHARETTA GA 30009

CZIM SIGN IN SHEET

Community Zoning Information Meeting (CZIM) January 8, 2025

Please sign-in and leave your comments and/or concerns.

CLUP-25-01/MP-25-03/Z-25-02/CU-25-03/V-25-02 / Portman/Brookside MP Pod A

NAME	ADDRESS	COMMENTS
	No Comments	

Community Zoning Information Meeting (CZIM) February 12, 2025

Please sign-in and leave your comments and/or concerns.

MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02 / Portman/Brookside MP Pod A

NAME	ADDRESS	COMMENTS
	No Comments	

From: Woodman, Michael
To: Taylor, Elicia
Subject: FW: Brookside Park trail and Aggressive Security Guard
Date: Wednesday, April 9, 2025 10:41:55 AM

[redacted]

[redacted]

From: Soizic Michaud [redacted]
Sent: Tuesday, April 8, 2025 10:10 PM
To: mgreene@portmanholdings.com; greta.miller@bridgeig.com; Woodman, Michael <mwoodman@alpharetta.ga.us>; Borden, Brian <bborden@alpharetta.ga.us>; Schroeder, Bret <bschroeder@alpharetta.ga.us>; COA Recreation <recreation@alpharetta.ga.us>; Rodgers, Morgan <mrodgers@alpharetta.ga.us>; graham.little@cbre.com; jessica.doyle@cbre.com
Subject: Brookside Park trail and Aggressive Security Guard

This message needs your attention

- This is a personal email address.
- This is their first email to the City of Alpharetta.

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Dear Mike Greene and City of Alpharetta Officials,

I am writing as a long-time Alpharetta resident—my family and I have proudly called this city home for the past 14 years. One of the main reasons we chose Alpharetta and continue to love living here is the strong sense of community and our shared access to nature. The Brookside public park and trails have been a treasured part of our family's life for over a dozen years, especially during the Covid years.

My daughter and their friends have grown up riding their bikes along those trails, catching their first fish in the pond, and even scooping up tadpoles to watch their transformation into frogs—a fun and educational tradition for the neighborhood kids. Just last weekend, we collected a few tadpoles and a small container of pond water to teach the children about this amazing natural process. It's been a joyful, hands-on experience that connects them to the outdoors and builds an appreciation for our city's environment.

That's why this evening's incident was so disheartening.

While trying to go collect a bit of water from the pond, we encountered an extremely aggressive and rude security guard. Without any opportunity for conversation or clarification, he immediately threatened to tow our cars (few other people were parked there

as well) and have us arrested—right in front of our children. The entire experience was upsetting and unnecessary. We, along with another local family, were simply doing what countless Alpharetta families have done for years: parking respectfully at the back of the lot to access the public trails maintained by our city.

We understand that the parking lot is private property, but this has never been an issue before. For years, the local community has accessed the trails peacefully and respectfully. Please inform the community if this well known parking location to access the trail is not allowed anymore for the alpharetta residents. With the recent city-funded improvements to the Big Creek area—which previously caused flooding—many residents are returning to enjoy the revitalized space. It's a beautiful area once again, and it undoubtedly enhances the value of the adjacent Brookside office property.

That brings me to the larger concern regarding the ongoing rezoning process for the Brookside property. With increased interest in this area from both the city and developers, it's important that residents receive clarity on a few points:

1. **Where are residents supposed to park to access the Brookside trails and city-maintained pond?**
2. **Has the topic of community access and parking been discussed as part of the rezoning process?**
3. **Why did nearby neighborhoods, such as mine—less than a mile from the property—not receive any rezoning notifications?**
4. **Will the community be allowed to voice their concerns at the April 28th meeting?**
5. **Will the pond be protected from construction runoff?**
6. **Will safe, free public parking be provided for continued access to the park and trails?**

These are not just policy questions—they speak to the heart of what makes Alpharetta a great city: thoughtful planning, access to green space, and a commitment to fostering strong, connected communities.

With the city considering additional investments in the Brookside/Parkbrooke trail system and the goals outlined in the Horizon 2040 Comprehensive Plan—including improved pedestrian and bicycle connectivity—it is crucial that we ensure continued and unthreatened access to this public resource, where we can safely walk in nature without being attacked verbally and threats of arrest by a security guard hired by the property.

I respectfully request that the city and Portman Holdings address these concerns and provide reassurance to the residents of Alpharetta that access to our cherished Brookside park and trails will not be compromised by development. Please communicate with your security guard from St. Moritz Security Services and let him know that in this city we treat

each other with respect, especially in front of children. We have no problem refraining from parking there going forward, but the way we were told to leave was completely out of line, and clear signage should be added to inform the community—who has parked in that area for many years—of the change.

Thank you for your time, attention, and commitment to our community. I look forward to your response.

Warm regards,

Soizic Michaud

Bridge Pointe Neighborhood

Troutman Pepper Locke LLP
Bank of America Plaza, 600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308, UNITED STATES OF AMERICA

troutman.com

Jessica L. Hill
jessica.hill@troutman.com

March 25, 2025

City of Alpharetta
c/o Planning & Zoning Division
2 Park Plaza
Alpharetta, GA 30009
Attn: Michael Woodman

RE: Brookside Redevelopment – 3625 and 3655 Brookside Parkway
MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02

Dear Michael:

Enclosed please find the following revised or additional application materials:

- Revised Letter of Intent;
- Revised Applicant Request Page from Application; and
- Revised Variance Review Standard Responses.

The only update is to align the percentage in the variance requested for shared parking with the shared parking study previously submitted.

Sincerely,

Jessica L. Hill

Enclosures

Troutman Pepper Locke LLP
Bank of America Plaza, 600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308, UNITED STATES OF AMERICA

troutman.com

Jessica L. Hill
jessica.hill@troutman.com

March 25, 2025

City of Alpharetta
c/o Planning & Zoning Division
2 Park Plaza
Alpharetta, GA 30009

RE: Letter of Intent for Application for Rezoning, Comprehensive Plan Amendment, Master Plan Amendment, and Concurrent Variances Brookside Redevelopment – 3625 and 3655 Brookside Parkway MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02

Dear City of Alpharetta,

Portman Holdings, LLC is requesting a rezoning of the 19.68 acre property located at 3625 and 3655 Brookside Parkway in the City of Alpharetta (the "Property"). The proposal is to rezone the property from O-I office institutional to MU mixed use to allow the partial redevelopment of the property with a mixed use development consisting of commercial and semi-public space, for-sale townhomes, multifamily rental units and office. The office use is existing and will remain. The property is currently improved with two office buildings that are part of the Brookside One and Two office park. The proposed development will include a mix of residential and commercial space including:

- 60,000 square feet of commercial and semi-public space;
- 75 for-sale attached dwellings;
- 335 multifamily units; and
- 130,000 square feet office use (existing).

Enclosed with this application is a conditional use permit response that includes all conditional uses requested as a part of the MU zoning district approval.

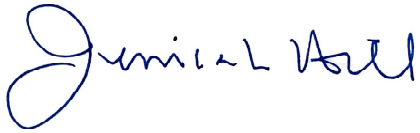
The property will be accessed by vehicles and pedestrians from both Old Milton Parkway and Brookside Parkway and includes pedestrian access to the Brookside Park. The project will provide open spaces including multiple plazas surrounded by commercial uses and will maintain a recently developed amenity space at the property that connects the development to Brookside Park. These open spaces will be accessible to the public.

The expected phasing of the development of the Property pursuant to Section 2.2.20.F reflects construction of the parking deck, for-rent multifamily dwellings and commercial/semi-public uses first. The for-sale townhomes will be a second phase due to the need to replace the surface parking for the existing office in the new parking deck.

In addition to the rezoning request, this application also requests (a) to amend the Future Land Use Map of the Comprehensive Plan for the property from CO corporate office to MU mixed use, (b) to amend the existing Brookside Master Plan to be aligned with this proposal, (c) to approve conditional use permits for the proposed uses, and (d) to approve three concurrent variances as follows: (i) variance from Section 2.2.20.D to reduce the required minimum area from 25 acres to 19.68 acres; (ii) variance from Section 3.5.2.G to reduce the minimum distance requirement between curb cuts on arterial and collector streets from 300 feet to 53 feet and 290 feet for new curb cuts on Brookside Parkway and (iii) variance from Section 2.5.2 to increase the shared parking reduction from 25 percent to 30 percent.

Thank you for your consideration of this application.

Sincerely,



Jessica L. Hill

Applicant Request And Intent

What is the proposed use(s) of the property?

The proposed use of the property is office, residential use, including for sale attached dwellings and for rent multifamily dwellings and commercial and semi-public uses such as restaurant and retail uses. The MU zoning district lists all uses as conditional uses so the full list of requested uses is provided in the conditional use request attachment incorporated in this application.

Applicant's Request (Please itemize the proposal):

1. Request to rezone the subject property from O-I office institutional to MU mixed use district.
2. Request to amend the Future Land Use Map of the Comprehensive Plan for the subject property from CO corporate office to MU mixed use.
3. Request to amend the Brookside Master Plan (MP-97-06) to allow the proposed scope of development.
4. Request for conditional use approval for the proposed uses.
5. Request three variances as follows:
   (i) Variance from Section 2.2.20.D to reduce the required minimum area from 25 acres to 19.68 acres;
   (ii) Variance from Section 3.5.2.G to reduce the minimum distance requirement between curb cuts from 300 feet to 53 feet and 290 feet on Brookside Parkway; and
   (iii) Variance from Section 2.5.2 to increased the shared parking reduction from 25 percent to 30 percent.

Applicant's Intent *(Please describe what the proposal would facilitate)*:

The zoning proposal contemplates replacing an existing, dated, surface parked office development with a mixed use development including residential, office and commercial and semi-public uses.

VARIANCE REVIEW STANDARDS – SECTION 4.5.4

This application requests the following variances:

(i) Variance from Section 2.2.20.D to reduce the required minimum area from 25 acres to 19.68 acres;
(ii) Variance from Section 3.5.2.G to reduce the minimum distance requirement between curb cuts on arterial and collector streets from 300 feet to 53 feet and 290 feet for new curb cuts on Brookside Parkway; and
(iii) Variance from Section 2.5.2 to increase the shared parking reduction from 25 percent to 30 percent.

The variances requested meet all of the four individual criteria provided to allow the granting of a variance as hereinafter described.

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

- **Reduction in minimum site area**— The property is a large, unusually shaped property located at a prominent intersection at Old Milton Parkway and Brookside Parkway. The adjacent property is located in the floodplain and includes Big Creek. The 19.6 acre size of the property does not meet the minimum 25 acres, however, a large portion of the the adjacent property is undevelopable and owned by the City of Alpharetta as Brookside Park. The other adjacent properties are a branch bank that is too small in size to meet the minimum 25 acres and Georgia State University's Alpharetta Center. There is no opportunity to increase the size of the property due to shape of the property, the abutting natural features and adjacent uses.
- **Reduction in driveway spacing requirement—** Due to the size of the project and the mix of uses proposed, multiple access points are necessary for circulation. The applicant has located the two proposed curb cuts as far apart as possible taking into account the impact on adjacent properties and sight distance.
- **Increase in the shared parking reduction percentage –** Due to the size of the property, a robust mix of uses is accommodated on the property which generates an increased opportunity for shared parking. The parking study submitted with the application supports the requested shared parking percentage based on customary demand.

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

- **Reduction in minimum site area**— The property is sizeable enough to accommodate a quality mixed use development as proposed in this application. Given the mix of uses in the immediate area and the proximity to Brookside Park, requiring the minimum 25 acre size would create an unnecessary hardship.
- **Reduction in driveway spacing requirement—**Brookside Parkway is a short, jug handle road connecting at two points to Old Milton Parkway and serving various existing office and institutional uses. The southern curb cut proposed provides access to the proposed townhomes and from a volume perspective is expected to be less utilized than the northern access on Brookside Parkway or the main entry point on Old Milton Parkway. From a planning perspective, however, the townhomes need an access point that is separate from the more intense office, multifamily and commercial

uses in the project. Given the minimal expected impact of the curb cut, not granting the relief requested would create an unnecessary hardship.

- **Increase in the shared parking reduction percentage –** The parking study demonstrates that the requested shared parking percentage will still satisfy the parking demand. To require more parking would create an unnecessary hardship on the project.

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

- **Reduction in minimum site area**— As noted above, the adjacency to Brookside Park and the Big Creek Greenway make the site an ideal location for added residential use. Further, the development fabric in the area supports having a mix of uses including the office and commercial uses proposed by this application. The proposed commercial uses will activate the nearby office uses and provide new dining and shopping opportunities for the nearby residents to the east and south.
- **Reduction in driveway spacing requirement—**The nature of Brookside Parkway and also the expected limited use of the proposed southern curb cut on Brookside Parkway create unique circumstances. These circumstances impair the use and usability of the property.
- **Increase in the shared parking reduction percentage –** The size of the property and its location make the property uniquely situated for an active mixed use project. The increased shared parking percentage is reflective of the expected scope of use.

(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.

- **Reduction in minimum site area**— The minimum acreage size for the MU development is intended to provide ample area for a truly mixed use project and limit the locations where the MU zoning district may be accommodated. This location already includes a mix of uses in the immediate area with close proximity to Georgia 400. The development proposal meets the spirit and intent of the MU district allowing the variance in the site size would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Code.
- **Reduction in driveway spacing requirement—**The driveway spacing relief will accommodate a secondary access point targeted toward the townhome use proposed on the property. Not providing this secondary access would result in more detriment to the public good than granting the relief.
- **Increase in the shared parking reduction percentage –** The project has been designed to meet the applicable parking demand. The parking study included in the application demonstrates how the parking demand will be met. Granting the relief requested will not impact the public good or impair the purpose and intent of Alpharetta's ordinances.

Troutman Pepper Locke LLP
Bank of America Plaza, 600 Peachtree Street NE, Suite 3000
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Jessica L. Hill
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March 21, 2025

City of Alpharetta
c/o Planning & Zoning Division
2 Park Plaza
Alpharetta, GA 30009
Attn: Michael Woodman

RE: Brookside Redevelopment – 3625 and 3655 Brookside Parkway
MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02

Dear Michael:

Enclosed please find the following revised or additional application materials:

- Revised Letter of Intent;
- Revised Applicant Request Page from Application;
- Revised Variance Review Standard Responses;
- Revised Site Plan;
- Revised Phasing Plan;
- Revised Architectural Plans from SK+I; and
- Revised Landscape Plans from Core.

The proposal has been updated to remove the landscape strip variance requested along Old Milton Parkway and also to generally refine the plans based on staff comments. Please amend the above captioned application with the enclosed materials and let me know if you have any questions regarding the changes.

Sincerely,

Jessica L. Hill

Enclosures

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Bank of America Plaza, 600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308, UNITED STATES OF AMERICA

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Jessica L. Hill
jessica.hill@troutman.com

March 21, 2025

City of Alpharetta
c/o Planning & Zoning Division
2 Park Plaza
Alpharetta, GA 30009

RE: Letter of Intent for Application for Rezoning, Comprehensive Plan Amendment, Master Plan Amendment, and Concurrent Variances Brookside Redevelopment – 3625 and 3655 Brookside Parkway MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02

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Enclosed with this application is a conditional use permit response that includes all conditional uses requested as a part of the MU zoning district approval.

The property will be accessed by vehicles and pedestrians from both Old Milton Parkway and Brookside Parkway and includes pedestrian access to the Brookside Park. The project will provide open spaces including multiple plazas surrounded by commercial uses and will maintain a recently developed amenity space at the property that connects the development to Brookside Park. These open spaces will be accessible to the public.

The expected phasing of the development of the Property pursuant to Section 2.2.20.F reflects construction of the parking deck, for-rent multifamily dwellings and commercial/semi-public uses first. The for-sale townhomes will be a second phase due to the need to replace the surface parking for the existing office in the new parking deck.

In addition to the rezoning request, this application also requests (a) to amend the Future Land Use Map of the Comprehensive Plan for the property from CO corporate office to MU mixed use, (b) to amend the existing Brookside Master Plan to be aligned with this proposal, (c) to approve conditional use permits for the proposed uses, and (d) to approve three concurrent variances as follows: (i) variance from Section 2.2.20.D to reduce the required minimum area from 25 acres to 19.68 acres; (ii) variance from Section 3.5.2.G to reduce the minimum distance requirement between curb cuts on arterial and collector streets from 300 feet to 53 feet and 290 feet for new curb cuts on Brookside Parkway and (iii) variance from Section 2.5.2 to increase the shared parking reduction from 25 percent to 28 percent.

Thank you for your consideration of this application.

Sincerely,

Jessica L. Hill

Applicant Request And Intent

What is the proposed use(s) of the property?

The proposed use of the property is office, residential use, including for sale attached dwellings and for rent multifamily dwellings and commercial and semi-public uses such as restaurant and retail uses. The MU zoning district lists all uses as conditional uses so the full list of requested uses is provided in the conditional use request attachment incorporated in this application.

Applicant's Request (Please itemize the proposal):

1. Request to rezone the subject property from O-I office institutional to MU mixed use district.
2. Request to amend the Future Land Use Map of the Comprehensive Plan for the subject property from CO corporate office to MU mixed use.
3. Request to amend the Brookside Master Plan (MP-97-06) to allow the proposed scope of development.
4. Request for conditional use approval for the proposed uses.
5. Request three variances as follows:
   (i) Variance from Section 2.2.20.D to reduce the required minimum area from 25 acres to 19.68 acres;
   (ii) Variance from Section 3.5.2.G to reduce the minimum distance requirement between curb cuts from 300 feet to 53 feet and 290 feet on Brookside Parkway; and
   (iii) Variance from Section 2.5.2 to increased the shared parking reduction from 25 percent to 28 percent.

Applicant's Intent *(Please describe what the proposal would facilitate)*:

The zoning proposal contemplates replacing an existing, dated, surface parked office development with a mixed use development including residential, office and commercial and semi-public uses.

VARIANCE REVIEW STANDARDS – SECTION 4.5.4

This application requests the following variances:

(i) Variance from Section 2.2.20.D to reduce the required minimum area from 25 acres to 19.68 acres;
(ii) Variance from Section 3.5.2.G to reduce the minimum distance requirement between curb cuts on arterial and collector streets from 300 feet to 53 feet and 290 feet for new curb cuts on Brookside Parkway; and
(iii) Variance from Section 2.5.2 to increase the shared parking reduction from 25 percent to 28 percent.

The variances requested meet all of the four individual criteria provided to allow the granting of a variance as hereinafter described.

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

- **Reduction in minimum site area**— The property is a large, unusually shaped property located at a prominent intersection at Old Milton Parkway and Brookside Parkway. The adjacent property is located in the floodplain and includes Big Creek. The 19.6 acre size of the property does not meet the minimum 25 acres, however, a large portion of the the adjacent property is undevelopable and owned by the City of Alpharetta as Brookside Park. The other adjacent properties are a branch bank that is too small in size to meet the minimum 25 acres and Georgia State University's Alpharetta Center. There is no opportunity to increase the size of the property due to shape of the property, the abutting natural features and adjacent uses.
- **Reduction in driveway spacing requirement—** Due to the size of the project and the mix of uses proposed, multiple access points are necessary for circulation. The applicant has located the two proposed curb cuts as far apart as possible taking into account the impact on adjacent properties and sight distance.
- **Increase in the shared parking reduction percentage –** Due to the size of the property, a robust mix of uses is accommodated on the property which generates an increased opportunity for shared parking. The parking study submitted with the application supports the requested shared parking percentage based on customary demand.

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

- **Reduction in minimum site area**— The property is sizeable enough to accommodate a quality mixed use development as proposed in this application. Given the mix of uses in the immediate area and the proximity to Brookside Park, requiring the minimum 25 acre size would create an unnecessary hardship.
- **Reduction in driveway spacing requirement—**Brookside Parkway is a short, jug handle road connecting at two points to Old Milton Parkway and serving various existing office and institutional uses. The southern curb cut proposed provides access to the proposed townhomes and from a volume perspective is expected to be less utilized than the northern access on Brookside Parkway or the main entry point on Old Milton Parkway. From a planning perspective, however, the townhomes need an access point that is separate from the more intense office, multifamily and commercial

uses in the project. Given the minimal expected impact of the curb cut, not granting the relief requested would create an unnecessary hardship.

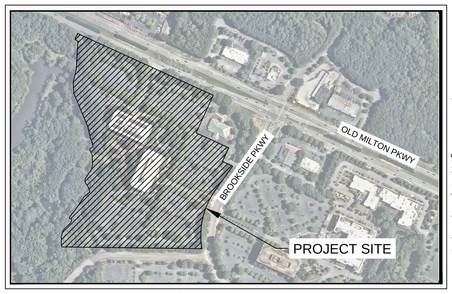
- **Increase in the shared parking reduction percentage –** The parking study demonstrates that the requested shared parking percentage will still satisfy the parking demand. To require more parking would create an unnecessary hardship on the project.

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

- **Reduction in minimum site area**— As noted above, the adjacency to Brookside Park and the Big Creek Greenway make the site an ideal location for added residential use. Further, the development fabric in the area supports having a mix of uses including the office and commercial uses proposed by this application. The proposed commercial uses will activate the nearby office uses and provide new dining and shopping opportunities for the nearby residents to the east and south.
- **Reduction in driveway spacing requirement—**The nature of Brookside Parkway and also the expected limited use of the proposed southern curb cut on Brookside Parkway create unique circumstances. These circumstances impair the use and usability of the property.
- **Increase in the shared parking reduction percentage –** The size of the property and its location make the property uniquely situated for an active mixed use project. The increased shared parking percentage is reflective of the expected scope of use.

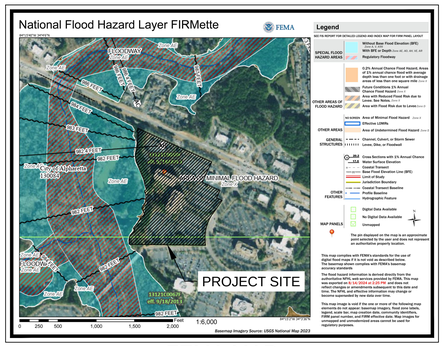
(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

- **Reduction in minimum site area**— The minimum acreage size for the MU development is intended to provide ample area for a truly mixed use project and limit the locations where the MU zoning district may be accommodated. This location already includes a mix of uses in the immediate area with close proximity to Georgia 400. The development proposal meets the spirit and intent of the MU district allowing the variance in the site size would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Code.
- **Reduction in driveway spacing requirement—**The driveway spacing relief will accommodate a secondary access point targeted toward the townhome use proposed on the property. Not providing this secondary access would result in more detriment to the public good than granting the relief.
- **Increase in the shared parking reduction percentage –** The project has been designed to meet the applicable parking demand. The parking study included in the application demonstrates how the parking demand will be met. Granting the relief requested will not impact the public good or impair the purpose and intent of Alpharetta's ordinances.



VICINITY MAP

NOT TO SCALE



FEMA MAP

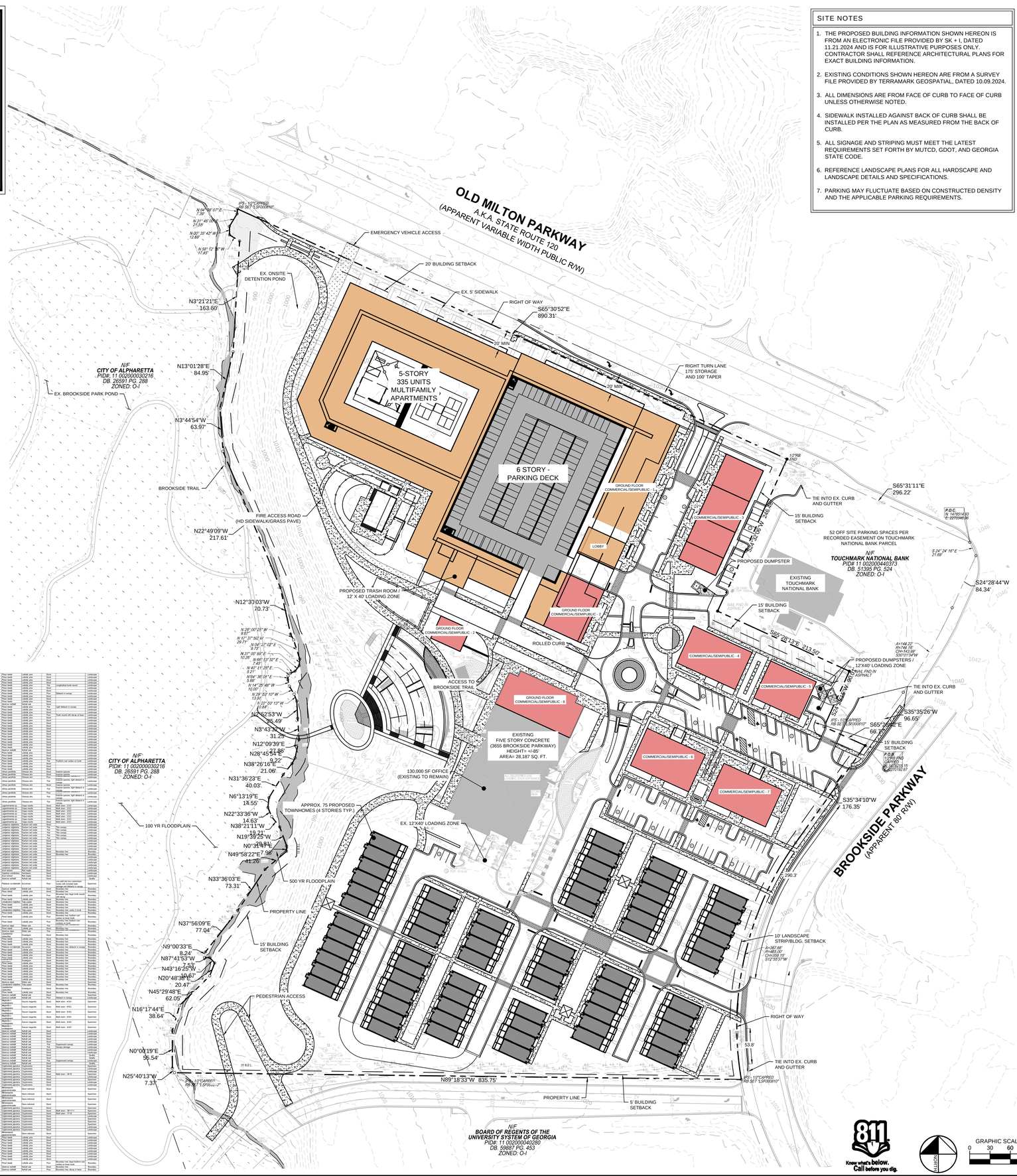
THE PROJECT SITE DOES LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0059F DATED 09/18/2013.

STORMWATER MANAGEMENT NOTE:

THE SITE WILL CONTAIN ONSITE AND OFFSITE STORMWATER CONTROLS TO MEET ALL LOCAL AND STATE REQUIREMENTS. THIS MAY INCLUDE THE USE OF SEVERAL COMPONENTS STRATEGICALLY LOCATED THROUGHOUT THE SITE IN ORDER TO PROVIDE RUNOFF REDUCTION (IF INFILTRATION RATES ALLOW), INCLUDING: PERMEABLE PAVERS, GRASS PAVE, INFILTRATION FIELDS, BIORETENTION AREAS, AND OTHERS. WHERE RUNOFF REDUCTION IS NOT FEASIBLE, WATER QUALITY ALTERNATIVES WILL BE APPLIED.

EXISTING CONDITIONS SURVEY NOTE:

EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY PROVIDED BY ALTA/NSPS SURVEY, DATED 10/09/2024.



SITE NOTES

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY SK + I, DATED 11.21.2024 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY TERRAMARK GEOSPATIAL, DATED 10.09.2024.
3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
7. PARKING MAY FLUCTUATE BASED ON CONSTRUCTED DENSITY AND THE APPLICABLE PARKING REQUIREMENTS.

SITE DEVELOPMENT SUMMARY

SITE SUMMARY

CURRENT ZONING:	O-I (OFFICE INSTITUTIONAL)
PROPOSED ZONING:	MU (MIXED USE)
SITE AREA:	19.68 ACRES
IMPERVIOUS AREA:	MAX. 80% (15.74 AC)
BUILDING SETBACK:	
FRONT (OLD MILTON PKWY):	20 FT (OFF R/W LINE)
SIDE (BROOKSIDE PWKY):	10 FT (OFF R/W LINE)
SIDE:	15 FT
REAR:	5 FT
LANDSCAPE SETBACK:	
FRONT (OLD MILTON PKWY):	20 FT (OFF SIDEWALK)
SIDE (BROOKSIDE PWKY):	10 FT (OFF SIDEWALK)
SIDE:	0 FT
REAR:	0 FT
DEVELOPMENT PARAMETERS:	
MAX. BUILDING HEIGHT:	
PARKING DECK:	6 STORIES
MULTIFAMILY:	5 STORIES OR 72 FT
OFFICE:	5 STORIES OR 85 FT
COMMERCIAL/SEMIPUBLIC:	2 STORIES OR 40 FT
TOWNHOMES:	4 STORIES OR 50 FT
MIN. FLOOR AREA:	540 SF
MIN LOT WIDTH:	
TOWNHOMES:	22 FT

PROPOSED DENSITIES

MULTIFAMILY RESIDENTIAL	335 UNITS
OFFICE	130,000 SF
COMMERCIAL/SEMIPUBLIC	60,000 SF
TOWNHOMES	75 UNITS

PROPOSED LAND USES

	REQUIRED	PROPOSED
MULTIFAMILY RESIDENTIAL	MIN. 25% (4.92 AC)	25.6% (5.05 AC)
OFFICE	MIN. 25% (4.92 AC)	25.2% (4.95 AC)
COMMERCIAL/SEMIPUBLIC	MIN. 10% (1.97 AC)	17.5% (3.44 AC)
TOWNHOMES	MIN. 25% (4.92 AC)	31.7% (6.24 AC)

PARKING SUMMARY

REQUIRED PARKING:	**1,747 SPACES** (TOTAL)
MULTIFAMILY (335 UNITS)	687 SPACES (2.05/UNIT)
OFFICE (130,000 SF)	520 SPACES (1/250 SF)
COMMERCIAL/SEMIPUBLIC (60,000 SF)	240 SPACES (1/250 SF)
TOWNHOMES (75 UNITS)	300 SPACES (1.0/BEDROOM)
*PROPOSED PARKING:	**1,222 SPACES** (TOTAL)

* **PARKING STUDY PREPARED TO SUPPORT A REQUEST FOR A REDUCTION IN THE PROPOSED PARKING. THIS STUDY SHALL BE REVIEWED BY COMMUNITY DEVELOPMENT AND MUST BE APPROVED PRIOR TO PERMITTING. MULTIFAMILY AND OFFICE PARKING WILL NOT UTILIZE SHARED PARKING DURING THE SAME HOURS.**

**OPEN SPACE REQUIREMENTS

OPEN SPACE:	**12.30 ACRES** (TOTAL)
***AMENITY SPACE:	10.33 ACRES (1 AC/100 POPULATION)
CIVIC SPACE:	1.97 ACRES (10% SITE AREA)

***50% OF REQUIRED OPEN SPACE IS IN PASSIVE LAND AREA**

***2.52 POPULATION/HOME PER OFFICIAL 2020 US CENSUS FOR CITY OF ALPHARETTA.**

(335 MULTIFAMILY UNITS +75 TOWNHOMES) * 2.52 POPULATION/HOME= 1033.2 POPULATION GENERATED.

PROPOSED OPEN SPACE

OPEN SPACE:	**13.72 ACRES** (597,990 SF)
AMENITY SPACE:	11.67 ACRES (508,509 SF)
ONSITE:	10.94 ACRES (476,783 SF)
BALCONY, RESIDENTIAL LOBBY, FITNESS, POOL LOUNGE, ETC:	0.73 ACRES (31,726 SF)
CIVIC SPACE:	2.05 ACRES (89,481 SF)
MULTI-USE TRAIL CONNECTION AND IMPROVEMENTS:	2.05 ACRES (89,481 SF)

SITE LEGEND

- PROPERTY LINE
- 20 FT LANDSCAPE STRIP/BUILDING SETBACK LINE (OLD MILTON PKWY)
- 10 FT LANDSCAPE STRIP/BUILDING SETBACK LINE (BROOKSIDE PKWY)
- COMMERCIAL/SEMIPUBLIC
- MULTIFAMILY
- TOWNHOMES
- EXISTING BUILDINGS
- PERMEABLE GRASS PAVERS
- BRICK PAVERS
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- (19) PARKING COUNT

PROPERTY DESCRIPTION

Being all that tract or parcel of land lying and being in Land Lots 2, 3 and 44, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the point of intersection of the southerly right-of-way line of Old Milton Parkway a.k.a. State Route 120 (having an apparent variable width public right-of-way) and the westerly right-of-way line of Brookside Parkway (having an apparent 80' public right-of-way); thence, leaving the aforesaid right-of-way line of Old Milton Parkway, and along the aforesaid right-of-way line of Brookside Parkway South 24° 24' 16" East, 21.69 feet; thence, South 24° 28' 44" West, 84.34 feet; thence, 144.22 feet along the arc of a curve deflecting to the right, having a radius of 704.16 feet and a chord bearing and distance of South 30° 01' 34" West, 143.96 feet; thence, South 35° 35' 26" West, 96.65 feet 1/2-inch capped rebar found and the POINT OF BEGINNING.

Thence, from said POINT OF BEGINNING as thus established and continuing with the aforesaid right-of-way line of Brookside Parkway

1. South 35° 34' 10" West, 176.35 feet; thence,
2. 367.66 feet along the arc of a curve deflecting to the left, having a radius of 465.00 feet and a chord bearing and distance of South 12° 35' 27" West, 358.15 feet; thence, leaving the aforesaid right-of-way line of Brookside Parkway
3. North 89° 18' 33" West, 835.75 feet; thence,
4. North 25° 40' 13" West, 7.37 feet; thence,
5. North 0° 00' 19" East, 96.54 feet; thence,
6. North 16° 17' 44" East, 38.64 feet; thence,
7. North 45° 29' 48" East, 62.05 feet; thence,
8. North 20° 48' 39" East, 20.47 feet; thence,
9. North 43° 16' 25" West, 19.67 feet; thence,
10. North 87° 41' 53" West, 7.29 feet; thence,
11. North 09° 00' 33" East, 8.24 feet; thence,
12. North 37° 56' 09" East, 77.04 feet; thence,
13. North 33° 36' 03" East, 73.31 feet; thence,
14. North 49° 58' 22" East, 41.26 feet; thence,
15. North 14° 03' 56" East, 14.55 feet; thence,
16. North 19° 39' 22" West, 29.61 feet; thence,
17. North 38° 21' 11" West, 19.21 feet; thence,
18. North 22° 33' 36" West, 14.63 feet; thence,
19. North 06° 13' 19" East, 14.55 feet; thence,
20. North 31° 36' 23" East, 40.03 feet; thence,
21. North 38° 26' 16" East, 21.06 feet; thence,
22. North 28° 45' 54" East, 8.22 feet; thence,
23. North 12° 09' 39" East, 27.86 feet; thence,
24. North 03° 43' 32" West, 31.25 feet; thence,
25. North 32° 52' 53" West, 35.49 feet; thence,
26. North 22° 03' 17" West, 13.84 feet; thence,
27. North 29° 53' 15" West, 13.51 feet; thence,
28. North 14° 27' 49" West, 10.00 feet; thence,
29. North 04° 38' 01" East, 5.66 feet; thence,
30. North 31° 46' 08" East, 27.55 feet; thence,
31. North 66° 53' 33" East, 7.45 feet; thence,
32. North 37° 00' 59" East, 10.26 feet; thence,
33. North 14° 27' 03" East, 9.75 feet; thence,
34. North 17° 37' 50" West, 29.71 feet; thence,
35. North 12° 30' 03" West, 70.73 feet; thence,
36. North 12° 30' 03" West, 70.73 feet; thence,
37. North 22° 49' 09" West, 217.61 feet; thence,
38. North 3° 44' 54" West, 63.97 feet; thence,
39. North 13° 01' 28" East, 84.95 feet; thence,
40. North 3° 21' 21" East, 163.60 feet; thence,
41. North 68° 12' 19" West, 17.45 feet; thence,
42. North 00° 35' 42" West, 12.68 feet; thence,
43. North 31° 46' 08" East, 21.55 feet; thence,
44. North 04° 08' 07" East, 7.39 feet to a point on the aforesaid right-of-way line of Old Milton Parkway; thence, leaving the aforesaid right-of-way line of Brookside Parkway
45. South 65° 30' 52" East, 890.31 feet to 1/2-inch rebar found; thence, leaving the aforesaid right-of-way line of Old Milton Parkway
46. South 24° 32' 06" West, 246.46 feet to a nail found; thence,
47. South 65° 28' 13" East, 213.50 feet to a nail found; thence,
48. South 24° 28' 44" West, 84.34 feet; thence,
49. South 65° 26' 42" East, 66.77 feet to the POINT OF BEGINNING, containing 857,441 square feet or 19.684 acres of land, more or less.

Described property is subject to all rights-of-way (public and private) and easements, both recorded and unrecorded.

GRAPHIC SCALE IN FEET
0 30 60 120

Know what's below. Call before you dig.

Kimley»Horn
PHONE 770.619.4280
WWW.KIMLEY-HORN.COM
11720 AMBER PARK DRIVE
PARKWAY 400, SUITE 600
ALPHARETTA, GEORGIA 30009
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PORTMAN HOLDINGS

303 PEACHTREE CENTER AVE NE, SUITE 575
ATLANTA, GA 30303

No.	REVISION DESCRIPTIONS	DATE	BY
1	MASTER PLAN - PUBLIC HEARING APPLICATION	12.02.2024	TDG
2	REVISION PER STAFF COMMENTS	02.28.2025	CFR
3	REVISION PER STAFF COMMENTS	03.20.2025	CFR

PROJECT

BROOKSIDE VILLAGE REDEVELOPMENT

LAND LOTS 2, 3 AND 44
1ST DISTRICT, SECTION 2

3625 BROOKSIDE PARKWAY
ALPHARETTA, GA 30022

GEORGIA REGISTERED No. PE044634 PROFESSIONAL ENGINEER MARK A. PUTNAM
3-20-25

GSWCC CERT. (LEVEL II)	0000076495
DRAWN BY	KHP
DESIGNED BY	KHP
REVIEWED BY	MAP
DATE	03/04/2025
PROJECT NO.	019292050
TITLE	ZONING PLAN
SHEET NUMBER	ZP

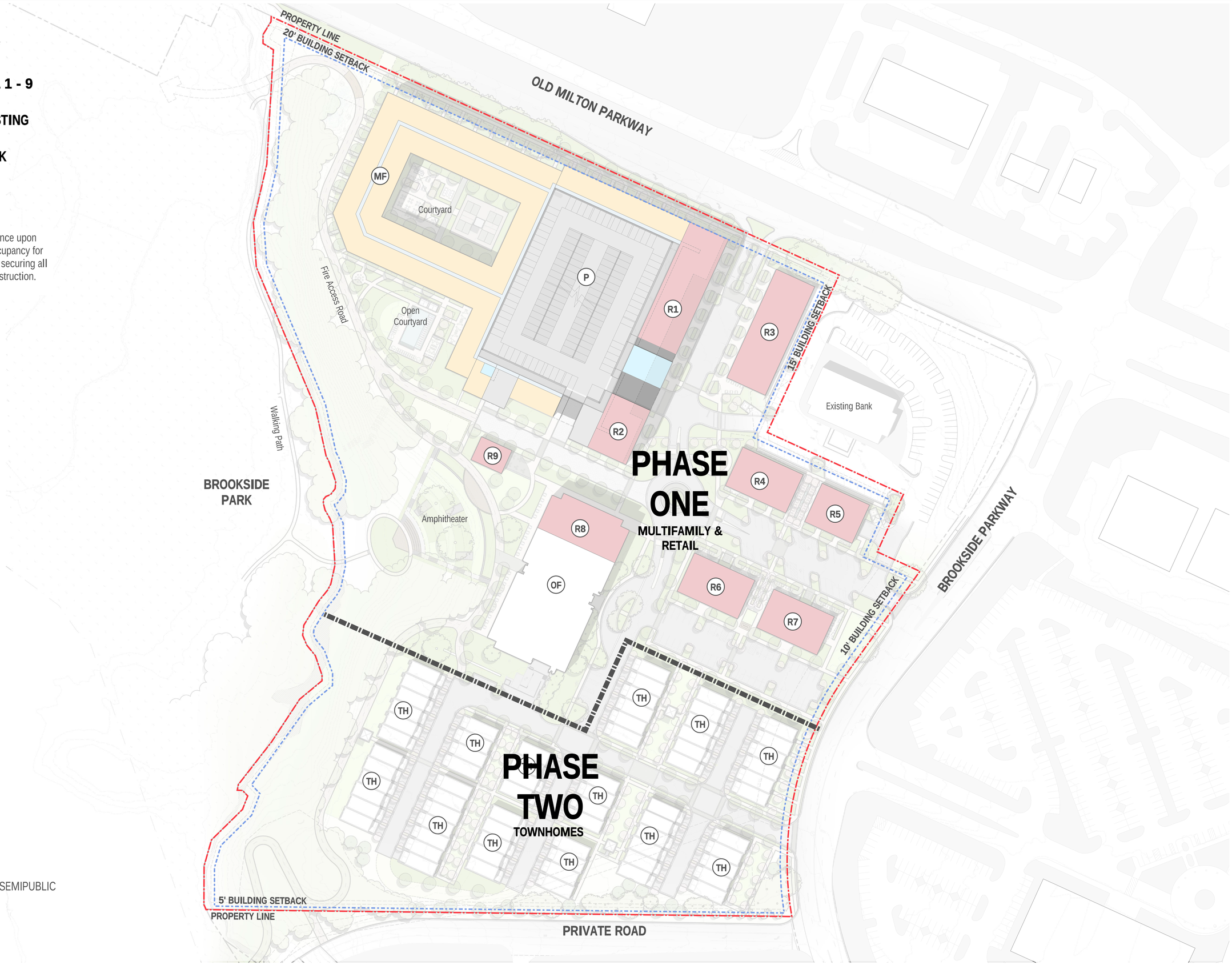
PRELIMINARY: NOT FOR CONSTRUCTION

Drawing name: K:\ALP_PR\019292050 - Brookside Pkwy\CAD\Plansheets\ZP - ZONING SITE PLAN.dwg ZP - ZONING PLAN Mar 21, 2025, 10:33am by campbell.reed

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

- (MF) **MULTIFAMILY**
- (RX) **COMMERCIAL 1 - 9**
- (OF) **OFFICE - EXISTING**
- (P) **PARKING DECK**
- (TH) **TOWNHOMES**

note: Phase 2 will commence upon receiving certificate of occupancy for Phase 1 parking deck and securing all necessary permits for construction.



- COMMERCIAL / SEMIPUBLIC
- MULTIFAMILY
- AMENITY
- PARKING

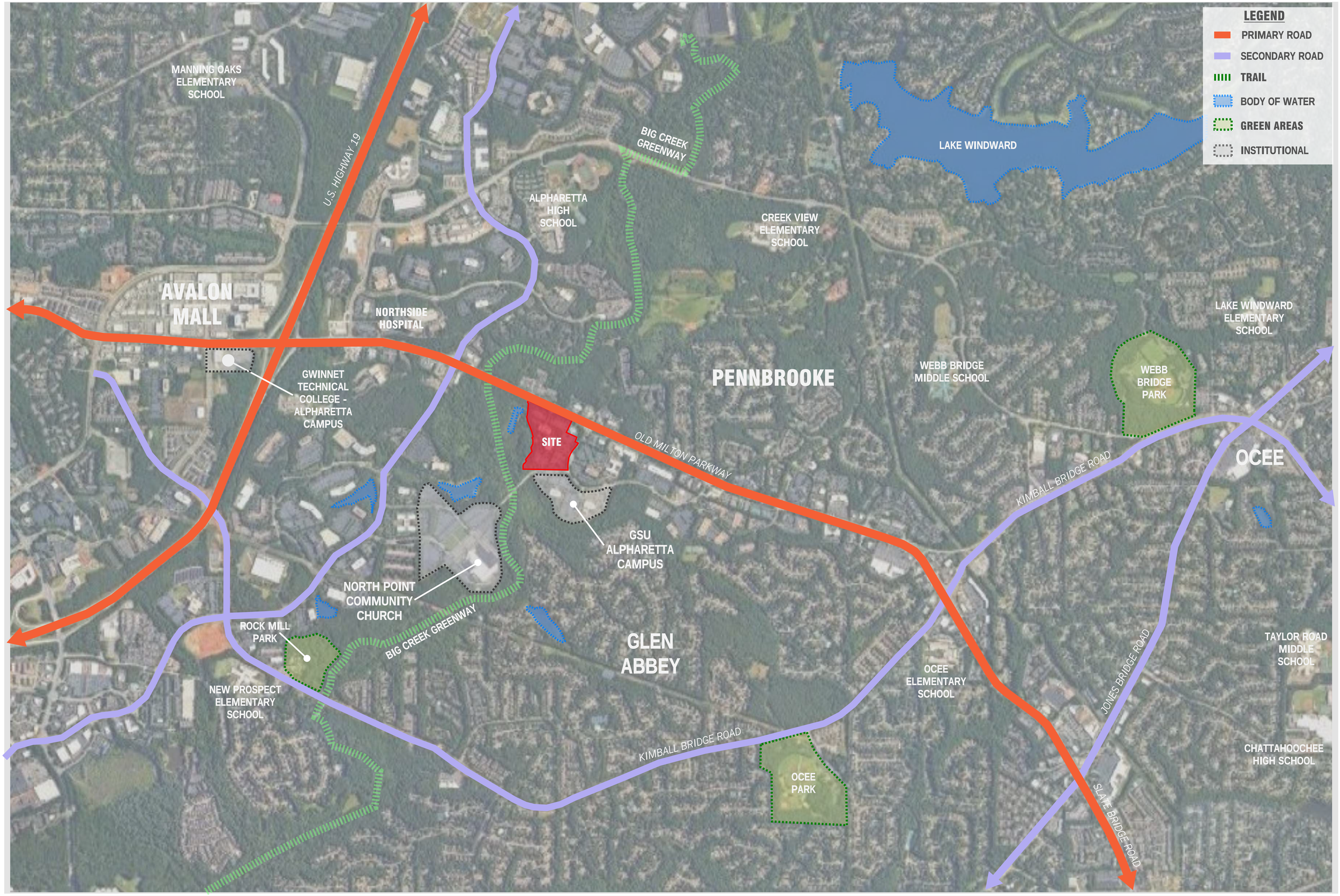
0 50' 100' 200'

BROOKSIDE VILLAGE REDEVELOPMENT

PORTMAN

03.20.2025
Public Hearing Application

SK+I



0 600' 1200' 2400'

SK+I

- (MF) **MULTIFAMILY**
- (RX) **COMMERCIAL 1 - 9**
- (OF) **OFFICE - EXISTING**
- (P) **PARKING DECK**
- (TH) **TOWNHOMES**

PROPERTY LINE
20' BUILDING SETBACK
OLD MILTON PARKWAY
MF
Courtyard
Fire Access Road
P
Open Courtyard
R1
R3
15' BUILDING SETBACK
Existing Bank
R2
R9
Walking Path
BROOKSIDE PARK
R4
R5
Amphitheater
R8
OF
R6
R7
10' BUILDING SETBACK
BROOKSIDE PARKWAY
TH
5' BUILDING SETBACK
PROPERTY LINE
PRIVATE ROAD

- COMMERCIAL / SEMIPUBLIC
- MULTIFAMILY
- AMENITY
- PARKING

0 50' 100' 200'

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- MF **MULTIFAMILY**
- RX **COMMERCIAL 1 - 9**
- OF **OFFICE - EXISTING**
- P **PARKING DECK**
- TH **TOWNHOMES**

- **VEHICLES**
- **PEDESTRIANS**
- **FIRE LANE**
- **PUBLIC / PRIVATE ROAD**

- Loading
- Building Entrance
- Parking Entrance

PROPERTY LINE
20' BUILDING SETBACK
OLD MILTON PARKWAY
Courtyard
Fire Access Road
Open Courtyard
P
R1
R2
R3
15' BUILDING SETBACK
Existing Bank
R9
R4
R5
Walking Path
BROOKSIDE PARK
Amphitheater
R8
OF
R6
R7
10' BUILDING SETBACK
BROOKSIDE PARKWAY
TH
5' BUILDING SETBACK
PROPERTY LINE
PRIVATE ROAD

- COMMERCIAL / SEMIPUBLIC
- MULTIFAMILY
- AMENITY
- PARKING

0 50' 100' 200'

SK+I

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- MF **MULTIFAMILY**
- RX **COMMERCIAL 1 - 9**
- OF **OFFICE - EXISTING**
- P **PARKING DECK**
- TH **TOWNHOMES**

- **VEHICLES**
- **PEDESTRIANS**
- **FIRE LANE**
- **PUBLIC / PRIVATE ROAD**

- Loading
- Building Entrance
- Parking Entrance

PROPERTY LINE
20' BUILDING SETBACK
OLD MILTON PARKWAY
MF
Courtyard
Open Courtyard
Fire Access Road
P
R1
R2
R3
R4
R5
R6
R7
R8
R9
OF
TH
23'-2 1/2"
15' BUILDING SETBACK
Existing Bank
128.00 ft
150.00 ft
132.10 ft
144.90 ft
146.50 ft
183.50 ft
135.90 ft
10' BUILDING SETBACK
BROOKSIDE PARKWAY
Walking Path
BROOKSIDE PARK
Amphitheater
5' BUILDING SETBACK
PROPERTY LINE
PRIVATE ROAD

- COMMERCIAL / SEMIPUBLIC
- MULTIFAMILY
- AMENITY
- PARKING

0 50' 100' 200'

SK+I

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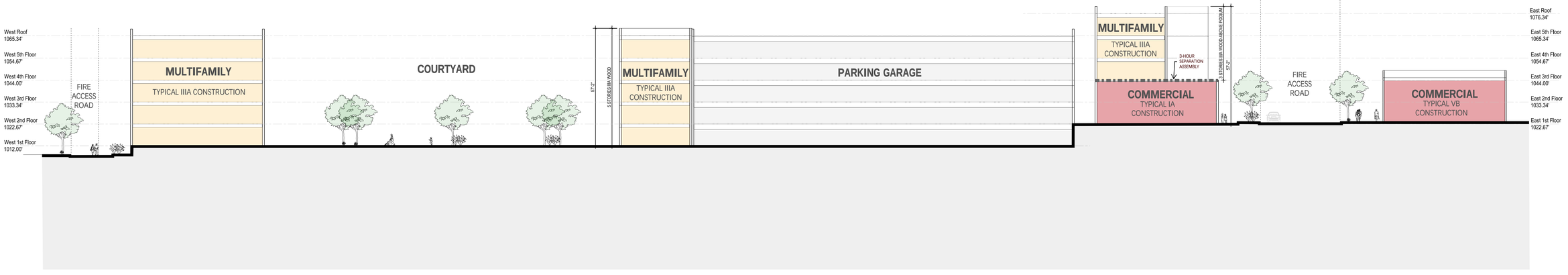
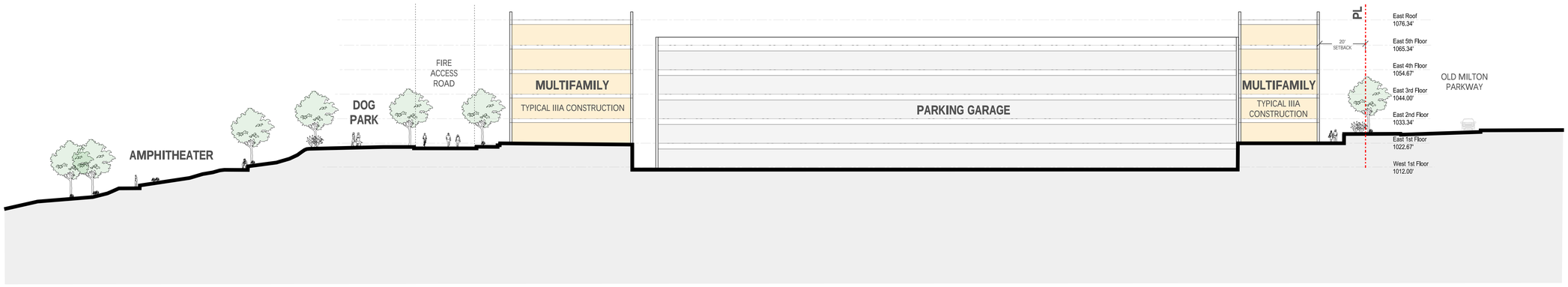
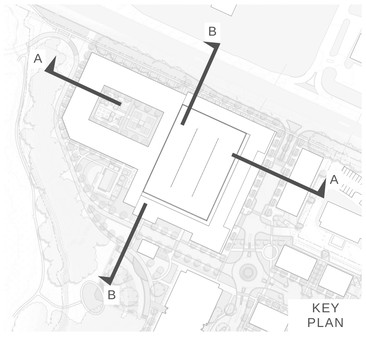


SECTION A: EAST-WEST



SECTION B: NORTH-SOUTH



0 20' 40' 80'

SK+I

BROOKSIDE
LITTLE RAY MEXICAN CANTINA
MEXICAN CANTINA
LITTLE REY
MARKET
1

BROOKSIDE VILLAGE
BODY SPA
BODY SPA
3

BROOKSIDE
PAINTED PARK SPORTS BAR
2

3
2
1

1

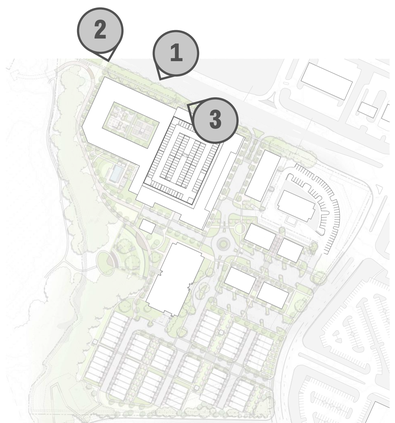
2

3

1045
1045
1045
1045
1

3

BROOKSIDE
VILLAGE
2


2
1
3

BROOKSIDE VILLAGE
1

3

BROOKSIDE
2

1
3
2

PORTMAN

Brookside Village Redevelopment
Public Hearing Application

97453
03.20.2025

1240 OLD CHATTAHOOCHEE AVE NW, ATLANTA, GA 30318 **P:** 770.951.5500 **W:** COREATLANTA.COM

01

Overall Master Plan

SITE PLAN

Overall Master Plan

LEGEND

- MF — Multi-Family
- LB — Multi-Family Lobby
- P — Parking Deck
- RX — Commercial 1-8
- O — Existing Office
- TH — Townhomes
- JB — Commercial Jewel Box

**This preliminary Site Plan is intended for City of Alpharetta rezoning purposes only. It does not guarantee the final design.*

0’ 30’ 60’ 120’
SCALE: 1” = 60’-0”

SITE PLAN

Site Program + Amenities

LEGEND

- Park Gateway / Entry Portal
- Entry Monumentation / Signage
- Outdoor Amphitheater
- Sculpture Location
- Mural Location
- Multi-Use Trail
- Focal Point / Pergola
- Community Greenspace
- Pickleball Courts
- Multi-Family Pool Amenity
- Multi-Family: Outdoor Dining / Grills
- Fire Pits
- Outdoor Dining
- Outdoor Patio
- Dog Park
- Community Garden
- Retail Experience

0’ 30’ 60’ 120’
SCALE: 1” = 60’-0”

SITE PLAN

Connectivity + Pedestrian Circulation

LEGEND

- Existing Big Creek Greenway Trail
- Recommended Future Big Creek Greenway Connector Trail
- Existing Brookside Park Walking Path
- Proposed Multi-Use Trail at Fire Lane
- Proposed Multi-Use Trail

0’ 30’ 60’ 120’

SCALE: 1” = 60’-0”

02

Enlargements

SITE PLAN ENLARGEMENT

Old Milton Parkway Entrance

LEGEND

SITE ELEMENTS

1. Sidewalk
2. Event Lawn
3. Stage / Platform
4. Pedestrian Crossing
5. Asphalt Drive
6. On-Street Parallel Parking

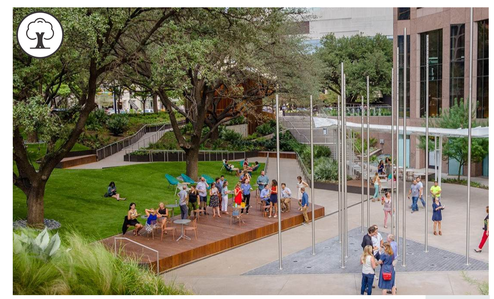
- Entry Monumentation / Signage
- Sculpture Location
- Mural Location
- Comunity Greenspace
- Outdoor Dining
- Retail Experience

LANDSCAPE ELEMENTS

- Landscape Area
- Lawn Area
- Overstory Tree
- Ornamental Tree
- Existing Tree to Remain

0' 10' 20' 40'
SCALE: 1" = 20'-0"

LOOK + FEEL IMAGERY



SITE PLAN ENLARGEMENT

Retail Amenities + Brookside Parkway Entrance

LEGEND

SITE ELEMENTS

1. Sidewalk
2. Gravel Bosque
3. Water Feature
4. Open Lawn
5. Tiered Deck
6. Overhead Structure
7. Pedestrian Crossing
8. Asphalt Drive
9. On-Street Diagonal Parking

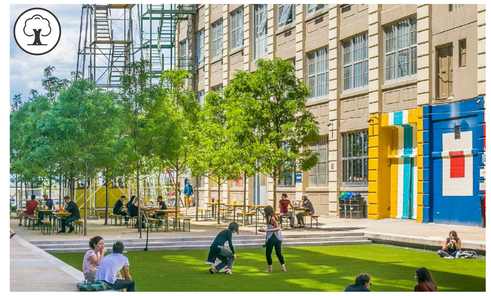
Entry Monumentation / Signage
Sculpture Location
Mural Location
Focal Point / Pergola
Community Greenspace
Outdoor Dining
Outdoor Patio

LANDSCAPE ELEMENTS

Landscape Area
Lawn Area
Overstory Tree
Ornamental Tree
Existing Tree to Remain

0' 10' 20' 40'
SCALE: 1" = 20'-0"

LOOK + FEEL IMAGERY



SITE PLAN ENLARGEMENT

Multi-Family Amenities + Multi-Use Trail

LEGEND

SITE ELEMENTS

1. Sidewalk
2. Fire Lane: Multi-Use Trail with Landscape Strip
3. Pool Lounger Area
4. Cabana
5. Pool Enclosure
6. Overhead Structure at Pickelball
7. Open Lawn
8. Multi-Use Trail Raised Boardwalk
9. Fire Lane: Grassed
10. Recommended Future Big Creek Greenway Connector Trail

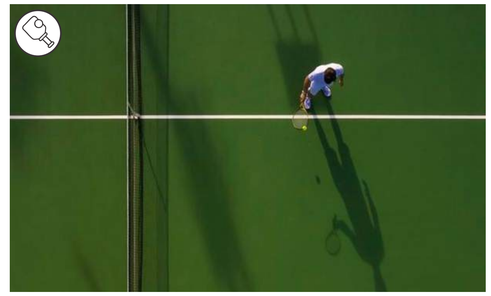
- Park Gateway / Entry Portal
- Multi-Use Trail
- Mural Location
- Pickelball Courts
- Multi-Family Pool Amenity
- Multi-Family: Outdoor Dining / Grills
- Fire Pits
- Outdoor Patio

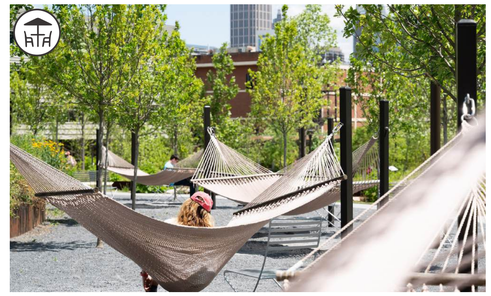
LANDSCAPE ELEMENTS

- Landscape Area
- Lawn Area
- Overstory Tree
- Ornamental Tree
- Existing Tree to Remain

0' 10' 20' 40'
SCALE: 1" = 20'-0"

LOOK + FEEL IMAGERY





SITE PLAN ENLARGEMENT

Park Space + Amphitheater

LEGEND

SITE ELEMENTS

1. Sidewalk
2. Fire Lane: Multi-Use Trail with Landscape Strip
3. Retractable Bollards
4. Overlook Area with Overhead Structure
5. Stage / Platform
6. New Amphitheater and Stairs
7. Hillside Slide
8. Paver Area
9. Existing Wall to Remain
10. Existing Walkway
11. Asphalt Drive
12. Multi-Use Trail

- Park Gateway / Entry Portal
- Outdoor Amphitheater
- Sculpture Location
- Mural Location
- Multi-Use Trail
- Community Greenspace
- Outdoor Dining
- Outdoor Patio
- Dog Park

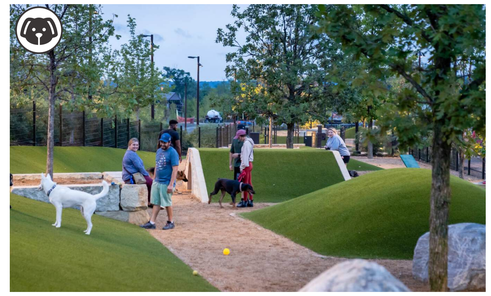
LANDSCAPE ELEMENTS

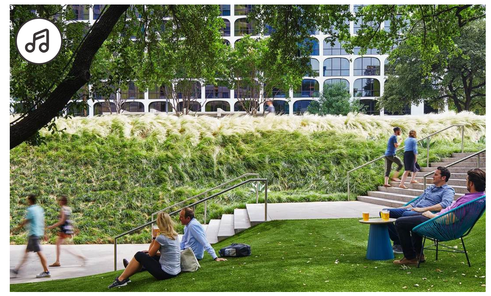
- Landscape Area
- Lawn Area
- Overstory Tree
- Ornamental Tree
- Existing Tree to Remain

0' 10' 20' 40'

SCALE: 1" = 20'-0"

LOOK + FEEL IMAGERY





SITE PLAN ENLARGEMENT

Townhomes

LEGEND

SITE ELEMENTS

1. Sidewalk
2. Pedestrian Crossing
3. Existing Park Connection
4. Fire Lane: Grass
5. Trail Expansion Pending Agreement with North Point Church
6. Asphalt Drive

- Park Gateway / Entry Portal
- Outdoor Amphitheater
- Sculpture Location
- Mural Location
- Multi-Use Trail
- Focal Point / Pergola
- Community Greenspace
- Fire Pits
- Community Garden

LANDSCAPE ELEMENTS

- Landscape Area
- Lawn Area
- Overstory Tree
- Ornamental Tree
- Existing Tree to Remain

0’ 15’ 30’ 60’

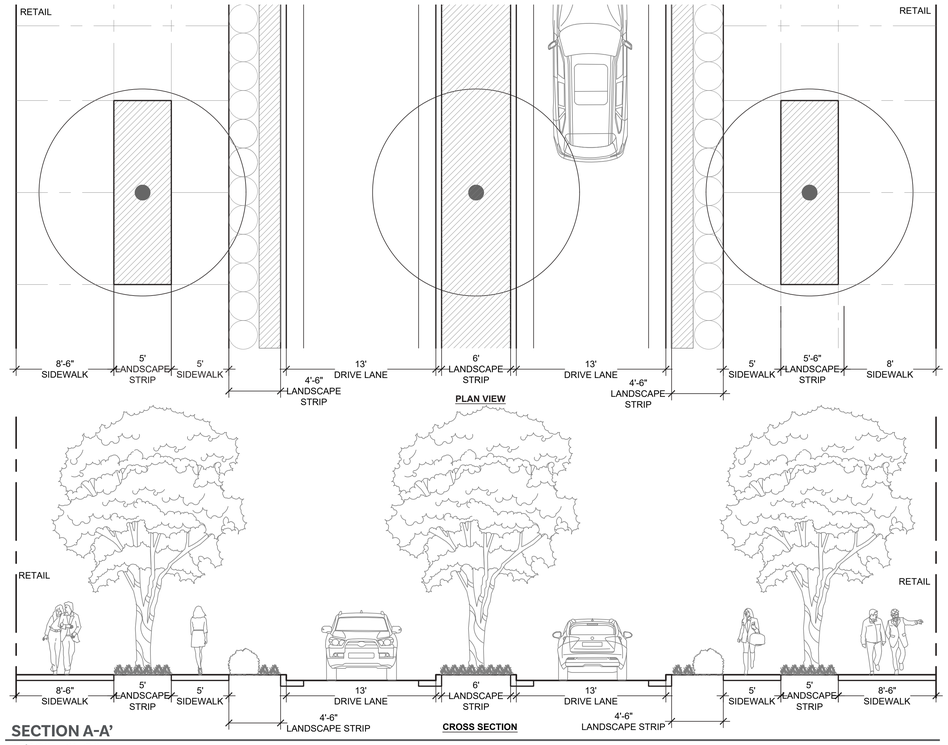
SCALE: 1” = 30’-0”

LOOK + FEEL IMAGERY

03

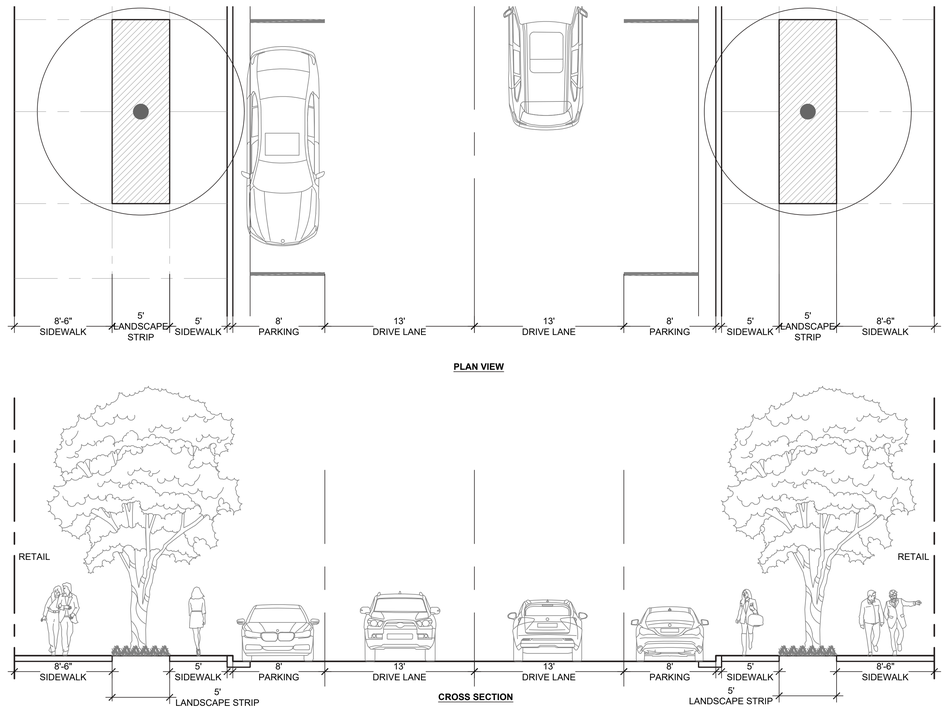
Roadway Sections

Sections A & B



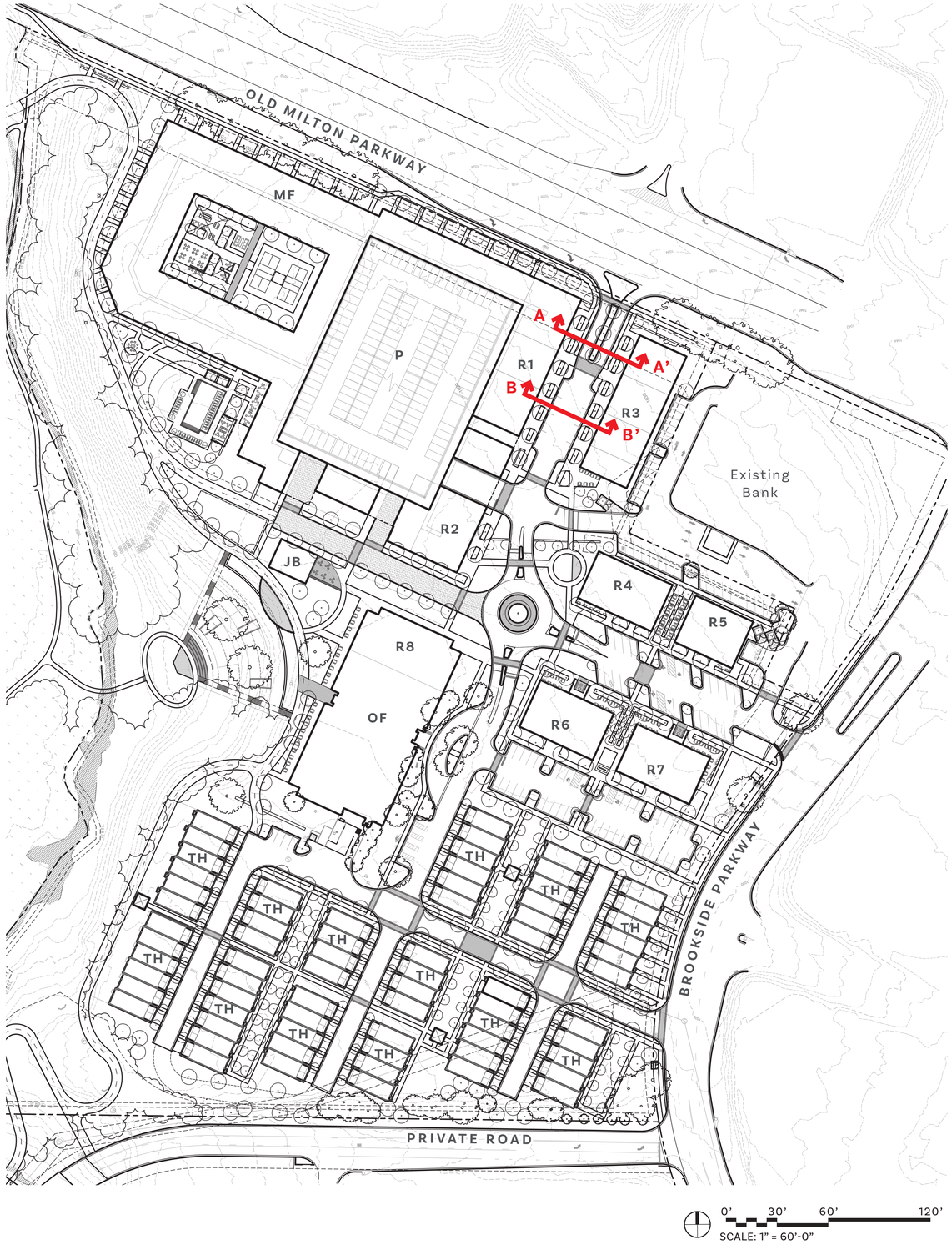
SECTION A-A'

3/16" = 1'-0"



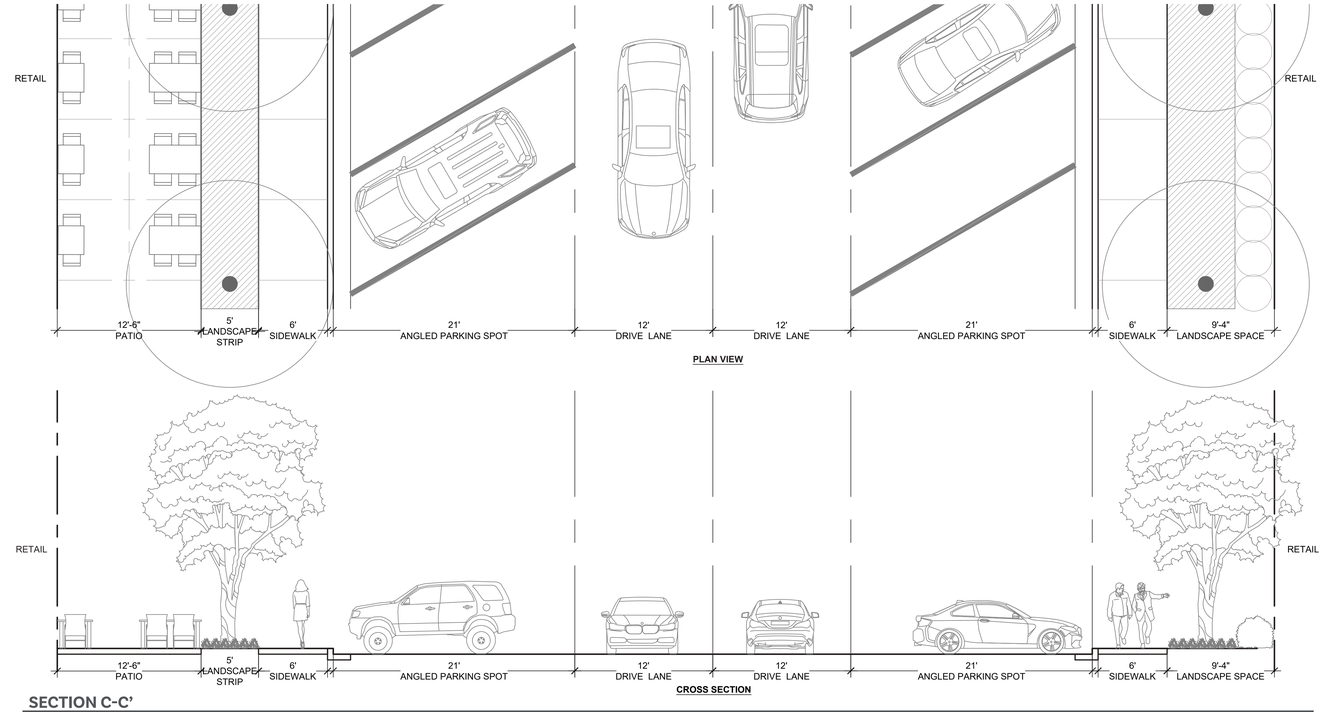
SECTION B-B'

3/16" = 1'-0"



ROADWAY KEY MAP

Sections C & D



SECTION C-C'

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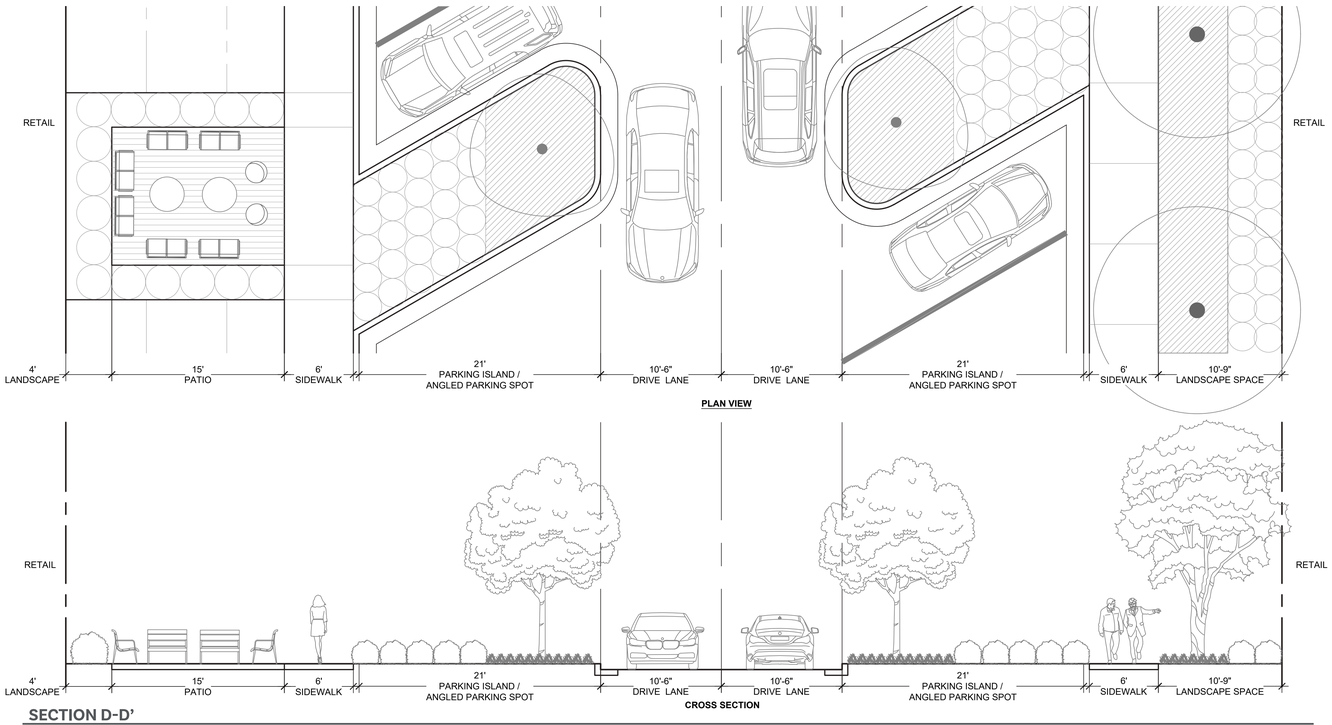

SECTION D-D'

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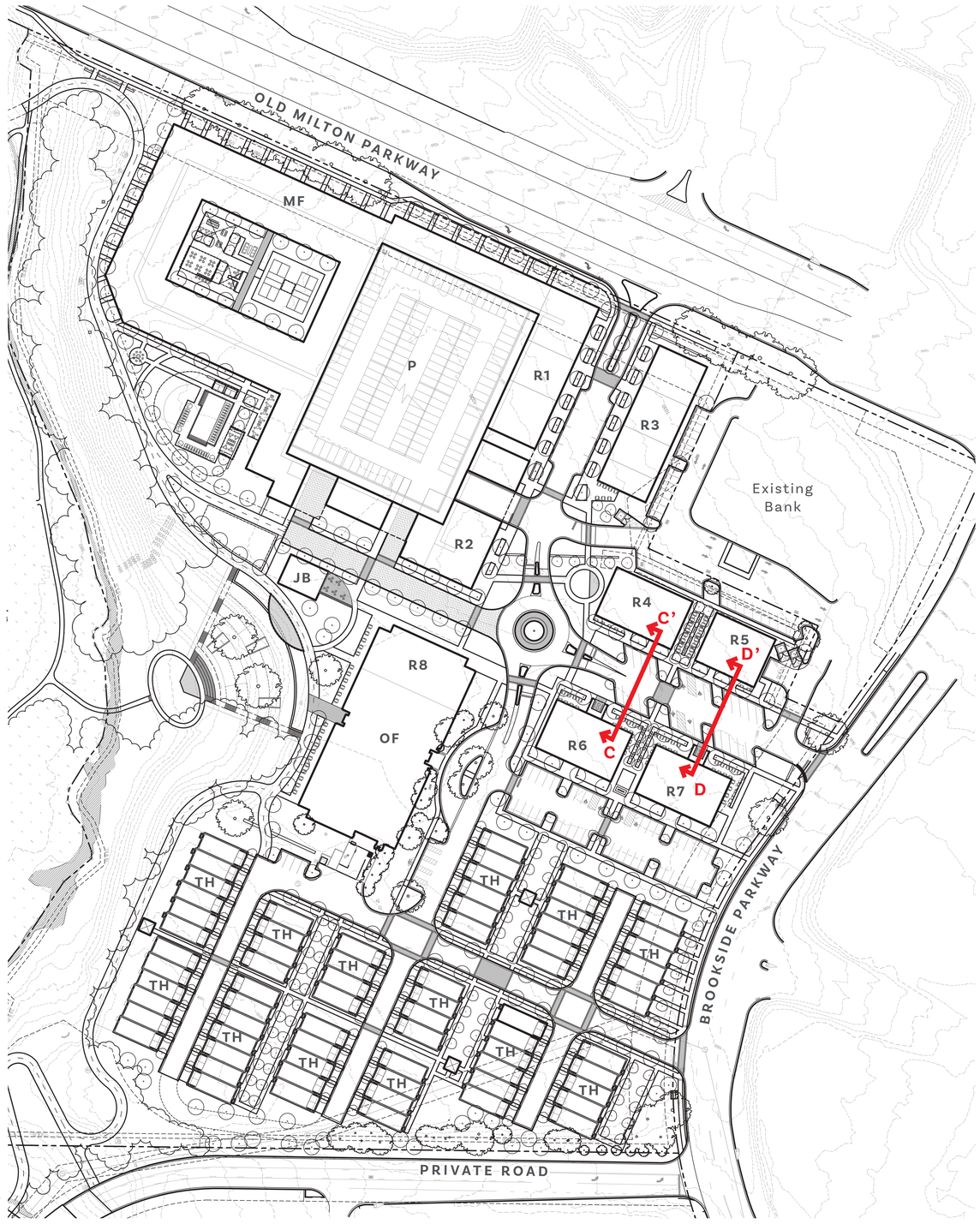
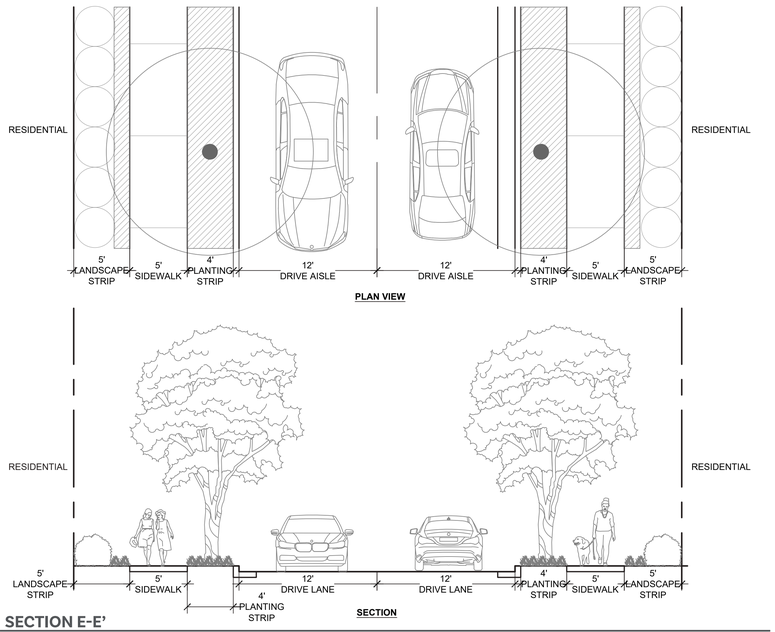


ROADWAY KEY MAP

Section E



SECTION E-E'

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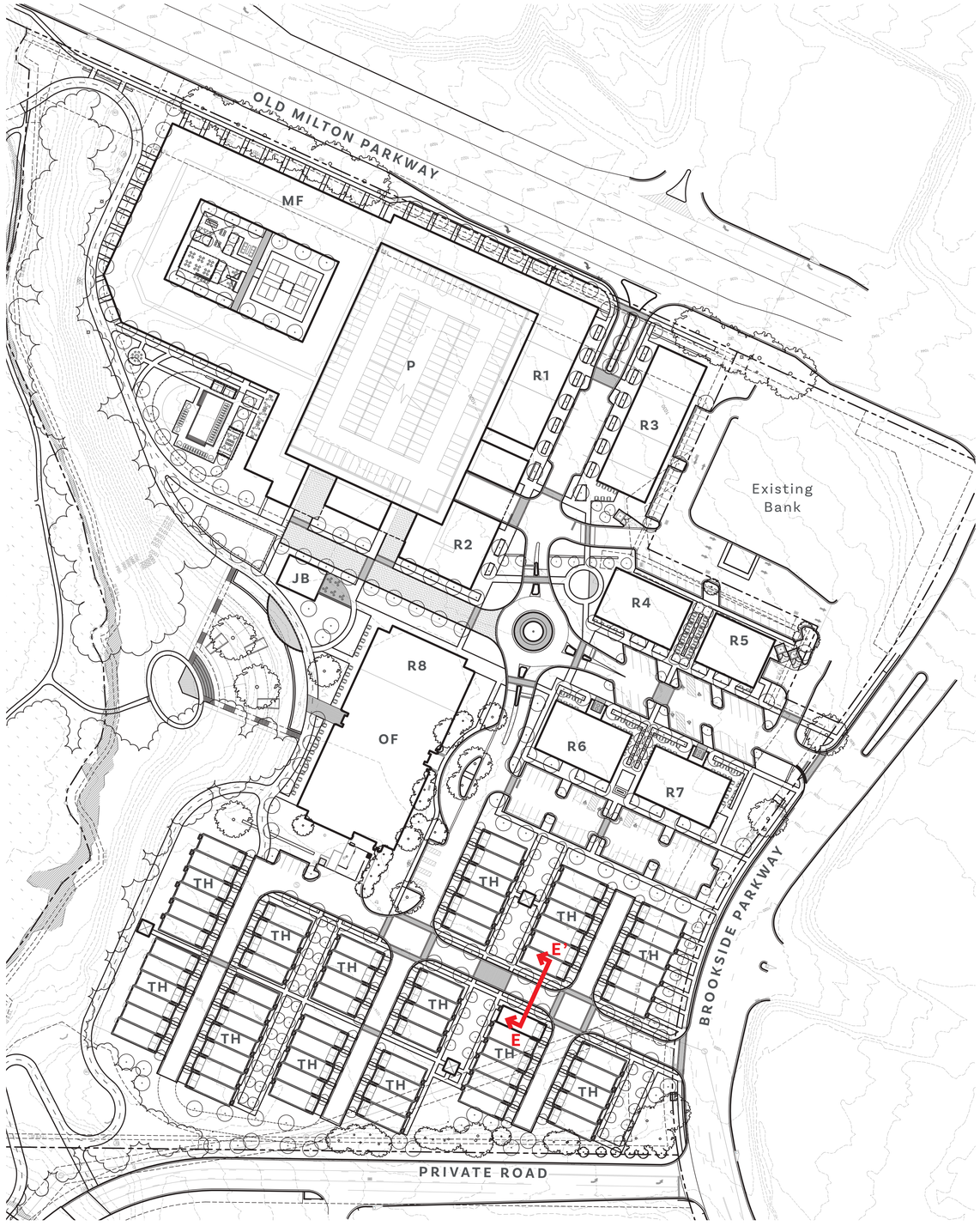
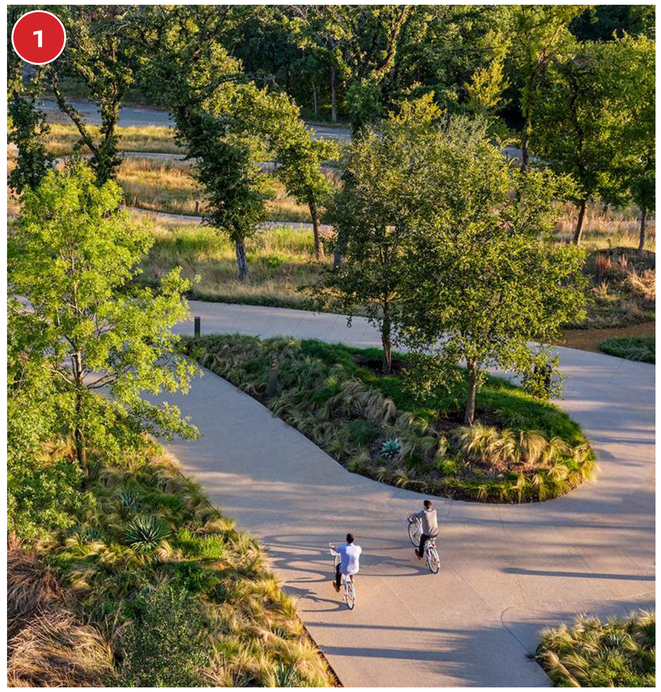


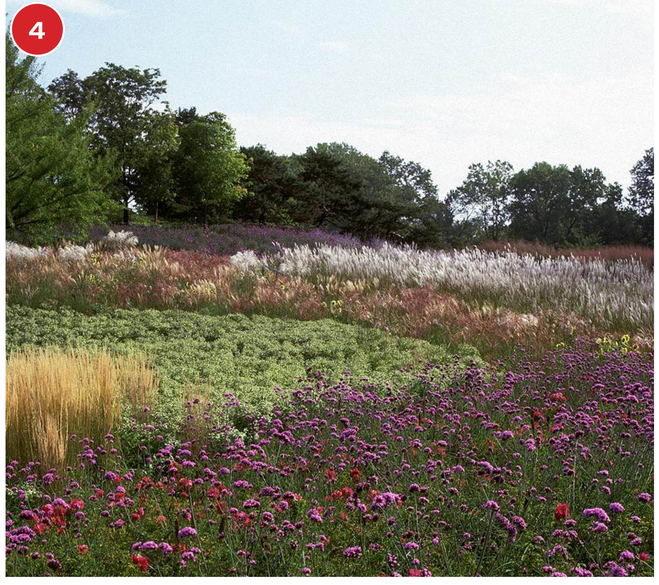
ROADWAY KEY MAP

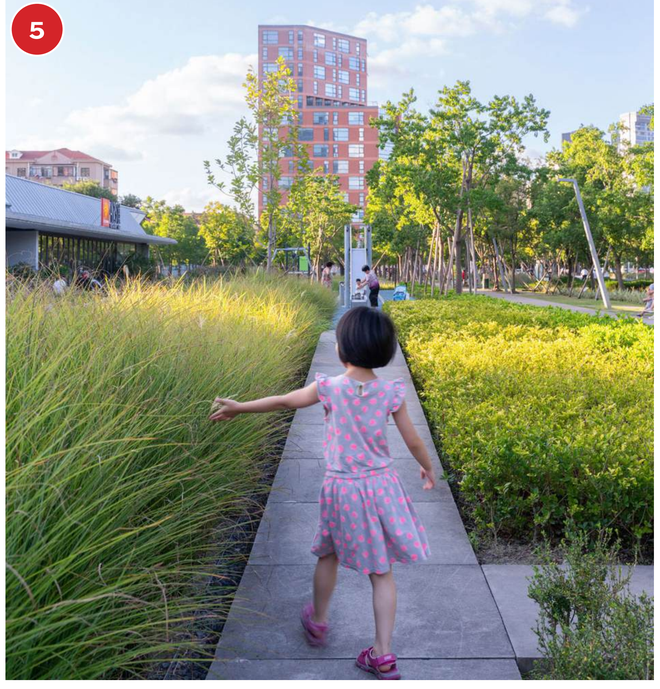
04

Landscape Strategy

Landscape







Native Plant Pallet

PERENNIALS

Carex
Carex spp.

Black-Eyed Susan's
Rudbeckia spp

Gaura
Oenothera lindheimeri

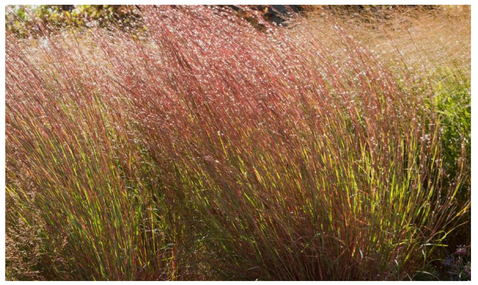
Joe Pye Weed
Eutrochium maculatum

Purple Coneflower
Echinacea purpurea

ORNAMENTAL GRASSES

Tickleseed
Coreopsis spp.

Northern Sea Oats
Chasmanthium latifolium



Little Bluestem
Schizachyrium scoparium

Pink Muhley Grass
Muhlenbergia capillaris

Switch Grass
Panicum virgatum

SHRUBS

Azalea
Rhododendron spp.

Dwarf Fothergilla
Fothergilla gardenii

Itea
Itea virginica

Oakleaf Hydrangea
Hydrangea quercifolia

Wax Myrtle
Myrica cerifera

Native Plant Pallet

TREES

Witchhazel
Hamamelis virginiana

Yucca
Yucca aloifolia

Black Gum
Nyssa sylvatica

Bald Cypress
Taxodium distichum

Dogwood
Cornus kousa

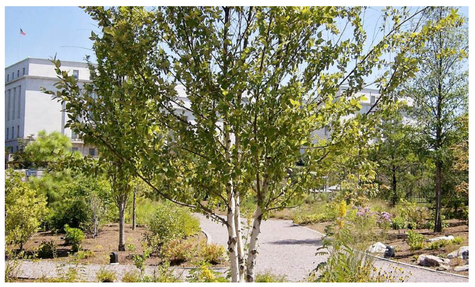
Loblolly Pine
Pinus palustris

Maple
Acer spp.

Oak
Quercus spp.

Holly
Ilex spp.

Redbud
Cercis canadensis



River Birch
Betula nigra

Serviceberry
Amelanchier arborea

Troutman Pepper Locke LLP
Bank of America Plaza, 600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308, UNITED STATES OF AMERICA

troutman.com

Jessica L. Hill
jessica.hill@troutman.com

March 5, 2025

City of Alpharetta
c/o Planning & Zoning Division
2 Park Plaza
Alpharetta, GA 30009
Attn: Michael Woodman

RE: Brookside West Redevelopment – 3625 and 3655 Brookside Parkway
MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02

Dear Michael:

Enclosed please find the following revised or additional application materials:

- Revised Letter of Intent;
- Revised Applicant Request Page from Application;
- Revised Variance Review Standard Responses;
- Revised Site Plan;
- Phasing Plan;
- Revised Architectural Plans from SK+I
  - Context Plan;
  - Site Plan;
  - Open Space;
  - Site Circulation Plans;
  - Ground Floor Plan;
  - Site Sections;
  - Street Perspectives; and
  - Aerial Perspectives
- Revised Landscape Plans from Core:
  - Overall Master Plan;
  - Enlargements;
  - Roadway Sections;
  - Landscape Strategy
- Shared Parking Study;
- Appeal Rights Reservation Letter; and
- Tree Assessment Chart;

The project program has been updated slightly and various modifications have been made to the plans based on discussions with the city staff. Three variances have been added to the application request.

Please amend the above captioned application with the enclosed materials.

Sincerely,

Jessica L. Hill

Enclosures

Troutman Pepper Locke LLP
Bank of America Plaza, 600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308, UNITED STATES OF AMERICA

troutman.com

Jessica L. Hill
jessica.hill@troutman.com

March 5, 2025

City of Alpharetta
c/o Planning & Zoning Division
2 Park Plaza
Alpharetta, GA 30009

RE: Letter of Intent for Application for Rezoning, Comprehensive Plan Amendment, Master Plan Amendment, and Concurrent Variances Brookside West Redevelopment – 3625 and 3655 Brookside Parkway MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02

Dear City of Alpharetta,

Portman Holdings, LLC is requesting a rezoning of the 19.68 acre property located at 3625 and 3655 Brookside Parkway in the City of Alpharetta (the "Property"). The proposal is to rezone the property from O-I office institutional to MU mixed use to allow the partial redevelopment of the property with a mixed use development consisting of commercial and semi-public space, for-sale townhomes, multifamily rental units and office. The office use is existing and will remain. The property is currently improved with two office buildings that are part of the Brookside One and Two office park. The proposed development will include a mix of residential and commercial space including:

- 60,000 square feet of commercial and semi-public space;
- 75 for-sale attached dwellings;
- 335 multifamily units; and
- 130,000 square feet office use (existing).

Enclosed with this application is a conditional use permit response that includes all conditional uses requested as a part of the MU zoning district approval.

The property will be accessed by vehicles and pedestrians from both Old Milton Parkway and Brookside Parkway and includes pedestrian access to the Brookside Park. The project will provide open spaces including multiple plazas surrounded by commercial uses and will maintain a recently developed amenity space at the property that connects the development to Brookside Park. These open spaces will be accessible to the public.

The expected phasing of the development of the Property pursuant to Section 2.2.20.F reflects construction of the parking deck, for-rent multifamily dwellings and commercial/semi-public uses first. The for-sale townhomes will be a second phase due to the need to replace the surface parking for the existing office in the new parking deck.

In addition to the rezoning request, this application also requests (a) to amend the Future Land Use Map of the Comprehensive Plan for the property from CO corporate office to MU mixed use, (b) to amend the existing Brookside Master Plan to be aligned with this proposal, (c) to approve conditional use permits for the proposed uses, and (d) to approve four concurrent variances as follows: (i) variance from Section 2.2.20.D to reduce the required minimum area from 25 acres to 19.68 acres; (ii) variance from Section 3.2.8.D.1 to reduce the required 20 foot landscape strip on Old Milton Parkway from 20 feet required to 10 feet proposed, (iii) variance from Section 3.5.2.G to reduce the minimum distance requirement between curb cuts on arterial and collector streets from 300 feet to 53 feet and 290 feet for new curb cuts on Brookside Parkway and (iv) variance from Section 2.5.2 to increase the shared parking reduction from 25 percent to 28 percent.

Thank you for your consideration of this application.

Sincerely,

Jessica L. Hill

Applicant Request And Intent

What is the proposed use(s) of the property?

The proposed use of the property is office, residential use, including for sale attached dwellings and for rent multifamily dwellings and commercial and semi-public uses such as restaurant and retail uses. The MU zoning district lists all uses as conditional uses so the full list of requested uses is provided in the conditional use request attachment incorporated in this application.

Applicant's Request (Please itemize the proposal):

1. Request to rezone the subject property from O-I office institutional to MU mixed use district.
2. Request to amend the Future Land Use Map of the Comprehensive Plan for the subject property from CO corporate office to MU mixed use.
3. Request to amend the Brookside Master Plan (MP-97-06) to allow the proposed scope of development.
4. Request for conditional use approval for the proposed uses.
5. Request four variances as follows:
   (i) Variance from Section 2.2.20.D to reduce the required minimum area from 25 acres to 19.68 acres;
   (ii) Variance from Section 3.2.8.D.1 to reduce the required 20 foot landscape strip on Old Milton Pkwy. from 20 feet to 10 feet;
   (iii) Variance from Section 3.5.2.G to reduce the minimum distance requirement between curb cuts from 300 feet to 53 feet and 290 feet on Brookside Parkway; and
   (iv) Variance from Section 2.5.2 to increased the shared parking reduction from 25 percent to 28 percent.

Applicant's Intent *(Please describe what the proposal would facilitate)*:

The zoning proposal contemplates replacing an existing, dated, surface parked office development with a mixed use development including residential, office and commercial and semi-public uses.

VARIANCE REVIEW STANDARDS – SECTION 4.5.4

This application requests the following variances:

(i) Variance from Section 2.2.20.D to reduce the required minimum area from 25 acres to 19.68 acres;
(ii) Variance from Section 3.2.8.D.1 to reduce the required 20 foot landscape strip on Old Milton Parkway from 20 feet required to 10 feet proposed,
(iii) Variance from Section 3.5.2.G to reduce the minimum distance requirement between curb cuts on arterial and collector streets from 300 feet to 53 feet and 290 feet for new curb cuts on Brookside Parkway; and
(iv) Variance from Section 2.5.2 to increase the shared parking reduction from 25 percent to 28 percent.

The variances requested meet all of the four individual criteria provided to allow the granting of a variance as hereinafter described.

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

- **Reduction in minimum site area**— The property is a large, unusually shaped property located at a prominent intersection at Old Milton Parkway and Brookside Parkway. The adjacent property is located in the floodplain and includes Big Creek. The 19.6 acre size of the property does not meet the minimum 25 acres, however, a large portion of the the adjacent property is undevelopable and owned by the City of Alpharetta as Brookside Park. The other adjacent properties are a branch bank that is too small in size to meet the minimum 25 acres and Georgia State University's Alpharetta Center. There is no opportunity to increase the size of the property due to shape of the property, the abutting natural features and adjacent uses.
- **Reduction in 20 foot landscape strip on Old Milton Parkway**— The existing streetscape on Old Milton Parkway includes existing, nonconforming trees that the applicant proposes to retain to the extent not impacted by a potential deceleration lane on Old Milton Parkway. Further, due to the combination of the property shape, topography, the wrapping of the proposed parking deck with activated uses, the deceleration lane, a proposed jog in the building to break up the massing and the existing park plaza area to remain, the landscape strip cannot be fully accommodated.
- **Reduction in driveway spacing requirement—** Due to the size of the project and the mix of uses proposed, multiple access points are necessary for circulation. The applicant has located the two proposed curb cuts as far apart as possible taking into account the impact on adjacent properties and sight distance.
- **Increase in the shared parking reduction percentage –** Due to the size of the property, a robust mix of uses is accommodated on the property which generates an increased opportunity for shared parking. The parking study submitted with the application supports the requested shared parking percentage based on customary demand.

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

- **Reduction in minimum site area**— The property is sizeable enough to accommodate a quality mixed use development as proposed in this application. Given the mix of

uses in the immediate area and the proximity to Brookside Park, requiring the minimum 25 acre size would create an unnecessary hardship.

- **Reduction in 20 foot landscape strip on Old Milton Parkway**— The applicant proposes to meet the minimum 20 foot landscape strip along a portion of Old Milton Parkway and also preserve existing right-of-way trees. Not granting the relief requested given the deceleration lane and building jog to break up the façade would create an unnecessary hardship. The area with the requested 10 foot landscape strip will aid in establishing a more prominent corner for the new retail village.
- **Reduction in driveway spacing requirement—**Brookside Parkway is a short, jug handle road connecting at two points to Old Milton Parkway and serving various existing office and institutional uses. The southern curb cut proposed provides access to the proposed townhomes and from a volume perspective is expected to be less utilized than the northern access on Brookside Parkway or the main entry point on Old Milton Parkway. From a planning perspective, however, the townhomes need an access point that is separate from the more intense office, multifamily and commercial uses in the project. Given the minimal expected impact of the curb cut, not granting the relief requested would create an unnecessary hardship.
- **Increase in the shared parking reduction percentage –** The parking study demonstrates that the requested shared parking percentage will still satisfy the parking demand. To require more parking would create an unnecessary hardship on the project.

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

- **Reduction in minimum site area**— As noted above, the adjacency to Brookside Park and the Big Creek Greenway make the site an ideal location for added residential use. Further, the development fabric in the area supports having a mix of uses including the office and commercial uses proposed by this application. The proposed commercial uses will activate the nearby office uses and provide new dining and shopping opportunities for the nearby residents to the east and south.
- **Reduction in 20 foot landscape strip on Old Milton Parkway**— The proposal preserves existing old growth trees in the right of way along Old Milton Parkway and accommodates a new deceleration lane into the property. These conditions are specific to the property and aid in justifying the requested relief.
- **Reduction in driveway spacing requirement—**The nature of Brookside Parkway and also the expected limited use of the proposed southern curb cut on Brookside Parkway create unique circumstances. These circumstances impair the use and usability of the property.
- **Increase in the shared parking reduction percentage –** The size of the property and its location make the property uniquely situated for an active mixed use project. The increased shared parking percentage is reflective of the expected scope of use.

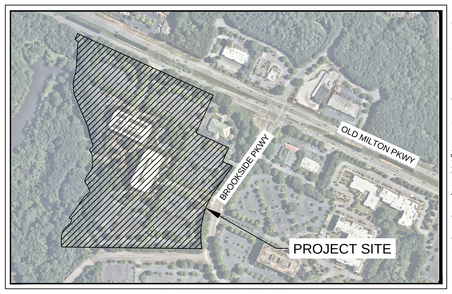
(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

- **Reduction in minimum site area**— The minimum acreage size for the MU development is intended to provide ample area for a truly mixed use project and limit the locations where the MU zoning district may be accommodated. This location already includes a mix of uses in the immediate area with close proximity to Georgia

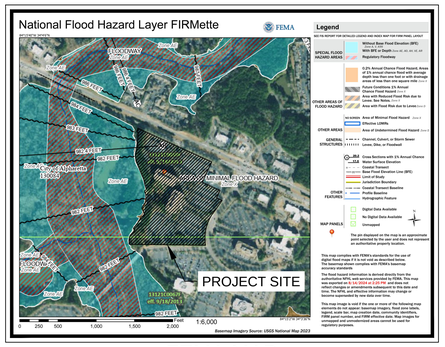
400. The development proposal meets the spirit and intent of the MU district allowing the variance in the site size would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Code.

- **Reduction in 20 foot landscape strip on Old Milton Parkway**— The reduced landscape strip impacts only a portion of the frontage and results from competing priorities in the code and also in aesthetic design. Through a balancing of interests, the proposal to reduce the landscape strip is expected to be the least impactful and will not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.
- **Reduction in driveway spacing requirement—**The driveway spacing relief will accommodate a secondary access point targeted toward the townhome use proposed on the property. Not providing this secondary access would result in more detriment to the public good than granting the relief.
- **Increase in the shared parking reduction percentage –** The project has been designed to meet the applicable parking demand. The parking study included in the application demonstrates how the parking demand will be met. Granting the relief requested will not impact the public good or impair the purpose and intent of Alpharetta's ordinances.

SITE PLAN



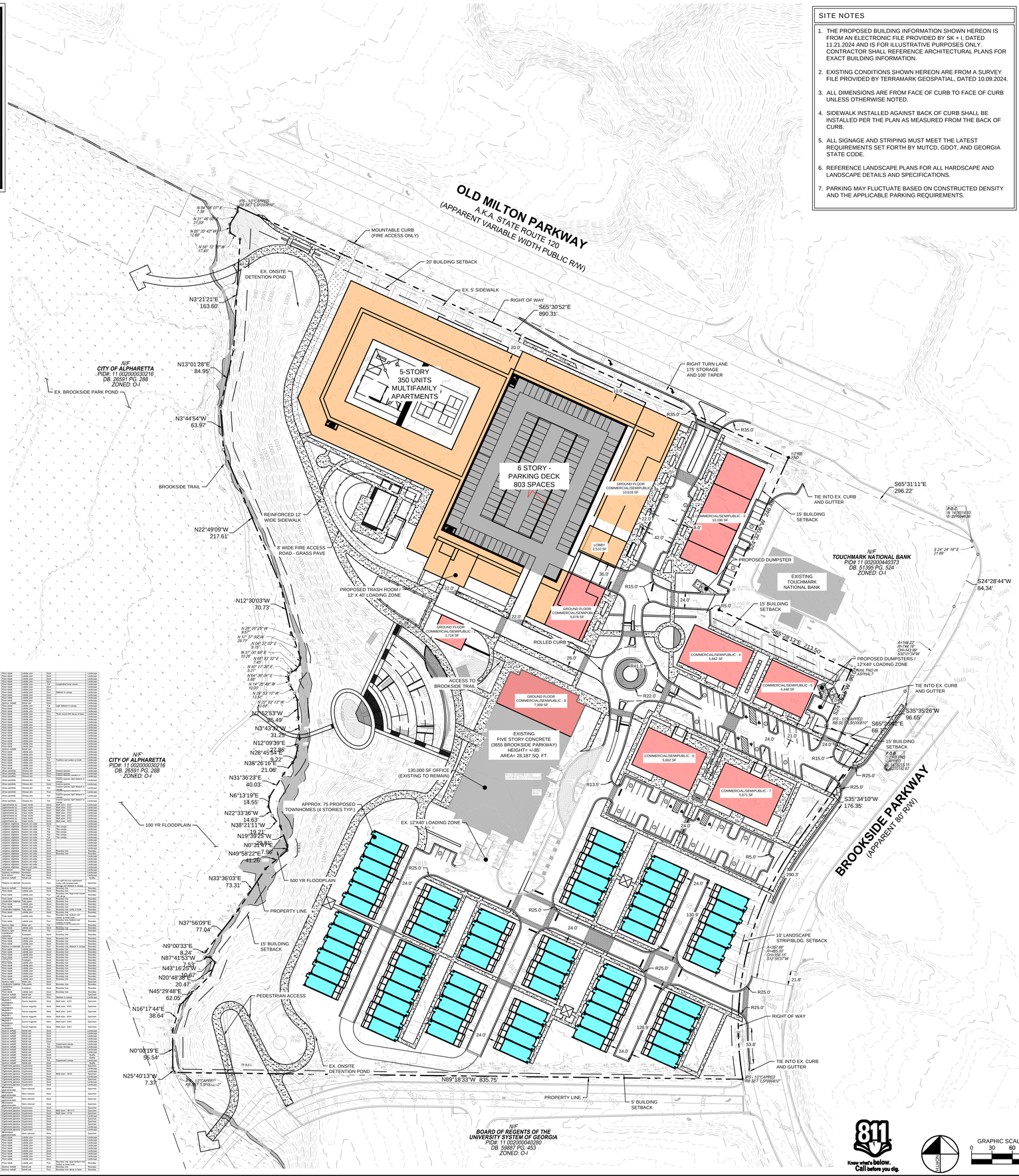
VICINITY MAP
NOT TO SCALE



FEMA MAP
THE PROJECT SITE DOES LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0059F DATED 09/18/2013.

STORMWATER MANAGEMENT NOTE:
THE SITE WILL CONTAIN ONSITE AND OFFSITE STORMWATER CONTROLS TO MEET ALL LOCAL AND STATE REQUIREMENTS. THIS MAY INCLUDE THE USE OF SEVERAL COMPONENTS STRATEGICALLY LOCATED THROUGHOUT THE SITE IN ORDER TO PROVIDE RUNOFF REDUCTION (IF INFILTRATION RATES ALLOW), INCLUDING: PERMEABLE PAVERS, GRASS PAVE, INFILTRATION FIELDS, BIORETENTION AREAS, AND OTHERS. WHERE RUNOFF REDUCTION IS NOT FEASIBLE, WATER QUALITY ALTERNATIVES WILL BE APPLIED.

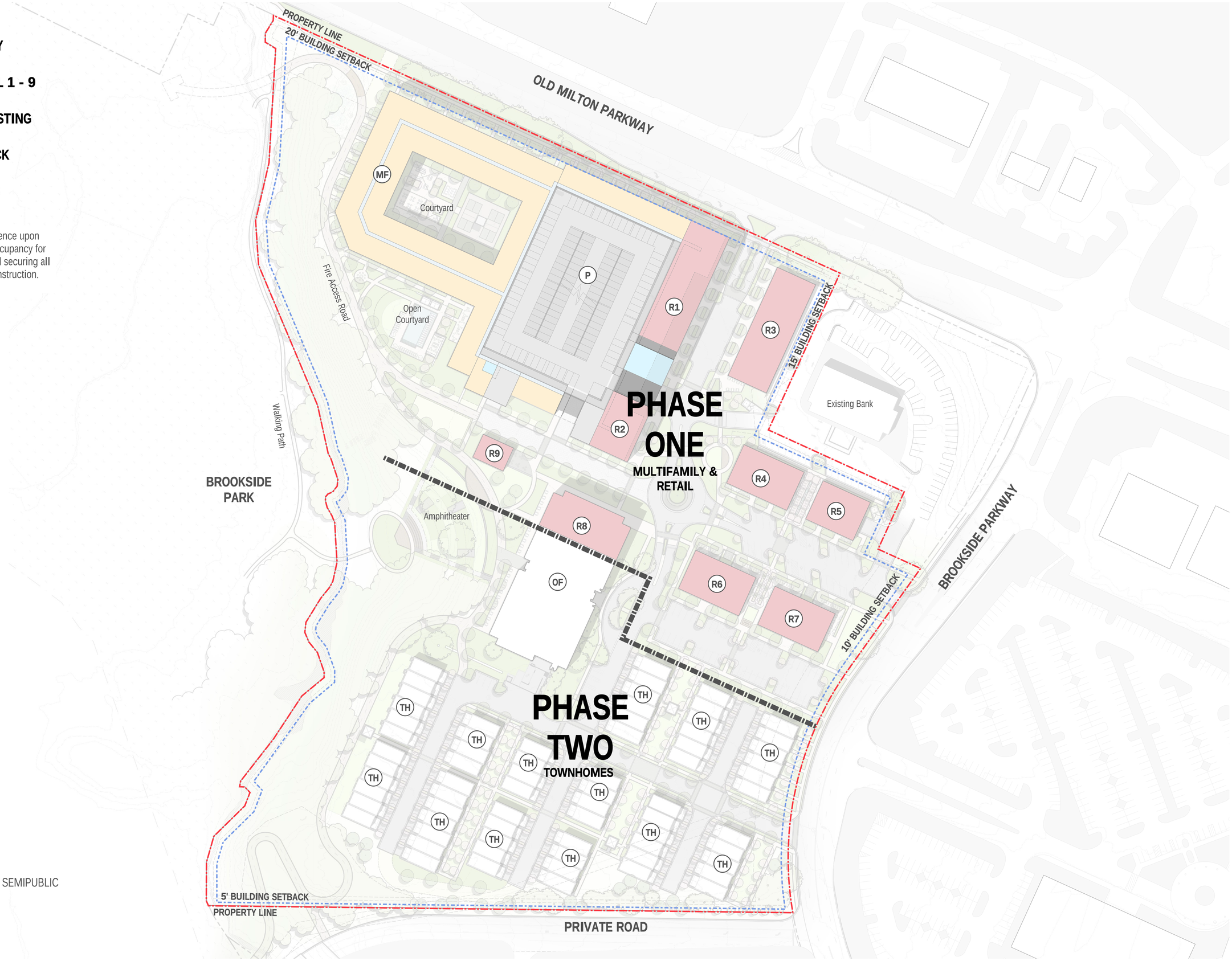
EXISTING CONDITIONS SURVEY NOTE:
EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY PROVIDED BY ALTA/NSPS SURVEY, DATED 10/09/2024.


OLD MILTON PARKWAY
A.K.A. STATE ROUTE 120
(APPARENT VARIABLE WIDTH PUBLIC R/W)
BROOKSIDE PARKWAY
(APPARENT 80' R/W)
5-STORY
350 UNITS
MULTIFAMILY
APARTMENTS
6 STORY -
PARKING DECK
803 SPACES
EXISTING
FIVE STORY CONCRETE
(3655 BROOKSIDE PARKWAY)
HEIGHT= +/-85'
AREA= 28,187 SQ. FT.
130,000 SF OFFICE
(EXISTING TO REMAIN)
APPROX. 75 PROPOSED
TOWNHOMES (4 STORIES TYP.)
EXISTING
TOUCHMARK
NATIONAL BANK
EX. ONSITE
DETENTION POND
EX. BROOKSIDE PARK POND
PROPOSED TRASH ROOM /
12' X 40' LOADING ZONE
EX. 12'X40' LOADING ZONE
PROPOSED DUMPSTER
PROPOSED DUMPSTERS /
12'X40' LOADING ZONE
ACCESS TO
BROOKSIDE TRAIL
PEDESTRIAN ACCESS
BROOKSIDE TRAIL
REINFORCED 12'
WIDE SIDEWALK
8' WIDE FIRE ACCESS
ROAD - GRASS PAVE
ROLLED CURB
MOUNTABLE CURB
(FIRE ACCESS ONLY)
20' BUILDING SETBACK
EX. 5' SIDEWALK
RIGHT OF WAY
RIGHT TURN LANE
175' STORAGE
AND 100' TAPER
TIE INTO EX. CURB
AND GUTTER
15' BUILDING
SETBACK
5' BUILDING
SETBACK
10' LANDSCAPE
STRIP/BLDG. SETBACK
PROPERTY LINE
100 YR FLOODPLAIN
500 YR FLOODPLAIN
N/F
CITY OF ALPHARETTA
PID#: 11 002000030216
DB. 26591 PG. 288
ZONED: O-I
N/F
TOUCHMARK NATIONAL BANK
PID# 11 002000440373
DB. 51395 PG. 524
ZONED: O-I
N/F
BOARD OF REGENTS OF THE
UNIVERSITY SYSTEM OF GEORGIA
PID#: 11 002000040280
DB. 59887 PG. 453
ZONED: O-I
COMMERCIAL/SEMIPUBLIC - 1
10,190 SF
COMMERCIAL/SEMIPUBLIC - 2
10,618 SF
COMMERCIAL/SEMIPUBLIC - 3
5,078 SF
COMMERCIAL/SEMIPUBLIC - 4
5,662 SF
COMMERCIAL/SEMIPUBLIC - 5
4,448 SF
COMMERCIAL/SEMIPUBLIC - 6
5,662 SF
COMMERCIAL/SEMIPUBLIC - 7
5,671 SF
GROUND FLOOR
COMMERCIAL/SEMIPUBLIC - 1
1,716 SF
GROUND FLOOR
COMMERCIAL/SEMIPUBLIC - 2
5,078 SF
GROUND FLOOR
COMMERCIAL/SEMIPUBLIC - 8
7,009 SF
LOBBY
2,510 SF
N3°21'21"E
163.60'
N13°01'28"E
84.95'
N3°44'54"W
63.97'
N22°49'09"W
217.61'
N12°30'03"W
70.73'
N2°52'53"W
35.49'
N3°43'32"W
31.25'
N12°09'39"E
41.85'
N28°45'51"E
9.22'
N38°26'16"E
21.06'
N31°36'23"E
40.03'
N6°13'19"E
14.55'
N22°33'36"W
14.63'
N38°21'11"W
19.21'
N19°39'23"W
30.97'
N0°30'41"E
N49°58'22"E 7.96'
41.26'
N33°36'03"E
73.31'
N37°56'09"E
77.04'
N9°00'33"E
8.24'
N87°41'53"W
N43°16'29"W
19.67'
20.47'
N45°29'48"E
62.05'
N16°17'44"E
38.64'
N0°00'19"E
96.54'
N25°40'13"W
7.37'
S65°30'52"E
890.31'
S65°31'11"E
296.22'
S24°28'44"W
84.34'
S65°28'13"E 213.50'
S35°35'26"W
96.65'
S65°28'13"E
68.22'
S35°34'10"W
176.35'
N89°18'33"W 835.75'
R35.0'
R15.0'
R25.0'
R13.5'
R41.5'
R22.0'
R5.0'
42.0'
36.0'
24.0'
22.0'
26.0'
21.0'
130.8'
290.3'
128.9'
53.8'
21.8'
246.1'
N3°21'21"E 1.56'
N1°31'46"W 27.58'
N20°35'42"W 12.86'
N1°50'12"W 17.83'
N1°37'30"W 9.82'
N1°37'30"W 29.71'
N1°04'37"E 31.22'
N37°09'8"E 10.26'
N66°53'32"E 7.40'
N74°36'49"E 5.27'
N74°36'49"E 5.86'
N1°37'30"W 13.91'
N1°37'30"E 10.00'
N1°37'30"W 10.00'
N1°37'30"W 10.00'
N1°37'30"W

PHASING PLAN

- (MF) **MULTIFAMILY**
- (RX) **COMMERCIAL 1 - 9**
- (OF) **OFFICE - EXISTING**
- (P) **PARKING DECK**
- (TH) **TOWNHOMES**

note: Phase 2 will commence upon receiving certificate of occupancy for Phase 1 parking deck and securing all necessary permits for construction.



- COMMERCIAL / SEMIPUBLIC
- MULTIFAMILY
- AMENITY
- PARKING

0 50' 100' 200'

© 2024 SK+I Architecture, LLC

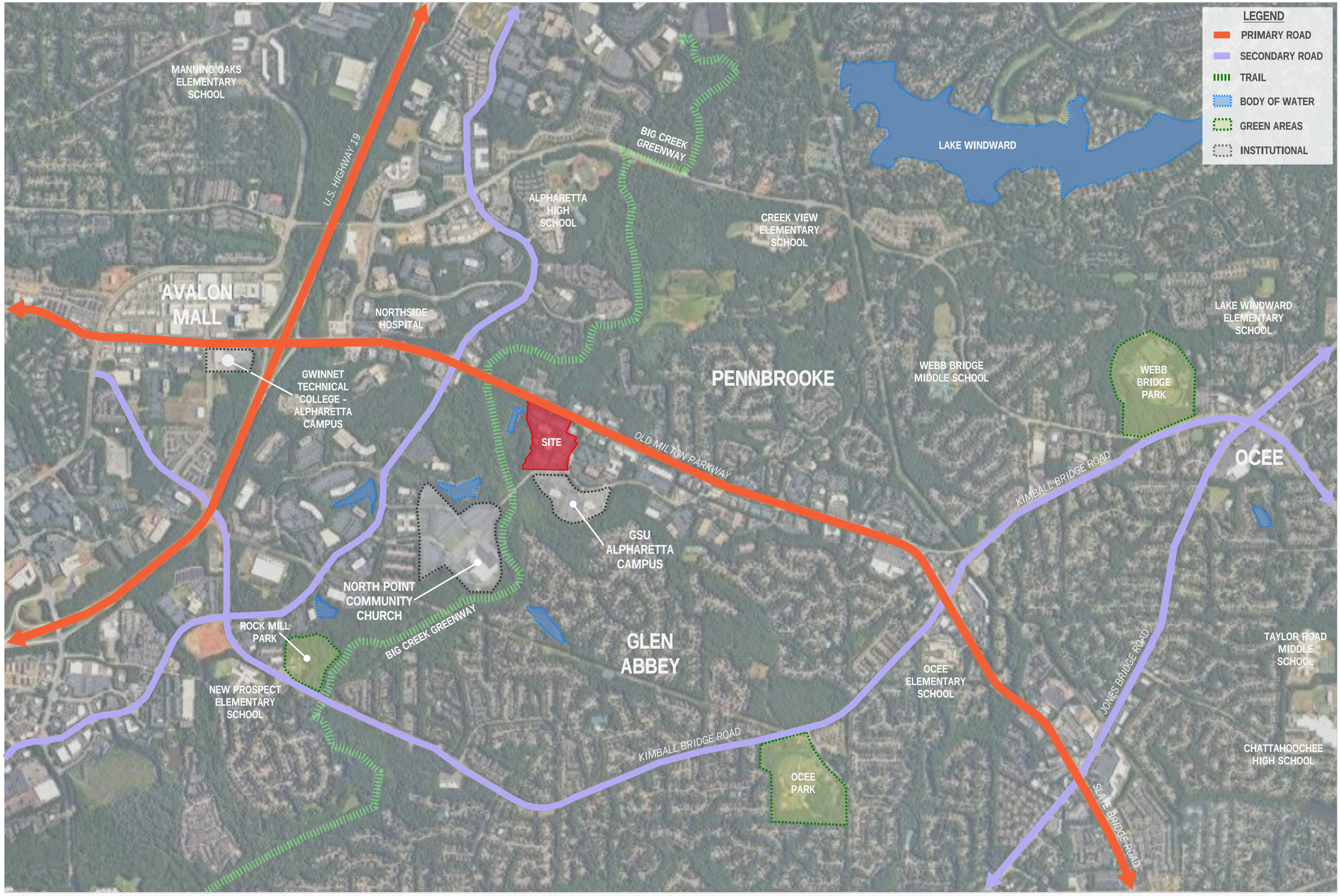
ARCHITECTURAL PLANS

BROOKSIDE VILLAGE REDEVELOPMENT

PORTMAN

03.05.2025
Public Hearing Application

SK+I



0 600' 1200' 2400'

SK+I

- (MF) **MULTIFAMILY**
- (RX) **COMMERCIAL 1 - 9**
- (OF) **OFFICE - EXISTING**
- (P) **PARKING DECK**
- (TH) **TOWNHOMES**

- COMMERCIAL / SEMIPUBLIC
- MULTIFAMILY
- AMENITY
- PARKING

0 50' 100' 200'

- MF **MULTIFAMILY**
- RX **COMMERCIAL 1 - 9**
- OF **OFFICE - EXISTING**
- P **PARKING DECK**
- TH **TOWNHOMES**

OPEN SPACE
MULTIFAMILY COURTYARD

0 50' 100' 200'

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© 2024 SK+I Architecture, LLC

- MF **MULTIFAMILY**
- RX **COMMERCIAL 1 - 9**
- OF **OFFICE - EXISTING**
- P **PARKING DECK**
- TH **TOWNHOMES**

- **VEHICLES**
- **PEDESTRIANS**
- **FIRE LANE**
- **PUBLIC / PRIVATE ROAD**

- Loading
- Building Entrance
- Parking Entrance

PROPERTY LINE
20' BUILDING SETBACK
OLD MILTON PARKWAY
Courtyard
Fire Access Road
Open Courtyard
P
R1
R2
R3
15' BUILDING SETBACK
Existing Bank
Walking Path
R9
BROOKSIDE PARK
Amphitheater
R8
OF
R4
R5
R6
R7
10' BUILDING SETBACK
BROOKSIDE PARKWAY
TH
5' BUILDING SETBACK
PROPERTY LINE
PRIVATE ROAD

- COMMERCIAL / SEMIPUBLIC
- MULTIFAMILY
- AMENITY
- PARKING

0 50' 100' 200'

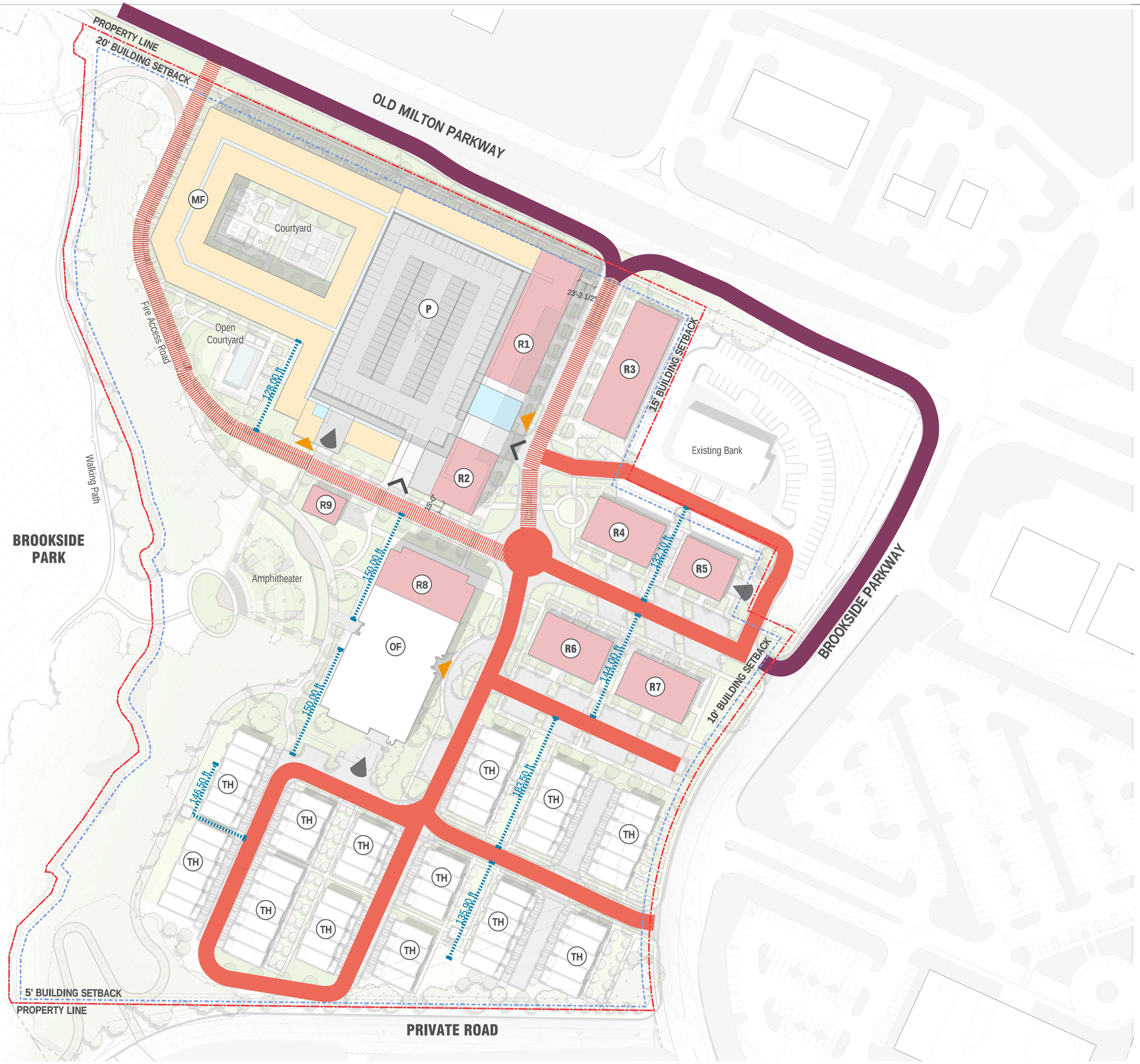
SK+I

© 2024 SK+I Architecture, LLC

- MF **MULTIFAMILY**
- RX **COMMERCIAL 1 - 9**
- OF **OFFICE - EXISTING**
- P **PARKING DECK**
- TH **TOWNHOMES**

- **VEHICLES**
- **PEDESTRIANS**
- **FIRE LANE**
- **PUBLIC / PRIVATE ROAD**

- Loading
- Building Entrance
- Parking Entrance



- COMMERCIAL / SEMIPUBLIC
- MULTIFAMILY
- AMENITY
- PARKING

0 50' 100' 200'

MF **MULTIFAMILY**
332 UNITS - 5 STORIES

R1 **COMMERCIAL 1**
10,618 SF - GROUND FLOOR

R2 **COMMERCIAL 2**
5,078 SF - GROUND FLOOR

R3 **COMMERCIAL 3**
10,690 SF - 1 STORY

R4 **COMMERCIAL 4**
5,662 SF - 1 STORY

R5 **COMMERCIAL 5**
4,448 SF - 1 STORY

R6 **COMMERCIAL 6**
5,662 SF - 1 STORY

R7 **COMMERCIAL 7**
5,671 SF - 1 STORY

R8 **COMMERCIAL 8**
7,009 SF - GROUND FLOOR

R9 **COMMERCIAL 9**
1,716 SF - GROUND FLOOR

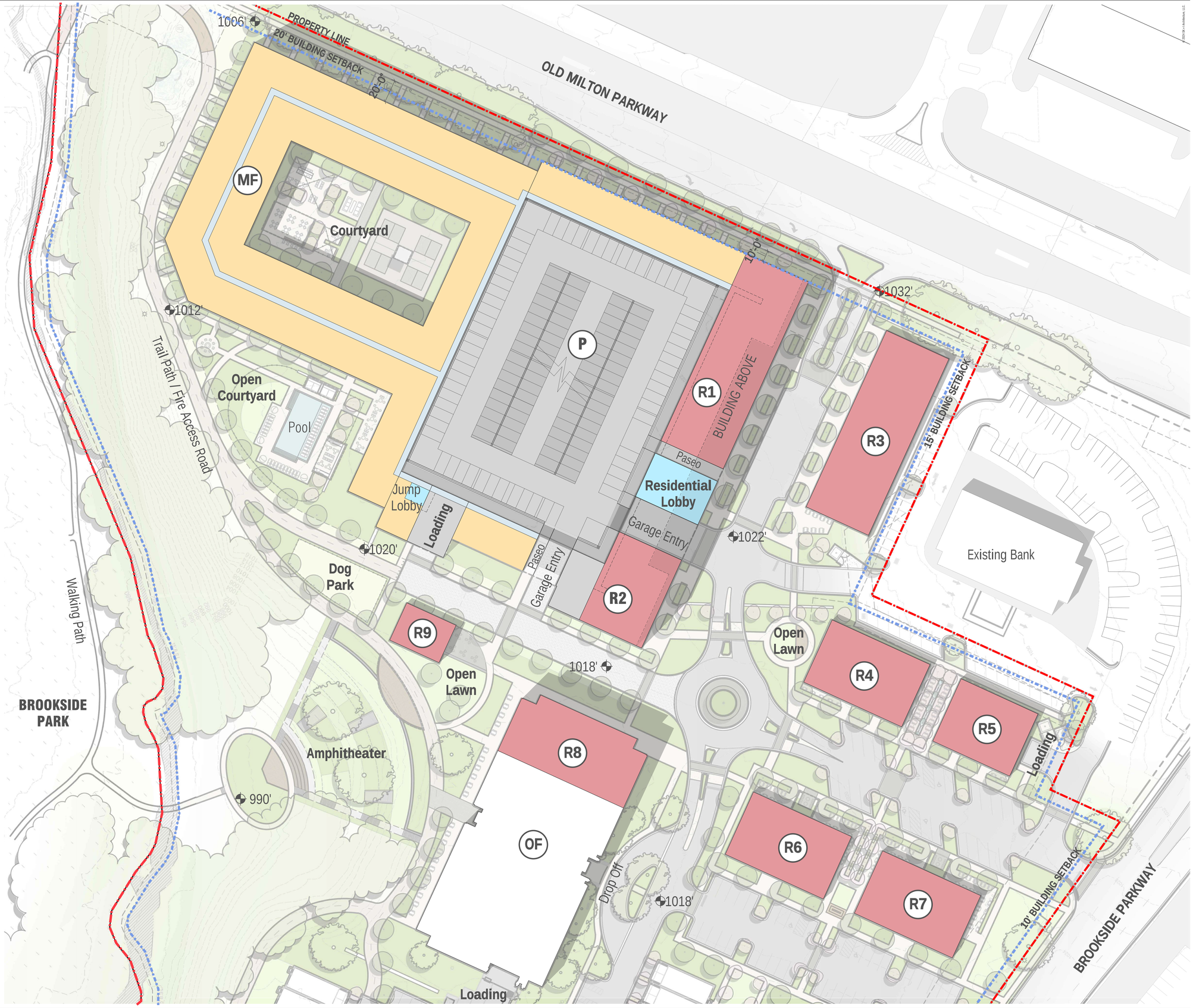
OF **OFFICE - EXISTING**
28,187 SF - 5 STORIES

P **PARKING DECK**
803 SPACES - 6 STORIES

TH **TOWNHOMES**

note: parking may fluctuate based on constructed density and the applicable parking requirements

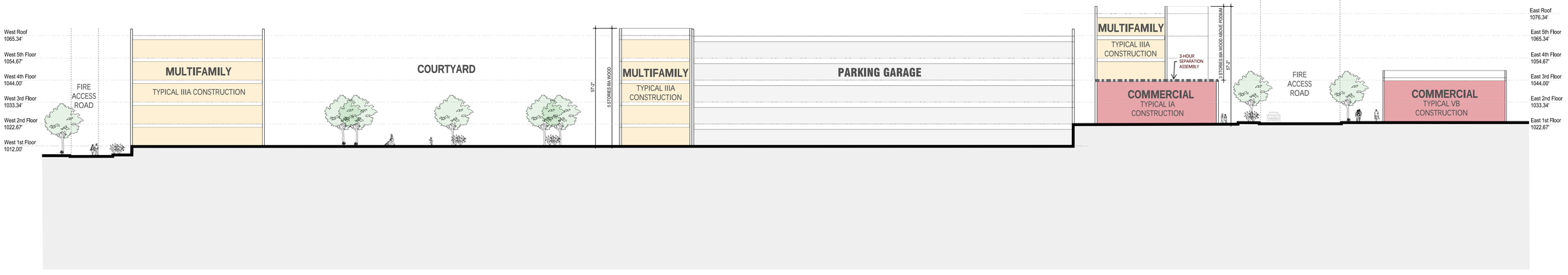
- COMMERCIAL / SEMIPUBLIC
- MULTIFAMILY
- AMENITY
- PARKING



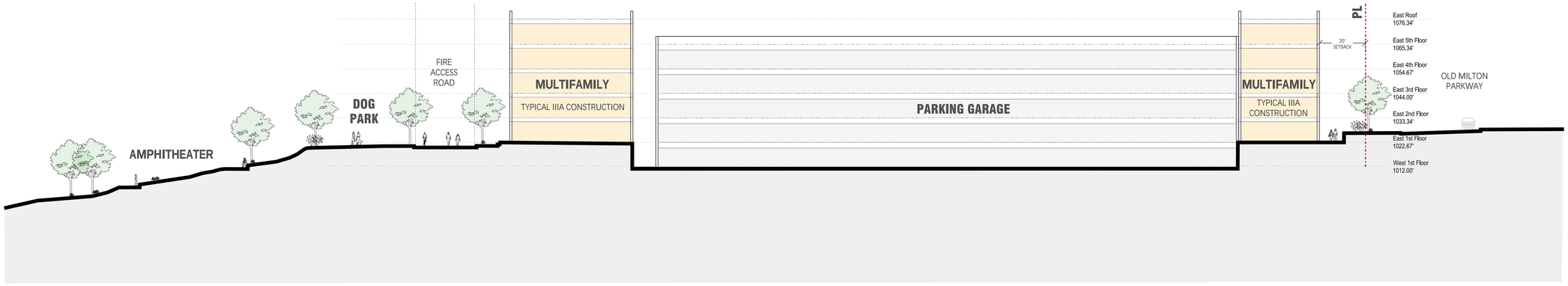
0 32' 64' 128'

SK+I

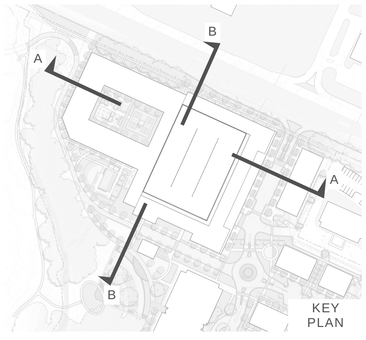
© 2024 SK+I Architecture, LLC



SECTION A: EAST-WEST



SECTION B: NORTH-SOUTH



0 20' 40' 80'

SK+I

BROOKSIDE
LITTLE RAY MEXICAN CANTINA
MEXICAN CANTINA
LITTLE REY
MARKET
1

BODY SPA
BODY SPA
BROOKSIDE
VILLAGE
3

BROOKSIDE
PAINTED PARK SPORTS BAR
2

3
2
1

0 20' 40' 80'

1

3

2

0 20' 40' 80'

1

3

2

0 20' 40' 80'

0 20' 40' 80'

LANDSCAPE PLANS

PORTMAN

Brookside Village Redevelopment
Public Hearing Application

97453
03.03.2025

1240 OLD CHATTAHOOCHEE AVE NW, ATLANTA, GA 30318 **P:** 770.951.5500 **W:** COREATLANTA.COM

01

Overall Master Plan

SITE PLAN

Overall Master Plan

LEGEND

- MF — Multi-Family
- LB — Multi-Family Lobby
- P — Parking Deck
- RX — Commercial 1-8
- O — Existing Office
- TH — Townhomes
- JB — Commercial Jewel Box

**This preliminary Site Plan is intended for City of Alpharetta rezoning purposes only. It does not guarantee the final design.*

0’ 30’ 60’ 120’
SCALE: 1” = 60’-0”

SITE PLAN

Site Program + Amenities

LEGEND

- Park Gateway / Entry Portal
- Entry Monumentation / Signage
- Outdoor Amphitheater
- Sculpture Location
- Mural Location
- Multi-Use Trail
- Focal Point / Pergola
- Community Greenspace
- Pickleball Courts
- Multi-Family Pool Amenity
- Multi-Family: Outdoor Dining / Grills
- Fire Pits
- Outdoor Dining
- Outdoor Patio
- Dog Park
- Community Garden
- Retail Experience

0’ 30’ 60’ 120’
SCALE: 1” = 60’-0”

SITE PLAN

Connectivity + Pedestrian Circulation

LEGEND

- Existing Big Creek Greenway Trail
- Recommended Future Big Creek Greenway Connector Trail
- Existing Brookside Park Walking Path
- Existing Sidewalk
- Proposed Multi-Use Trail at Fire Lane
- Proposed Multi-Use Trail

0’ 30’ 60’ 120’

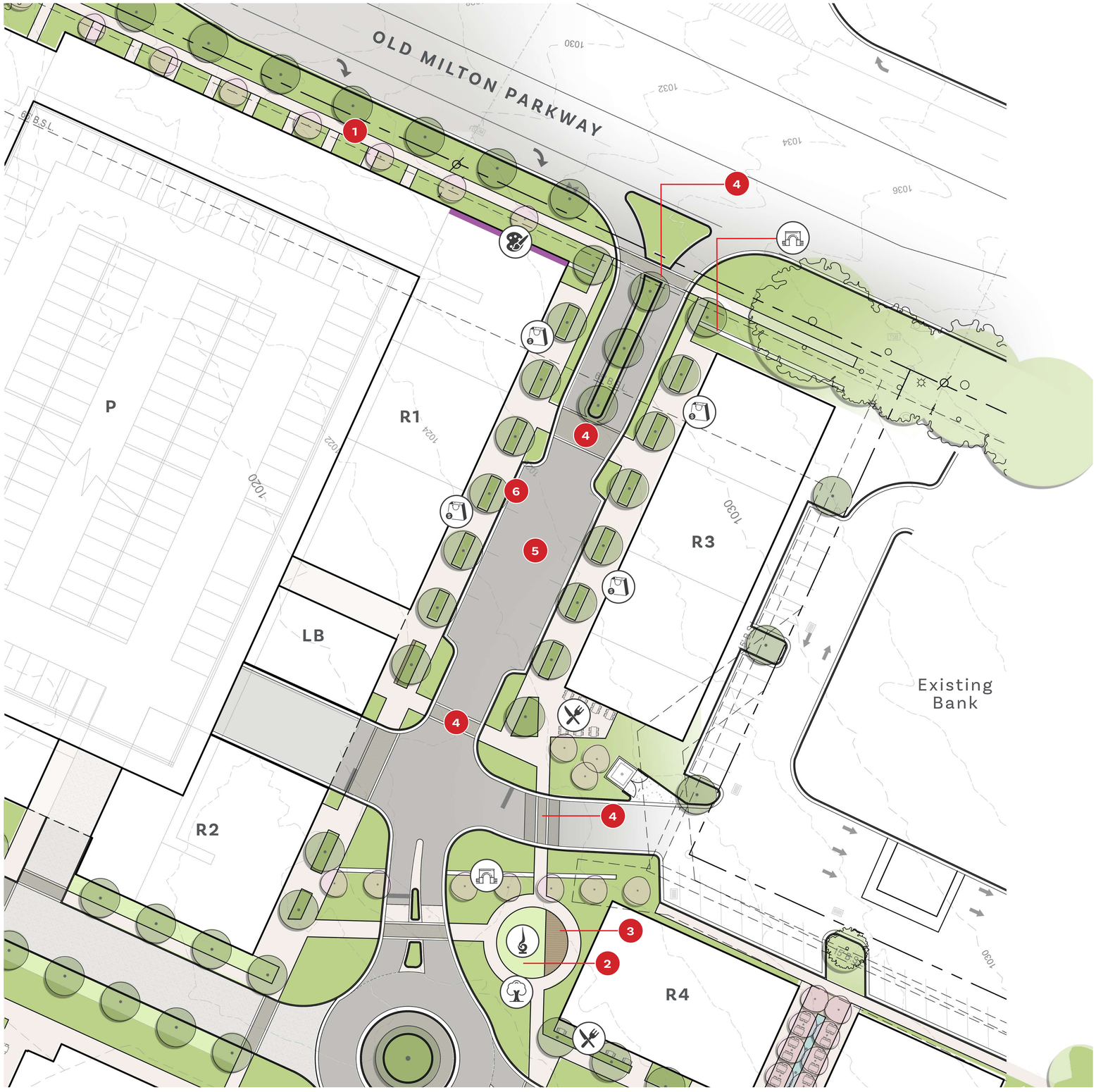
SCALE: 1” = 60’-0”

02

Enlargements

SITE PLAN ENLARGEMENT

Old Milton Parkway Entrance



LEGEND

SITE ELEMENTS

1. Sidewalk
2. Event Lawn
3. Stage / Platform
4. Pedestrian Crossing
5. Asphalt Drive
6. On-Street Parallel Parking

- Entry Monumentation / Signage
- Sculpture Location
- Mural Location
- Outdoor Dining
- Retail Experience

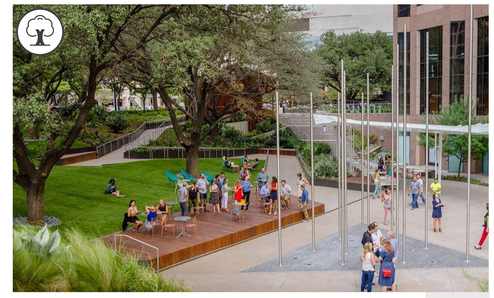
LANDSCAPE ELEMENTS

- Landscape Area
- Lawn Area
- Overstory Tree
- Ornamental Tree
- Existing Tree to Remain

0’ 10’ 20’ 40’

SCALE: 1” = 20’-0”

LOOK + FEEL IMAGERY



SITE PLAN ENLARGEMENT

Retail Amenities + Brookside Parkway Entrance

LEGEND

SITE ELEMENTS

1. Sidewalk
2. Gravel Bosque
3. Water Feature
4. Open Lawn
5. Tiered Deck
6. Overhead Structure
7. Pedestrian Crossing
8. Asphalt Drive
9. On-Street Diagonal Parking

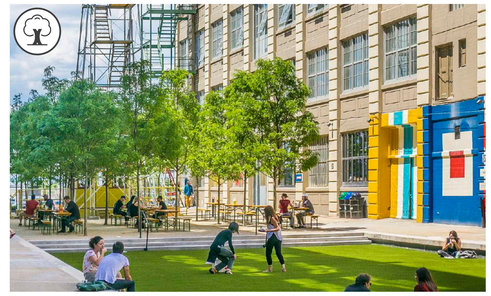
Entry Monumentation / Signage
Sculpture Location
Mural Location
Focal Point / Pergola
Community Greenspace
Outdoor Dining
Outdoor Patio

LANDSCAPE ELEMENTS

Landscape Area
Lawn Area
Overstory Tree
Ornamental Tree
Existing Tree to Remain

0’ 10’ 20’ 40’
SCALE: 1” = 20’-0”

LOOK + FEEL IMAGERY



SITE PLAN ENLARGEMENT

Multi-Family Amenities + Multi-Use Trail

LEGEND

SITE ELEMENTS

1. Sidewalk
2. Fire Lane: Multi-Use Trail with Landscape Strip
3. Pool Lounger Area
4. Cabana
5. Pool Enclosure
6. Overhead Structure at Pickelball
7. Open Lawn
8. Multi-Use Trail Raised Boardwalk
9. Fire Lane: Grassed
10. Recommended Future Big Creek Greenway Connector Trail

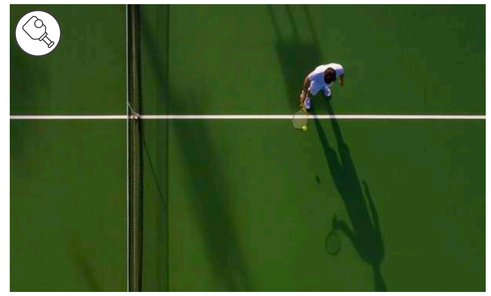
- Park Gateway / Entry Portal
- Multi-Use Trail
- Mural Location
- Pickelball Courts
- Multi-Family Pool Amenity
- Multi-Family: Outdoor Dining / Grills
- Fire Pits
- Outdoor Patio

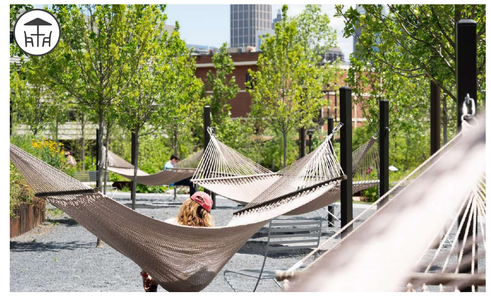
LANDSCAPE ELEMENTS

- Landscape Area
- Lawn Area
- Overstory Tree
- Ornamental Tree
- Existing Tree to Remain

0' 10' 20' 40'
SCALE: 1" = 20'-0"

LOOK + FEEL IMAGERY





SITE PLAN ENLARGEMENT

Park Space + Amphitheater

LEGEND

SITE ELEMENTS

1. Sidewalk
2. Fire Lane: Multi-Use Trail with Landscape Strip
3. Retractable Bollards
4. Overlook Area with Overhead Structure
5. Stage / Platform
6. New Amphitheater and Stairs
7. Hillside Slide
8. Paver Area
9. Existing Wall to Remain
10. Existing Walkway
11. Asphalt Drive
12. Multi-Use Trail

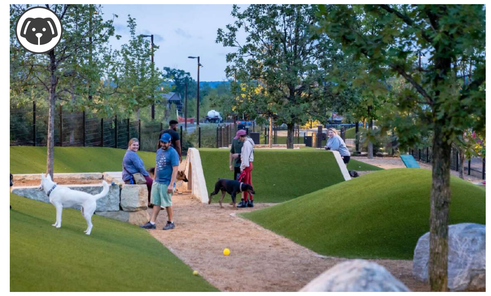
- Park Gateway / Entry Portal
- Outdoor Amphitheater
- Sculpture Location
- Mural Location
- Multi-Use Trail
- Community Greenspace
- Outdoor Dining
- Outdoor Patio
- Dog Park

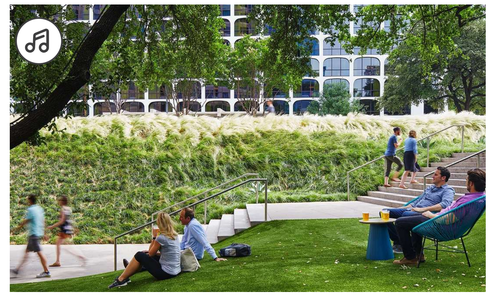
LANDSCAPE ELEMENTS

- Landscape Area
- Lawn Area
- Overstory Tree
- Ornamental Tree
- Existing Tree to Remain

0' 10' 20' 40'
SCALE: 1" = 20'-0"

LOOK + FEEL IMAGERY





SITE PLAN ENLARGEMENT

Townhomes

LEGEND

SITE ELEMENTS

1. Sidewalk
2. Pedestrian Crossing
3. Existing Park Connection
4. Fire Lane: Grass
5. Trail Expansion Pending Agreement with North Point Church
6. Asphalt Drive

- Park Gateway / Entry Portal
- Outdoor Amphitheater
- Sculpture Location
- Mural Location
- Multi-Use Trail
- Focal Point / Pergola
- Community Greenspace
- Fire Pits
- Community Garden

LANDSCAPE ELEMENTS

- Landscape Area
- Lawn Area
- Overstory Tree
- Ornamental Tree
- Existing Tree to Remain

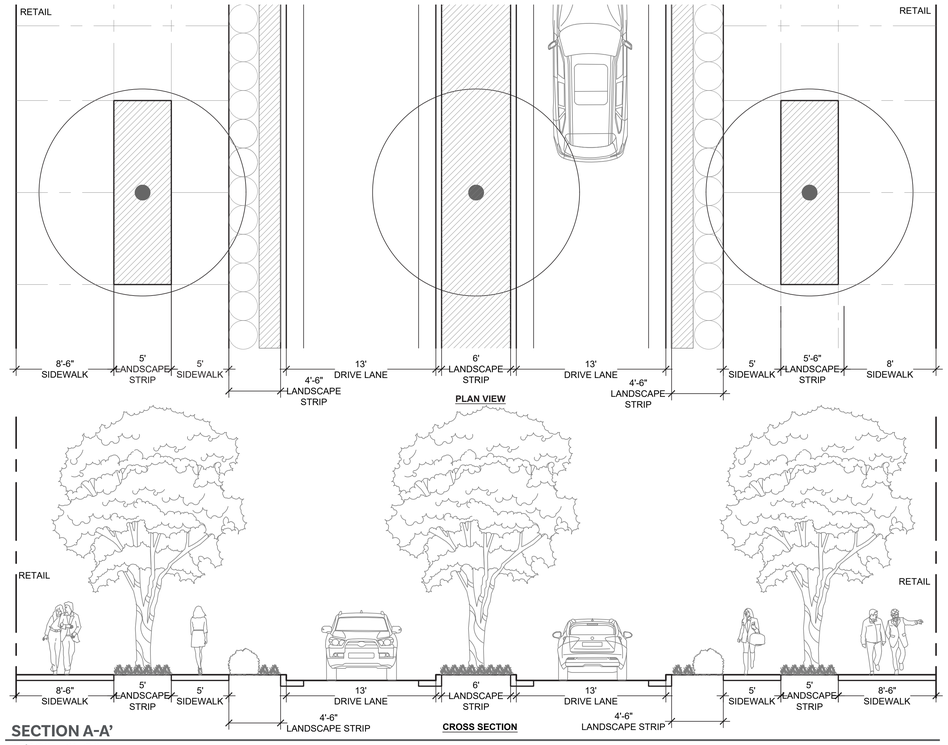
0’ 15’ 30’ 60’
SCALE: 1” = 30’-0”

LOOK + FEEL IMAGERY

03

Roadway Sections

Sections A & B



SECTION A-A'

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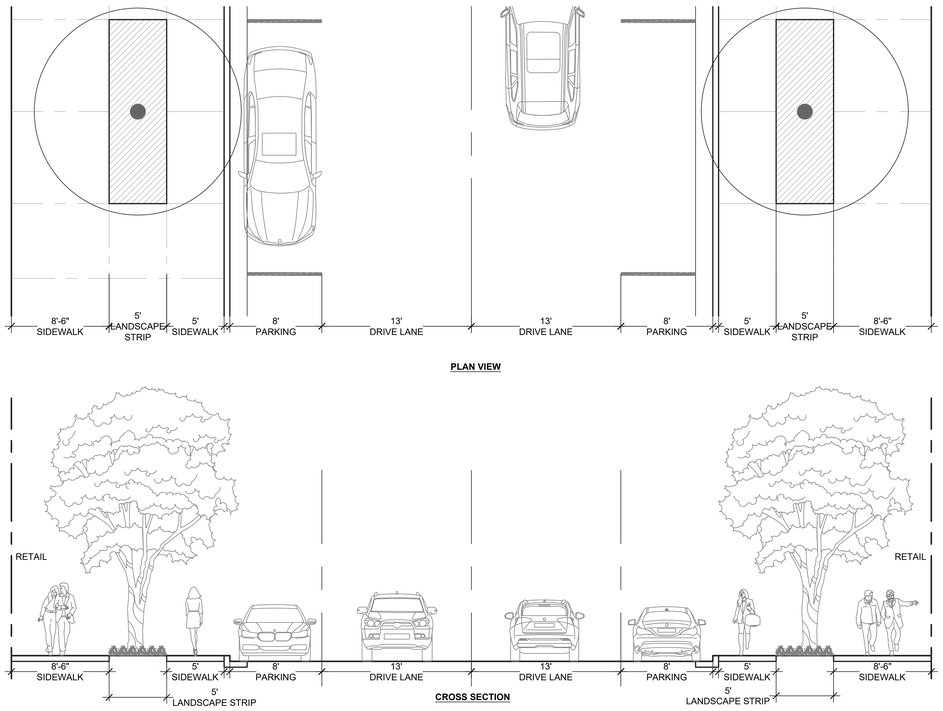

SECTION B-B'

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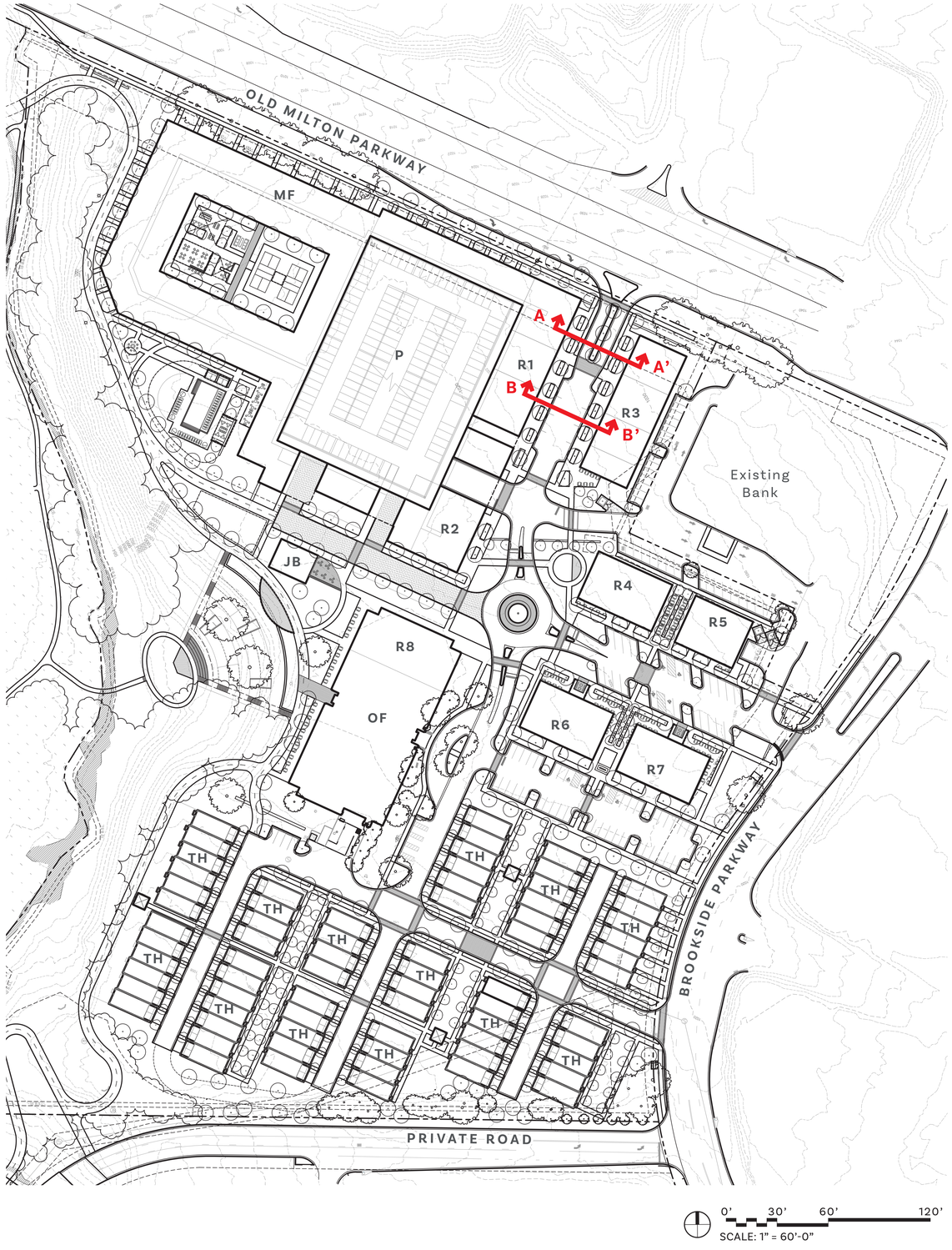
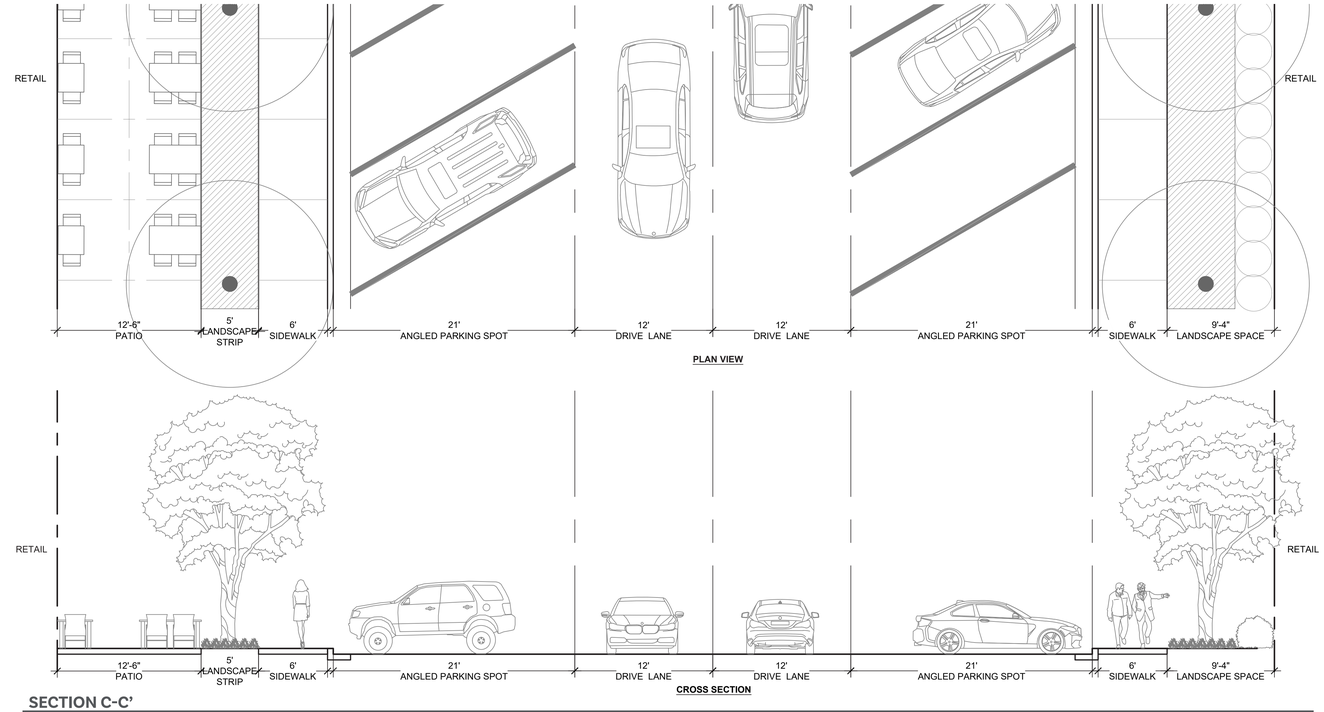


ROADWAY KEY MAP

Sections C & D



SECTION C-C'

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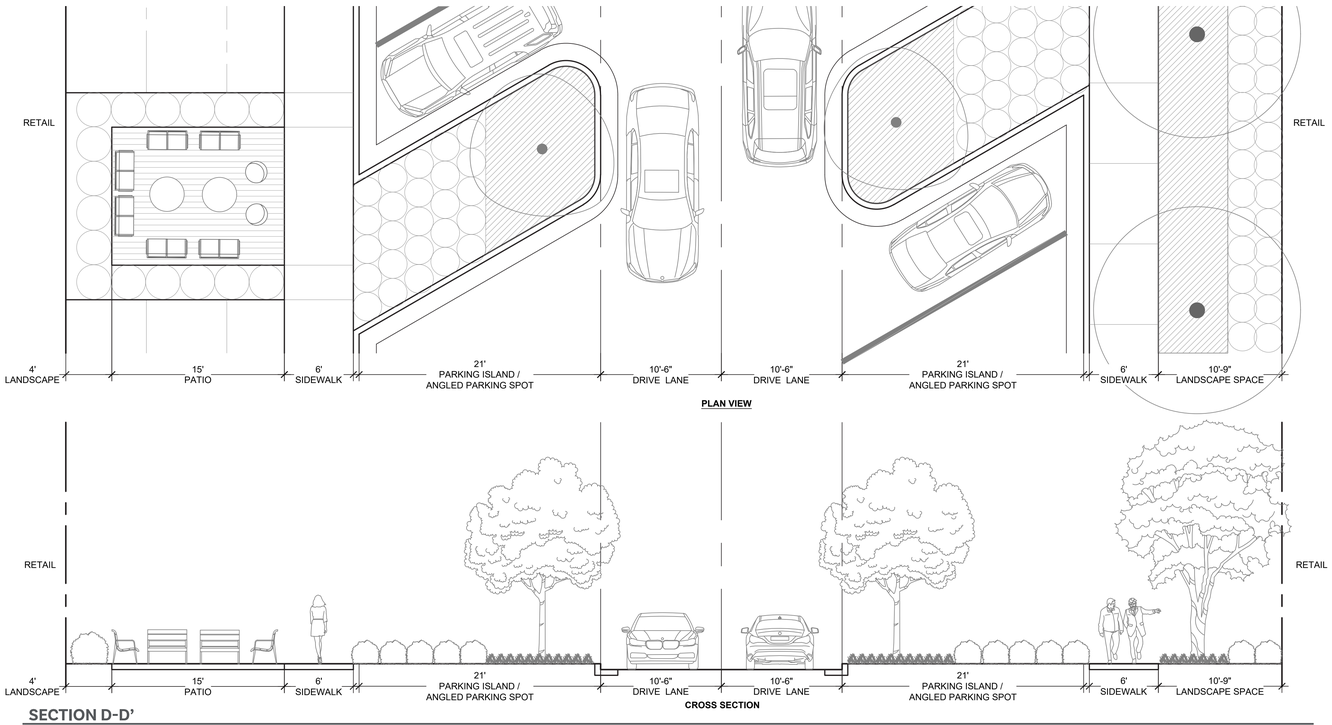

SECTION D-D'

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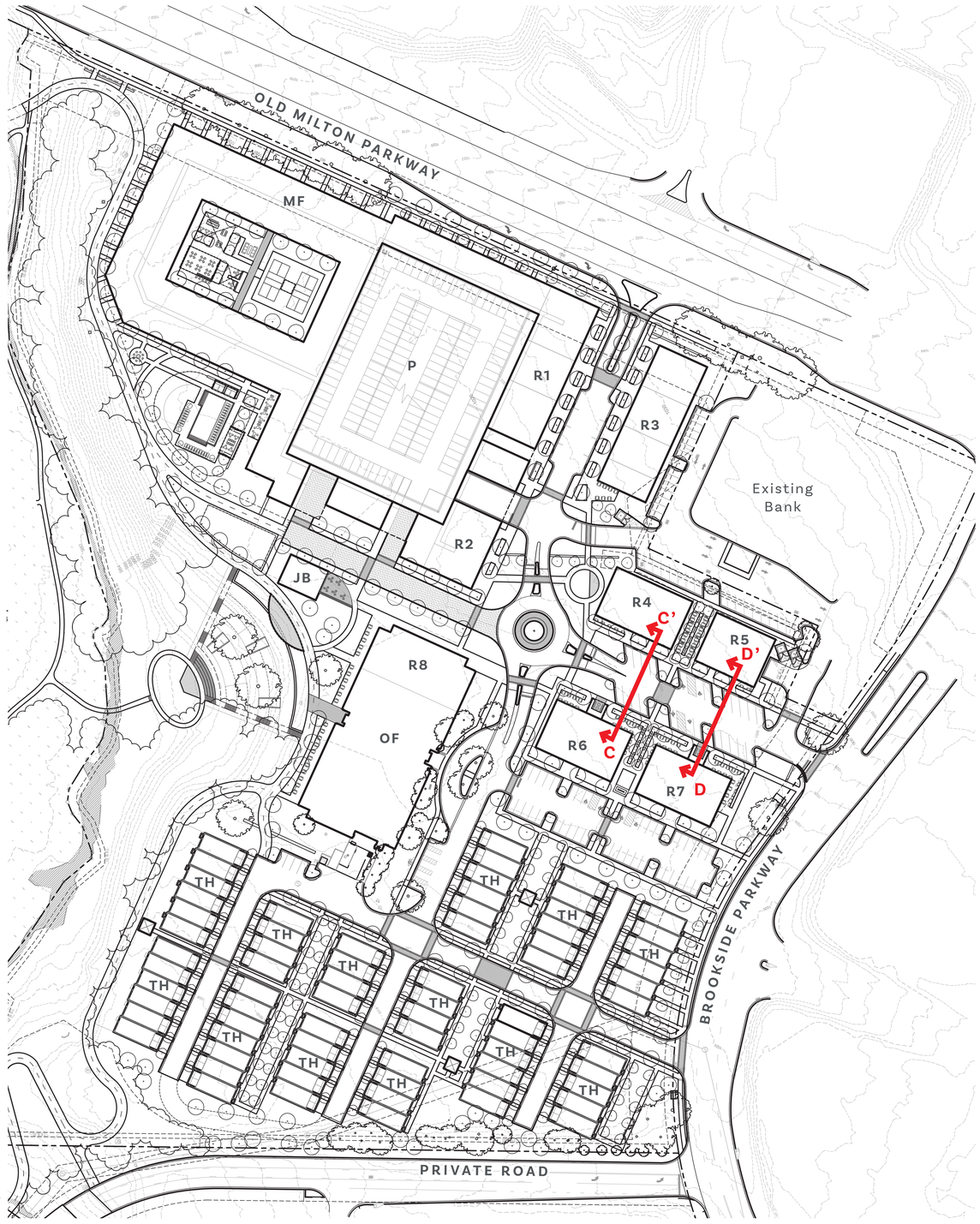
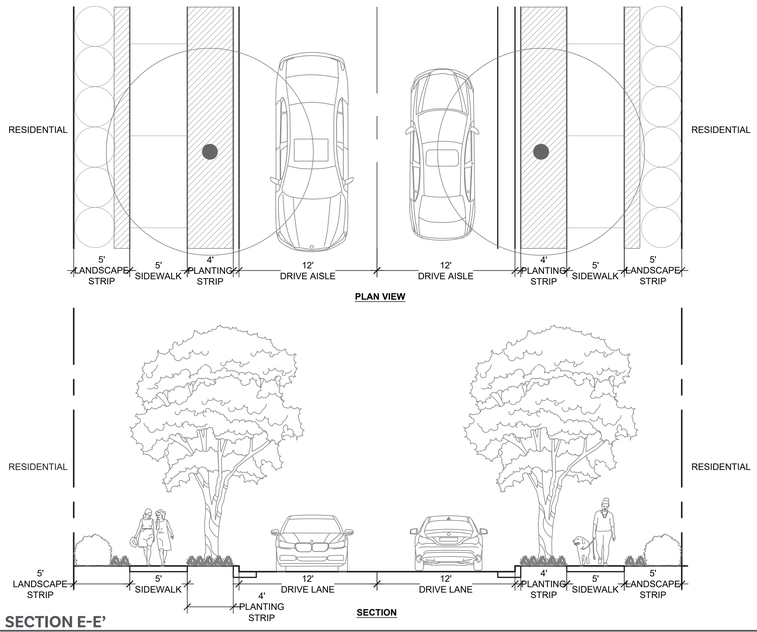


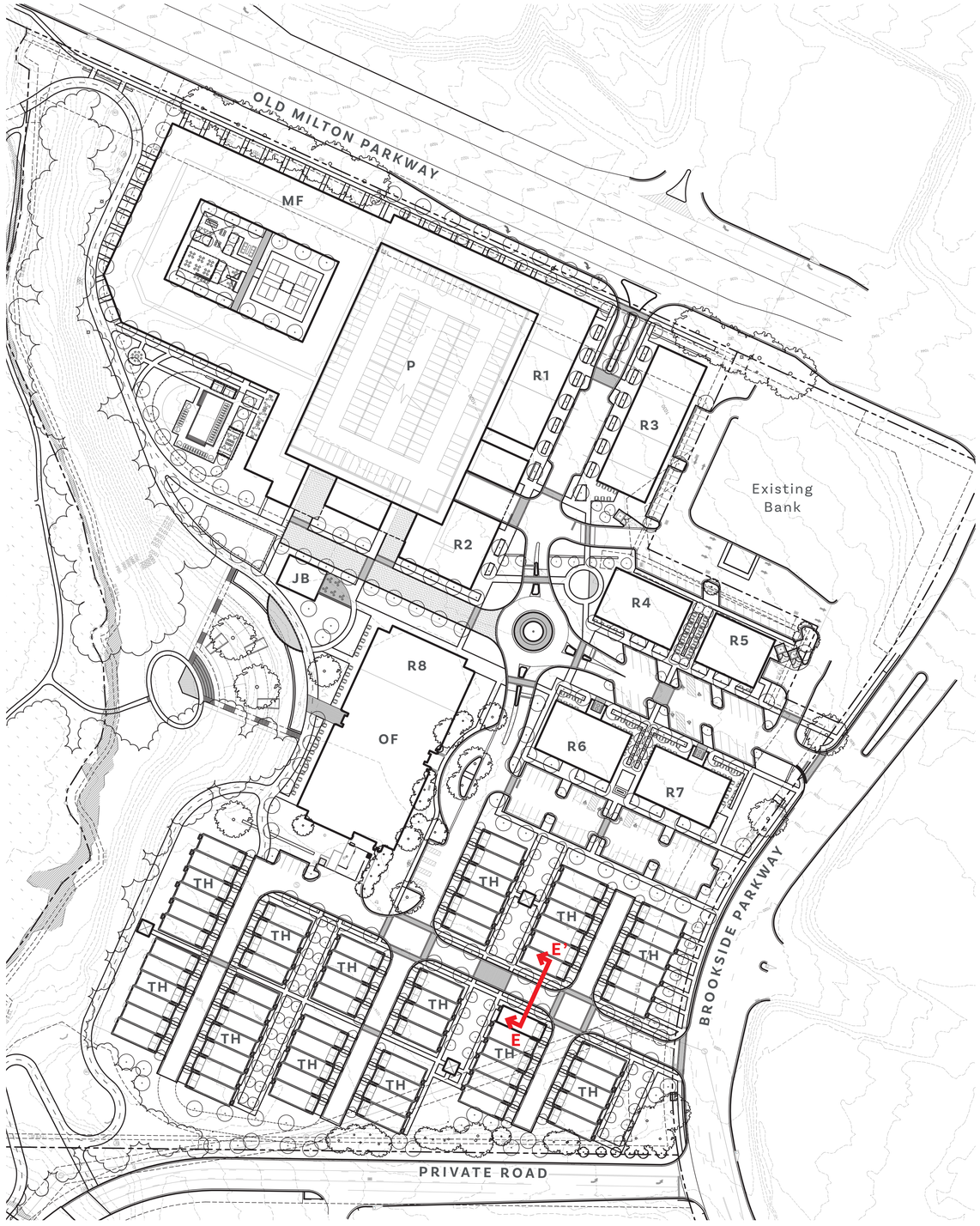
ROADWAY KEY MAP

Section E



SECTION E-E'

3/16" = 1'-0"

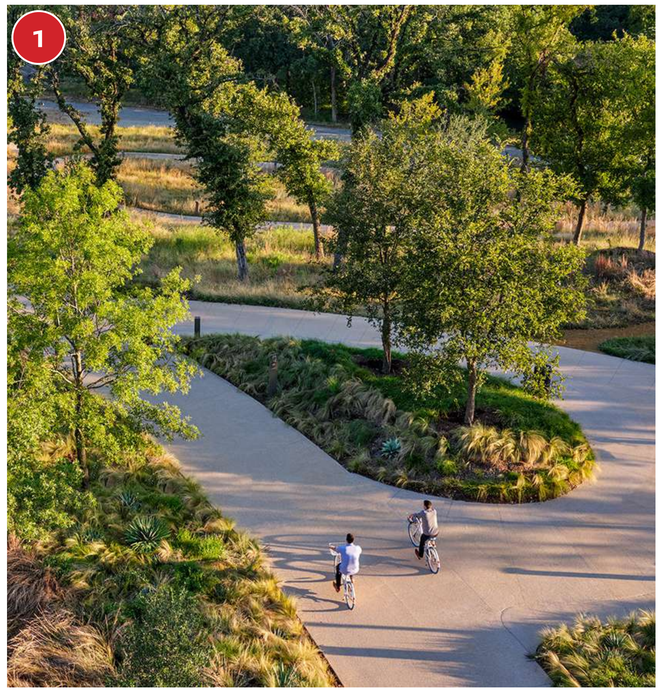


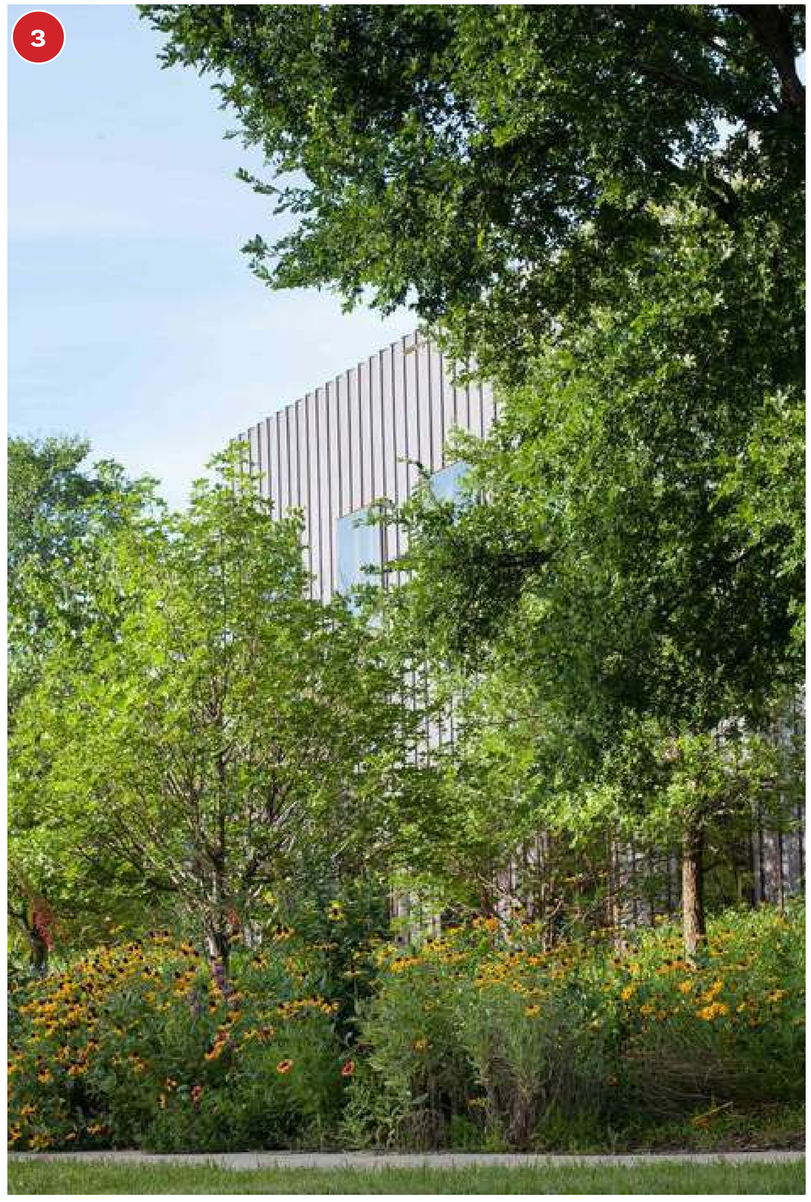
ROADWAY KEY MAP

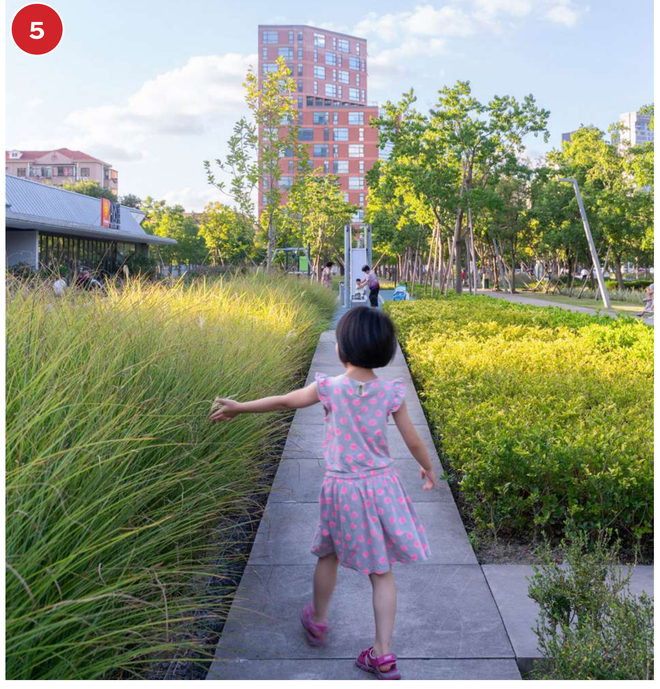
04

Landscape Strategy

Landscape







Native Plant Pallet

PERENNIALS

Carex
Carex spp.

Black-Eyed Susan's
Rudbeckia spp

Gaura
Oenothera lindheimeri

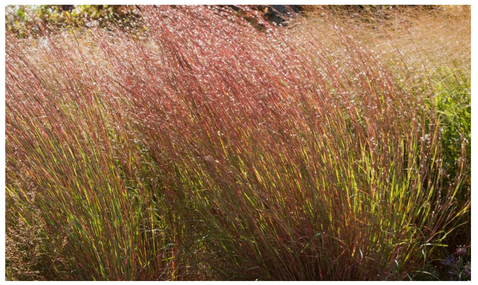
Joe Pye Weed
Eutrochium maculatum

Purple Coneflower
Echinacea purpurea

ORNAMENTAL GRASSES

Tickleseed
Coreopsis spp.

Northern Sea Oats
Chasmanthium latifolium



Little Bluestem
Schizachyrium scoparium

Pink Muhley Grass
Muhlenbergia capillaris

Switch Grass
Panicum virgatum

SHRUBS

Azalea
Rhododendron spp.

Dwarf Fothergilla
Fothergilla gardenii

Itea
Itea virginica

Oakleaf Hydrangea
Hydrangea quercifolia

Wax Myrtle
Myrica cerifera

Native Plant Pallet

TREES

Witchhazel

Hamamelis virginiana

Yucca

Yucca aloifolia

Black Gum

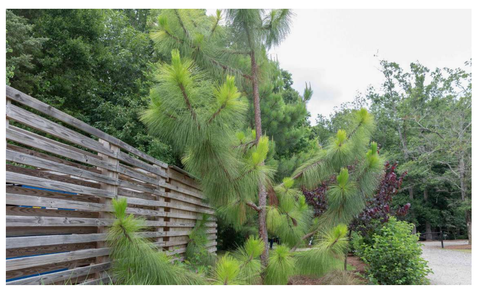
Nyssa sylvatica

Bald Cypress

Taxodium distichum

Dogwood

Cornus kousa



Loblolly Pine

Pinus palustris

Maple

Acer spp.

Oak

Quercus spp.

Holly

Ilex spp.

Redbud

Cercis canadensis

River Birch

Betula nigra

Serviceberry

Amelanchier arborea

Kimley»Horn

MEMORANDUM

To:	Mr. Mike Greene, CFA, *Portman Holdings*
From:	Mr. Jeffrey Elsey, P.E., CAPP, LEED AP, *Kimley-Horn and Associates, Inc.* Mr. Ethan Hageman, *Kimley-Horn and Associates, Inc.*
Date:	March 5, 2025
Subject:	***Brookside Village – Shared Parking Study***

Kimley-Horn is pleased to present this memorandum, which summarizes the projected parking demand for the proposed Brookside Village in Alpharetta, Georgia.

PROJECT OVERVIEW

Portman Holdings has retained *Kimley-Horn* to provide professional parking planning services for the proposed Brookside Village. The purpose of this analysis is to project peak parking demands of the completed site based on industry-standard data adjusted to localized and existing conditions and determine the amount of parking to be built on site to effectively accommodate these needs. The information presented in this analysis is intended to support the Client's application to the City of Alpharetta's Board of Zoning Appeals for a minor parking reduction, requesting a **28% parking reduction, reducing the total required by code from 1,747 spaces to 1,270 spaces** as outlined in *Article II. Section 2.5.2 Shared Parking,*

> *"Two (2) or more principal uses may utilize a common area in order to comply with the off-street parking requirements, provided that the total number of individual spaces available in the common area is not less than the sum of the spaces required for the individual uses as separately computed in accordance with the provisions of this Ordinance. If it can be demonstrated that the principal uses would not utilize the shared parking areas during the same hours, the required number of parking spaces may be reduced by 25% in the common area."*

The project proposes 75 new townhomes which are anticipated to self-park (not shared) at 300 total spaces (1.00 space/bedroom). Brookside Village has secured a shared parking agreement with Touchmark National Bank to utilize 52 off-site spaces during peak parking demand. This study excludes the parking demand for both the townhomes and the off-site bank, instead focusing on the land use demands that will share parking. This memorandum presents the key conclusions, site context, and a detailed methodology justifying the requested parking reduction.

SUMMARY OF CONCLUSION

A total of 918 shared parking spaces are proposed, with residential and office spaces utilizing a card-access area (nested parking), and commercial/semi-public land uses sharing the remaining spaces

(unnested). With access to the off-site bank's parking, the total available spaces will increase to 970 parking spaces during peak parking demand conditions.

Using industry best practices and Urban Land Institute (ULI) methodologies, applied to specific site conditions, the parking demand is projected to peak at **7:00 PM on a weekday, reaching 922 spaces.** When considering the 75 townhomes, which will provide approximately 1.00 space per bedroom (totaling 300 spaces), the peak parking demand for the site is anticipated to be 1,222 spaces. **Table 1** compares the required parking per city code with the proposed parking and the projected peak demand of the site.

Table 1: Peak Shared Parking Demand

Land Use	Required Parking per Code	25% Reduction from Code-Required	Proposed Parking	Peak Parking Demand
Multifamily Office (Shared)	1,207	N/A	918	922
Commercial Semi-public (Shared)	240			
Townhomes	300		300	300*
Bank (Off-Site)	N/A		52	0
Total	**1,747 Spaces**	**1,310 Spaces**	**1,270 Spaces**	**1,222 Spaces**

**The parking demand for townhomes is assumed to align with the code requirement for the City of Alpharetta.*

Based on this engineering study which evaluates local parking behaviors and accounts for parking demand by hour throughout the day for each land use, the development is proposing a total of 1,270 parking spaces, which includes a cushion of 48 spaces during peak conditions to accommodate the estimated peak demand of 1,222 spaces.

SITE CONTEXT

The proposed redevelopment is bound by Old Milton Parkway (SR-120) to the north, Brookside Parkway to the east, a private road to the south, and Brookside Park to the west. **Figure 1** displays the general location of the site while **Figure 2** displays the conceptual site plan.

Figure 1: Existing Site Area

Figure 2: Conceptual Site Plan

The Brookside Village site is an existing suburban office park with over 114,000 square feet (SF) of occupied office space, leasing at 43% during the time of this study. The planned development will retain 3655 Brookside Parkway (the southernmost office building) for future office uses while razing 3625 Brookside Parkway (the northernmost office building) for housing and commercial space. The mixed-use development will be built on the existing surface lots. Most of the parking will be provided in a shared parking deck central to the site and wrapped with multifamily. The proposed densities are outlined in **Table 2** below.

Table 2: Proposed Densities

Land Use	Density	Unit
Multifamily	335	Dwelling Units
208 1-Bedroom, 105 2-Bedroom, 22 3-Bedroom		
Office	130,000	Square Feet
Commercial/Semi-public	60,000	Square Feet
Townhomes*	75	Homes

**Townhomes are anticipated to have 300 total rooms. Parking demand is not considered shared with other uses.*

Based on the proposed densities, the City of Alpharetta parking minimum requires 1,747 parking spaces to be provided to serve the needs of the development. **Table 3** outlines the code-required parking minimums by land use. The client is requesting a 28% reduction form from the code-required parking space count of 1,747 spaces.

Table 3: City of Alpharetta Parking Minimums

Land Use	Density	Unit	Required Spaces	Total
Multifamily	335	DU	2.00 spaces/unit + 1 guest space per 20 units	687 Spaces
Office	130,000	SF	1.00 space per 250 SF of GFA	520 Spaces
Commercial/ Semipublic	60,000	SF	1.00 space per 250 SF	240 Spaces
Townhome	75	Homes	1.00 space per bedroom	300 Spaces*
			Total	**1,747 Spaces**

METHODOLOGY

The objective of this analysis is to use industry-supported methods, localized to Alpharetta conditions, and calibrated data points to project the true peak parking demand expected to be generated by the proposed densities. Factors evaluated in the analysis include data collected from the existing site, the use of the Institute of Transportation Engineers (ITE) and ULI industry parking ratios, and ULI's Shared Parking Model which considers parking generation peaking throughout the day, week, year, and consideration of operational realities like internal capture and non-vehicular travel that reflect the unique context of Brookside Village.

Data Collection

ULI's parking ratios for office land uses are often higher than what is typically observed. Since there is already office use on the site, it was decided to gather parking data directly from the existing office uses. It is expected that future office leases will mirror the types of tenants that currently occupy the office space, therefore parking behavior for the office land use is expected to be similar.

Kimley-Horn conducted parking occupancy counts at the project site and Touchmark National Bank on Thursday, February 6, 2025. The office land use is the only existing land use on-site; therefore, occupancy data was collected to align the office land use ratios with the existing demand. Occupancy counts were performed every two hours from 9:00 AM to 5:00 PM. Peak parking conditions of the office land use were observed at 11:00 AM with 19% (214 out of 1,121) of total parking spaces utilized as seen in **Figure 3**.

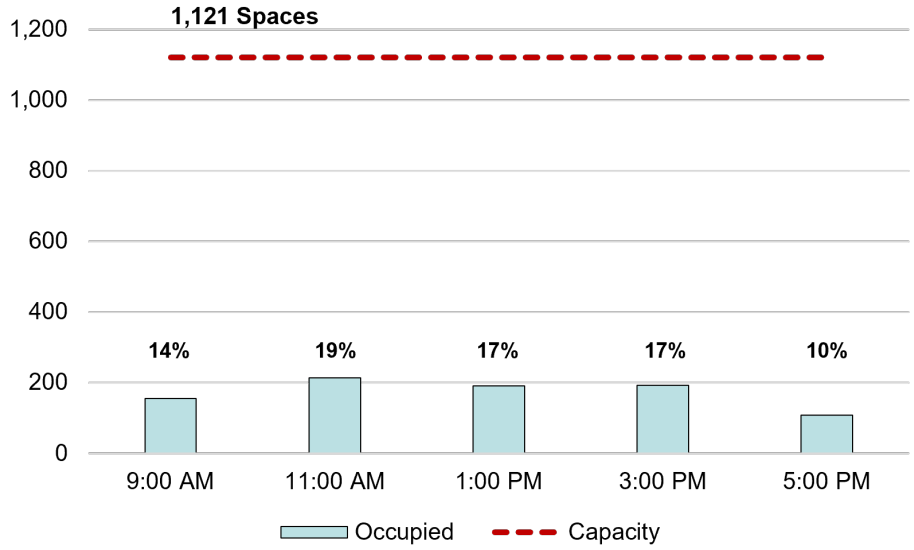


Figure 3: Brookside Office Park Parking Occupancy

Peak parking occupancy at the Touchmark National Bank was observed at 3:00 PM, with 26% (22 out of 86) of total parking spaces being utilized as seen in **Figure 4**. When the project is finished, Brookside Village will have access to 52 parking spaces in the bank lot.

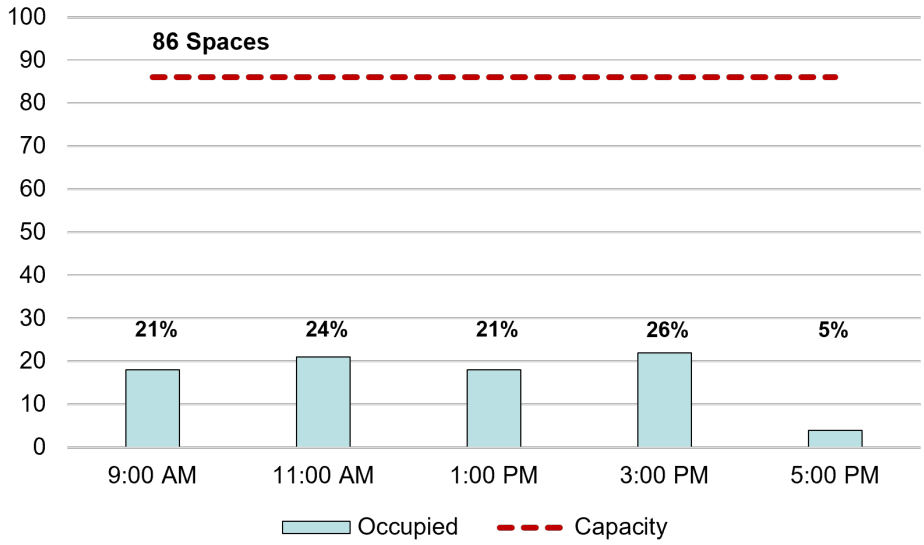


Figure 4: Touchmark National Bank Parking Occupancy

ITE and ULI Base Parking Ratios

The ITE Parking Generation Manual, 6th Edition is an industry-standard reference tool that compiles real data from different land uses and geographies to help project peak parking demands for proposed sites.

The ULI shared parking model provides base parking ratios for different land uses. These ratios serve as starting points for estimating parking demand, which can be adjusted based on shared parking opportunities between different uses.

Parking Ratios

Parking ratios were developed to establish a baseline for how parking will perform throughout the day, broken down by hour. To create accurate projections for the site, the City of Alpharetta's code, ITE, and ULI guidelines were reviewed as displayed in **Table 4**. Through data collection, the observed office parking demand was 1.86 spaces per occupied thousand square feet (KSF). This reflects the fact that the office tenants, primarily smaller law, architecture, and accounting firms, generate a lower parking demand. The client intends to lease space to a similar demographic of tenants in the future. For modeling purposes, a conservative **2.00 spaces per KSF** was used to project future office parking demand. Parking ratios for multifamily, grocery, and retail spaces from similar mixed-use developments with high car ownership in the Metro Atlanta area were reviewed to determine appropriate land-use parking ratios. The project-adjusted ratios in the final column were applied to calculate the peak demand for each land use.

Adjusted Parking Ratios

The ULI Shared Parking Model is a tool used to determine cumulative parking demand for developments with multiple land uses. The model considers that while each land use generates demand for a certain number of parking spaces, these parking demands fluctuate hour-by-hour, day-

by-day, and month-by-month. Individual land uses may not experience peak parking demand at the same time, so the model seeks to share parking between these land uses to minimize the amount of space and resources devoted to parking.

Additionally, the ULI Shared Parking Model allows for non-vehicular mode (trips such as walking, biking, transit, carpool, ride-hail, and telework) and non-captive ratio (trips between land uses internal to the site) adjustments to be made for mixed-use developments to account for trips generated to the site that do not require parking. These inputs were closely aligned with the Brookside Village Developments of Regional Impact (DRI) dated February 2025.

With more than 60,000 SF of retail, gym, grocery store, and food and beverage land uses, Brookside Village is expected to attract external patrons visiting the development. However, as outlined in the ULI Shared Parking Model, a portion of the visitors to these land uses are anticipated to already be parked on-site, meaning they are either office tenants, multifamily residents, or townhome residents. At full buildout, Brookside Village is anticipated to have over 800 residents living in the mixed-use environment. The mix of land uses and attractions will strengthen the “park once” behavior within the site.

Table 4: Parking Ratios (Maximum Parking Demand by Land Use) *

Land Use	City of Alpharetta Parking Minimum	ITE Ratio	ULI Base Ratio	Project Adjusted Ratio
Multifamily	2.00/Unit	1.45/Unit	1.35/Unit	1.28/Unit
Office	4.00/KSF	2.98/KSF	3.36/KSF	2.00/KSF
Retail	5.00/KSF	4.44/KSF	3.60/KSF	3.18/KSF
Grocery Store	5.00/KSF	3.81/KSF	4.75/KSF	4.20/KSF
Fine Dining	10.00/KSF	19.66/KSF	15.50/KSF	13.25/KSF
Fast Casual Dining	10.00/KSF	13.61/KSF	14.40/KSF	11.67/KSF
Bar	10.00/KSF	N/A	16.50/KSF	14.11/KSF
Health Club	5.00/KSF	8.49/KSF	7.00/KSF	5.98/KSF
Townhome	1.00/Bedroom	1.25/Bedroom	N/A	1.00/Bedroom

**Townhome parking demand is not considered shared with other uses.*

Tables 5 and **6** summarize the estimated parking demand during the peak months and times for each shared parking facility:

- Multifamily and office land uses were modeled together
- All transient land uses were modeled together
- Townhome and bank land uses were not modeled

The *Peak Hour Adjustment* column illustrates the percentage of demand for each land use, relative to the total 100%, during the time of the overall peak demand in each shared facility.

Table 5: Multifamily/Office: Shared Parking Demand Summary							
		Peak Month: January					
		Weekday (10 AM)					
Land Use	**Quantity**	**Base Rate**	**Mode Adj.**	**Non-Captive Ratio**	**Adj. Rate**	**Peak Hour Adj.**	**Est. Parking Demand**
Residential, Suburban							
Visitors	335 Units	0.10	95%	100%	0.10	20%	7
Residents		1.25	95%	100%	1.18	50%	198
Office							
Visitors	130,000 SF	N/A	100%	100%	0.16*	100%	21
Employees		N/A	100%	100%	1.84*	100%	240
			Customer/Visitor				28
			Employee/Resident				438
			Reserved				-
			Total				**466**

**The office land use was modeled at a conservative rate of 2.00/KSF to provide a cushion, which is higher than the observed 1.86/KSF in February 2025.*

Table 6: Remaining Shared Land Uses: Shared Parking Demand Summary							
		Peak Month: December					
		Weekday (7 PM)					
Land Use	Quantity	Base Rate	Mode Adj.	Non-Captive Ratio	Adj. Rate	Peak Hour Adj.	Est. Parking Demand
Retail							
Visitors	13,040 SF	2.90	95%	94%	2.58	90%	30
Residents		0.70	95%	90%	0.60	100%	9
Grocery							
Visitors	5,078 SF	4.00	95%	94%	3.56	85%	16
Employees		0.75	95%	90%	0.64	50%	2
Fine Dining							
Visitors	15,821 SF	13.25	95%	90%	11.33	100%	180
Employees		2.25	95%	90%	1.92	100%	28
Fast Casual Dining							
Visitors	9,052 SF	12.40	95%	85%	9.96	96%	70
Employees		2.00	95%	90%	1.71	100%	15
Bar							
Visitors	7,009 SF	15.25	95%	90%	13.04	50%	44
Employees		1.25	95%	90%	1.07	100%	8
Health Club							
Visitors	10,000 SF	6.60	95%	90%	5.64	90%	51
Employees		0.40	95%	90%	0.34	75%	3
			Customer/Visitor				391
			Employee				65
			Reserved				-
			Total				**456**

The garage will not be initially constructed with nested parking; however, the client plans to provide controlled access behind a gate (nested) for multifamily and office users within the proposed parking facility at a later stage. For this analysis, a conservative approach was used by modeling the shared parking facility with nested spaces. The nested area is recommended to be built to accommodate 466 spaces and is expected to peak at 10:00 AM on weekdays. Since the nest will be built to 466 spaces, it will not be fully utilized when office and residential demand is not at its peak, preventing other users from accessing the nest due to a lack of access cards. During the overall site peak at 7:00 PM on weekdays, there will be 120 empty spaces within the nest. The remaining users will park in the transient spaces of the parking garage or the surface lots surrounding the development.

Although the nested and unnested shared parking areas do not peak simultaneously, the nested area will be unable to accommodate other land uses when its demand is lower. To accurately assess the overall parking demand for the site and determine how many spaces are needed to meet that demand, **Figures 5** and **6** illustrate the parking demand throughout peak weekday and weekend conditions.

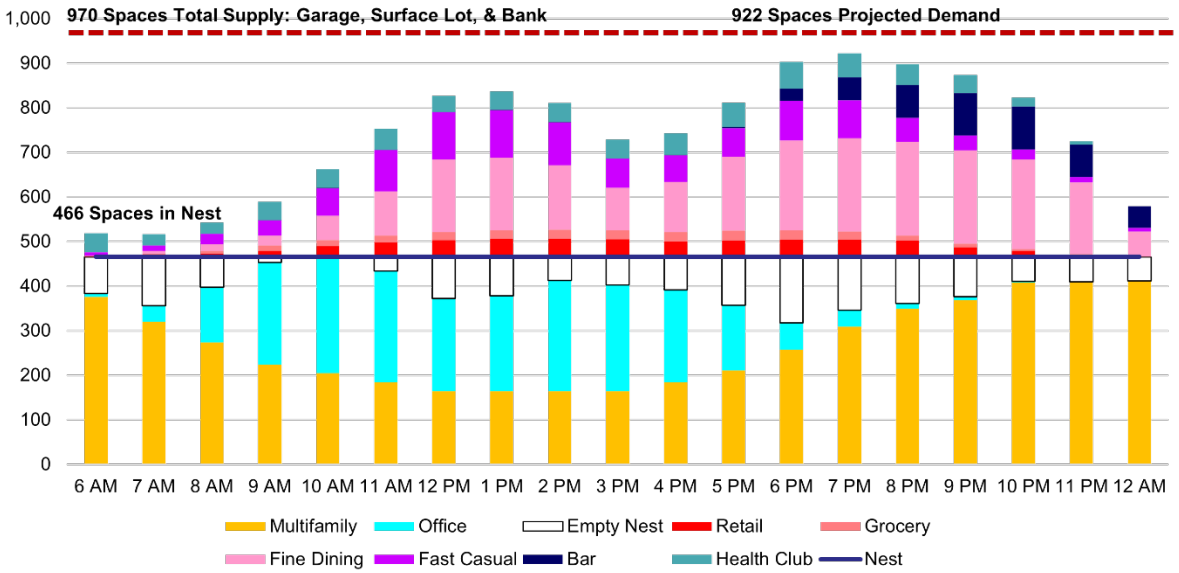


Figure 5: Projected Weekday Parking Demand

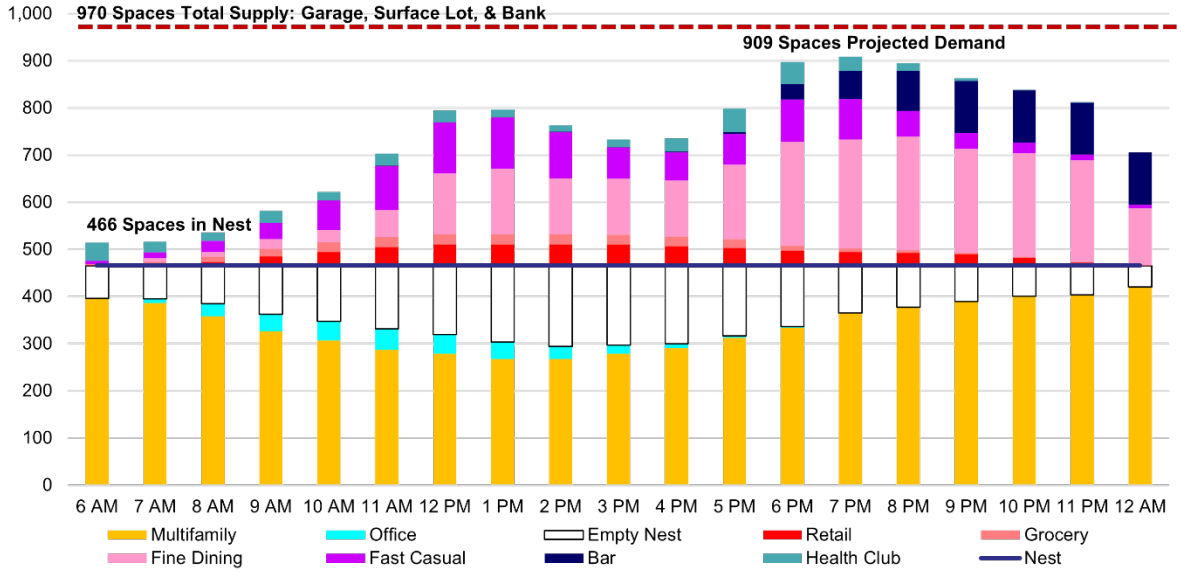


Figure 6: Projected Weekend Parking Demand

CONCLUSION AND RECOMMENDATIONS

Brookside Village will contain 335 multifamily units, 75 townhomes, 60,000 SF of commercial/semi-public space, and 130,000 SF of office space. Based on the factors discussed in this memorandum, the parking demand is expected to peak at 7:00 PM on a weekday, with a total of 922 spaces needed. Considering the 75 townhomes, which will offer roughly 1.00 space per bedroom (totaling 300 spaces), the overall peak parking demand for the site is projected to be 1,222 spaces. Therefore, the redevelopment plan proposes the construction of 1,270 spaces, as shown in **Table 7.** This requested reduction is justified by several data points and industry metrics and trends. Key takeaways are summarized below:

- Low parking ratios for both existing and future office users
- Key insights into the unique aspects of the mixed-use site, such as:
  - Access to a shared parking agreement with Touchmark National Bank during evening hours, providing the development with access to 52 additional parking spaces
  - High potential for internal capture, driven by the density of future residents living within walking distance

Table 7: Peak Shared Parking Demand				
Land Use	**Required Parking per Code**	**25% Reduction from Code-Required**	**Proposed Parking**	**Peak Parking Demand**
Multifamily Office (Shared)	1,207	N/A	918	922
Commercial Semi-public (Shared)	240			
Townhomes	300		300	300*
Bank (Off-Site)	N/A		52	0
Total	**1,747 Spaces**	**1,310 Spaces**	**1,270 Spaces**	**1,222 Spaces**

**The parking demand for townhomes is assumed to align with the code requirement for the City of Alpharetta.*

This assessment recommends that the Brookside Village be granted a parking reduction to 1,270 total on-site spaces when including the townhome land uses.

We hope you find this information helpful. If any further questions arise, please do not hesitate to contact *Kimley-Horn.*

Sincerely,

Jeffrey Elsey, P.E., CAPP, LEED AP
Kimley-Horn

Ethan Hageman
Kimley-Horn

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March 5, 2025

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2 Park Plaza
Alpharetta, GA 30009
Attn: Michael Woodman

RE: Brookside West Redevelopment – 3625 and 3655 Brookside Parkway
MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02 (the "Application")

Dear Michael:

Please add this letter to the file of the Application to preserve the rights of Portman Holdings, LLC (the "Applicant") in connection with the Application.

Denial of the Application or approval of the Application with conditions unacceptable to the Applicant would be unconstitutional in that it would unreasonably impair and destroy the Applicant'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.

Denial of the Application or approval of the Application with conditions unacceptable to the Applicant would also be unconstitutional, illegal, null and void, constituting a taking of Applicant'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 the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States, by denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

Denial of the Application or approval of the Application with conditions unacceptable to the Applicant would constitute an unreasonable and extreme hardship upon the Applicant, without remotely advancing the public health, safety and welfare and would constitute an arbitrary and capricious act by the Alpharetta Mayor and City Council without any rational basis therefore, 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.

Denial of the Application or approval of the Application with conditions unacceptable to the Applicant by the Alpharetta Mayor and City Council would also violate the Applicant's rights

under the First Amendment to the Constitution of the United States and would unconstitutionally discriminate, in an arbitrary, capricious and unreasonable manner, between the Applicant and owners of other similarly situated properties in the City of Alpharetta 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.

Sincerely yours,

Jessica L. Hill

3655/3625 Brookside Parkway Tree Assessment

Tag Number	DBH	Species	Common Name	Condition	Notes	Type
2523	24	*Quercus phellos*	Willow oak	Good		Specimen
2524	14	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 5/5/4	Specimen
2525	24	*Quercus phellos*	Willow oak	Good		Specimen
2526	15	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 6/5/4	Specimen
2527	18	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 6/6/6	Specimen
2528	25	*Quercus phellos*	Willow oak	Good		Specimen
2529	21	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 9/6/6	Specimen
2530	26	*Quercus phellos*	Willow oak	Good		Specimen
2531	16	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 6/6/4	Specimen
2532	29	*Quercus phellos*	Willow oak	Good		Specimen
2533	17	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 7/5/5	Specimen
2534	30	*Quercus phellos*	Willow oak	Good		Specimen
2535	12	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 4/4/4	Specimen
2536	13	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 5/4/4	Specimen
2537	27	*Quercus phellos*	Willow oak	Good		Specimen
2538	15	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 7/4/4	Specimen
2539	27	*Quercus phellos*	Willow oak	Good		Specimen
2540	18	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 7/5/6	Specimen
2541	31	*Quercus phellos*	Willow oak	Good		Specimen
2542	28	*Quercus phellos*	Willow oak	Good		Specimen
2543	18	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 6/6/6	Specimen
2544	25	*Quercus phellos*	Willow oak	Fair	Heavily pruned for overhead utilities	Specimen
2545	21	*Lagerstroemia sp.*	Crape mrytle	Fair	Multi stem - 7/7/7; heavily pruned for overhead utilities	Specimen
2546	24	*Quercus phellos*	Willow oak	Good	Pruned for overhead utilities	Specimen
2547	15	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 7/5/4	Specimen
2548	17	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 6/6/5	Specimen
2549	29	*Quercus phellos*	Willow oak	Good		Specimen
2550	21	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 8/7/6	Specimen
2551	27	*Quercus phellos*	Willow oak	Good		Specimen
2552	20	*Quercus phellos*	Willow oak	Good		Quality
2553	17	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 6/6/5	Specimen
2554	30	*Quercus phellos*	Willow oak	Good		Specimen
2555	15	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 5/5/5	Specimen
2556	19	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 7/7/5	Specimen
2557	23	*Quercus phellos*	Willow oak	Good		Quality
2558	17	*Lagerstroemia sp.*	Crape mrytle	Good	Boundary tree; multi stem - 6/6/5	Boundary
2559	31	*Quercus phellos*	Willow oak	Good	Boundary tree	Boundary
2560	16	*Lagerstroemia sp.*	Crape mrytle	Good	Boundary tree; multi stem - 6/5/5	Boundary
2561	31	*Quercus phellos*	Willow oak	Good	Boundary tree	Boundary
2562	21	*Acer rubrum*	Red maple	Good		Landscape
2563	14	*Acer rubrum*	Red maple	Good		Landscape
2564	21	*Quercus palustris*	Pin oak	Good		Landscape
2565	12	*Ilex x Nellie Stevens*	Nellie Stevens holly	Good		Landscape
2566	15	*Ulmus parvifolia*	Chinese elm	Good	Invasive species	Landscape
2567	14	*Ulmus parvifolia*	Chinese elm	Good	Invasive species	Landscape
2568	12	*Ulmus parvifolia*	Chinese elm	Good	Invasive species	Landscape
2569	14	*Ulmus parvifolia*	Chinese elm	Good	Invasive species	Landscape
2570	21	*Quercus nuttallii*	Nuttall oak	Good		Quality
2571	20	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2572	17	*Quercus nuttallii*	Nuttall oak	Fair	Light dieback in canopy	Landscape
2573	14	*Quercus palustris*	Pin oak	Good		Landscape
2574	13	*Quercus palustris*	Pin oak	Fair	Codominant leaders at 15 feet	Landscape
2575	14	*Quercus palustris*	Pin oak	Poor	Codominant leaders at 10 feet; dieback in canopy	Landscape
2576	12	*Quercus palustris*	Pin oak	Poor	Codominant leaders at 10 feet; dieback in canopy	Landscape
2577	13	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2578	13	*Quercus palustris*	Pin oak	Good		Landscape
2579	17	*Quercus nuttallii*	Nuttall oak	Fair	Light dieback in canopy	Landscape
2580	17	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2581	16	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2582	13	*Quercus nuttallii*	Nuttall oak	Good		Landscape

2583	20	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2584	18	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2585	11	*Quercus palustris*	Pin oak	Good		Landscape
2586	11	*Quercus palustris*	Pin oak	Good		Landscape
2587	23	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2588	23	*Quercus palustris*	Pin oak	Good		Quality
2589	21	*Quercus shumardii*	Shumard oak	Good		Landscape
2590	17	*Quercus shumardii*	Shumard oak	Good		Landscape
2591	22	*Quercus shumardii*	Shumard oak	Good		Landscape
2592	13	*Acer rubrum*	Red maple	Good		Landscape
2593	17	*Acer rubrum*	Red maple	Good		Landscape
2594	14	*Ilex x attenuata Fosteri*	Foster holly	Good	Multi stem - 7/7	Landscape
2595	12	*Ilex x attenuata Fosteri*	Foster holly	Good	Multi stem - 7/5	Landscape
2596	9	*Ilex x attenuata Fosteri*	Foster holly	Good	Multi stem - 5/4	Landscape
2597	10	*Ilex x attenuata Fosteri*	Foster holly	Good		Landscape
2598	17	*Ilex x attenuata Fosteri*	Foster holly	Good	Multi stem - 8/6/3	Landscape
2599	8	*Ilex x attenuata Fosteri*	Foster holly	Good		Landscape
2600	4	*Ilex x attenuata Fosteri*	Foster holly	Good		Landscape
2601	26	*Taxodium distichum*	Bald cypress	Good		Specimen
2602	15	*Ilex cornuta Burfordii*	Burford holly	Good	Multi stem - 5/5/5	Landscape
2603	10	*Ilex cornuta Burfordii*	Burford holly	Good		Landscape
2604	15	*Ilex cornuta Burfordii*	Burford holly	Good	Multi stem - 5/5/5	Landscape
2605	20	*Ilex cornuta Burfordii*	Burford holly	Good	Multi stem - 9/6/5	Landscape
2606	20	*Ilex cornuta Burfordii*	Burford holly	Good	Multi stem - 8/6/6	Landscape
2607	14	*Quercus robur*	English oak	Fair	Low vigor and light dieback in canopy	Landscape
2608	15	*Quercus robur*	English oak	Fair	Low vigor and light dieback in canopy	Landscape
2609	13	*Ilex cornuta Burfordii*	Burford holly	Good	Multi stem - 5/5/3	Landscape
2610	15	*Quercus robur*	English oak	Fair	Low vigor and light dieback in canopy	Landscape
2611	14	*Ilex cornuta Burfordii*	Burford holly	Good	Multi stem - 5/5/4	Landscape
2612	14	*Ilex cornuta Burfordii*	Burford holly	Good	Multi stem - 5/5/4	Landscape
2613	15	*Quercus robur*	English oak	Fair	Low vigor and light dieback in canopy	Landscape
2614	13	*Quercus robur*	English oak	Poor	Dieback in canopy	Landscape
2615	9	*Ilex cornuta Burfordii*	Burford holly	Good	Multi stem - 3/3/3	Landscape
2616	15	*Quercus robur*	English oak	Fair	Low vigor and light dieback in canopy	Landscape
2617	15	*Acer rubrum*	Red maple	Good		Landscape
2618	14	*Acer rubrum*	Red maple	Good		Landscape
2619	13	*Acer rubrum*	Red maple	Good		Landscape
2620	13	*Acer rubrum*	Red maple	Good		Landscape
2621	14	*Acer rubrum*	Red maple	Fair	Split into codominant leaders at 15 feet	Landscape
2622	14	*Acer rubrum*	Red maple	Good		Landscape
2623	14	*Acer rubrum*	Red maple	Good		Landscape
2624	20	*Ulmus parvifolia*	Chinese elm	Good	Invasive species	Landscape
2625	24	*Quercus nuttallii*	Nuttall oak	Good		Specimen
2626	14	*Ulmus parvifolia*	Chinese elm	Good	Invasive species	Landscape
2627	13	*Ulmus parvifolia*	Chinese elm	Good	Invasive species	Landscape
2628	12	*Ulmus parvifolia*	Chinese elm	Good	Invasive species	Landscape
2629	19	*Ulmus parvifolia*	Chinese elm	Good	Invasive species	Landscape
2630	8	*Magnolia grandiflora*	Southern magnolia	Good		Landscape
2631	9	*Magnolia grandiflora*	Southern magnolia	Good		Landscape
2632	11	*Magnolia grandiflora*	Southern magnolia	Good		Landscape
2633	12	*Ilex cornuta Burfordii*	Burford holly	Good		Landscape
2634	22	*Acer rubrum*	Red maple	Good		Landscape
2635	16	*Acer rubrum*	Red maple	Good		Landscape
2636	19	*Quercus palustris*	Pin oak	Good		Landscape
2637	16	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2638	15	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2639	11	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2640	13	*Quercus nuttallii*	Nuttall oak	Fair	Light dieback in canopy	Landscape
2641	10	*Quercus nuttallii*	Nuttall oak	Poor	Dieback in canopy	Landscape
2642	14	*Quercus nuttallii*	Nuttall oak	Good		Landscape

2643	11	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2644	12	*Quercus nuttallii*	Nuttall oak	Poor	Dieback in canopy	Landscape
2645	18	*Quercus nuttallii*	Nuttall oak	Fair	Lacking central leader	Landscape
2646	9	*Lagerstroemia sp.*	Crape mrytle	Good		Landscape
2647	14	*Quercus shumardii*	Shumard oak	Fair	Light dieback in canopy	Landscape
2648	10	*Zelkova serrata*	Zelkova	Poor	Dieback in trunk and canopy	Landscape
2649	6	*Lagerstroemia sp.*	Crape mrytle	Good		Landscape
2650	7	*Lagerstroemia sp.*	Crape mrytle	Good		Landscape
2651	6	*Lagerstroemia sp.*	Crape mrytle	Good		Landscape
2652	7	*Zelkova serrata*	Zelkova	Poor	Dieback in trunk and canopy	Landscape
2653	7	*Zelkova serrata*	Zelkova	Poor	Dieback in trunk and canopy	Landscape
2654	7	*Lagerstroemia sp.*	Crape mrytle	Good		Landscape
2655	7	*Lagerstroemia sp.*	Crape mrytle	Good		Landscape
2656	17	*Quercus nuttallii*	Nuttall oak	Fair	Light dieback in canopy	Landscape
2657	14	*Quercus nuttallii*	Nuttall oak	Poor	Dieback in canopy	Landscape
2658	15	*Quercus nuttallii*	Nuttall oak	Poor	Dieback in canopy	Landscape
2659	15	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2660	18	*Quercus nuttallii*	Nuttall oak	Fair	Light dieback in canopy	Landscape
2661	11	*Quercus nuttallii*	Nuttall oak	Fair	Light dieback in canopy	Landscape
2662	18	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2663	18	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2664	19	*Ulmus parvifolia*	Chinese elm	Good	Invasive species	Landscape
2665	16	*Ulmus parvifolia*	Chinese elm	Good	Invasive species	Landscape
2666	12	*Ulmus parvifolia*	Chinese elm	Good	Invasive species	Landscape
2667	15	*Ulmus parvifolia*	Chinese elm	Good	Invasive species	Landscape
2668	19	*Ulmus parvifolia*	Chinese elm	Good	Invasive species	Landscape
2669	15	*Ulmus parvifolia*	Chinese elm	Good	Invasive species	Landscape
2670	15	*Ulmus parvifolia*	Chinese elm	Good	Invasive species	Landscape
2671	17	*Ulmus parvifolia*	Chinese elm	Good	Invasive species	Landscape
2672	18	*Ulmus parvifolia*	Chinese elm	Good	Invasive species	Landscape
2673	12	*Acer rubrum*	Red maple	Good		Landscape
2674	11	*Acer rubrum*	Red maple	Good		Landscape
2675	14	*Acer rubrum*	Red maple	Good		Landscape
2676	11	*Acer rubrum*	Red maple	Good		Landscape
2677	10	*Acer rubrum*	Red maple	Good		Landscape
2678	12	*Acer rubrum*	Red maple	Good		Landscape
2679	14	*Acer rubrum*	Red maple	Good		Landscape
2680	2	*Acer palmatum*	Japanese maple	Good	No tag	Landscape
2681	2	*Acer palmatum*	Japanese maple	Good	No tag	Landscape
2682	17	*Quercus lyrata*	Overcup oak	Good		Quality
2683	13	*Quercus lyrata*	Overcup oak	Good		Quality
2684	14	*Quercus lyrata*	Overcup oak	Good		Quality
2685	9	*Acer palmatum*	Japanese maple	Good	Multi stem - 3/3/3	Specimen
2686	11	*Acer palmatum*	Japanese maple	Good	Multi stem - 6/5	Specimen
2687	16	*Quercus lyrata*	Overcup oak	Good		Quality
2688	19	*Quercus lyrata*	Overcup oak	Good		Quality
2689	20	*Quercus lyrata*	Overcup oak	Good		Quality
2690	2	*Acer palmatum*	Japanese maple	Good	No tag	Landscape
2691	2	*Acer palmatum*	Japanese maple	Good	No tag	Landscape
2692	3	*Acer palmatum*	Japanese maple	Good	No tag	Landscape
2693	3	*Acer palmatum*	Japanese maple	Good	No tag	Landscape
2694	17	*Ilex cornuta Burfordii*	Burford holly	Good	Multi stem - 11/3/3	Landscape
2695	12	*Quercus robur*	English oak	Good		Landscape
2696	18	*Ilex cornuta Burfordii*	Burford holly	Good	Multi stem - 8/7/3	Landscape
2697	4	*Chamaecyparis obtusa*	Hinoki cypress	Good		Landscape
2698	20	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 9/6/5	Specimen
2699	18	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 7/6/5	Specimen
2700	7	*Chamaecyparis obtusa*	Hinoki cypress	Good	Multi stem - 5/2	Landscape
2701	14	*Ilex cornuta Burfordii*	Burford holly	Good	Multi stem - 6/5/3	Landscape
2702	12	*Quercus robur*	English oak	Good		Landscape
2703	9	*Quercus robur*	English oak	Good		Landscape
2704	16	*Ilex cornuta Burfordii*	Burford holly	Good	Multi stem - 6/5/5	Landscape
2705	15	*Quercus robur*	English oak	Good		Landscape
2706	11	*Ilex x attenuata Fosteri*	Foster holly	Good		Landscape
2707	11	*Ilex x attenuata Fosteri*	Foster holly	Good		Landscape

2708	11	*Ilex x attenuata Fosteri*	Foster holly	Good		Landscape
2709	10	*Ilex x attenuata Fosteri*	Foster holly	Good		Landscape
2710	20	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2711	21	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2712	13	*Acer rubrum*	Red maple	Good		Landscape
2713	10	*Quercus nuttallii*	Nuttall oak	Poor	Low vigor; dieback in canopy	Landscape
2714	10	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2715	15	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2716	15	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2717	13	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 5/4/4	Specimen
2718	9	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 3/3/3	Specimen
2719	11	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 4/4/3	Specimen
2720	11	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 4/4/3	Specimen
2721	9	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 3/3/3	Specimen
2722	12	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 4/4/4	Specimen
2723	16	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2724	17	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2725	17	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2726	14	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2727	12	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2728	12	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2729	15	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2730	8	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2731	21	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2732	18	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2733	14	*Ilex x attenuata Fosteri*	Foster holly	Good		Landscape
2734	19	*Ilex x attenuata Fosteri*	Foster holly	Good	Multi stem - 10/7/2	Landscape
2735	21	*Ilex x attenuata Fosteri*	Foster holly	Good	Multi stem - 9/6/6	Landscape
2736	22	*Ilex x attenuata Fosteri*	Foster holly	Good	Multi stem - 8/7/7	Landscape
2737	21	*Ilex x attenuata Fosteri*	Foster holly	Good	Multi stem - 15/6	Landscape
2738	20	*Ilex x attenuata Fosteri*	Foster holly	Good	Multi stem - 10/5/5	Landscape
2739	17	*Ilex x attenuata Fosteri*	Foster holly	Good	Multi stem - 9/4/4	Landscape
2740	23	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2741	17	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2742	16	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2743	12	*Quercus nuttallii*	Nuttall oak	Fair	Light dieback in canopy	Landscape
2744	9	*Quercus nuttallii*	Nuttall oak	Fair	Light dieback in canopy	Landscape
2745	18	*Quercus nuttallii*	Nuttall oak	Good		Quality
2746	15	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 5/5/5	Specimen
2747	14	*Lagerstroemia sp.*	Crape mrytle	Fair	Multi stem - 7/5/2; light dieback in canopy	Specimen
2748	16	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 6/5/5	Specimen
2749	19	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 7/7/5	Specimen
2750	16	*Lagerstroemia sp.*	Crape mrytle	Poor	Multi stem - 6/5/5; dieback in canopy	Specimen
2751	14	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 5/5/4	Specimen
2752	14	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2753	15	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2754	15	*Quercus nuttallii*	Nuttall oak	Fair	Light dieback in canopy	Landscape
2755	19	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2756	15	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2757	14	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2758	12	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2759	20	*Quercus palustris*	Pin oak	Good		Quality
2760	10	*Ilex x Nellie Stevens*	Nellie Stevens holly	Good		Landscape
2761	9	*Ilex x Nellie Stevens*	Nellie Stevens holly	Good		Landscape
2762	10	*Ilex x Nellie Stevens*	Nellie Stevens holly	Good		Landscape
2763	8	*Ilex x Nellie Stevens*	Nellie Stevens holly	Good		Landscape
2764	21	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 8/7/6	Specimen
2765	14	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 5/5/4	Specimen
2766	12	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 4/4/4	Specimen
2767	17	*Ulmus parvifolia*	Chinese elm	Good	Invasive species	Landscape
2768	14	*Ulmus parvifolia*	Chinese elm	Good	Invasive species	Landscape
2769	15	*Ulmus parvifolia*	Chinese elm	Good	Invasive species	Landscape
2770	12	*Ulmus parvifolia*	Chinese elm	Good	Invasive species	Landscape
2771	21	*Quercus palustris*	Pin oak	Good		Landscape

2772	23	*Quercus palustris*	Pin oak	Good		Quality
2773	13	*Ulmus parvifolia*	Chinese elm	Good	Invasive species	Landscape
2774	11	*Ulmus parvifolia*	Chinese elm	Good	Invasive species	Landscape
2775	12	*Ulmus parvifolia*	Chinese elm	Good	Invasive species	Landscape
2776	14	*Ulmus parvifolia*	Chinese elm	Good	Invasive species	Landscape
2777	8	*Ilex x Nellie Stevens*	Nellie Stevens holly	Good		Landscape
2778	12	*Ilex x Nellie Stevens*	Nellie Stevens holly	Good		Landscape
2779	11	*Ilex x Nellie Stevens*	Nellie Stevens holly	Good		Landscape
2780	8	*Ilex x Nellie Stevens*	Nellie Stevens holly	Good		Landscape
2781	8	*Ilex x Nellie Stevens*	Nellie Stevens holly	Good		Landscape
2782	9	*Quercus nuttallii*	Nuttall oak	Fair	Low vigor; light dieback in canopy	Landscape
2783	14	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2784	12	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2785	15	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2786	19	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2787	17	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2788	15	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 5/5/5	Specimen
2789	17	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 6/6/5	Specimen
2790	14	*Lagerstroemia sp.*	Crape mrytle	Poor	Multi stem - 5/5/4; dieback in trunk and canopy	Specimen
2791	20	*Quercus palustris*	Pin oak	Good		Quality
2792	11	*Lagerstroemia sp.*	Crape mrytle	Poor	Multi stem - 6/5; dieback in trunk and canopy	Specimen
2793	12	*Lagerstroemia sp.*	Crape mrytle	Poor	Multi stem - 5/4/3; dieback in trunk and canopy	Specimen
2794	17	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 7/6/4	Specimen
2795	12	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2796	14	*Quercus nuttallii*	Nuttall oak	Good	Trunk wound with no decay	Landscape
2797	10	*Quercus nuttallii*	Nuttall oak	Fair	Light dieback in canopy	Landscape
2798	14	*Quercus nuttallii*	Nuttall oak	Fair	Light dieback in canopy	Landscape
2799	19	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2800	18	*Quercus nuttallii*	Nuttall oak	Fair	Light dieback in canopy	Landscape
2801	19	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2802	16	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2803	5	*Pistacia chinensis*	Pistache	Good		Landscape
2804	7	*Pistacia chinensis*	Pistache	Good		Landscape
2805	5	*Pistacia chinensis*	Pistache	Good		Landscape
2806	5	*Pistacia chinensis*	Pistache	Good		Landscape
2807	7	*Pistacia chinensis*	Pistache	Good		Landscape
2808	8	*Pinus taeda*	Loblolly pine	Good		Landscape
2809	6	*Pinus taeda*	Loblolly pine	Good		Landscape
2810	10	*Zelkova serrata*	Zelkova	Fair	Light dieback in canopy	Landscape
2811	18	*Quercus nuttallii*	Nuttall oak	Poor	Dieback in canopy	Landscape
2812	5	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 2/2/1	Landscape
2813	1	*Lagerstroemia sp.*	Crape mrytle	Good		Landscape
2814	1	*Lagerstroemia sp.*	Crape mrytle	Good		Landscape
2815	1	*Lagerstroemia sp.*	Crape mrytle	Good		Landscape
2816	5	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 2/2/1	Landscape
2817	5	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 2/2/1	Landscape
2818	6	*Pistacia chinensis*	Pistache	Poor	Dieback in canopy	Landscape
2819	5	*Pistacia chinensis*	Pistache	Fair	Light dieback in canopy	Landscape
2820	6	*Pinus taeda*	Loblolly pine	Good		Landscape
2821	3	*Pistacia chinensis*	Pistache	Fair	Light dieback in canopy	Landscape
2822	14	*Quercus nuttallii*	Nuttall oak	Poor	Dieback in canopy	Landscape
2823	14	*Quercus nuttallii*	Nuttall oak	Poor	Dieback in canopy	Landscape
2824	8	*Pistacia chinensis*	Pistache	Good		Landscape
2825	10	*Quercus shumardii*	Shumard oak	Good	Boundary tree	Boundary
2826	8	*Quercus shumardii*	Shumard oak	Good		Landscape
2827	23	*Pinus taeda*	Loblolly pine	Good	Boundary tree	Boundary
2828	15	*Pinus taeda*	Loblolly pine	Good	Boundary tree	Boundary
2829	15	*Pinus taeda*	Loblolly pine	Good	Boundary tree	Boundary
2830	27	*Quercus nigra*	Water oak	Fair	Boundary tree; trunk wound	Boundary
2831	22	*Quercus nigra*	Water oak	Good	Boundary tree	Boundary
2832	28	*Acer negundo*	Boxelder	Poor	Boundary tree; cavity in trunk	Boundary
2833	25	*Quercus phellos*	Willow oak	Good		Specimen
2834	22	*Quercus phellos*	Willow oak	Good		Quality

2835	24	*Quercus phellos*	Willow oak	Good		Specimen
2836	23	*Quercus phellos*	Willow oak	Good		Quality
2837	26	*Quercus phellos*	Willow oak	Good		Specimen
2838	25	*Quercus phellos*	Willow oak	Good		Specimen
2839	25	*Quercus phellos*	Willow oak	Good		Specimen
2840	22	*Quercus phellos*	Willow oak	Good		Quality
2841	22	*Quercus phellos*	Willow oak	Good		Quality
2842	17	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2843	17	*Pinus taeda*	Loblolly pine	Poor	Fusiform rust canker on trunk	Landscape
2844	16	*Pinus taeda*	Loblolly pine	Good		Landscape
2845	15	*Pinus taeda*	Loblolly pine	Good		Landscape
2846	13	*Pinus taeda*	Loblolly pine	Good		Landscape
2847	16	*Pinus taeda*	Loblolly pine	Good		Landscape
2848	19	*Pinus taeda*	Loblolly pine	Good		Landscape
2849	14	*Pinus taeda*	Loblolly pine	Good		Landscape
2850	16	*Pinus taeda*	Loblolly pine	Good		Landscape
2851	14	*Pinus taeda*	Loblolly pine	Good		Landscape
2852	19	*Pinus taeda*	Loblolly pine	Good		Landscape
2853	13	*Pinus taeda*	Loblolly pine	Fair	Suppressed canopy	Landscape
2854	13	*Pinus taeda*	Loblolly pine	Good		Landscape
2855	17	*Pinus taeda*	Loblolly pine	Good		Landscape
2856	15	*Pinus taeda*	Loblolly pine	Good		Landscape
2857	13	*Pinus taeda*	Loblolly pine	Good		Landscape
2858	13	*Pinus taeda*	Loblolly pine	Good		Landscape
2859	15	*Pinus taeda*	Loblolly pine	Fair	Longitudinal trunk wound	Landscape
2860	19	*Pinus taeda*	Loblolly pine	Good		Landscape
2861	14	*Pinus taeda*	Loblolly pine	Good		Landscape
2862	12	*Pinus taeda*	Loblolly pine	Poor	Dieback in canopy	Landscape
2863	19	*Pinus taeda*	Loblolly pine	Good		Landscape
2864	21	*Pinus taeda*	Loblolly pine	Good		Landscape
2865	16	*Pinus taeda*	Loblolly pine	Good		Landscape
2866	12	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2867	11	*Pinus taeda*	Loblolly pine	Fair	Light dieback in canopy	Landscape
2868	13	*Pinus taeda*	Loblolly pine	Good		Landscape
2869	18	*Pinus taeda*	Loblolly pine	Good		Landscape
2870	14	*Pinus taeda*	Loblolly pine	Poor	Trunk wound with decay at base	Landscape
2871	15	*Pinus taeda*	Loblolly pine	Good		Landscape
2872	9	*Pinus taeda*	Loblolly pine	Good		Landscape
2873	17	*Pinus taeda*	Loblolly pine	Good		Landscape
2874	15	*Pinus taeda*	Loblolly pine	Good		Landscape
2875	11	*Pinus taeda*	Loblolly pine	Good		Landscape
2876	16	*Pinus taeda*	Loblolly pine	Good		Landscape
2877	12	*Pinus taeda*	Loblolly pine	Good		Landscape
2878	15	*Pinus taeda*	Loblolly pine	Good		Landscape
2879	15	*Pinus taeda*	Loblolly pine	Good		Landscape
2880	19	*Pinus taeda*	Loblolly pine	Good		Landscape
2881	11	*Pinus taeda*	Loblolly pine	Good		Landscape
2882	19	*Pinus taeda*	Loblolly pine	Good		Landscape
2883	13	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2884	20	*Pinus taeda*	Loblolly pine	Good		Landscape
2885	17	*Pinus taeda*	Loblolly pine	Good		Landscape
2886	14	*Pinus taeda*	Loblolly pine	Good		Landscape
2887	14	*Pinus taeda*	Loblolly pine	Fair	Fusiform rust canker on trunk	Landscape
2888	15	*Pinus taeda*	Loblolly pine	Good		Landscape
2889	18	*Pinus taeda*	Loblolly pine	Good		Landscape
2890	21	*Pinus taeda*	Loblolly pine	Good		Landscape
2891	3	*Ulmus parvifolia*	Chinese elm	Good	Invasive species	Landscape
2892	3	*Ulmus parvifolia*	Chinese elm	Good	Invasive species	Landscape
2893	3	*Ulmus parvifolia*	Chinese elm	Poor	Invasive species; dieback in canopy	Landscape
2894	3	*Ulmus parvifolia*	Chinese elm	Fair	Invasive species; light dieback in canopy	Landscape
2895	3	*Ulmus parvifolia*	Chinese elm	Good	Invasive species	Landscape
2896	3	*Ulmus parvifolia*	Chinese elm	Fair	Invasive species; light dieback in canopy	Landscape
2897	3	*Ulmus parvifolia*	Chinese elm	Poor	Invasive species; dieback in canopy	Landscape

2898	3	*Ulmus parvifolia*	Chinese elm	Fair	Invasive species; light dieback in canopy	Landscape
2899	3	*Ulmus parvifolia*	Chinese elm	Fair	Invasive species; light dieback in canopy	Landscape
2900	6	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 2/2/2	Landscape
2901	6	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 2/2/2	Landscape
2902	6	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 2/2/2	Landscape
2903	6	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 2/2/2	Landscape
2904	6	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 2/2/2	Landscape
2905	6	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 2/2/2	Landscape
2906	7	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 3/2/2	Landscape
2907	9	*Juniperus virginiana*	Eastern red cedar	Good		Landscape
2908	7	*Juniperus virginiana*	Eastern red cedar	Fair	Thin canopy	Landscape
2909	8	*Juniperus virginiana*	Eastern red cedar	Fair	Thin canopy	Landscape
2910	6	*Juniperus virginiana*	Eastern red cedar	Fair	Thin canopy	Landscape
2911	9	*Juniperus virginiana*	Eastern red cedar	Fair	Thin canopy	Landscape
2912	6	*Juniperus virginiana*	Eastern red cedar	Fair	Thin canopy	Landscape
2913	6	*Juniperus virginiana*	Eastern red cedar	Good		Landscape
2914	6	*Juniperus virginiana*	Eastern red cedar	Good		Landscape
2915	6	*Juniperus virginiana*	Eastern red cedar	Good		Landscape
2916	7	*Juniperus virginiana*	Eastern red cedar	Good		Landscape
2917	7	*Juniperus virginiana*	Eastern red cedar	Good	Boundary tree	Boundary
2918	9	*Juniperus virginiana*	Eastern red cedar	Good	Boundary tree	Boundary
2919	12	*Juniperus virginiana*	Eastern red cedar	Good		Landscape
2920	8	*Juniperus virginiana*	Eastern red cedar	Good		Landscape
2921	8	*Juniperus virginiana*	Eastern red cedar	Good		Landscape
2922	7	*Juniperus virginiana*	Eastern red cedar	Good		Landscape
2923	9	*Juniperus virginiana*	Eastern red cedar	Good		Landscape
2924	10	*Acer rubrum*	Red maple	Good		Landscape
2925	8	*Carpinus caroliniana*	Hornbeam	Good		Landscape
2926	9	*Acer rubrum*	Red maple	Good		Landscape
2927	20	*Quercus nuttallii*	Nuttall oak	Good		Quality
2928	25	*Platanus occidentalis*	Sycamore	Poor	Low split into two codominant trunks with included bark; damage and dieback in canopy	Specimen
2929	10	*Quercus nuttallii*	Nuttall oak	Good	Boundary tree	Boundary
2930	10	*Pinus taeda*	Loblolly pine	Good	Boundary tree	Boundary
2931	29	*Pinus taeda*	Loblolly pine	Poor	Boundary tree; large trunk wound with decay	Boundary
2932	18	*Pinus taeda*	Loblolly pine	Good	Boundary tree	Boundary
2933	9	*Liriodendron tulipifera*	Tulip poplar	Good	Boundary tree	Boundary
2934	14	*Pinus taeda*	Loblolly pine	Good	Boundary tree	Boundary
2935	10	*Pinus taeda*	Loblolly pine	Good	Boundary tree	Boundary
2936	29	*Liriodendron tulipifera*	Tulip poplar	Poor	Boundary tree; cavity in trunk	Boundary
2937	23	*Pinus taeda*	Loblolly pine	Good	Boundary tree	Boundary
2938	23	*Pinus taeda*	Loblolly pine	Poor	Boundary tree; fusiform rust canker on lower trunk	Boundary
2939	21	*Pinus taeda*	Loblolly pine	Poor	Boundary tree; fusiform rust cankers on trunk	Boundary
2940	16	*Quercus nigra*	Water oak	Fair	Boundary tree; unbalanced canopy	Boundary
2941	18	*Pinus taeda*	Loblolly pine	Good	Boundary tree	Boundary
2942	8	*Quercus nigra*	Water oak	Fair	Boundary tree; unbalanced canopy	Boundary
2943	9	*Liquidambar styraciflua*	Sweetgum	Good	Boundary tree	Boundary
2944	21	*Pinus taeda*	Loblolly pine	Good	Boundary tree	Boundary
2945	22	*Pinus taeda*	Loblolly pine	Good	Boundary tree	Boundary
2946	20	*Pinus taeda*	Loblolly pine	Good	Boundary tree	Boundary
2947	12	*Platanus occidentalis*	Sycamore	Poor	Boundary tree; dieback in canopy	Boundary
2948	17	*Pinus taeda*	Loblolly pine	Good	Boundary tree	Boundary
2949	15	*Pinus taeda*	Loblolly pine	Good	Boundary tree	Boundary
2950	17	*Pinus taeda*	Loblolly pine	Good	Boundary tree	Boundary
2951	24	*Pinus taeda*	Loblolly pine	Good	Boundary tree	Boundary
2952	10	*Liquidambar styraciflua*	Sweetgum	Good	Boundary tree	Boundary
2953	23	*Pinus taeda*	Loblolly pine	Good	Boundary tree	Boundary
2954	12	*Pinus taeda*	Loblolly pine	Good	Boundary tree	Boundary
2955	22	*Pinus taeda*	Loblolly pine	Good	Boundary tree	Boundary
2956	15	*Pinus taeda*	Loblolly pine	Good	Boundary tree	Boundary

2957	22	*Pinus taeda*	Loblolly pine	Good	Boundary tree	Boundary
2958	24	*Pinus taeda*	Loblolly pine	Good	Boundary tree	Boundary
2959	13	*Pinus taeda*	Loblolly pine	Good	Boundary tree	Boundary
2960	25	*Quercus nigra*	Water oak	Good		Specimen
2961	13	*Liriodendron tulipifera*	Tulip poplar	Good	Boundary tree	Boundary
2962	9	*Liquidambar styraciflua*	Sweetgum	Good	Boundary tree	Boundary
2963	15	*Pinus taeda*	Loblolly pine	Good	Boundary tree	Boundary
2964	27	*Quercus nuttallii*	Nuttall oak	Good		Specimen
2965	21	*Quercus nuttallii*	Nuttall oak	Poor	Dieback in canopy	Landscape
2966	10	*Magnolia x soulangeana*	Saucer magnolia	Good	Multi stem - 4/3/3	Specimen
2967	13	*Magnolia x soulangeana*	Saucer magnolia	Good	Multi stem - 5/5/3	Specimen
2968	12	*Magnolia x soulangeana*	Saucer magnolia	Good	Multi stem - 5/4/3	Specimen
2969	14	*Magnolia x soulangeana*	Saucer magnolia	Good	Multi stem - 5/5/4	Specimen
2970	12	*Magnolia x soulangeana*	Saucer magnolia	Good	Multi stem - 4/4/4	Specimen
2971	11	*Magnolia x soulangeana*	Saucer magnolia	Good	Multi stem - 4/4/3	Specimen
2972	17	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2973	15	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2974	15	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2975	17	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2976	15	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2977	11	*Quercus nuttallii*	Nuttall oak	Fair	Suppressed canopy	Landscape
2978	14	*Quercus nuttallii*	Nuttall oak	Fair	Canopy damage	Landscape
2979	14	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2980	16	*Quercus nuttallii*	Nuttall oak	Good		Landscape
2981	18	*Quercus nuttallii*	Nuttall oak	Good		Quality
2982	22	*Quercus nuttallii*	Nuttall oak	Good		Quality
2983	13	*Quercus nuttallii*	Nuttall oak	Fair	Suppressed canopy	Landscape
2984	22	*Quercus nuttallii*	Nuttall oak	Good		Quality
2985	21	*Cryptomeria japonica*	Cryptomeria	Good		Specimen
2986	18	*Cryptomeria japonica*	Cryptomeria	Good		Landscape
2987	18	*Cryptomeria japonica*	Cryptomeria	Good		Landscape
2988	26	*Cryptomeria japonica*	Cryptomeria	Good	Multi stem - 16/10	Specimen
2989	18	*Cryptomeria japonica*	Cryptomeria	Good		Landscape
2990	20	*Cryptomeria japonica*	Cryptomeria	Good		Specimen
2991	19	*Cryptomeria japonica*	Cryptomeria	Good		Landscape
2992	15	*Cryptomeria japonica*	Cryptomeria	Good		Landscape
2993	35	*Metasequoia glyptostroboides*	Dawn redwood	Good		Specimen
2994	27	*Metasequoia glyptostroboides*	Dawn redwood	Good		Specimen
2995	27	*Metasequoia glyptostroboides*	Dawn redwood	Good		Specimen
2996	25	*Metasequoia glyptostroboides*	Dawn redwood	Good		Specimen
2997	22	*Cryptomeria japonica*	Cryptomeria	Good		Specimen
2998	38	*Cryptomeria japonica*	Cryptomeria	Good	Multi stem - 16/11/11	Specimen
2999	27	*Cryptomeria japonica*	Cryptomeria	Good	Multi stem - 17/10	Specimen
3000	18	*Cryptomeria japonica*	Cryptomeria	Good		Landscape
3001	21	*Cryptomeria japonica*	Cryptomeria	Good		Specimen
3002	22	*Cryptomeria japonica*	Cryptomeria	Good		Specimen
3003	20	*Cryptomeria japonica*	Cryptomeria	Good		Specimen
3004	19	*Cryptomeria japonica*	Cryptomeria	Good		Landscape
3005	16	*Cryptomeria japonica*	Cryptomeria	Good		Landscape
3006	33	*Metasequoia glyptostroboides*	Dawn redwood	Good		Specimen
3007	22	*Pinus taeda*	Loblolly pine	Good		Landscape
3008	18	*Pinus taeda*	Loblolly pine	Good		Landscape
3009	16	*Pinus taeda*	Loblolly pine	Good		Landscape
3010	15	*Pinus taeda*	Loblolly pine	Good		Landscape
3011	18	*Pinus taeda*	Loblolly pine	Good		Landscape
3012	15	*Pinus taeda*	Loblolly pine	Good		Landscape
3013	20	*Pinus taeda*	Loblolly pine	Good		Landscape
3014	20	*Pinus taeda*	Loblolly pine	Good		Landscape
3015	18	*Pinus taeda*	Loblolly pine	Good		Landscape
3016	22	*Pinus taeda*	Loblolly pine	Poor	Boundary tree; large fusiform rust canker on lower trunk	Boundary

3017	30	*Quercus nuttallii*	Nuttall oak	Good	Boundary tree	Boundary
3018	27	*Quercus nuttallii*	Nuttall oak	Poor	Boundary tree; decay in base	Boundary

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: _____
PH #: _____
☐ Property Taxes & Code Violations Verified
☐ 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." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted 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: Portman Holdings, LLC Telephone: (404) 614-5416

Address: 303 Peachtree Center Avenue Suite: 575

City Atlanta State: GA Zip: 30303 Fax:

Mobile Tel: (404) 702-9111 Email: mgreene@portmanholdings.com

Subject Property Information:

Address: 3625 and 3655 Brookside Parkway Current Zoning: O-I

District: 1st Section: 2nd Land Lot: 2, 3, 44 Parcel ID: 11 002000440365

Proposed Zoning: MU Current Use: Office and Accessory Parking

This Application For *(Check All That Apply)*:

- ■ Conditional Use
- ■ Rezoning
- ■ Variance
- ☐ Exception
- ■ Master Plan Amendment
- ☐ Master Plan Review
- ☐ Public Hearing
- ☐ Other *(Specify)*: _____
- ■ Comprehensive Plan Amendment

Applicant Request And Intent

What is the proposed use(s) of the property?

The proposed use of the property is office, residential use, including for sale attached dwellings and for rent multifamily dwellings and commercial and semi-public uses such as restaurant and retail uses. The MU zoning district lists all uses as conditional uses so the full list of requested uses is provided in the conditional use request attachment incorporated in this application.

Applicant's Request (Please itemize the proposal):

1. Request to rezone the subject property from O-I office institutional to MU mixed use district.
2. Request to amend the Future Land Use Map of the Comprehensive Plan for the subject property from CO corporate office to MU mixed use.
3. Request to amend the Brookside Master Plan (MP-97-06) to allow the proposed scope of development.
4. Request for conditional use approval for the proposed uses.
5. Request a variance from Section 2.2.20.D to reduce the required minimum area from 25 acres to 19.68 acres.

Applicant's Intent *(Please describe what the proposal would facilitate)*:

The zoning proposal contemplates replacing an existing, dated, surface parked office development with a mixed use development including residential, office and commercial and semi-public uses.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: BOF II GA Brookside LLC Telephone: 404-594-7813

Address: ~~Five Concourse Dr~~ 1277 Lenox Park Boulevard Suite: ~~3100~~ 200

City Atlanta State: GA Zip: ~~30328~~ 30319 -

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Portman Holdings, LLC Telephone: (404) 614-5416

Address: 303 Peachtree Center Avenue Suite: 575

City Atlanta State: GA Zip: 30303 -

So Sworn and Attested:

Owner Signature: [signature] Date: 11/21/24

Notary:

Notary Signature: [signature] Date: 11/21/24

HENRY GRAY REEVES NOTARY PUBLIC FULTON COUNTY, GEORGIA My Commission Expires October 25, 2025

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: BOF II GA Brookside LLC (Property Owner)

Subject Public Hearing Case: Brookside West Redevelopment

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: _____

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: 11/21/24

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: Portman Holdings, LLC

Subject Public Hearing Case: Brookside West Redevelopment

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: na Position: na

Description of Contribution: na Value: na

Description of Contribution: na Value: na

Description of Contribution: na Value: na

Description of Contribution: na Value: na

Description of Contribution: na Value: na

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: Greenway Date: 11/21/2024

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: Troutman Pepper Hamilton Sanders LLP (Counsel for Applicant)

Subject Public Hearing Case: Brookside West Redevelopment

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: _____

Description of Contribution: N/A 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: Jennifer Hall Date: 11/19/24

13

LEGAL DESCRIPTION

PROPERTY DESCRIPTION
BROOKSIDE PARKWAY SITE

Being all that tract or parcel of land lying and being in Land Lots 2, 3 and 44, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the point of intersection of the southerly right-of-way line of Old Milton Parkway a.k.a. State Route 120 (having an apparent variable width public right-of-way) and the westerly right-of-way line of Brookside Parkway (having an apparent 80' public right-of-way); thence, leaving the aforesaid **POINT OF COMMENCEMENT** and continuing with the aforesaid right-of-way line of Brookside Parkway South 24° 24' 16" East, 21.69 feet; thence, South 24° 28' 44" West, 84.34 feet; thence, 144.22 feet along the arc of a curve deflecting to the right, having a radius of 744.16 feet and a chord bearing and distance of South 30° 01' 34" West, 143.99 feet; thence, South 35° 35' 26" West, 96.65 feet 1/2-inch capped rebar found and the **POINT OF BEGINNING**.

Thence, from said **POINT OF BEGINNING** as thus established and continuing with the aforesaid right-of-way line of Brookside Parkway

1. South 35° 34' 10" West, 176.35 feet; thence,
2. 367.66 feet along the arc of a curve deflecting to the left, having a radius of 465.00 feet and a chord bearing and distance of South 12° 55' 37" West, 358.15 feet; thence, leaving the aforesaid right-of-way line of Brookside Parkway
3. North 89° 18' 33" West, 835.75 feet; thence,
4. North 25° 40' 13" West, 7.37 feet; thence,
5. North 00° 00' 19" East, 55.54 feet; thence,
6. North 16° 17' 44" East, 38.64 feet; thence,
7. North 45° 29' 48" East, 62.05 feet; thence,
8. North 20° 48' 38" East, 20.47 feet; thence,
9. North 43° 16' 25" West, 10.67 feet; thence,
10. North 87° 41' 53" West, 7.53 feet; thence,
11. North 09° 00' 33" East, 8.24 feet; thence,
12. North 37° 56' 09" East, 77.04 feet; thence,
13. North 33° 36' 03" East, 73.31 feet; thence,
14. North 49° 58' 22" East, 41.26 feet; thence,
15. North 00° 31' 47" East, 7.96 feet; thence,
16. North 19° 39' 25" West, 29.81 feet; thence,
17. North 38° 21' 11" West, 19.21 feet; thence,
18. North 22° 33' 36" West, 14.63 feet; thence,
19. North 06° 13' 19" East, 14.55 feet; thence,
20. North 31° 36' 23" East, 40.03 feet; thence,
21. North 38° 26' 16" East, 21.06 feet; thence,
22. North 28° 45' 54" East, 9.22 feet; thence,
23. North 12° 09' 39" East, 27.86 feet; thence,
24. North 03° 43' 32" West, 31.25 feet; thence,
25. North 02° 52' 53" West, 25.49 feet; thence,
26. North 22° 03' 13" West, 10.84 feet; thence,
27. North 29° 53' 10" West, 13.51 feet; thence,
28. North 14° 25' 48" West, 10.00 feet; thence,
29. North 04° 36' 01" East, 5.66 feet; thence,
30. North 40° 11' 28" East, 5.21 feet; thence,

31. North 66° 53' 32" East, 7.45 feet; thence,
32. North 37° 00' 59" East, 10.26 feet; thence,
33. North 04° 27' 02" East, 9.75 feet; thence,
34. North 17° 37' 50" West, 29.71 feet; thence,
35. North 28° 00' 25" West, 9.67 feet; thence,
36. North 12° 30' 03" West, 70.73 feet; thence,
37. North 22° 49' 09" West, 217.61 feet; thence,
38. North 03° 44' 54" West, 63.97 feet; thence,
39. North 13° 01' 28" East, 84.95 feet; thence,
40. North 03° 21' 21" East, 163.60 feet; thence,
41. North 58° 12' 16" West, 17.45 feet; thence,
42. North 00° 35' 42" West, 12.68 feet; thence,
43. North 31° 46' 00" East, 21.55 feet; thence,
44. North 04° 08' 07" East, 7.39 feet to a point on the aforesaid right-of-way line of Old Milton Parkway; thence, running with the said right-of-way line of Old Milton Parkway
45. South 65° 30' 52" East, 890.31 feet toa 1/2-inch rebar found; thence, leaving the aforesaid right-of-way line of Old Milton Parkway
46. South 24° 32' 06" West, 246.48 feet to a nail found; thence,
47. South 65° 28' 13" East, 213.50 feet to a nail found; thence,
48. South 24° 29' 15" West, 90.01 feet; thence,
49. South 65° 26' 42" East, 66.77 feet to the **POINT OF BEGINNING**, containing 857,441 square feet or 19.6841acres of land, more or less.

Described property is subject to all rights-of-way (public and private) and easements, both recorded and unrecorded.

Troutman Pepper Hamilton Sanders LLP
600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308-2216

troutman.com

Jessica L. Hill
D 404.885.3925
jessica.hill@troutman.com

December 2, 2024

City of Alpharetta Planning & Zoning
2 Park Plaza
Alpharetta, GA 30009

RE: Letter of Intent for Application for Rezoning, Comprehensive Plan Amendment, Master Plan Amendment, and Concurrent Variances Brookside West Redevelopment - 3625 and 3655 Brookside Parkway

Dear City of Alpharetta,

Portman Holdings, LLC is requesting a rezoning of the 19.68 acre property located at 3625 and 3655 Brookside Parkway in the City of Alpharetta (the "Property"). The proposal is to rezone the property from O-I office institutional to MU mixed use to allow the partial redevelopment of the property with a mixed use development consisting of commercial and semi-public space, for-sale townhomes, multifamily rental units and office. The office use is existing and will remain. The property is currently improved with two office buildings that are part of the Brookside One and Two office park. The proposed development will include a mix of residential and commercial space including:

- 56,000 square feet of commercial and semi-public space;
- 69 for-sale attached dwellings;
- 332 multifamily units; and
- 130,000 square feet office use (existing).

Enclosed with this application is a condition use permit response that includes all conditional uses requested as a part of the MU zoning district approval.

The property will be accessed by vehicles and pedestrians from both Old Milton Parkway and Brookside Parkway and includes pedestrian access to the Brookside Park. The project will provide open spaces including multiple plazas surrounded by commercial uses and will maintain a recently developed amenity space at the property that connects the development to Brookside Park. These open spaces will be accessible to the public.

The expected phasing of the development of the Property pursuant to Section 2.2.20.F reflects construction of the parking deck, for-rent multifamily dwellings and commercial/semi-public uses first. The for-sale townhomes will be a second phase due to the need to replace the surface parking for the existing office in the new parking deck.

In addition to the rezoning request, this application also requests (a) to amend the Future Land Use Map of the Comprehensive Plan for the property from CO corporate office to MU mixed

use, (b) to amend the existing Brookside Master Plan to be aligned with this proposal, (c) to approve condition use permits for the proposed uses and (d) a concurrent variance from Section 2.2.20.D to reduce the required minimum area from 25 acres to 19.68 acres.

Thank you for your consideration of this application.

Sincerely,

Jessica L. Hill

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

To the north of the property on the other side of Old Milton Parkway is the Olde Milton Commons, Kimchi Red restaurant, Valvoline Instant Oil Change, and Andy's Frozen Custard. To the west is Brookside Park. South of the property is Georgia State University's Alpharetta Campus. To the east is Touchmark bank, the Loyal Q and Brew restaurant and an office complex. The proposal to develop a mixed-use development will complement the mix of uses that already surround the proposed development. The proposal is suitable.

How will this proposal affect the use and value of the surrounding properties?

The zoning proposal contemplates replacing an underutilized and underdeveloped office development with a mixed use development. This development will activate the area south of Old Milton Parkway with uses that are compatible with the mix of uses in the area. The location and proximity of the property to the Brookside Park and Georgia State University make it well suited for this scale of development and the mix of uses proposed. The proposal will not adversely affect the existing use or value of adjacent or nearby property.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

Shifts in market demand have impaired the reasonable economic use as currently zoned. A development of a different type and scale than that allowed by the current O-I zoning is more appropriate based on market conditions. The location of the property adjacent to a park with surrounding commercial uses, suggest the proposed MU zoning for a mixed use development would be more appropriate. Additionally, the Brookside Small Area Plan identifies Pod A, the pod where this site is located, as underdeveloped supporting a change in zoning.

What would be the increase to population and traffic if the proposal were approved?

While the proposed townhome and multifamily units would increase the population, the change in zoning will not cause an excessive or burdensome use of existing streets, transportation facilities or utilities. A Development of Regional Impact study is being conducted to analyze and mitigate any traffic impact. Generally a conversion from office to mixed use will improve peak traffic conditions due to the nature of the uses.

What would be the impact to schools and utilities if the proposal were approved?

While the change to add residential use may impact schools, it is not expected to be overly burdensome based on the type of townhome and rental multifamily units proposed.

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

The proposal is consistent with many of the goals in the Brookside Small Area Plan which was incorporated into the Comprehensive Plan. Specifically, the Small Area Plan recommends partnering with land owners to develop within parking lots, front roadways with new buildings to create a more pedestrian oriented development, facilitate access to and connect Brookside Park, provide outdoor amenity space and create a more activated, revived activity center.

Are there existing or changing conditions which affect the development of the property and support the proposed request?

While the Brookside Small Area Plan contemplated that the property could be part of a revived corporate campus, shifts in market demand have impaired office uses and the Brookside area now has one of the highest office vacancy rates according to the November 2022 staff report. As noted above, the proposal will facilitate and accomplish many of the individual goals outlined for the area within the Brookside Small Area Plan and activate an underutilized property into a pedestrian oriented, mixed-use campus that directly connects to Brookside Park.

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.

Comprehensive Land Use Plan Amendment Standards - Section 4.1.3

The Planning Commission and the City Council shall consider the following in evaluating a CLUP amendment, giving due weight or priority to those factors particularly appropriate to the circumstances of the application:

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

The Brookside Small Area Plan incorporated into the City's Comprehensive Plan envisioned a revived corporate campus by adding new, walkable development within the study area's surface parking lots. Unfortunately, the impact of COVID-19 and subsequent market trends caused a reduction in employees commuting to an office, a reduction in office space leasing in non-Class A buildings and non-highly amenitized sites, and the need to repurpose or redevelop underperforming office space. According to a November 2022 City of Alpharetta staff report, the Brookside area has one of the highest office vacancy rates in the City. While fully leasing the existing office space and creating a corporate campus is no longer viable, the proposed development will facilitate and accomplish many of the goals outlined for the area within the Brookside Small Area Plan through activation of an underutilized property into a pedestrian oriented, mixed-use campus that connects directly to Brookside Park.

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

The proposal is consistent with many of the goals in the Brookside Small Area Plan which was incorporated into the City's Comprehensive Plan. Specifically, the Plan recommends partnering with landowners to develop within parking lots, front roadways with new buildings to create a more pedestrian oriented environment, facilitate access to and connect Brookside Park, provide outdoor amenity space, and create a more activated, revived activity center. The proposed development accomplishes each of these goals and policies.

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

The proposed designation would have limited impacts to the provision of public facilities and services. The property is currently developed with two office buildings which already engage with public facilities and services. The addition of a residential component could have an impact on schools, but the types of units proposed are not expected to draw families with school aged children. Further, the activation of the property with a mix of uses will mitigate the public safety risks associated with vacant buildings.

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

The proposed designation is anticipated to have a positive impact on public health, safety, and welfare by replacing vacant and underutilized space with a walkable, mixed-use development that includes public open space and outdoor amenities including a multiuse trail that connects directly to Brookside Park. The proposed designation's mixed-use orientation is also likely to create a more activated, revived activity center in the eastern portion of the city along Old Milton Parkway, an area lacking a central activity center.

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

The proposed redevelopment will not require additional land area. Rather, the development proposal seeks to revive previously developed areas with new uses and activation. The project includes an appropriate mix of residential, office, amenity, commercial and semi-public uses within the site area.

F. <u>The extent to which area demographics or projections are not occurring as projected</u>.

As noted above, due to the pandemic the corporate office market has struggled. The demand for office space has reduced and with new working from home arrangements, the demand is not expected to fully recover. The Corporate Office designation of the property is misaligned with market demands. In addition, the location of the property on Old Milton Parkway on the east side of 400, adjacent to a public park, makes it uniquely situated for a mixed-use project.

Conditional Use Request

The MU zoning district provides for all uses to be approved by conditional use in Section 2.2.20. Listed below are the uses the applicant requests be approved together with the responses to the objective criteria in Section 4.2.3.B for approval of a conditional use.

CONDITIONAL USES REQUESTED	
Residential Uses a. Dwelling, 'For-Rent' b. Dwelling, 'For-Sale', Attached and Detached ***Semipublic Uses, Utilities****:* a. Library. b. Museum. c. Park or Playground. d. Public Building. e. School, Academic.	***Commercial Uses****:* a. Art Gallery. b. Athletic Facility. c. Bakery. d. Bank, Savings & Loan. e. Barber Shop. f. Beauty Shop. g. Book Store. h. Brewery. i. Clinic. j. Dance Studio. k. Day Care Center. l. Distillery. m. Drug Store (Pharmacy). n. Dry cleaning, Pickup Station. o. Fitness Studio. p. Florist, Retail. q. Grocery Store r. Hardware and Garden Supply Store s. Liquor Store. t. Nail Salon. u. Office. v. Pet Grooming. w. Print Shop. x. Recreation Facilities, Indoor and Outdoor. y. Restaurant. z. Retail Establishment. aa. School, Commercial. bb. Spa Services. cc. Special Event Facility. dd. Theater, Cinema.

Standards – Section 4.2.3.B

1. **Access into and out of the property with regard to traffic and pedestrian safety, volume of traffic flow, and emergency vehicles, as well as the type of street providing access;**

   The project proposes to include a curb cut from Old Milton Parkway, a state route, and two curb cuts from Brookside Parkway, an existing 80 foot right-of-way. The commercial uses are along an L shaped roadway with a central roundabout to encourage circulation. Pedestrian sidewalks will be provided along all streets with the exception of the area improved with townhomes which will be alley fed and also provide appropriate pedestrian access to the remaining streets in the project. Ample access for project traffic as well as emergency vehicles for all of the requested uses is accommodated.

2. **The extent to which refuse areas, loading and service areas, off street parking, and buffers and screening are provided on the property;**

   The parking for the townhomes and the multifamily residential use is screened from Old Milton Parkway and Brookside Parkway. The project includes surface parking along the side and rear of the commercial uses and along a portion of the internal road network. With the exception of a commercial loading area facing Brookside Parkway, all loading areas are screened or oriented away from any public right-of-way. The commercial loading area facing Brookside Parkway is behind existing landscaping and a paved area intervening on the adjacent bank property. No buffers are required on the property, however,

3. **Ensuring that the conditional use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity or diminish and impair property values within the surrounding neighborhood;**

   The mix of uses proposed by this MU application will be complementary to the mix of uses in the immediate area. The property does not abut any single family residential developments and is located off of a major arterial roadway in close proximity to Georgia 400. The commercial and semi-public uses proposed will activate the area with commerce and needed neighborhood activation. The rental multifamily building provides the parking necessary to remove the surface parking lot to the south and replace it with for-sale townhomes. The surrounding community will benefit from the conversion of this property from a solely office use to a more engaging mixed use project.

4. **Ensuring that the conditional use will not increase local or state expenditures in relation to the cost of servicing or maintaining neighboring properties;**

   The property is already developed with an office use. No increase in local or state expenditures are expected in connection with the uses proposed on the property.

5. Ensuring that the conditional use will not impede the normal and orderly development of surrounding property for uses predominant in the area; and

The properties in the immediate area are a mix of commercial, office, higher education and residential uses in addition to the adjacent Brookside Park. The proposed uses are not expected to be disruptive to the development fabric or adversely impactful on the development of surrounding property.

6. Ensuring that the location and character of the conditional use is considered to be consistent with a desirable pattern of development for the city, in general; and

The property is located on Old Milton Parkway in an area with predominantly office and commercial uses. The proposed development will activate Brookside Park due to the mix of uses and scopes of use by each development type. The development will create an appropriate transition from the nonresidential uses along Old Milton Parkway to the residential uses to the south and east.

7. Ensuring that the conditional use is appropriately separated from similar uses and conflicting uses, such as residences, government buildings, parks, churches or schools.

The property does not abut any existing residences, government buildings, churches or schools. The property is adjacent to Brookside Park and the development design embraces the adjacency. As noted above, the proposed uses will activate Brookside Park in a manner that will be beneficial to the city.

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 property is a large, unusually shaped property located at a prominent intersection at Old Milton Parkway and Brookside Parkway. The adjacent property is located in the floodplain and includes Big Creek. The 19.6 acre size of the property does not meet the minimum 25 acres, however, a large portion of the the adjacent property is undevelopable and owned by the City of Alpharetta as Brookside Park. The other adjacent properties are a branch bank that is too small in size to meet the minimum 25 acres and Georgia State University's Alpharetta Center. There is no opportunity to increase the size of the property due to shape of the property, the abutting natural features and adjacent uses.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

The property is sizeable enough to accommodate a quality mixed use development as proposed in this application. Given the mix of uses in the immediate area and the proximity to Brookside Park, requiring the minimum 25 acre size would create an unnecessary hardship.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

As noted above, the adjacency to Brookside Park and the Big Creek Greenway make the site an ideal location for added residential use. Further, the development fabric in the area supports having a mix of uses including the office and commercial uses proposed by this application. The proposed commercial uses will activate the nearby office uses and provide new dining and shopping opportunities for the nearby residents to the east and south.

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 minimum acreage size for the MU development is intended to provide ample area for a truly mixed use project and limit the locations where the MU zoning district may be accommodated. This location already includes a mix of uses in the immediate area with close proximity to Georgia 400. The development proposal meets the spirit and intent of the MU district allowing the variance in the site size would not cause substantial detriment to the public good or impair the purposes 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.

PUBLIC PARTICIPATION PLAN

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: Brookside West Redevelopment

Contact Name: Mike Greene Telephone: (404) 614-5416

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.

See attached list.

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.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [x] 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.

A letter will be sent to each property owner within 500 feet of the property making them aware of the proposed application requests and inviting them to attend a virtual meeting to discuss.

Troutman Pepper Hamilton Sanders LLP
600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308-2216

troutman.com

Jessica L. Hill
D 404.885.3925
jessica.hill@troutman.com

_____, 2024

VIA U.S. MAIL

RE: Rezoning, Comprehensive Plan Amendment, Conditional Use, Master Plan Amendment, and Concurrent Variances – 3625 and 3655 Brookside Parkway

Dear Property Owner

You are receiving this letter because you own property within 500 feet of property proposed to be rezoned. No zoning change is proposed on your property.

I represent Portman Holdings, LLC, who plans to redevelop portions of the existing Brookside One and Two office park with a master planned mixed use development. Currently the property is zoned O-I office institutional and the proposed zoning district is MU mixed use. The new development will include commercial uses, townhomes, and multifamily units.

As a part of the rezoning application process, the City of Alpharetta requires that the applicant to engage in a public participation plan. A meeting to discuss the application and the proposed development has been scheduled on _____ at 6 p.m. The meeting will take place virtually. The meeting details are:

_____
_____
_____

You are invited to attend this meeting to learn more about the project and we hope to see you there.

Sincerely yours,

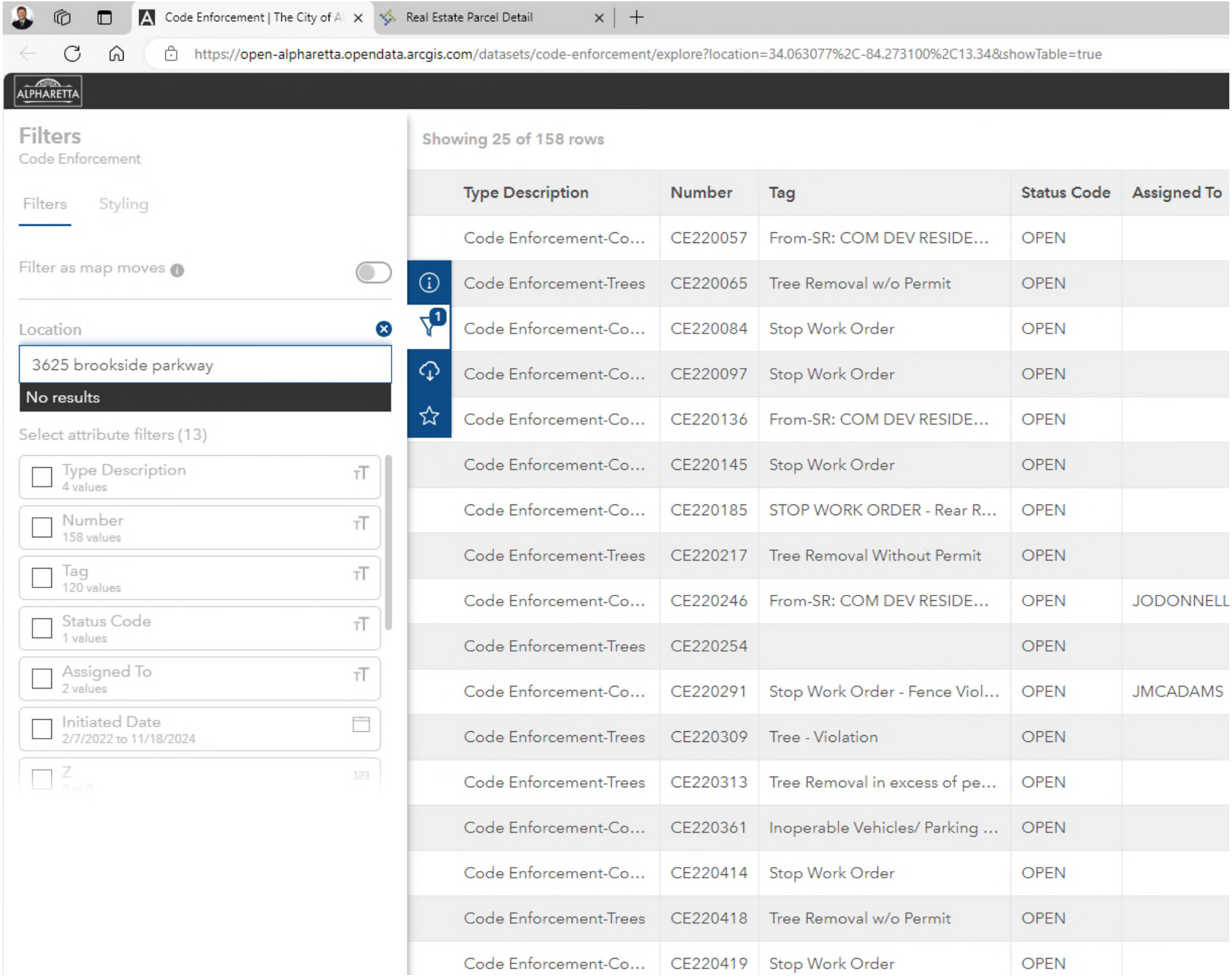
Jessica L. Hill

LIST OF OWNERS WITHIN 500’ OF PROPERTY

11 001100020010	2435 OLD ALABAMA RD ROSWELL GA 30076	WALTERS PROPERTIES LLC
11 001100020028	2435 OLD ALABAMA RD ROSWELL GA 30076	WALTERS PROPERTIES LLC
11 001100020036	2435 OLD ALABAMA RD ROSWELL GA 30076	WALTERS PROPERTIES LLC
11 001100020044	3526 OLD MILTON PKY ALPHARETTA GA 30005	KATHRYN CARR PROPERTY HOLDINGS LLC
11 001100020051	3526 OLD MILTON PKY ALPHARETTA GA 30005	KATHRYN CARR PROPERTY HOLDINGS LLC
11 001100020069	3530 OLDE MILTON PKWY ALPHARETTA GA 30005	KATHRYN REEDER
11 001100020077	3534 OLD MILTON PKWY ALPHARETTA GA 30005	WILLIAM L BUCHANAN
11 001100020085	3534 OLD MILTON PKWY ALPHARETTA GA 30005	WILLIAM L BUCHANAN
11 001100020093	6435 LAKEAIRES DR CUMMING GA 30040	HIGH HOPES PROPERTIES LLC
11 001100020101	6435 LAKEAIRES DR CUMMING GA 30040	HIGH HOPES PROPERTIES LLC
11 001100020119	3540 OLD MILTON PKY ALPHARETTA GA 30005-4459	PAXIN SEBASTIAN SAM
11 001100020127	5025 BRIARSTONE RIDGE WAY ALPHARETTA GA 30022-7817	UNICENTRO 61 LLC
11 001100020135	105 CLUB FALLS DR ALPHARETTA GA 30022	GHOSH ROBIN
11 001100020143	1030 CAMBRIDGE SQ STE C ALPHARETTA GA 30009	LSC CAPITAL LLC
11 001100020150	3548 OLD MILTON PKY ALPHARETTA GA 30005	PINKERTON FINANCIAL RESOURCES LLC
11 001100020168	3156 ST IVES COUNTRY CLUB PKWY JOHNS CREEK GA 30097	TAIBIO PROPERTIES LLC
11 001100020176	1065 BUXTON WAY ALPHARETTA GA 30004	DELOS REAL INVESTMENTS LLC
11 001100020184	1065 BUXTON WAY ALPHARETTA GA 30004	DELOS REAL INVESTMENTS LLC
11 001100020192	5455 MCGINNIS VILLAGE PL SUITE 102 ALPHARETTA GA 30005	EXCEL REALTY ASSOCIATES LLC
11 001100020200	178 SOUTH MAIN ST STE 250 ALPHARETTA GA 30009	EMPYREAN LLC
11 001100020218	178 SOUTH MAIN ST STE 250 ALPHARETTA GA 30009	EMPYREAN LLC
11 001100020226	178 SOUTH MAIN ST STE 250 ALPHARETTA GA 30009	EMPYREAN LLC
11 001100020234	1125 LIBERTY GROVE RD ALPHARETTA GA 30004	STEPHEN A ORTON
11 001100020242	1125 LIBERTY GROVE RD ALPHARETTA GA 30004	STEPHEN A ORTON
11 001100020259	3568 OLD MILTON PKY ALPHARETTA GA 30005	KEW RAY LLC
11 001100020267	3570 OLD MILTON PKY ALPHARETTA GA 30009	JTK III LLC
11 001100020275	8050 BROOKWOOD WAY CUMMING GA 30041	CJ & LJ LLC
11 001100020283	3574 OLD MILTON PKY ALPHARETTA GA 30005	3574 OLD MILTON PKWY LLC
11 001100020291	3574 OLD MILTON PKY ALPHARETTA GA 30005	3574 OLD MILTON PKWY LLC
11 001100020309	565 HANLON WAY ALPHARETTA GA 30009	OLIVAE LLC
11 001100020317	6035 SOUTHHARD TRC CUMMING GA 30040	COMPASS REAL ESTATE SERVICES LLC
11 001100020325	7902 AMAWALK CIR DULUTH GA 30097	NORTH ATLANTA PSYCHIATRY INC
11 001100020333	3584 OLD MILTON PKY ALPHARETTA GA 30005	HEALTH CARE PARTNERS OF GEORGIA LLC
11 001100020341	574 VAILL POINT RD SAINT AUGUSTINE FL 32086	THE MARINETTE BOGERT REVOCABLE LIVING TRUST
11 001100020358	8930 INDIAN WELLS CT DULUTH GA 30097	CARIZ ENTERPRISE LLC
11 001100020366	3590 OLD MILTON PKY ALPHARETTA GA 30005	OMC ENTERPRISES LLC
11 001100020374	3592 OLD MILTON PKY ALPHARETTA GA 30005	OMC ENTERPRISES LLC
11 001100020382	540 LAUREL OAKS LANE MILTON GA 30004	CHAMRAIL INVESTMENT L P
11 001100020390	540 LAUREL OAKS LANE MILTON GA 30004	CHAMRAIL INVESTMENT L P
11 001100020408	540 LAUREL OAKS LANE MILTON GA 30004	CHAMRAIL INVESTMENT L P
11 001100020424	0 OLD MILTON PKY	CITY OF ALPHARETTA
11 001100020432	2 SOUTH MAIN ST ALPHARETTA GA 30004	SG MOB HOLDINGS LLC
11 001100020457	5455 MCGINNIS VILLAGE PL SUITE 102 ALPHARETTA GA 30005	EXCEL REALTY ASSOCIATES LLC
11 001100020465	5455 MCGINNIS VILLAGE PL SUITE 102 ALPHARETTA GA 30005	EXCEL REALTY ASSOCIATES LLC
11 001100020473	3512 OLD MILTON PKY CONDO PH III ALPHARETTA GA 30005	ACTION OUTDOOR ADVERTISING JV L L C
11 001100020481	3514 OLD MILTON PKY ALPHARETTA GA 30005	NILTON YANEZ
11 001100020499	3510 VAUGHAN DR CUMMING GA 30041	PRIMESOFT AMERICA INC
11 001100020507	3518 OLD MILTON PKY ALPHARETTA GA 30005	SHASHA LI
11 001100020515	3502 OLD MILTON PKY ALPHARETTA GA 30005	ALBERT J JR DIVAGNO & SELENA E DIVAGNO
11 001100020523	3502 OLD MILTON PKY ALPHARETTA GA 30005	ALBERT J JR DIVAGNO & SELENA E DIVAGNO
11 002000440209	P O BOX 813068 - SMYRNA GA 30081	JANET GOETHE
11 002000440191	2310 HOPEWELL PLANTATION DR - ALPHARETTA GA 30004	COLLEDGE ROAD LLC
11 002000440175	11745 BENTHAM CT - ALPHARETTA GA 30005	PSC HOLDINGS ALPHARETTA LLC
11 002000440332	P O BOX 368 - ROSWELL GA 30077	FOAMWORKS ALPHARETTA LLC
11 002000440340	3819 MAPLE AVE - DALLAS TX 75219	CH RETAIL FUND II ATLANTA OLD MILTON
11 002000440373	3651 OLD MILTON PKWY - ALPHARETTA GA 30005	TOUCHMARK NATIONAL BANK
11 002000030315	3324 PEACHTREE RD # 3005 - ATLANTA GA 30326	LOYALTY OLD MILTON PROPERTY LLC
11 002000030323	1616 2ND AVE S STE 100 - BIRMINGHAM AL 35233	SWNC ASPEN STATION LLC
11 002000030299	P.O. BOX 7555 - REDLANDS CA 92375-0555	JD LD ATLANTA LLC
11 002000430259	270 WASHINGTON ST SW STE 6122 - ATLANTA GA 30334	BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA
11 002000040231	270 WASHINGTON ST SW - ATLANTA GA 30334	BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA
11 002000040280	270 WASHINGTON ST SW - ATLANTA GA 30334	BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA
11 002000040355	1 PARK PL S # 533 - ATLANTA GA 30303	GEORGIA STATE UNIVERSITY
11 002000030216	2 SOUTH MAIN ST - ALPHARETTA GA 30004	CITY OF ALPHARETTA
11 002000030141	2 SOUTH MAIN ST - ALPHARETTA GA 30004	CITY OF ALPHARETTA

12 312009120415	2 S MAIN ST - ALPHARETTA GA 30009	THE CITY OF ALPHARETTA
12 311009110467	2 SOUTH MAIN ST - ALPHARETTA GA 30004	CITY OF ALPHARETTA
11 002000020274	2 SOUTH MAIN ST - ALPHARETTA GA 30004	CITY OF ALPHARETTA
11 001000021084	287 SOUTH MAIN ST - ALPHARETTA GA 30004	CITY OF ALPHARETTA
11 001100020226	178 SOUTH MAIN ST STE 250 - ALPHARETTA GA 30009	EMPYREAN LLC

EVIDENCE OF NO OUTSTANDING CODE VIOLATIONS


Code Enforcement | The City of A
Real Estate Parcel Detail
https://open-alpharetta.opendata.arcgis.com/datasets/code-enforcement/explore?location=34.063077%2C-84.273100%2C13.34&showTable=true
ALPHARETTA
Filters
Code Enforcement
Filters
Styling
Filter as map moves
Location
3625 brookside parkway
No results
Select attribute filters (13)
Type Description
4 values
Number
158 values
Tag
120 values
Status Code
1 values
Assigned To
2 values
Initiated Date
2/7/2022 to 11/18/2024
Showing 25 of 158 rows
Type Description
Number
Tag
Status Code
Assigned To
Code Enforcement-Co... CE220057 From-SR: COM DEV RESIDE... OPEN
Code Enforcement-Trees CE220065 Tree Removal w/o Permit OPEN
Code Enforcement-Co... CE220084 Stop Work Order OPEN
Code Enforcement-Co... CE220097 Stop Work Order OPEN
Code Enforcement-Co... CE220136 From-SR: COM DEV RESIDE... OPEN
Code Enforcement-Co... CE220145 Stop Work Order OPEN
Code Enforcement-Co... CE220185 STOP WORK ORDER - Rear R... OPEN
Code Enforcement-Trees CE220217 Tree Removal Without Permit OPEN
Code Enforcement-Co... CE220246 From-SR: COM DEV RESIDE... OPEN JODONNELL
Code Enforcement-Trees CE220254 OPEN
Code Enforcement-Co... CE220291 Stop Work Order - Fence Viol... OPEN JMCADAMS
Code Enforcement-Trees CE220309 Tree - Violation OPEN
Code Enforcement-Trees CE220313 Tree Removal in excess of pe... OPEN
Code Enforcement-Co... CE220361 Inoperable Vehicles/ Parking ... OPEN
Code Enforcement-Co... CE220414 Stop Work Order OPEN
Code Enforcement-Trees CE220418 Tree Removal w/o Permit OPEN
Code Enforcement-Co... CE220419 Stop Work Order OPEN

Real Estate

View Bill

As of	11/19/2024
Bill Year	2024
Bill	2400148
Owner	BOF II GA BROOKSIDE LLC
Parcel ID	11 -0020-0044-036-5

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2024	$84,870.00	$84,870.00	$0.00	$0.00	$0.00
TOTAL		$84,870.00	$84,870.00	$0.00	$0.00	$0.00

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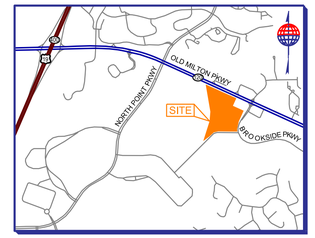
SURVEY

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

ALTA/NSPS LAND TITLE SURVEY
FOR
PORTMAN HOLDINGS, LLC &
FIDELITY NATIONAL TITLE INSURANCE COMPANY
(BROOKSIDE PARKWAY SITE)
LOCATED IN
LAND LOTS 2, 3 & 44, 1ST DISTRICT, 2ND SECTION,
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA



LOCATION MAP
NOT TO SCALE
LAT - 34°03'40.43"N
LONG - 84°15'18.30"W

SURVEY NOTES

EQUIPMENT USED:
A TRIMBLE "S" SERIES TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

A TRIMBLE R-12 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.

CLOSURE STATEMENT:
THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 281,100 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAD A CLOSURE OF ONE FOOT IN 63,582 FEET AND AN ANGULAR ERROR OF 05" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83.

ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES. MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FEET.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON SEPTEMBER 25, 2024.

DUE TO VARIANCES IN GPS EQUIPMENT, TECHNIQUES, FEDERAL ADJUSTMENTS TO STATE PLANE MODELS AND DAILY CONDITIONS IMPACTING GPS RECEPTIVITY, GPS SOLUTIONS MAY VARY FROM THOSE PROVIDED ON THIS SURVEY BOTH HORIZONTALLY AND VERTICALLY. ANY AND ALL CONTRACTORS, CONSULTANTS, INDIVIDUALS OR ENTITIES RELYING ON STATE PLANE COORDINATES TO RELATE TO DATA PROVIDED ON THIS SURVEY MUST LOCALIZE TO THE SURVEY CONTROL, BENCHMARKS OR PROPERTY MONUMENTATION, ESTABLISHED BY THIS SURVEY IN ORDER TO ENSURE ACCURACY OF DATA. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ISSUES ENCOUNTERED DUE TO FAILURE TO LOCALIZE DIRECTLY TO THIS SURVEY DATUM.

THIS SURVEY MAY NOT REPRESENT OFFSITE PAINT STRIPING TO THE ACCURACY REQUIRED FOR LANE DESIGN. TERRAMARK LOCATES THE EDGE OF PAVING AND CRITICAL POINTS TO REFLECT ACCURATE TOPOGRAPHIC DATA ONLY. ACCURACY OF PAINT LOCATIONS SHOULD BE VERIFIED WITH SURVEYOR PRIOR TO USING THIS SURVEY FOR DESIGN.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON, IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE, THEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZES AND PIPE MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.

TERRAMARK LAND SURVEYING, INC. WAS UNABLE TO DETERMINE THE EXTENT OF PIPES MARKED AS APPROXIMATE DIRECTION ONLY. AFORESAID PIPE IS DRAWN ON THE SURVEY TO REFLECT THE OBSERVED DIRECTION BASED UPON A VISUAL INSPECTION OF THE STRUCTURE ONLY AND IS SHOWN FOR INFORMATIONAL PURPOSES.

STATE WATERS AND BUFFERS AS SHOWN OR NOT SHOWN HEREON ARE SUBJECT TO REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCAL AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION. THEREFORE TERRAMARK LAND SURVEYING ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION OF SAID WATERS OR BUFFERS IDENTIFIED OR NOT IDENTIFIED HEREON.

PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATER OF CREEKS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE RIGHT TO THE FLOW THEREOF, FREE FROM ARTIFICIAL OBSTRUCTION OR POLLUTION.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

SPECIAL NOTES

1. CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
3. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
4. NO CEMETERIES OR BURIAL GROUNDS HAVE BEEN OBSERVED BY TERRAMARK.
5. NO WETLAND DELINEATION MARKINGS HAVE BEEN OBSERVED BY TERRAMARK.
6. NO RECENT EARTH MOVING OR BUILDING CONSTRUCTION HAS BEEN OBSERVED BY TERRAMARK.
7. NO CHANGE IN STREET RIGHTS OF WAY HAVE BEEN MADE AVAILABLE TO TERRAMARK.

REFERENCE MATERIAL

1. FINAL PLAT FOR GLEN ABBEY, UNIT VIII
   RECORDED IN PLAT BOOK 229 PAGE 14
   AMONG THE LAND RECORDS OF FULTON COUNTY, GEORGIA
2. FINAL PLAT FOR GLEN ABBEY, UNIT X
   RECORDED IN PLAT BOOK 214 PAGE 113
   AMONG THE AFORESAID RECORDS
3. BOUNDARY SURVEY FOR BROOKSIDE DEVELOPMENT
   RECORDED IN PLAT BOOK 342 PAGE 83
   AMONG THE AFORESAID RECORDS
4. EASEMENT EXHIBIT FOR NORTH POINT MINISTRIES, INC
   RECORDED IN PB. 345 PG. 63
5. EASEMENT AGREEMENT TO WEEKS REALTY, L.P.
   RECORDED IN DEED BOOK DEED BOOK 50672 PAGE 308
6. LAYOUT PLAN FOR GEORGIA STATE UNIVERSITY ALPHARETTA CENTER, PREPARED BY AEC, INC., DATED 12-31-1998. LAST REVISED 04-08-1999.
7. ALTA/NSPS LAND TITLE SURVEY FOR BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA.
   PREPARED BY TERRAMARK LAND SURVEYING, INC.
   DATED FEBRUARY 15, 2019
8. ALTA/NSPS LANT TITLE SURVEY, PREPARED BY CDS
   DATED MARCH 9, 2021

PROPERTY DESCRIPTION

Being all that tract or parcel of land lying and being in Land Lots 2, 3 and 44, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the point of intersection of the southerly right-of-way line of Old Milton Parkway a.k.a. State Route 120 (having an apparent variable width public right-of-way) and the westerly right-of-way line of Brookside Parkway (having an apparent 80' public right-of-way); thence, leaving the aforesaid POINT OF COMMENCEMENT and continuing with the aforesaid right-of-way line of Brookside Parkway South 24° 24' 16" East, 21.69 feet; thence, South 24° 28' 44" West, 84.34 feet; thence, 144.22 feet along the arc of a curve deflecting to the right, having a radius of 744,16 feet and a chord bearing and distance of South 30° 01' 34" West, 143.99 feet; thence, South 35° 35' 26" West, 96.65 feet 1/2-inch capped rebar found and the POINT OF BEGINNING,

Thence, from said POINT OF BEGINNING as thus established and continuing with the aforesaid right-of-way line of Brookside Parkway

1. South 35° 34' 10" West, 176.35 feet; thence,
2. 367,66 feet along the arc of a curve deflecting to the left, having a radius of 465,00 feet and a chord bearing and distance of South 12° 55' 37" West, 358,15 feet; thence, leaving the aforesaid right-of-way line of Brookside Parkway
3. North 89° 18' 33" West, 835,75 feet; thence,
4. North 25° 40' 13" West, 7,37 feet; thence,
5. North 00° 00' 19" East, 55,54 feet; thence,
6. North 16° 17' 44" East, 38,64 feet; thence,
7. North 45° 29' 48" East, 62,05 feet; thence,
8. North 20° 48' 38" East, 20,47 feet; thence,
9. North 43° 16' 25" West, 10,67 feet; thence,
10. North 87° 41' 53" West, 7,53 feet; thence,
11. North 09° 00' 33" East, 8,24 feet; thence,
12. North 37° 56' 09" East, 77,04 feet; thence,
13. North 33° 36' 03" East, 73,31 feet; thence,
14. North 49° 58' 22" East, 41,26 feet; thence,
15. North 00° 31' 47" East, 7,96 feet; thence,
16. North 19° 39' 25" West, 29,81 feet; thence,
17. North 38° 21' 11" West, 19,21 feet; thence,
18. North 22° 33' 36" West, 14,63 feet; thence,
19. North 06° 13' 19" East, 14,55 feet; thence,
20. North 31° 36' 23" East, 40,03 feet; thence,
21. North 38° 26' 16" East, 21,06 feet; thence,
22. North 28° 45' 54" East, 9,22 feet; thence,
23. North 12° 09' 39" East, 27,86 feet; thence,
24. North 03° 43' 32" West, 31,25 feet; thence,
25. North 02° 52' 53" West, 25,49 feet; thence,
26. North 22° 03' 13" West, 10,84 feet; thence,
27. North 29° 53' 10" West, 13,51 feet; thence,
28. North 14° 25' 48" West, 10,00 feet; thence,
29. North 04° 36' 01" East, 5,66 feet; thence,
30. North 40° 11' 28" East, 5,21 feet; thence,
31. North 66° 53' 32" East, 7,45 feet; thence,
32. North 37° 00' 59" East, 10,26 feet; thence,
33. North 04° 07' 02" East, 9,75 feet; thence,
34. North 17° 37' 50" West, 29,71 feet; thence,
35. North 28° 00' 25" West, 9,67 feet; thence,
36. North 12° 30' 03" West, 70,73 feet; thence,
37. North 22° 49' 09" West, 217,61 feet; thence,
38. North 03° 44' 54" West, 63,97 feet; thence,
39. North 13° 01' 28" East, 84,95 feet; thence,
40. North 03° 21' 21" East, 163,60 feet; thence,
41. North 58° 12' 16" West, 17,45 feet; thence,
42. North 00° 35' 42" West, 12,68 feet; thence,
43. North 31° 46' 00" East, 21,55 feet; thence,
44. North 04° 08' 07" East, 7,39 feet to a point on the aforesaid right-of-way line of Old Milton Parkway; thence, running with the said right-of-way line of Old Milton Parkway
45. South 65° 30' 52" East, 890,31 feet toa 1/2-inch rebar found; thence, leaving the aforesaid right-of-way line of Old Milton Parkway
46. South 24° 32' 06" West, 246,48 feet to a nail found; thence,
47. South 65° 28' 13" East, 213,50 feet to a nail found; thence,
48. South 24° 29' 15" West, 90,01 feet; thence,
49. South 65° 26' 42" East, 66,77 feet to the POINT OF BEGINNING, containing 857,441 square feet or 19,6841acres of land, more or less.

Described property is subject to all rights-of-way (public and private) and easements, both recorded and unrecorded.

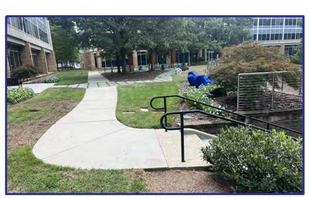
SITE MAP

AERIAL IMAGE PROVIDED BY GOOGLE EARTH
IMAGERY DATED JUNE 23, 2023

(#) PICTURE LOCATION AND DIRECTION

PHOTO #1

PHOTO #2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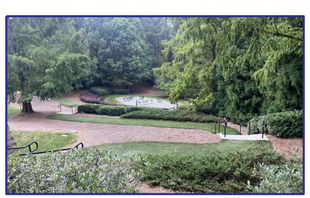
PHOTO #4

TITLE NOTES

I. ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF FULTON COUNTY, GEORGIA - COMMUNITY PANEL NUMBER 13121C0059F & 13121C0067F, DATED SEPTEMBER 18, 2013, A PORTION OF THE SURVEYED PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD (ZONE X & ZONE AE) AS SHOWN HEREON. THE REMAINDER OF THE SITE IS NOT SHOWN IN A SPECIAL FLOOD HAZARD AREA PER GRAPHICAL PLOTTING OF THE AFORESAID "FIRM" MAP.

II. THE SURVEYED PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO THE PUBLIC RIGHTS-OF-WAY OF OLD MILTON PARKWAY AND BROOKSIDE PARKWAY AS SHOWN AND LABELED HEREON.

III. AS OF THE DATE OF THIS SURVEY, TITLE TO THE SURVEYED PROPERTY APPEARS TO LIE VESTED IN BOF II GA BROOKSIDE LLC, A DELAWARE LIMITED LIABILITY COMPANY, PER DEED RECORDED AMONG THE LAND RECORDS OF FULTON COUNTY, GEORGIA IN DEED BOOK 63856, PAGE 326.

IV. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY, RECORDED AND UNRECORDED.

V. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT (COMMITMENT NO. 241534GA, EFFECTIVE DATE OF JULY 8, 2024 AT 12:00 AM, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. APPLICABLE ENCUMBRANCES AND SPECIAL EXCEPTIONS ARE SHOWN BELOW AND/OR ON THIS SURVEY.

11. EASEMENT FROM H. D. VAUGHAN TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION ELECTRIC MEMBERSHIP CORPORATION DATED DECEMBER 2, 1960, FILED FOR RECORD DECEMBER 12, 1960, AND RECORDED IN DEED BOOK 3647, PAGE 432, FULTON COUNTY, GEORGIA RECORDS.
(UNABLE TO DETERMINE AFFECT ON SURVEYED PROPERTY - DOCUMENT IS TOO VAGUE TO PLOT)

12. EASEMENT FROM JOHN W. KELL TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION, CORPORATION ELECTRIC MEMBERSHIP CORPORATION DATED FEBRUARY 15, 1971, FILED FOR RECORD MAY 12, 1971, AND RECORDED IN DEED BOOK 5388, PAGE 358, AFORESAID RECORDS.
(UNABLE TO DETERMINE AFFECT ON SURVEYED PROPERTY - DOCUMENT IS TOO VAGUE TO PLOT)

13. TERMS AND PROVISIONS OF THAT CERTAIN INDEMNIFICATION FLOOD PLAIN, BY AND BETWEEN CROW-CHILDRESS-MOBLEY #7A, A TEXAS LIMITED PARTNERSHIP AND FULTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED NOVEMBER 9, 1988, FILED FOR RECORD NOVEMBER 14, 1988, AND RECORDED IN DEED BOOK 12043, PAGE 8, AFORESAID RECORDS.
(UNABLE TO DETERMINE AFFECT ON SURVEYED PROPERTY - ATTACHMENT IN RECORDED DOCUMENT IS NOT LEGIBLE AND SURVEYOR CANNOT PLOT)

14. TERMS AND PROVISIONS OF THAT CERTAIN MASTER DECLARATION OF PROTECTIVE COVENANTS FOR BROOKSIDE, BY REALTICORP 528, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY DATED OCTOBER 17, 1997, FILED FOR RECORD OCTOBER 24, 1997, AND RECORDED IN DEED BOOK 23303, PAGE 128, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN ESTOPPEL AND RATIFICATION AGREEMENT FROM ALPHA CAPITAL EQUITY, LLC TO BROOKSIDE ASSOCIATION, INC., A GEORGIA CORPORATION, DATED MARCH 16, 2006, FILED FOR RECORD APRIL 4, 2006, AND RECORDED IN DEED BOOK 42269, PAGE 417, AFORESAID RECORDS; AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO MASTER DECLARATION OF PROTECTIVE COVENANTS FOR BROOKSIDE BY BROOKSIDE ASSOCIATION, INC., A GEORGIA NON-PROFIT, DATED SEPTEMBER 29, 2014, FILED FOR RECORD OCTOBER 13, 2014, AND RECORDED IN DEED BOOK 54241, PAGE 296, AFORESAID RECORDS.
(AFFECTS SURVEYED PROPERTY - SHOWN ON SURVEY WHERE PLOTABLE)

15. TERMS AND PROVISIONS OF THAT CERTAIN EASEMENT AGREEMENT, BY AND BETWEEN REALTICORP 528, L.L.C., A SOUTH CAROLINA LIMITED LIABILITY COMPANY AND WEEKS REALTY, L.P., A GEORGIA LIMITED PARTNERSHIP, DATED OCTOBER 17, 1997, FILED FOR RECORD OCTOBER 24, 1997, AND RECORDED IN DEED BOOK 23303, PAGE 39, AFORESAID RECORDS; AS AMENDED BY THAT CERTAIN AMENDMENT TO EASEMENT AGREEMENT BY AND AMONG GEORGIA STATE UNIVERSITY FOUNDATION, INC., A GEORGIA NON-PROFIT CORPORATION, DEVELOPMENT AUTHORITY OF ALPHARETTA, A GEORGIA, A AND DUKE SECURED FINANCING 2009-1 ALZ, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED NOVEMBER 30, 2011, FILED FOR RECORD DECEMBER 7, 2011, AND RECORDED IN DEED BOOK 50672, PAGE 308, AFORESAID RECORDS.
(AFFECTS SURVEYED PROPERTY - SHOWN ON SURVEY WHERE PLOTABLE)

16. TERMS AND PROVISIONS OF THAT CERTAIN EASEMENT AGREEMENT, BY AND BETWEEN REALTICORP 528, L.L.C., A SOUTH CAROLINA LIMITED LIABILITY COMPANY AND WEEKS REALTY, L.P., DATED APRIL 28, 1999, FILED FOR RECORD MAY 11, 1999, AND RECORDED IN DEED BOOK 26591, PAGE 158, AFORESAID RECORDS.
(AFFECTS SURVEYED PROPERTY - BLANKET EASEMENT FOR STORMWATER DRAINAGE AND DETENTION)

17. ACCESS & MAINTENANCE EASEMENT FROM WEEKS CORPORATION TO CITY OF ALPHARETTA, DATED APRIL 1, 1999, FILED FOR RECORD MAY 12, 1999, AND RECORDED IN DEED BOOK 26952, PAGE 4, AFORESAID RECORDS.
(AFFECTS SURVEYED PROPERTY - SHOWN ON SURVEY)

18. EASEMENT FROM WEEKS REALTY, L.P. TO GEORGIA POWER COMPANY DATED MAY 14, 1999, FILED FOR RECORD JULY 23, 1999, AND RECORDED IN DEED BOOK 27351, PAGE 311, AFORESAID RECORDS.
(AFFECTS SURVEYED PROPERTY BY PLOTTING OF ADDRESS LISTED IN RECORDED DOCUMENT - UNABLE TO PLOT, BLANKET IN NATURE)

19. EASEMENT FROM DUKE-WEEKS REALTY LIMITED PARTNERSHIP, SUCCESSOR BY MERGER TO WEEKS REALTY, L.P. TO GEORGIA POWER COMPANY DATED APRIL 24, 2000, FILED FOR RECORD JULY 7, 2000, AND RECORDED IN DEED BOOK 29243, PAGE 336, AFORESAID RECORDS.
(AFFECTS SURVEYED PROPERTY - SHOWN ON SURVEY)

20. TERMS AND PROVISIONS OF THAT CERTAIN EASEMENT AGREEMENT, BY AND BETWEEN DUKE REALTY LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP AND ALPHA CAPITAL EQUITY, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED MARCH 28, 2006, FILED FOR RECORD APRIL 4, 2006, AND RECORDED IN DEED BOOK 42269, PAGE 404, AFORESAID RECORDS.
(AFFECTS SURVEYED PROPERTY - SHOWN ON SURVEY)

21. TERMS AND PROVISIONS OF THAT CERTAIN EASEMENT AGREEMENT, BY AND BETWEEN NORTH MINISTRIES, INC., A GEORGIA NON-PROFIT CORPORATION AND DUKE SECURED FINANCING 2009-1 ALZ, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED NOVEMBER 30, 2011, FILED FOR RECORD DECEMBER 7, 2011, AND RECORDED IN DEED BOOK 50672, PAGE 295, AFORESAID RECORDS.
(AFFECTS SURVEYED PROPERTY - SHOWN ON SURVEY)

22. UNRECORDED LEASE EVIDENCED FOR RECORD BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT BY AND AMONG CISCO SYSTEMS, INC., NEW YORK LIFE INSURANCE COMPANY, AND IPX BROOKSIDE INVESTORS, LLC, DATED OCTOBER 26, 2016, RECORDED DECEMBER 22, 2016, IN DEED BOOK 57019, PAGE 606, AFORESAID RECORDS.
(NOT A SURVEY RELATED MATTER)

23. UNRECORDED LEASE EVIDENCED BY MEMORANDUM OF SOLAR LEASE BY AND BETWEEN BOF II GA BROOKSIDE LLC AND BRIDGE SOLAR ENERGY DEVELOPMENT I LLC, FILED AND RECORDED JANUARY 4, 2024 IN DEED BOOK 67487, PAGE 172. AFORESAID RECORDS. .
(NOT A SURVEY RELATED MATTER)

24. UNRECORDED AGREEMENT EVIDENCED BY SUBORDINATION, NONDISTURBANCE AND ATTORNMENT AGREEMENT BY AND AMONG TEXAS CAPITAL BANK, BRIDGE SOLAR ENERGY PROJECT HOLDINGS II LLC AND BOF II GA BROOKSIDE LLC, FILED AND RECORDED FEBRUARY 20, 2024 IN DEED BOOK 67600, PAGE 456, AFORESAID RECORDS.
(NOT A SURVEY RELATED MATTER)

SITE AREA

857,441 SQ.FT.
OR
19.6841 AC.

SITE INFORMATION

CURRENT OWNER: BOF II GA BROOKSIDE, LLC
DB, 63856 PG, 326

TAX PARCEL ID # 11 002000440365

ADDRESS: 3625 & 3655 BROOKSIDE PARKWAY

ZONING: O-I (OFFICE INSTITUTIONAL)
JURISDICTION: CITY OF ALPHARETTA

SETBACKS:
FRONT (LOCAL) - 50 FEET
FRONT (ALL OTHERS) - 65 FEET
SIDE - 15 FEET
REAR - 15 FEET
MAX. BUILDING HEIGHT - 40 FEET

PARKING COUNT:
REGULAR PARKING - 1,116
HANDICAPPED PARKING - 20
TOTAL PARKING COUNT - 1,136

SURVEYOR'S CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED NO. 2928 LAND SURVEYOR PAUL B. CANNON

PAUL B. CANNON, RLS
REGISTERED NUMBER: 2928

ALTA/NSPS CERTIFICATE

TO: PORTMAN HOLDINGS, LLC & FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR SURVEY AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4,6(a),6(b),7(a),8,9,11,13,14,16,17 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 25, 2024. THE DATE OF THE SURVEY OR MAP OCTOBER 9, 2024.

GEORGIA REGISTERED NO. 2928 LAND SURVEYOR PAUL B. CANNON

PAUL B. CANNON, RLS
REGISTERED NUMBER: 2928

TerraMark Land Surveying, Inc.
1396 Bells Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1927
www.TerraMark.com
C. O. A. # LCP000010
TerraMark Geospatial

No	Revision	Date
#1	ADDED TREES PER INFORMATION FROM ARBORIST	11/11/2024
#2		
#3		
#4		
#5		
#6		
#7		
#8		

Project No.	2024-257
Survey Crew:	NK
Drawn By:	AT
Approved By:	PBC
Date:	10/09/2024
Scale:	1"=40'
P:\24\TA	S. SURVEY\ 2024\ 2024-257\ DGN\ ALTA.DGN

ALTA/NSPS LAND TITLE SURVEY
FOR
PORTMAN HOLDINGS, LLC &
FIDELITY NATIONAL TITLE INSURANCE COMPANY
(BROOKSIDE PARKWAY SITE)
LOCATED IN
LAND LOTS 2, 3 & 44, 1ST DISTRICT, 2ND SECTION,
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SHEET NO.
1/3
DRAWING# TM 24-257

JOB NUMBER 2024-257 PLOT SIZE 24 X 36

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

SITE AREA

857,441 SQ.FT.
OR
19.6841 AC.

AREAS OF INTEREST TABLE

(#) AREA OF INTEREST

1. SIDEWALK ON PRIVATE WALKWAY
2. GUY WIRE EXTENDS ONTO PRIVATE PROPERTY
3. CURB & GUTTER CROSSES PROPERTY LINE

TREE NOTE

TREES SHOWN AND IDENTIFIED HEREON ARE SHOWN PER INFORMATION PROVIDED BY BROOKWOOD TREE CONSULTING ON THURSDAY, NOVEMBER 7, 2024. TERRAMARK LAND SURVEYING, INC. IS SHOWING THE LOCATIONS ONLY FOR INFORMATIONAL PURPOSES AND DOES NOT CERTIFY TO THE CORRECTNESS IN LOCATION, TREE SIZING OR TYPE AS SHOWN HEREON.

ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC.	ACRE	N/F	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTP	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	PB.	PLAT BOOK
BW	BARBWIRE	PG.	PAGE
CH	CHORD LENGTH	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	POC	POINT OF COMMENCEMENT
CMF	CONCRETE MONUMENT FOUND	R	RADIUS LENGTH
CMP	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY
CONC.	CONCRETE	R/W MON	RIGHT OF WAY MONUMENT
CTP	CRIMP TOP PIPE	RB	REBAR
DB.	DEED BOOK	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	SDE	STORM DRAINAGE EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	SQ. FT.	SQUARE FEET
FND	FOUND	SSE	SANITARY SEWER EASEMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE	WPF	WOOD PRIVACY FENCE
IPF	IRON PIN FOUND		

FLOOD ZONE LEGEND

ZONE "X"
0.2% ANNUAL CHANCE FLOOD HAZARD

ZONE "AE"
1% ANNUAL CHANCE FLOOD HAZARD

FLOODWAY AREA WITHIN ZONE "AE"

40 0 40 80 120 FT.
SCALE: 1" = 40'

LEGEND

- CURB AND GUTTER (C&G)
- FENCE
- HANDRAIL
- STORM DRAIN LINE
- SANITARY SEWER
- WATER LINE
- GAS LINE
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- COMMUNICATION
- TOPOGRAPHIC CONTOUR
- PROPERTY LINE
- CATCH BASIN (DWCB)
- CATCH BASIN (SWCB)
- DROP INLET (DI)
- JUNCTION BOX (JB)
- HEAD WALL (HW)
- CURB INLET (CI)
- FLARED END SECTION (FES)
- OUTLET CONTROL STRUCTURE
- YARD DRAIN INLET
- SS MANHOLE (MH)
- CLEAN OUT (CO)
- GREASE TRAP (GT)
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- FIRE DEPT, CONNECTION (FDC)
- WATER VALVE MARKER
- TRANSFORMER BOX (TX)
- AIR CONDITIONER (AC)
- ELECTRIC METER (EM)
- ELECTRIC UTILITY
- LIGHT POLE (LP)
- POWER POLE WITH LIGHT
- POWER POLE (PP)
- UTILITY MANHOLE (UM)
- SPOTLIGHT
- GAS METER (GM)
- GAS VALVE (GV)
- TELEPHONE PEDESTAL
- COMMUNICATION BOX
- TRAFFIC SIGNAL
- BOLLARD (BO)
- MAIL BOX
- SIGN
- CROSSWALK SIGNAL
- SPOT ELEVATION
- CONCRETE AREA
- OVERHANG AREA
- GRANITE PAVER AREA
- BRICK AREA
- TREELINE

GRID (GA. WEST ZONE-NAD83)

OLD MILTON PARKWAY
A.K.A. STATE ROUTE 120
(APPARENT VARIABLE WIDTH PUBLIC R/W)

GRASS MEDIAN

IPS - 1/2"CAPPED RB SET "LSF000810"

N 04° 08' 07" E 7.39'
N 31° 46' 00" E 21.55'
N 00° 35' 42" W 12.68'
N 58° 12' 16" W 17.45'
S 85° 30' 52" E
163.60'

GEORGIA POWER EASEMENT DB. 27351 PG. 311

STONE COLUMN

APPROXIMATE LOCATION OF TRAIL EASEMENT PER DB. 23303 PG. 128

SIDEWALK EASEMENT DB. 26952 PG. 4

UTILITY EASEMENT DB. 23303 PG. 128

APPROXIMATE L.L.L.

L.L. 2
L.L. 3
L.L. 45
L.L. 44

INTERNATIONAL ACCESS

50' B.S.L.

"NO PARKING"

FIBER OPTIC LINE MARKER

POINT OF VEHICULAR ACCESS

MONUMENT SIGN

ASPHALT

N/F
CITY OF ALPHARETTA
PID#: 11 002000030216
DB. 26591 PG. 288

N 03° 21' 21" E 84.89'
N 13° 01' 26" E 60.10'
N 24° 14' 14" W 63.97'
N 22° 49' 08" W 84.05'

10' B.S.L.

15' B.S.L.

N 28° 00' 25" W 9.67'
N 17° 37' 50" W 29.71'
N 04° 27' 02" E 9.75'
N 37° 00' 59" E 10.26'
N 66° 53' 32" E 7.45'

N 12° 30' 08" W 70.73'
211.61'

SHEET 2
SHEET 3

MATCHLINE

UTILITY EASEMENT DB. 23303 PG. 128

GEORGIA POWER EASEMENT DB. 27351 PG. 311

SIDEWALK EASEMENT DB. 26952 PG. 4

890.31'

1/2"RB FND

S 65° 37' 11" E

246.66'

INGRESS-EGRESS EASEMENT DB. 42269 PG. 404

PARKING SPACE EASEMENT DB. 42269 PG. 404

UTILITY EASEMENT DB. 23303 PG. 128

APPROX. LOCATION DRAINAGE EASEMENT DB. 42269 PG. 404

INGRESS-EGRESS EASEMENT DB. 42269 PG. 404

PARKING SPACE EASEMENT DB. 42269 PG. 404

N/F
TOUCHMARK NATIONAL BANK
PID# 11 002000440373
DB. 51395 PG. 524

S 24° 32' 08" W

NAIL FND IN ASPHALT

S 65° 26' 13" E

213.50'

APPROX. LOCATION DRAINAGE EASEMENT DB. 42269 PG. 404

PARKING SPACE EASEMENT DB. 42269 PG. 404

UTILITY EASEMENT DB. 23303 PG. 128

INGRESS-EGRESS EASEMENT DB. 42269 PG. 404

SIDEWALK EASEMENT DB. 26952 PG. 4

SIGN & LANDSCAPE EASEMENT DB. 23303 PG. 128

(TIE)

296.22'

S 24° 24' 16" E 21.69'

S 24° 28' 44" W 64.34'

P.O.C.
N: 1478514.93
E: 2270346.96

A=144.22'
R=744.16'
CH=143.99'
S30°01'34"W

FIVE STORY CONCRETE (3625 BROOKSIDE PARKWAY)
HEIGHT= +/-85'
AREA= 28,216 SQ. FT.

ALL DELIVERIES USE LOADING DOCK ENTRANCE

CONC. WALL

CONC. BLOCK WALL

STONE WALL

STONE SIGN

BICYCLE PARKING

BIKE RACK

CARPOOL PARKING

VISITOR PARKING

BROKER PARKING

GRASS PATH (TYP.)

BLOCK WALL

122.2'
120.2'
102.7'
102.5'
16.8'
9.8'
9.1'
14.0'
8.6'

JOB NUMBER 2024-257 PLOT SIZE 24 X 36

GEORGIA REGISTERED No. 2928 LAND SURVEYOR PAUL B. CANNON

Phone No. (770) 421-1927
www.TerraMark.com
C. O. A.# LSF000810

TerraMark Land Surveying, Inc.
1396 Bells Ferry Road
Marietta, Georgia 30066

TerraMark Geospatial

No	Revision	Date
#1	ADDED TREES PER INFORMATION FROM ARBORIST	11/11/2024
#2		
#3		
#4		
#5		
#6		
#7		
#8		

Project No: 2024-257
Survey Crew: NK
Drawn By: AT
Approved By: PBC
Date: 10/09/2024
Scale: 1"=40'
79741
S:\SURVEY\2024\2024-257\DGN\ALTA.DGN

ALTA/NSPS LAND TITLE SURVEY
FOR
PORTMAN HOLDINGS, LLC &
FIDELITY NATIONAL TITLE INSURANCE COMPANY
(BROOKSIDE PARKWAY SITE)
LOCATED IN
LAND LOTS 2, 3 & 44, 1ST DISTRICT, 2ND SECTION,
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SHEET NO.
2/3
DRAWING# TM 24-257

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

N/F
CITY OF ALPHARETTA
PID#: 11 002000030216
DB. 26591 PG. 288

FIVE STORY CONCRETE
(3625 BROOKSIDE PARKWAY)
HEIGHT= +/-85'
AREA= 28,216 SQ. FT.

FIVE STORY CONCRETE
(3655 BROOKSIDE PARKWAY)
HEIGHT= +/-85'
AREA= 28,187 SQ. FT.

N/F
TOUCHMARK NATIONAL BANK
PID# 11 002000440373
DB. 51395 PG. 524

BROOKSIDE PARKWAY
(APPARENT 80' R/W)

SHEET 2
SHEET 3

MATCHLINE

APPROXIMATE L.L.L.

L.L. 3

L.L. 44

GRID (G4, WEST ZONE (NAD83))

P.O.B.
1/2"RB FND CAPPED
N: 1478215.15
E: 2270192.67

POINT OF VEHICULAR ACCESS

N/F
BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA
PID#: 11 002000040280
DB. 59887 PG. 453

CHURCH EASEMENT AREA
DB 47774 PG 298

IPS - 1/2"CAPPED
RB SET "LSF000810"

TREE NOTE

TREES SHOWN AND IDENTIFIED HEREON ARE SHOWN PER INFORMATION PROVIDED BY BROOKWOOD TREE CONSULTING ON THURSDAY, NOVEMBER 7, 2024. TERRAMARK LAND SURVEYING, INC. IS SHOWING THE LOCATIONS ONLY FOR INFORMATIONAL PURPOSES AND DOES NOT CERTIFY TO THE CORRECTNESS IN LOCATION, TREE SIZING OR TYPE AS SHOWN HEREON.

40 0 40 80 120 FT.
SCALE: 1" = 40'

AREAS OF INTEREST TABLE

#	AREA OF INTEREST
4	WATER VAULT CROSSES PROPERTY LINE
5	COMMUNICATION BOXES EXTEND ONTO PRIVATE PROPERTY
6	CURB EXTENDS INTO R/W
7	BUS STOP CROSSES ONTO PRIVATE PROPERTY
8	SIDEWALK CROSSES PROPERTY LINE

LEGEND

- CURB AND GUTTER (C&G)
- FENCE
- HANDRAIL
- STORM DRAIN LINE
- SANITARY SEWER
- WATER LINE
- GAS LINE
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- COMMUNICATION
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- HEAD WALL (HW)
- CURB INLET (CI)
- FLARED END SECTION (FES)
- OUTLET CONTROL STRUCTURE
- YARD DRAIN INLET
- SS MANHOLE (MH)
- CLEAN OUT (CO)
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- FIRE HYDRANT (FH)
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- FIRE DEPT. CONNECTION (FDC)
- WATER VALVE MARKER
- TRANSFORMER BOX (TX)
- AIR CONDITIONER (AC)
- ELECTRIC METER (EM)
- ELECTRIC UTILITY
- LIGHT POLE (LP)
- POWER POLE WITH LIGHT
- POWER POLE (PP)
- UTILITY MANHOLE (UM)
- SPOTLIGHT
- GAS METER (GM)
- GAS VALVE (GV)
- TELEPHONE PEDESTAL
- COMMUNICATION BOX
- TRAFFIC SIGNAL
- BOLLARD (BO)
- MAIL BOX
- SIGN
- CROSSWALK SIGNAL
- X 1000.00 SPOT ELEVATION
- CONCRETE AREA
- OVERHANG AREA
- GRANITE PAVER AREA
- BRICK AREA
- TREELINE

JOB NUMBER 2024-257 PLOT SIZE 24 X 36

GEORGIA REGISTERED No. 2928 LAND SURVEYOR PAUL B. CANNON

Phone No. (770) 421-1927
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TerraMark Geospatial

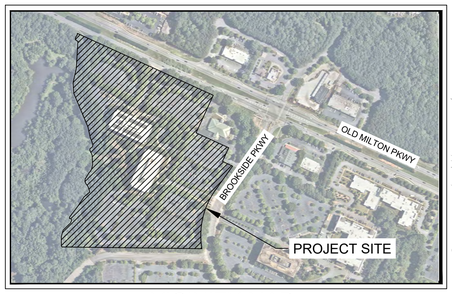
No	Revision	Date
#1	ADDED TREES PER INFORMATION FROM ARBORIST	11/7/2024
#2		
#3		
#4		
#5		
#6		
#7		
#8		
PATH:	S: SURVEY\ 2024\ 2024-257\ DGN\ ALTA.DGN	

Project No:	2024-257
Survey Crew:	NK
Drawn By:	AT
Approved By:	PBC
Date:	10/09/2024
Scale:	1"=40'

ALTA/NSPS LAND TITLE SURVEY
FOR
PORTMAN HOLDINGS, LLC &
FIDELITY NATIONAL TITLE INSURANCE COMPANY
(BROOKSIDE PARKWAY SITE)
LOCATED IN
LAND LOTS 2, 3 & 44, 1ST DISTRICT, 2ND SECTION,
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

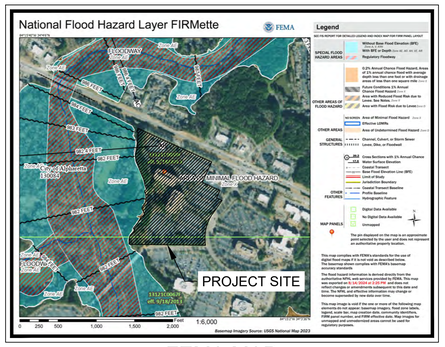
SHEET NO.
3/3
DRAWING# TM 24-257

SITE PLAN



VICINITY MAP

NOT TO SCALE



FEMA MAP

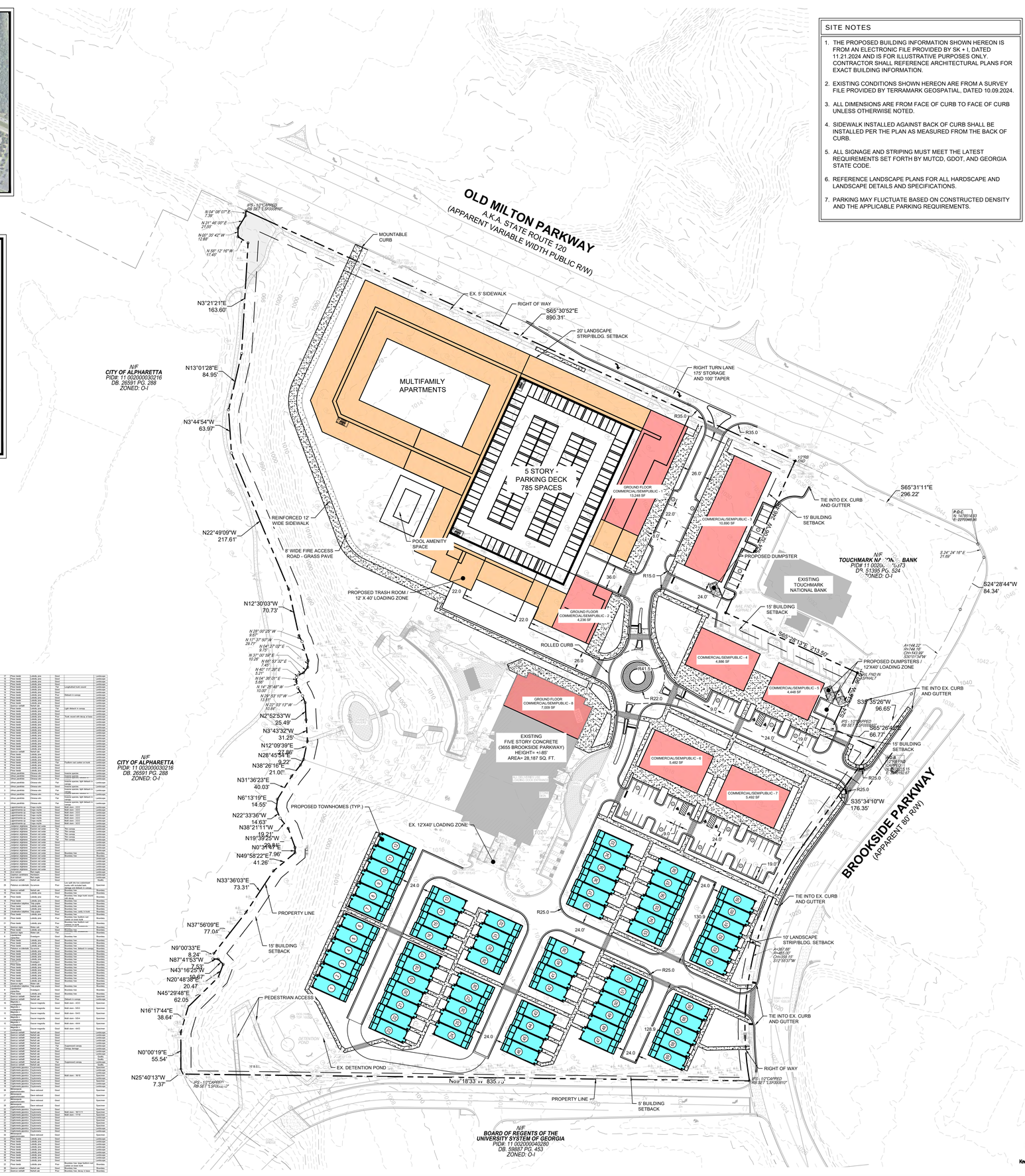
THE PROJECT SITE DOES LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0059F DATED 09/18/2013.

STORMWATER MANAGEMENT NOTE:

THE SITE WILL CONTAIN ONSITE AND OFFSITE STORMWATER CONTROLS TO MEET ALL LOCAL AND STATE REQUIREMENTS. THIS MAY INCLUDE THE COMBINATION OF SEVERAL COMPONENTS (PERVIOUS PAVING, INFILTRATION FIELDS, BIORETENTION AREAS, OR OTHER COMPONENTS) PROVIDING RUNOFF REDUCTION (IF INFILTRATION RATES ALLOW), CHANNEL PROTECTION, AND DETENTION SHALL BE PROVIDED WITHIN WET DETENTION PONDS STRATEGICALLY LOCATED THROUGHOUT THE SITE.

EXISTING CONDITIONS SURVEY NOTE:

EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY PROVIDED BY ALTA/NSPS SURVEY, DATED 10/09/2024.



SITE NOTES

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY SK + I, DATED 11.21.2024 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY TERRAMARK GEOSPATIAL, DATED 10.09.2024.
3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
7. PARKING MAY FLUCTUATE BASED ON CONSTRUCTED DENSITY AND THE APPLICABLE PARKING REQUIREMENTS.

SITE DEVELOPMENT SUMMARY

SITE SUMMARY

CURRENT ZONING:	O-I (OFFICE INSTITUTIONAL)
PROPOSED ZONING:	MU (MIXED USE)
SITE AREA:	19.68 ACRES
IMPERVIOUS AREA:	MAX. 80% (15.74 AC)
BUILDING SETBACK:	
FRONT (OLD MILTON PKWY):	20 FT (OFF R/W LINE)
SIDE (BROOKSIDE PWKY):	10 FT (OFF R/W LINE)
SIDE:	15 FT
REAR:	5 FT
LANDSCAPE SETBACK:	
FRONT (OLD MILTON PKWY):	20 FT (OFF R/W LINE)
SIDE (BROOKSIDE PWKY):	10 FT (OFF R/W LINE)
SIDE:	0 FT
REAR:	0 FT
DEVELOPMENT PARAMETERS:	
MAX. BUILDING HEIGHT:	
MULTIFAMILY:	6 STORIES OR 72 FT
OFFICE:	5 STORIES OR 85 FT
COMMERCIAL/SEMIPUBLIC:	3 STORIES OR 40 FT
TOWNHOMES:	4 STORIES OR 50 FT
MIN. FLOOR AREA:	540 SF

PROPOSED DENSITIES

MULTIFAMILY RESIDENTIAL	332 UNITS
OFFICE	130,000 SF
COMMERCIAL/SEMIPUBLIC	56,000 SF
TOWNHOMES	69 UNITS

PROPOSED LAND USES

	REQUIRED	PROPOSED
MULTIFAMILY RESIDENTIAL	MIN. 25% (4.92 AC)	25.6% (5.05 AC)
OFFICE	MIN. 25% (4.92 AC)	25.2% (4.95 AC)
COMMERCIAL/SEMIPUBLIC	MIN. 10% (1.97 AC)	17.5% (3.44 AC)
TOWNHOMES	MIN. 25% (4.92 AC)	31.7% (6.24 AC)

PARKING SUMMARY

REQUIRED PARKING:	**1,607 SPACES** (TOTAL)
MULTIFAMILY (332 UNITS)	681 SPACES (2.05/UNIT)
OFFICE (130,000 SF)	520 SPACES (1/250 SF)
COMMERCIAL/SEMIPUBLIC (56,000 SF)	224 SPACES (1/250 SF)
TOWNHOMES (69 UNITS)	242 SPACES (1.0/BEDROOM)
***PROPOSED PARKING:**	**1,250 SPACES** (TOTAL)
MULTIFAMILY (332 UNITS)	510 SPACES + SHARED SPACES
OFFICE (130,000 SF)	390 SPACES + SHARED SPACES
COMMERCIAL/SEMIPUBLIC (56,000 SF)	93 SPACES
TOWNHOMES (69 UNITS)	138 SPACES
EXISTING OFF SITE PARKING	42 SPACES

*** ALL FIGURES ABOVE ARE PRELIMINARY. A PARKING STUDY WILL BE PREPARED TO SUPPORT A REQUEST FOR A REDUCTION IN THE PROPOSED PARKING. THIS STUDY SHALL BE REVIEWED BY COMMUNITY DEVELOPMENT AND MUST BE APPROVED PRIOR TO PERMITTING. MULTIFAMILY AND OFFICE PARKING WILL NOT UTILIZE SHARED PARKING DURING THE SAME HOURS.**

**OPEN SPACE REQUIREMENTS

CIVIC SPACE:	**1.97 ACRES** (10% SITE AREA)
AMENITY SPACE:	**0.98 ACRES** (5% SITE AREA)
**** 50% OF REQUIRED OPEN SPACE IS IN PASSIVE LAND AREA**	

PROPOSED OPEN SPACE

CIVIC SPACE:	**1.97 ACRES** (85,820 SF)
MULTI USE TRAIL	0.30 ACRES (13,000 SF)
AMPHITHEATER	0.90 ACRES (39,200 SF)
POCKET PARKS	0.50 ACRES (21,800 SF)
PLAZAS	0.27 ACRES (11,820 SF)
AMENITY SPACE:	**0.98 ACRES** (42,700 SF)
PATIOS AND PORCHES	0.20 ACRES (8,700 SF)
YARDS AND LAWNS	0.39 ACRES (17,000 SF)
MULTIFAMILY COURTYARD	0.39 ACRES (17,000 SF)

SITE LEGEND

- PROPERTY LINE
- 20 FT LANDSCAPE STRIP/BUILDING SETBACK LINE (OLD MILTON PKWY)
- 10 FT LANDSCAPE STRIP/BUILDING SETBACK LINE (BROOKSIDE PKWY)
- COMMERCIAL/SEMIPUBLIC
- MULTIFAMILY
- TOWNHOMES
- EXISTING BUILDINGS
- PERMEABLE GRASS PAVERS
- BRICK PAVERS
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- (10) PARKING COUNT

PROPERTY DESCRIPTION

Being all that tract or parcel of land lying and being in Land Lots 2, 3 and 44, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the point of intersection of the southerly right-of-way line of Old Milton Parkway a.k.a. State Route 120 (having an apparent variable width public right-of-way) and the westerly right-of-way line of Brookside Parkway (having an apparent 80' public right-of-way); thence, leaving the aforesaid right-of-way line of Old Milton Parkway and running along the aforesaid right-of-way line of Brookside Parkway South 24° 24' 16" East, 21.69 feet; thence, South 24° 28' 44" West, 84.34 feet; thence, 144.22 feet along the arc of a curve deflecting to the right, having a radius of 744.16 feet and a chord bearing and distance of South 30° 01' 34" West, 143.99 feet; thence, South 35° 35' 26" West, 96.65 feet 1/2-inch capped rebar found and the POINT OF BEGINNING.

Thence, from said POINT OF BEGINNING as thus established and continuing with the aforesaid right-of-way line of Brookside Parkway

1. South 35° 34' 10" West, 176.35 feet; thence,
2. 367.66 feet along the arc of a curve deflecting to the left, having a radius of 465.00 feet and a chord bearing and distance of South 12° 55' 37" West, 358.15 feet; thence, leaving the aforesaid right-of-way line of Brookside Parkway
3. North 88° 18' 33" West, 835.73 feet; thence,
4. North 25° 40' 13" West, 7.37 feet; thence,
5. North 0° 00' 19" East, 55.54 feet; thence,
6. North 16° 17' 44" East, 38.64 feet; thence,
7. North 45° 29' 46" East, 62.05 feet; thence,
8. North 20° 48' 38" East, 20.47 feet; thence,
9. North 43° 16' 25" West, 20.67 feet; thence,
10. North 87° 41' 53" West, 8.24 feet; thence,
11. North 0° 00' 33" East, 41.26 feet; thence,
12. North 33° 56' 09" East, 77.04 feet; thence,
13. North 9° 56' 09" East, 73.31 feet; thence,
14. North 49° 59' 22" East, 41.26 feet; thence,
15. North 0° 00' 33" East, 29.84 feet; thence,
16. North 19° 39' 25" West, 29.61 feet; thence,
17. North 38° 21' 11" West, 19.21 feet; thence,
18. North 22° 33' 36" West, 14.63 feet; thence,
19. North 6° 13' 19" East, 14.55 feet; thence,
20. North 31° 36' 23" East, 40.03 feet; thence,
21. North 38° 26' 16" East, 21.06 feet; thence,
22. North 26° 45' 54" East, 9.22 feet; thence,
23. North 12° 09' 39" East, 47.86 feet; thence,
24. North 3° 43' 32" West, 31.25 feet; thence,
25. North 2° 52' 53" West, 25.49 feet; thence,
26. North 12° 30' 03" West, 70.73 feet; thence,
27. North 22° 49' 09" West, 217.61 feet; thence,
28. North 3° 44' 54" West, 63.97 feet; thence,
29. North 13° 01' 28" West, 84.95 feet; thence,
30. North 3° 21' 21" East, 163.60 feet; thence,
31. North 12° 35' 42" West, 12.86 feet; thence,
32. North 31° 46' 00" East, 7.55 feet; thence,
33. North 4° 08' 07" East, 7.39 feet; thence,
34. North 37° 37' 30" West, 29.77 feet; thence,
35. North 0° 04' 37" East, 9.73 feet; thence,
36. North 37° 00' 59" East, 10.26 feet; thence,
37. North 52° 49' 06" West, 217.61 feet; thence,
38. North 37° 00' 59" East, 70.73 feet; thence,
39. North 52° 49' 06" West, 217.61 feet; thence,
40. North 37° 00' 59" East, 84.00 feet; thence,
41. North 37° 21' 57" East, 153.00 feet; thence,
42. North 37° 14' 19" East, 17.45 feet; thence,
43. North 50° 35' 42" West, 12.68 feet; thence,
44. North 37° 08' 28" East, 2.00 feet; thence,
45. North 37° 08' 28" East, 2.00 feet; thence, on the aforesaid right-of-way line of Old Milton Parkway thence, running with the said right-of-way line of Old Milton Parkway
45. South 65° 30' 52" East, 890.31 feet to a 1/2-inch rebar found; thence, leaving the aforesaid right-of-way line of Old Milton Parkway
46. South 25° 28' 13" West, 213.50 feet to a nail found; thence,
47. South 38° 35' 26" West, 96.65 feet to a nail found; thence,
48. South 24° 28' 15" West, 84.00 feet; thence,
49. South 65° 26' 46" East, 66.77 feet to the POINT OF BEGINNING, containing 857,441 square feet or 19.6841acres of land, more or less.

Described property is subject to all rights-of-way (public and private) and easements, both recorded and unrecorded.

811 Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 30 60 120

NORTH

Kimley»Horn
PHONE 770.619.4280
WWW.KIMLEY-HORN.COM
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE
PARKWAY 400, SUITE 600
ALPHARETTA, GEORGIA 30009

PORTMAN HOLDINGS

303 PEACHTREE CENTER AVE NE, SUITE 575
ATLANTA, GA 30303

No.	REVISION DESCRIPTIONS	DATE	BY
1	MASTER PLAN - PUBLIC HEARING APPLICATION	12.02.2024	TDG

PROJECT

BROOKSIDE WEST REDEVELOPMENT

LAND LOTS 2, 3 AND 44
1ST DISTRICT, SECTION 2

3626 BROOKSIDE PARKWAY
ALPHARETTA, GA 30022

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE044634
MARK A. PUTMAN
12-2-24

GSWCC CERT. (LEVEL II)	0000076495
DRAWN BY	KHP
DESIGNED BY	KHP
REVIEWED BY	MAP
DATE	11.27.2024
PROJECT NO.	019292050

TITLE

ZONING PLAN

SHEET NUMBER

ZP

PRELIMINARY: NOT FOR CONSTRUCTION

Drawing name: K:\ALP_PRJ\019292050 - Brookside Pkwy\CAD\Plansheets\ZP - ZONING SITE PLAN.dwg ZP - ZONING PLAN Nov 27, 2024 8:24am by dharya.nivirishnan

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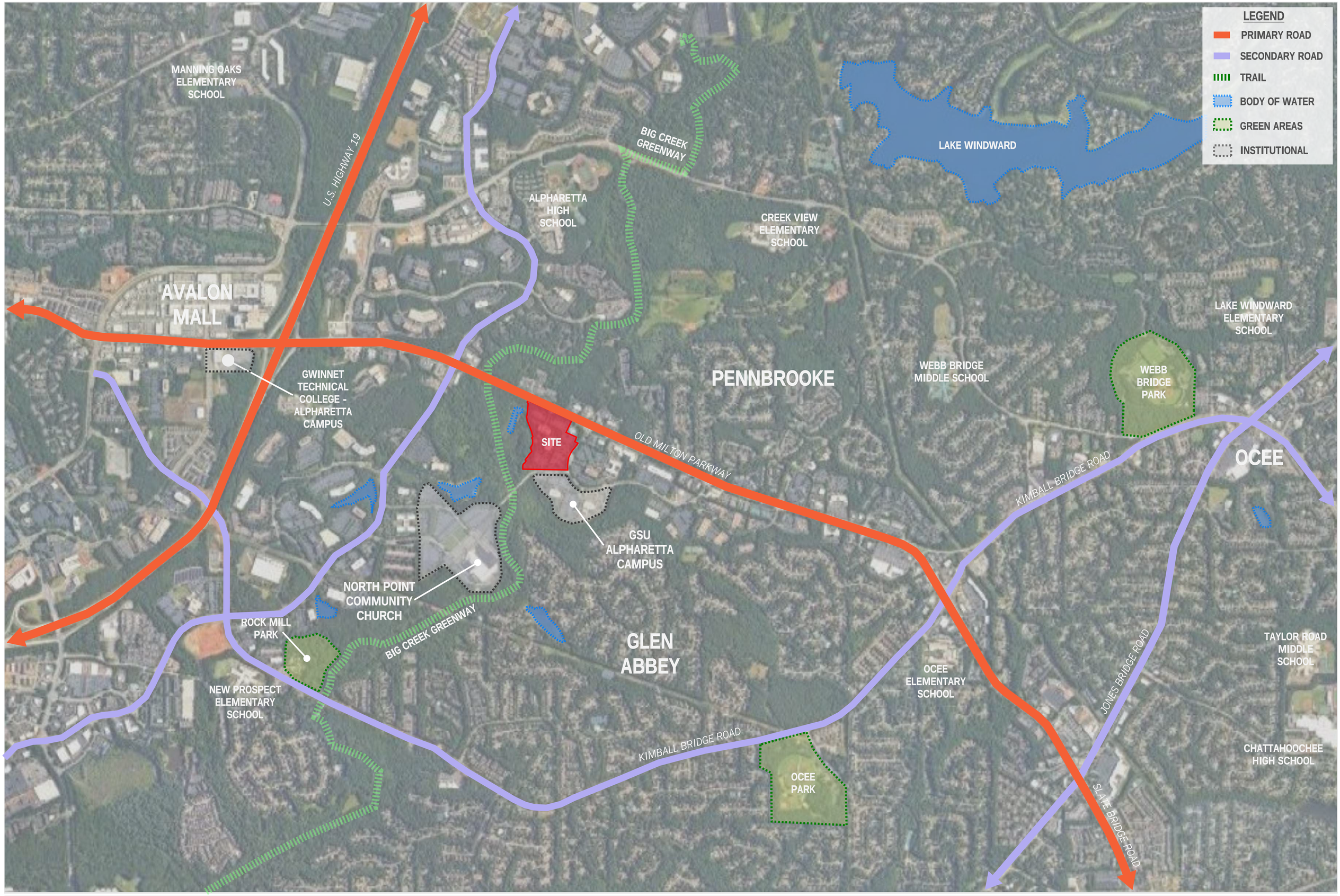
ARCHITECTURAL PLANS

BROOKSIDE WEST
REDEVELOPMENT

PORTMAN

12.02.2024
Public Hearing Application

SK+I


LEGEND
PRIMARY ROAD
SECONDARY ROAD
TRAIL
BODY OF WATER
GREEN AREAS
INSTITUTIONAL
MANNING OAKS ELEMENTARY SCHOOL
U.S. HIGHWAY 19
BIG CREEK GREENWAY
ALPHARETTA HIGH SCHOOL
LAKE WINDWARD
CREEK VIEW ELEMENTARY SCHOOL
AVALON MALL
GWINNET TECHNICAL COLLEGE - ALPHARETTA CAMPUS
SITE
PENNBROOKE
WEBB BRIDGE MIDDLE SCHOOL
LAKE WINDWARD ELEMENTARY SCHOOL
WEBB BRIDGE PARK
OLD MILTON PARKWAY
KIMBALL BRIDGE ROAD
OCEE
GSU ALPHARETTA CAMPUS
NORTH POINT COMMUNITY CHURCH
ROCK MILL PARK
BIG CREEK GREENWAY
GLEN ABBEY
NEW PROSPECT ELEMENTARY SCHOOL
OCEE ELEMENTARY SCHOOL
JONES BRIDGE ROAD
TAYLOR ROAD MIDDLE SCHOOL
CHATTAHOOCHEE HIGH SCHOOL
OCEE PARK
SLATE BRIDGE ROAD
0
600'
1200'
2400'

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- MF **MULTIFAMILY**
- RX **COMMERCIAL 1 - 8**
- OF **OFFICE - EXISTING**
- P **PARKING DECK**
- TH **TOWNHOMES**

- COMMERCIAL / SEMIPUBLIC
- MULTIFAMILY
- AMENITY
- PARKING

0 50' 100' 200'

- MF **MULTIFAMILY**
- RX **COMMERCIAL 1 - 8**
- OF **OFFICE - EXISTING**
- P **PARKING DECK**
- TH **TOWNHOMES**

OPEN SPACE
MULTIFAMILY COURTYARD

0 50' 100' 200'

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- MF **MULTIFAMILY**
- RX **COMMERCIAL 1 - 8**
- OF **OFFICE - EXISTING**
- P **PARKING DECK**
- TH **TOWNHOMES**

- **VEHICLES**
- **PEDESTRIANS**
- **FIRE LANE**
- **PUBLIC / PRIVATE ROAD**

- Loading
- Building Entrance
- Parking Entrance

PROPERTY LINE
20' BUILDING SETBACK
OLD MILTON PARKWAY
MF
Courtyard
Open Courtyard
Fire Access Road
P
R1
R2
R3
15' BUILDING SETBACK
Existing Bank
R4
R5
BROOKSIDE PARKWAY
Walking Path
BROOKSIDE PARK
Amphitheater
R8
OF
R6
R7
10' BUILDING SETBACK
TH
5' BUILDING SETBACK
PROPERTY LINE
PRIVATE ROAD

- COMMERCIAL / SEMIPUBLIC
- MULTIFAMILY
- AMENITY
- PARKING

0 50' 100' 200'

SK+I

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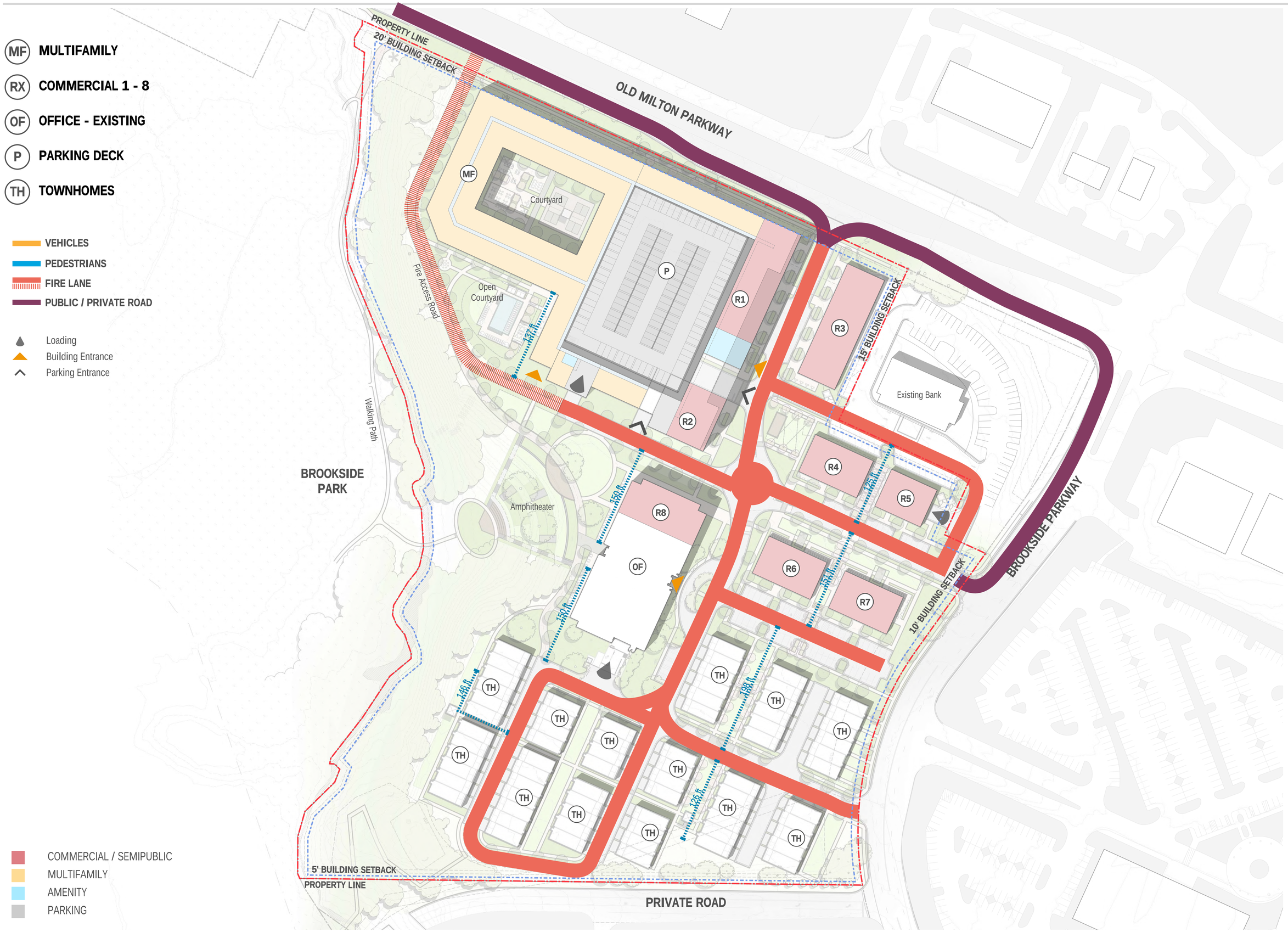

MF **MULTIFAMILY**
332 UNITS - 5 STORIES

R1 **COMMERCIAL 1**
13,248 SF - GROUND FLOOR

R2 **COMMERCIAL 2**
4,236 SF - GROUND FLOOR

R3 **COMMERCIAL 3**
10,690 SF - 1 STORY

R4 **COMMERCIAL 4**
4,886 SF - 1 STORY

R5 **COMMERCIAL 5**
4,448 SF - 1 STORY

R6 **COMMERCIAL 6**
5,482 SF - 1 STORY

R7 **COMMERCIAL 7**
5,492 SF - 1 STORY

R8 **COMMERCIAL 8**
7,009 SF - GROUND FLOOR

OF **OFFICE - EXISTING**
28,187 SF - 5 STORIES

P **PARKING DECK**
750 SPACES - 5 STORIES

TH **TOWNHOMES**

note: parking may fluctuate based on constructed density and the applicable parking requirements

- COMMERCIAL / SEMIPUBLIC
- MULTIFAMILY
- AMENITY
- PARKING

0 32' 64' 128'

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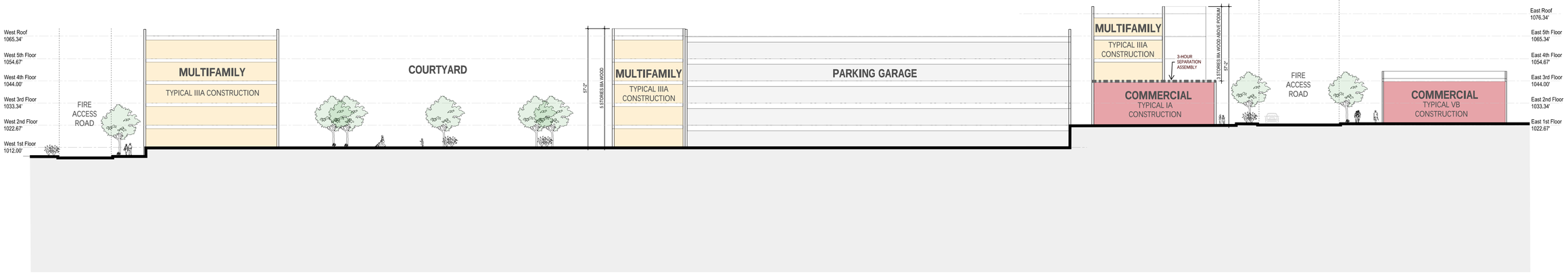
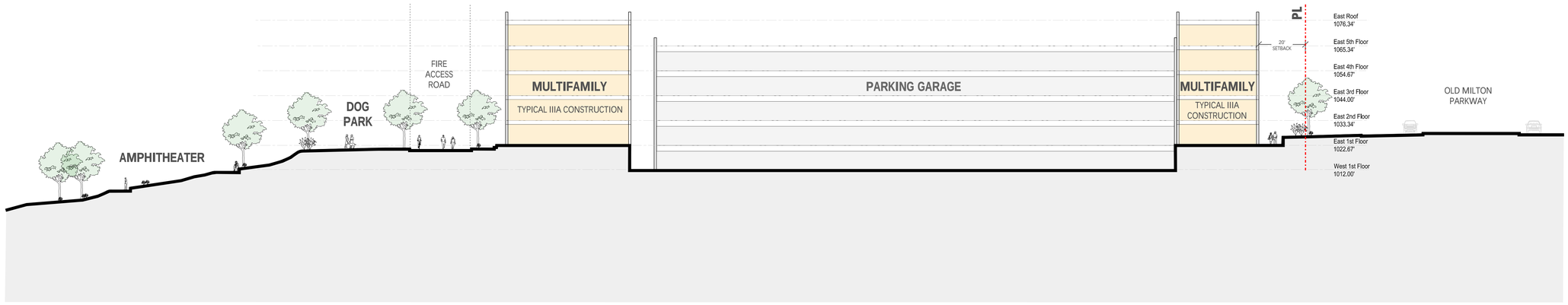
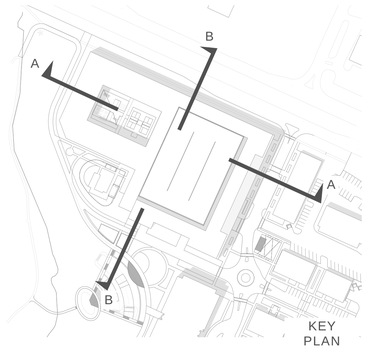


SECTION A: EAST-WEST



SECTION B: NORTH-SOUTH



0 20' 40' 80'

SK+I

BROOKSIDE
1

3

Brookside
2

1
3
2

Brookside
BISTRO FRANCAISE
BISTRO FRANCAISE
BROOKSIDE
1

BROOKSIDE
CORNER CAFE
GRILL LONDON
3

Brookside
2

3
2
1

LANDSCAPE PLANS

01

Site Concepts

SITE PLAN

Overall Conceptual Master Plan

SITE PLAN

Future Connectivity

LEGEND

- Existing Big Creek Greenway Trail
- Recommended Future Big Creek Greenway Connector Trail
- Existing Brookside Park Walking Path
- Existing Sidewalk
- Proposed Multi-Use Trail at Fire Lane
- Proposed Multi-Use Trail

0’ 30’ 60’ 120’

SCALE: 1” = 60’-0”

02

Enlargements

SITE PLAN ENLARGEMENT

Retail Amenities

LEGEND

SITE ELEMENTS

1. Sidewalk
2. Gravel Bosque
3. Outdoor Tenant Patio
4. Water Feature
5. Open Lawn
6. Tiered Deck
7. Seating Pod
8. Overhead Structure
9. Pedestrian Crossing
10. Asphalt Drive

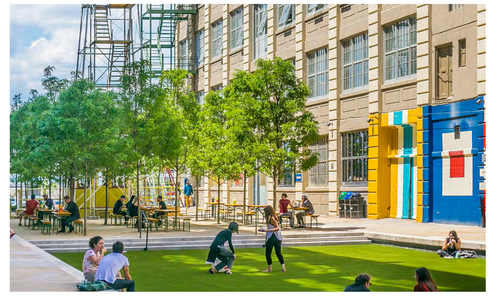
LANDSCAPE ELEMENTS

- Landscape Area
- Lawn Area
- Overstory Tree
- Ornamental Tree
- Existing Tree to Remain

0’ 10’ 20’ 40’

SCALE: 1” = 20’-0”

LOOK + FEEL IMAGERY



SITE PLAN ENLARGEMENT

Apartment Amenities + Multi-Use Trail

LEGEND

SITE ELEMENTS

1. Sidewalk
2. Multi-Use Trail with Landscape Strip as Fire Lane
3. Firepit
4. Pool Lounger Area
5. Cabana
6. Outdoor Dining
7. Pool Enclosure
8. Outdoor Seating Lounging
9. Pickelball Courts
10. Pickelball Overhead Structure
12. Brookside Park Gateway Signage, By City of Alpharetta

LANDSCAPE ELEMENTS

- Landscape Area
- Lawn Area
- Overstory Tree
- Ornamental Tree
- Existing Tree to Remain

0’ 10’ 20’ 40’

SCALE: 1” = 20’-0”

LOOK + FEEL IMAGERY

SITE PLAN ENLARGEMENT

Park Space + Amphitheater

LEGEND

SITE ELEMENTS

1. Sidewalk
2. Multi-Use Trail with Landscape Strip as Fire Lane
3. Multi-Use Trail
4. Retractable Bollards
5. Tenant Patio
6. Office Patio
7. Overlook Area with Overhead Structure
8. Stage / Platform
9. New Amphitheater Stairs
10. Hillside Slide
11. Paver Area
12. Existing Wall to Remain
13. Built-In Amphitheater Seating
14. Existing Walkway
15. Existing Park Trail
16. Asphalt Drive

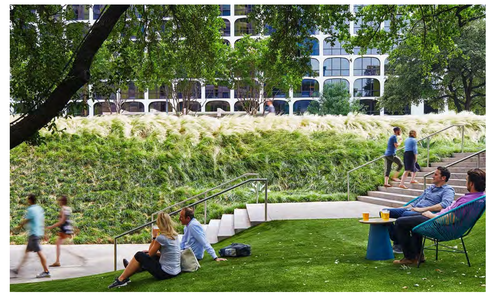
LANDSCAPE ELEMENTS

- Landscape Area
- Lawn Area
- Overstory Tree
- Ornamental Tree
- Existing Tree to Remain

0’ 10’ 20’ 40’

SCALE: 1” = 20’-0”

LOOK + FEEL IMAGERY



SITE PLAN ENLARGEMENT

Townhomes

LEGEND

SITE ELEMENTS

1. Sidewalk
2. Multi-Use Trail
3. Community Green Space
4. Overhead Structure
5. Pedestrian Crossing
6. Existing Park Connection
7. Grass Fire Lane

LANDSCAPE ELEMENTS

- Landscape Area
- Lawn Area
- Overstory Tree
- Ornamental Tree
- Existing Tree to Remain

0’ 15’ 30’ 60’

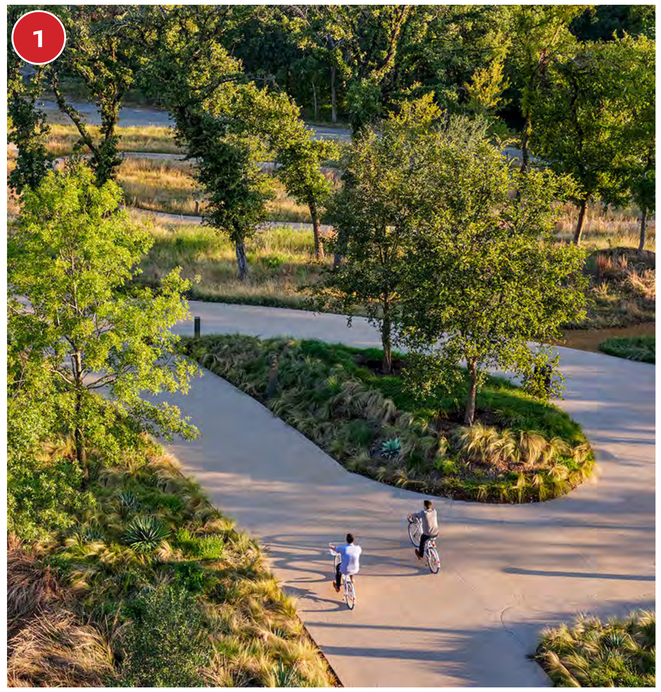
SCALE: 1” = 30’-0”

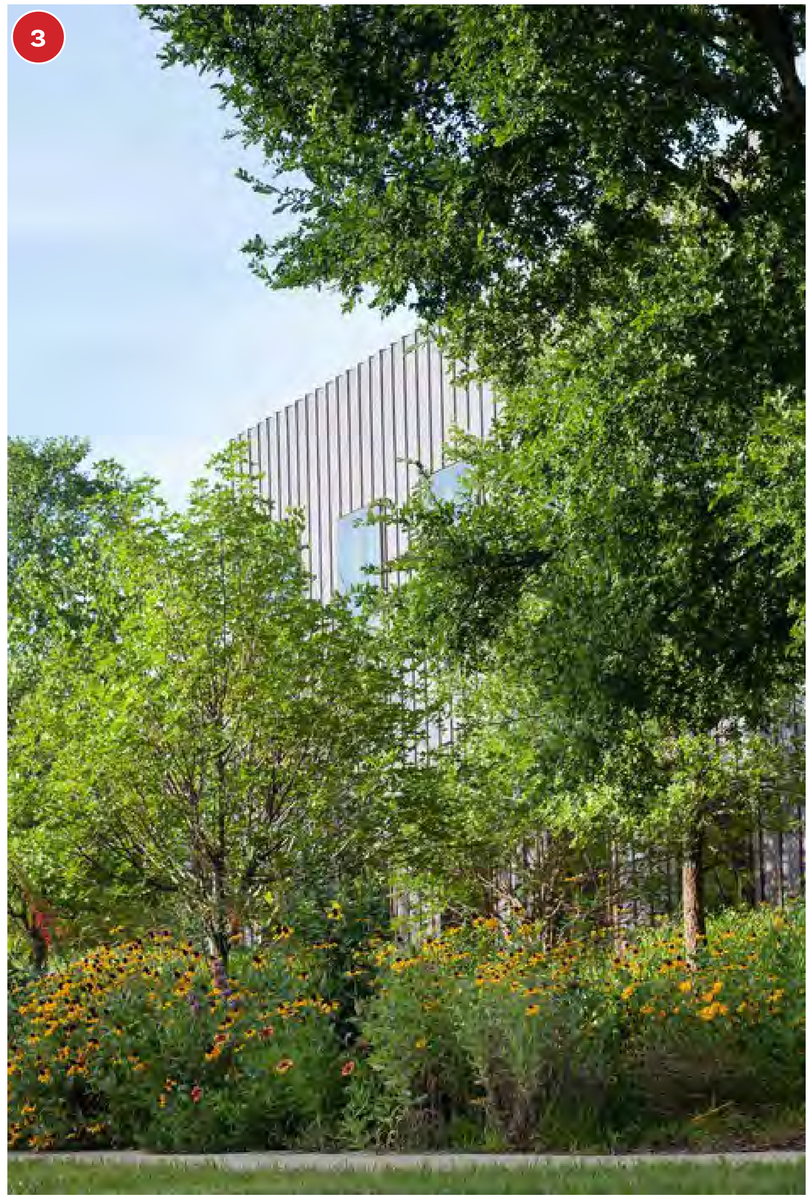
LOOK + FEEL IMAGERY

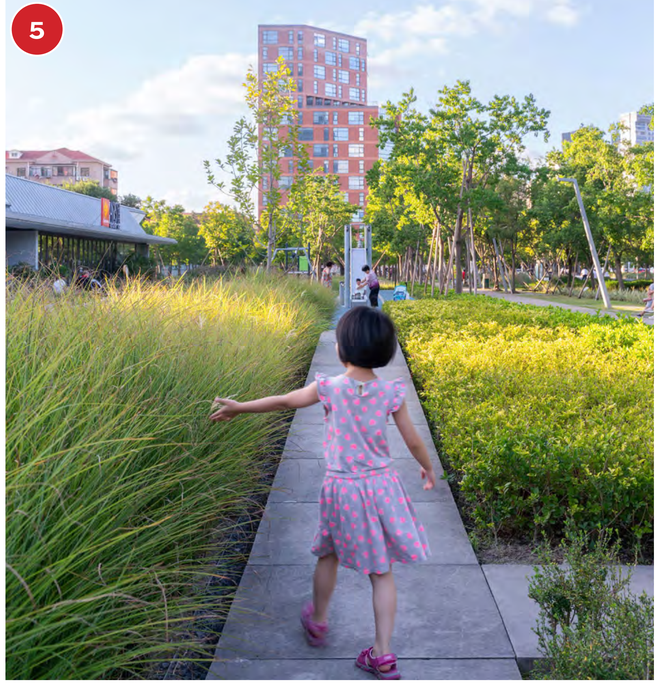
03

Landscape Strategy

Landscape







Native Plant Pallet

PERENNIALS

Carex
Carex spp.

Black-Eyed Susan's
Rudbeckia spp

Gaura
Oenothera lindheimeri

Joe Pye Weed
Eutrochium maculatum

Purple Coneflower
Echinacea purpurea

ORNAMENTAL GRASSES

Tickleseed
Coreopsis spp.

Northern Sea Oats
Chasmanthium latifolium

Little Bluestem
Schizachyrium scoparium

Pink Muhley Grass
Muhlenbergia capillaris

Switch Grass
Panicum virgatum

SHRUBS

Azalea
Rhododendron spp.

Dwarf Fothergilla
Fothergilla gardenii

Itea
Itea virginica

Oakleaf Hydrangea
Hydrangea quercifolia

Wax Myrtle
Myrica cerifera

Native Plant Pallet

TREES

Witchhazel

Hamamelis virginiana

Yucca

Yucca aloifolia

Black Gum

Nyssa sylvatica

Bald Cypress

Taxodium distichum

Dogwood

Cornus kousa

Loblolly Pine

Pinus palustris

Maple

Acer spp.

Oak

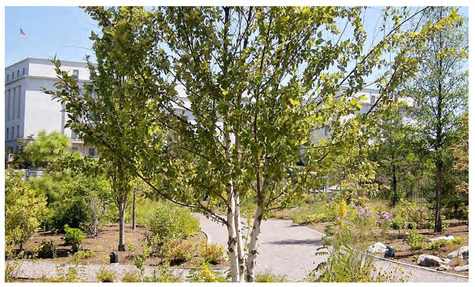
Quercus spp.

Holly

Ilex spp.

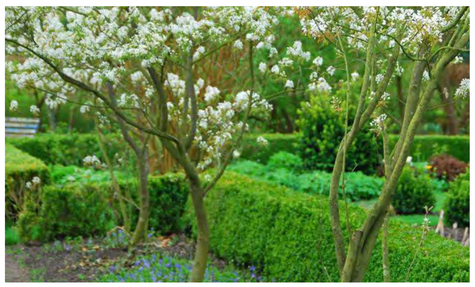
Redbud

Cercis canadensis



River Birch

Betula nigra



Serviceberry

Amelanchier arborea

SPECIMEN TREE SURVEY
AND ARBORIST REPORT

brookwood
tree consulting, inc

706.202.6516
www.brookwoodtree.com

PO BOX 570186
ATLANTA, GA 30357

November 1, 2024

3655/3625 Brookside Parkway - Poor Condition Tree Photos

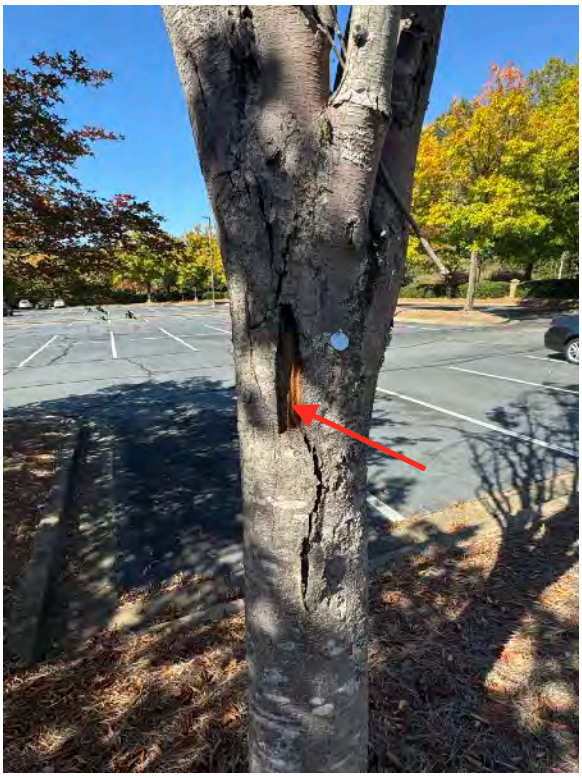
Tree 2575 - Codominant leaders at 10 feet; dieback in canopy

Tree 2576 - Codominant leaders at 10 feet; dieback in canopy

Tree 2614 - Dieback in canopy

Tree 2641 - Dieback in canopy

Tree 2644 - Dieback in canopy



Tree 2648 - Dieback in trunk and canopy

Tree 2648 - Dieback in trunk and canopy

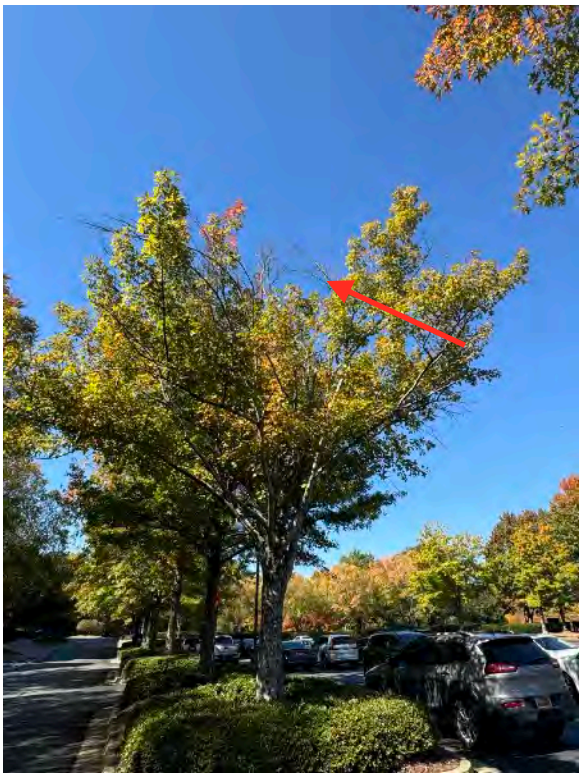
Tree 2652 - Dieback in trunk and canopy

Tree 2652 - Dieback in trunk and canopy

Tree 2653 - Dieback in trunk and canopy

Tree 2653 - Dieback in trunk and canopy

Tree 2657 - Dieback in canopy



Tree 2658 - Dieback in canopy

Tree 2713 - Low vigor; dieback in canopy

Tree 2750 - Multi stem - 6/5/5; dieback in canopy

Tree 2790 - Multi stem - 5/5/4; dieback in trunk and canopy

Tree 2792 - Multi stem - 6/5; dieback in trunk and canopy

Tree 2793 - Multi stem - 5/4/3; dieback in trunk and canopy

Tree 2811 - Dieback in canopy

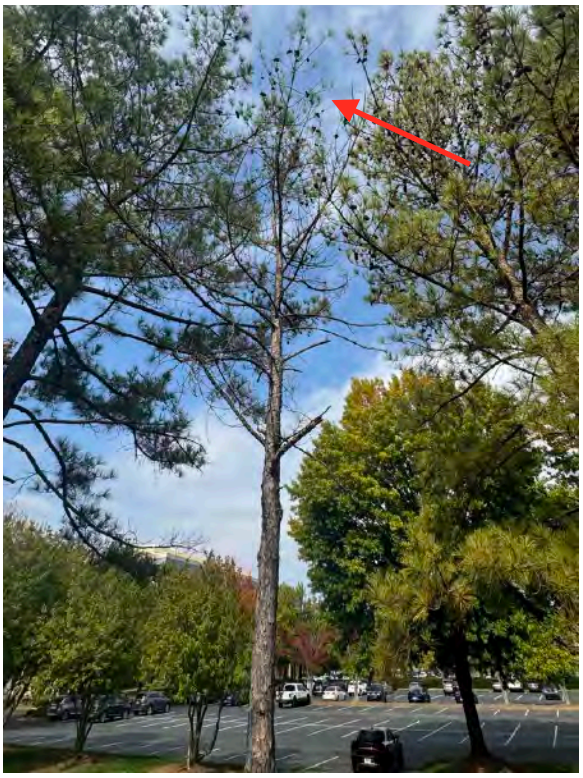
Tree 2818 - Dieback in canopy

Tree 2822 - Dieback in canopy

Tree 2823 - Dieback in canopy

Tree 2832 - Boundary tree; cavity in trunk

Tree 2843 - Fusiform rust canker on trunk

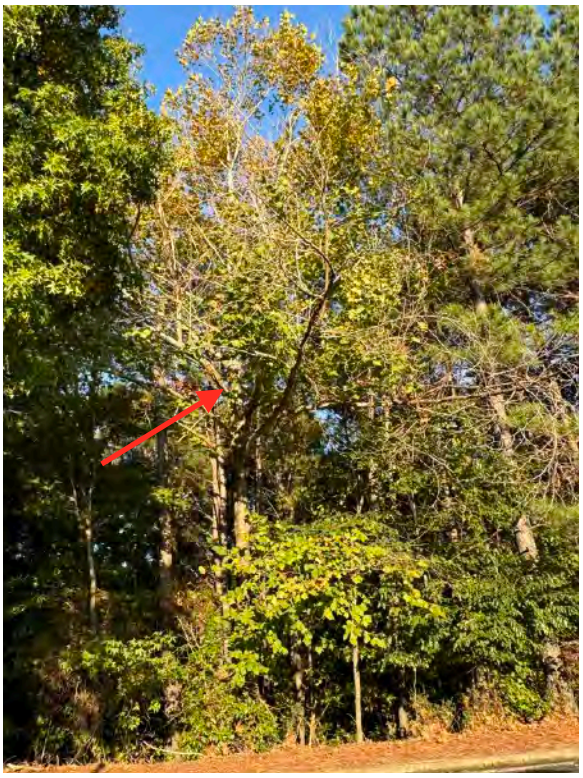


Tree 2862 - Dieback in canopy

Tree 2870 - Trunk wound with decay at base

Tree 2893 - Invasive species; dieback in canopy

Tree 2897 - Invasive species; dieback in canopy



Tree 2928 - Low split into two codominant trunks with included bark; damage and dieback in canopy

Tree 2931 - Boundary tree; large trunk wound with decay

Tree 2936 - Boundary tree; cavity in trunk

Tree 2938 - Boundary tree; fusiform rust canker on lower trunk

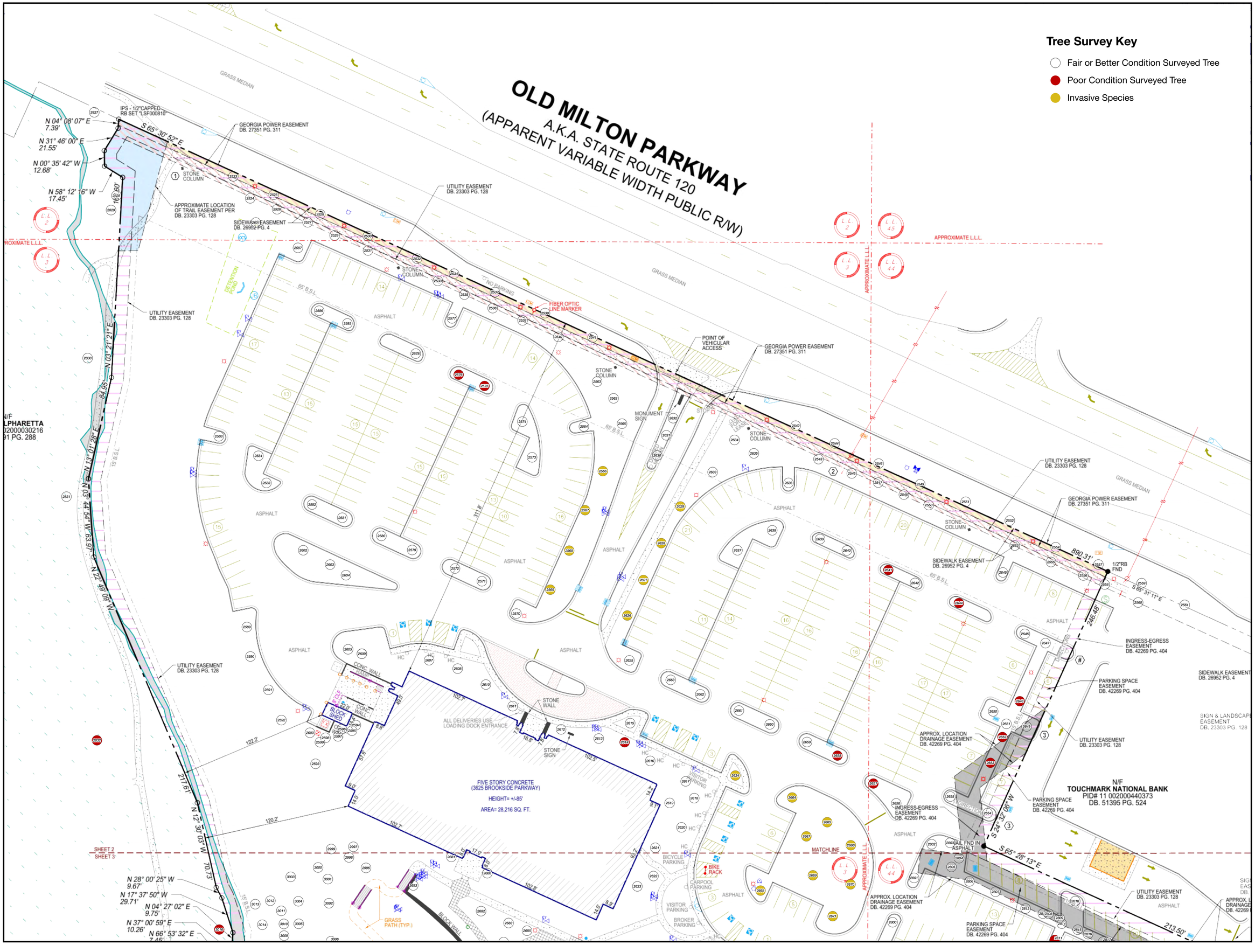
Tree 2939 - Boundary tree; fusiform rust cankers on trunk

Tree 2947 - Boundary tree; dieback in canopy

Tree 2965 - Dieback in canopy

Tree 3016 - Boundary tree; large fusiform rust canker on lower trunk

Tree 3018 - Boundary tree; decay in base



brookwood tree fertilizing, inc
Christian Hughes
ASCA Registered Consulting Arborist #493
ISA Certified Arborist SO-5374

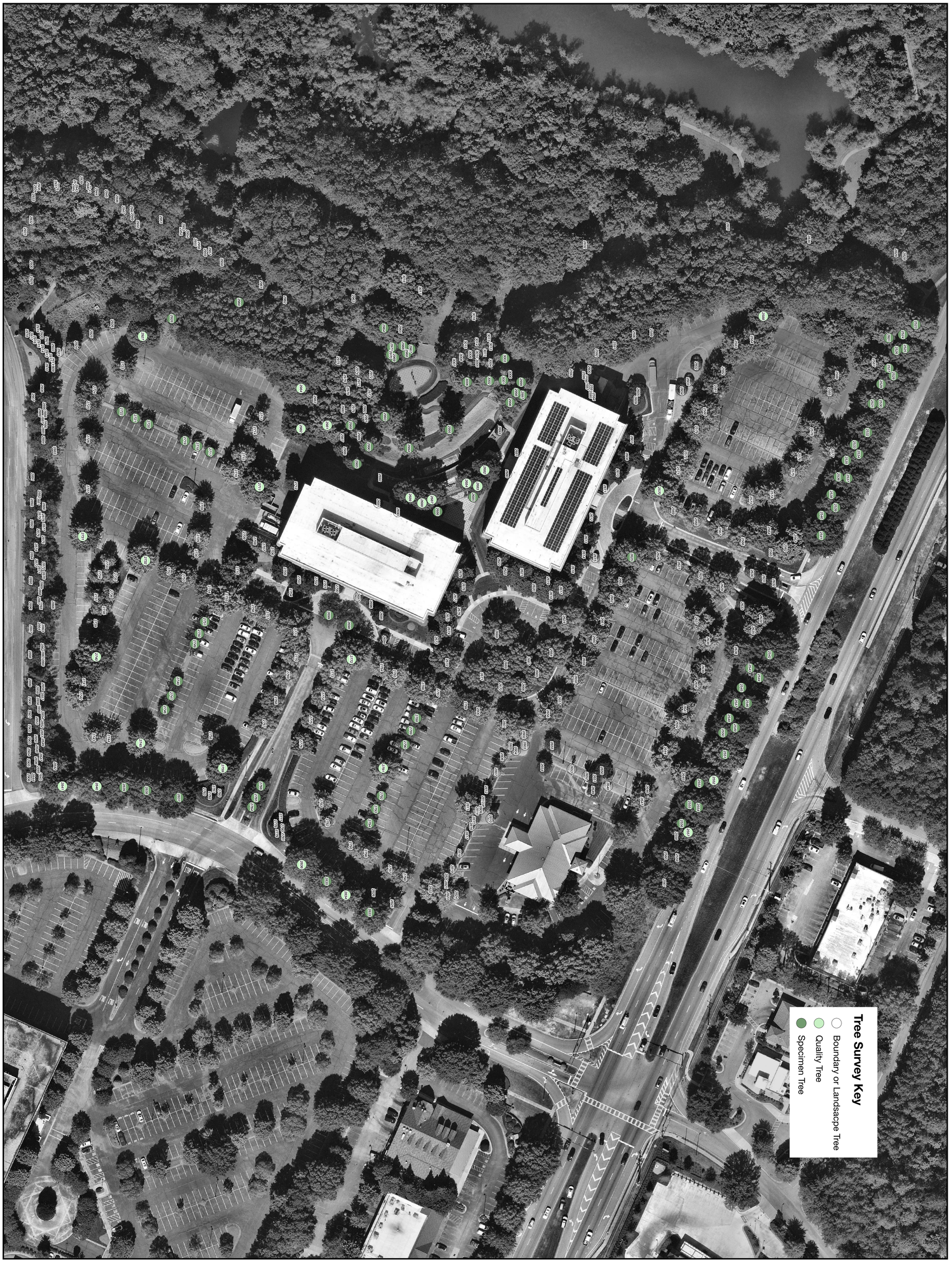
3655/3625 Brookside Parkway - Alpharetta
Tree Survey
11.1.2024
Sheet 1 of 2

Tree Survey Key

- Fair or Better Condition Surveyed Tree
- Poor Condition Surveyed Tree
- Invasive Species

brookwood tree consulting, inc
Christian Hughes
ASCA Registered Consulting Arborist #493
ISA Certified Arborist SO-5374

3655/3625 Brookside Parkway - Alpharetta
Tree Survey
11.1.2024
Sheet 2 of 2



3655/3625 Brookside Parkway - Alpharetta
Tree Survey
11.19.2024

brookwood tree consulting, inc
Christian Hughes
ASCA Registered Consulting Arborist #493
ISA Certified Arborist SO-5374

DRI FORM 1
(Traffic study to be submitted with Form 2)

Georgia® Department of Community Affairs

Developments of Regional Impact

DRI Home | Tier Map | Apply | View Submissions | Login

Your application has been saved but has not yet been submitted. The DRI Application Number is 4317. You can link directly to this page at http://apps.dca.ga.gov/DRI/InitialForm.aspx?driid=4317.

DRI #4317

DEVELOPMENT OF REGIONAL IMPACT
Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the Rules for the DRI Process and the DRI Tiers and Thresholds for more information.

Local Government Information

Submitting Local Government: Alpharetta

Individual completing form: Michael Woodman

Telephone: 678-297-6072

E-mail: mwoodman@alpharetta.ga.us

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Brookside Mixed-Use

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 3625 BROOKSIDE PKY

Brief Description of Project: Proposed redevelopment of an existing surface-parked office complex that currently includes 260,000 SF of office will be converted into a mixed-use development with residential, office, and retail land uses. Approximately 130,000 SF office will remain on site with the addition of retail, multifamily and townhome residential units.

Development Type:

○(not selected)	○Hotels	○Wastewater Treatment Facilities
○Office	◉Mixed Use	○Petroleum Storage Facilities
○Commercial	○Airports	○Water Supply Intakes/Reservoirs
○Wholesale & Distribution	○Attractions & Recreational Facilities	○Intermodal Terminals
○Hospitals and Health Care Facilities	○Post-Secondary Schools	○Truck Stops
○Housing	○Waste Handling Facilities	○Any other development types
○Industrial	○Quarries, Asphalt & Cement Plants	

If other development type, describe:

Project Size (# of units, floor area, etc.): Approx. 330 multifamily units and 125 townhomes, 130 KSF office, and 50 KSF retail

Developer: Portman Holdings

Mailing Address: 303 Peachtree Center Ave NE Suite #575

Address 2:

City: Atlanta State: GA Zip: 30303

Telephone: 404-614-5252

Email: mgreene@portmanholdings.com

Is property owner different from developer/applicant?	(not selected) Yes No
If yes, property owner:	BOF II GA Brookside, LLC
Is the proposed project entirely located within your local government's jurisdiction?	(not selected) Yes No
If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	(not selected) Yes No
If yes, provide the following information:	Project Name: Project ID:
The initial action being requested of the local government for this project:	Rezoning Variance Connect Sewer Connect Water Permit Other
Is this project a phase or part of a larger overall project?	(not selected) Yes No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: 2029 Overall project:

Submit Application | Save without Submitting | Cancel

Back to Top

STAFF REPORT

Department: Public Safety
Submitted By: Stephanie Cochran
Meeting Date: April 28, 2025

AGENDA ITEM:

Collaborative Agreement: Pillar EMS Academy
Consideration of approval of a Collaborative Agreement between the City of Alpharetta and Pillar EMS Academy, LLC for public safety employee training from 2025 through 2027 and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve a Collaborative Agreement between the City of Alpharetta and Pillar EMS Academy, LLC for public safety employee training from 2025 through 2027 and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: THE TOTAL COST FOR 7 RECRUITS IN THE UPCOMING FY2026 FIRE RECRUIT CLASS IS $21,000.

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Employee Training / 10031530 - 523700 - PFA00	$21,000

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
N/A	$0.00

ITEM DESCRIPTION:

In April 2023, the fire department launched an annual Fire Recruit Class in response to the shortage of lateral firefighter applicants. Since then, the department has successfully graduated 12 firefighters from the Recruit Program. Each class must complete 20 weeks of Advanced Emergency Medical Technician (AEMT) training and 12 weeks of fire-specific training.

Over the past two years, we've partnered with a provider for AEMT training as part of Recruit School. While the first year went fairly well, the second year did not meet our expectations. Several recruits failed to pass the National Registry on their first try, and after speaking with them, we learned that the training program had been significantly shortened and accelerated, which likely impacted their preparedness.

As a result, we began exploring other training options. Although there are several programs available, most were not willing to conduct on-site training. We also considered partnering with Gwinnett Tech, but their semester-based schedule doesn't fit well with our timeline.

The higher cost of the Pillar program is due to its longer duration and more in-depth instruction. However, it comes highly recommended—Sandy Springs has been using Pillar and reported excellent results, giving us confidence in their quality and effectiveness.

The fire department is now seeking to partner with Pillar EMS to deliver the AEMT training, with Pillar EMS offering the program at a cost of $3,000 per recruit.

ALTERNATIVES:

Council could not approve the MOU with Pillar.

ATTACHMENTS:

1. Pillar Academy EMS Agreement

Pillar EMS Academy LLC and City of Alpharetta, Georgia
Collaborative Agreement 2025-2027

1. Purpose of the Agreement

Pillar EMS Academy LLC, a Georgia limited liability company, and the City of Alpharetta, a municipal corporation organized and existing under the laws of the State of Georgia (the "City"), have agreed to work together to provide a SOEMS/T-approved AEMT cohort and classroom location at the Roswell-Alpharetta Public Safety Training Center ("RAPSTC") located at 11565 Maxwell Road, Alpharetta, Georgia 30009. Pillar EMS Academy LLC and the City may be referred to herein collectively as the "Parties" or individually as a "Party" to this Agreement. This Agreement describes the understanding and commitment of the Parties to this collaborative effort.

2. Scope and Duration

While the Parties will work together to educate and train EMT students, this Agreement will guide the collaboration for the period beginning August 1st, 2025, and ending August 1st, 2027. The scope and duration of the collaboration may be amended and/or extended through the joint agreement of the Parties through written amendments to this Agreement.

As the Term of this Agreement is longer than one year, the Parties agree that this Agreement, as required by O.C.G.A. § 36-60-13, shall terminate absolutely and without further obligation on the part of City on June 30 each calendar year of the Term, and further, that this Agreement shall automatically renew on July 1 of each subsequent calendar year absent City's provision of written notice of non-renewal to Pillar EMS LLC at least five (5) days prior to the end of the then current calendar year. To the extent this may apply to this Agreement, title to any supplies, materials, equipment, or other personal property shall remain in Contractor until fully paid for by City.

3. Decision-making structure & authority

All significant decisions regarding the collaboration will require agreement by all participating organizations. Significant decisions will include decisions regarding eligibility for services provided through collaboration, the nature of the services to be provided, and decisions regarding seeking and using the funding to carry out collaboration activities.

The Parties will each identify three (3) people within their own organization to serve on the Leadership Committee for the collaboration. Each member of the Leadership Committee will be authorized to represent their organization in joint collaborative decision-making. Each organization will be responsible for ensuring that the person granted authority to represent their organization is kept informed regarding the operation of the collaboration and the identification of issues for joint discussion. Each participating organization will make all parties to the collaboration aware of any limits in the authority of their representative to bind their organization to collaborative decisions and will establish a clear process for their representative to become fully capable of committing to the organization.

The Leadership Committee will agree upon an effective structure for the operational management of collaborative activities and efforts. Each member of the Leadership Committee will keep their organization informed of collaborative progress and actively seek feedback regarding the collaboration from within their respective organization. Leadership Committee members will regularly discuss the progress of the collaborative effort and regularly share feedback from their respective organizations in order to ensure clear communication, issue identification, and problem resolution.

i. Pillar EMS Academy LLC Representatives:
    1. Jorge O. Roque Jr.
    2. Jannifer Fowler
    3. Skylar Davis

ii. City Representatives:
    1. Philip Seabolt, Alpharetta Fire
    2. Dan Moore, Alpharetta Fire
    3. Duke Porter, Alpharetta Fire

4. Legal & financial structure:

Pillar EMS Academy LLC and City will each assign employees of their respective organizations to carry out the work of the collaboration. Each employee assigned to work with the collaboration will continue to function as an employee of the organization making the assignment. While Pillar EMS Academy LLC and City will retain authority for hiring, performance review, and termination for each of their employees, each organization agrees to seek feedback from the other participating organizations regarding the selection and evaluation of staff assigned to collaborative activities. Pillar EMS Academy LLC and City will provide effective supervision for both staff and volunteers in which they assign to collaborative activities.

Pillar EMS Academy LLC and City will each retain sole responsibility and liability for the actions of their respective staff and volunteers.

The Parties agree that Pillar EMS Academy LLC will provide the administrative oversight, maintenance, and coordination of educational staff, cohort and classroom materials, student management, and clinical site management, including but not limited to, adherence to SOEMS/T and any required accreditation compliance.

As needed throughout the Term, City will coordinate with Pillar EMS Academy LLC to provide EMT and AEMT courses with each cohort of a census of 5 or more (5+) students. City agrees to tuition rates of $3000.00 per each AEMT student enrolled. These tuition fees apply to student tuition only, as there are additional program costs as outlined in clause #5. For cohorts with a census of less than five (<5) students, cohorts may be held on a case-by-case basis with the agreement of both Parties as outlined in Addendum A.

All private or outside cohort students will direct their tuition payments to Pillar EMS Academy LLC.

Individual cohort invoices are generated after the orientation day of each class, and payment is due within thirty (30) days of the invoice date (Net 30 terms). Late payment of ten percent (10%) monthly will be applied to the total amount due if not paid within thirty (30) days of invoice receipt.

Individual cohorts may be open or closed to open enrollment upon mutual agreement between the Parties. Outside industry recruiters may visit open-enrollment classes. Outside industry recruiters are not allowed in closed enrollment or sponsored classes.

5. Resource Commitment to the Collaboration

Each participating organization has agreed to commit resources to the collaboration. All participating organizations will contribute:

i.. The time and effort required for consistent representation of and participation by the organization on the Leadership Committee;

ii.. Careful attention to risk assessment and risk mitigation including maintaining appropriate insurance coverage and ensuring appropriate supervision of staff, and volunteers, and use of facilities and equipment contributed to the collaboration; and

iii. The resources of their organization required to ensure fulfillment of specific commitments described below.

Specifically, each organization agrees to provide the resources described below:

Pillar EMS Academy LLC will provide the following:

i. Administrative oversight, maintenance, and coordination of educational staff, including but not limited to, adherence to SOEMS/T and any required accreditation compliance.
ii. Provide one or more lead instructors and maintain them on the Pillar EMS Academy LLC payroll.
iii. Comprehensive educational support, including curriculum, lesson plans, course outlines, skill sheets, PowerPoints, lecture material, and all required course paperwork.
iv. Administrative oversight, maintenance, and coordination of cohort attendees, including but not limited to, adherence to SOEMS/T and any required accreditation compliance.
v. Oversight, maintenance, and coordination of clinical sites, clinical scheduling, and clinical skill verification.

City will provide the following:

i. Access to a primary classroom location and alternate classroom location.
ii. Provide the SOEMS/T required classroom equipment for each cohort.
iii. Provide one or more adjunct instructors and maintain them on the City's payroll.
iv. Administrative assistance with establishing and maintaining clinical site relationships.
v. Reasonable marketing support necessary to make the program successful.

City or the Students attending the cohort will be responsible for the following additional costs (some of the following costs may be already covered by the City for its employees):

i. HPSO Professional Liability Insurance- $45.00
ii. Advantage Student Background/Drug screen- $78.50- We accept that Alpharetta Fire has conducted a background and drug screening as part of the hiring process
iii. National Registry Exam Fees (Cognitive and Psychomotor)
State Licensure fees

6. Risk management strategies

The Parties agree that the Leadership Committee will complete an initial risk assessment for the work to be carried out through the collaboration, regularly update the assessment as the collaboration expands or changes, and review both the analysis and the risk mitigation strategies at least annually. A copy of such risk assessment(s) shall be provided to the participating organizations upon request.

Each participating organization will consult with its insurance carriers to determine the extent to which the organization's insurance coverage will provide adequate protection for potential damages which may arise through participation in the collaboration. Each participating organization will seek additional insurance coverage, if needed, to mitigate its own risks and to protect the other organizations participating in the collaboration.

The collaborative risk assessment will include, at a minimum, consideration of risks relating to serving program participants, facilities and equipment, employment, volunteers, financial management, and compliance with SOEMS/T, and applicable laws and regulations.

7. **Accountability process and problem-solving**
The Leadership Committee will meet regularly to jointly evaluate the collaboration, including its progress toward meeting collaborative goals. The Parties are committed to open communication with each other regarding the collaboration's strengths and limitations. The Leadership Committee will work together to address weaknesses and improve outcomes.

8. **Addition of new participating organizations**
The Leadership Committee may, from time to time, recommend adding other organizations or governmental bodies to the collaboration. Upon the Parties' agreement, additional organizations or governmental entities may be invited to participate in the collaboration. If the invited organizations/entities decide to participate, the Parties will amend this collaboration Agreement to include all participating organizations, with all participating organizations sharing equally in the rights and responsibilities described in this Agreement.

9. **Termination of this Agreement**
Each participating organization retains the right to withdraw from the collaboration upon giving the other participating organizations at least sixty (60) days written notice of its election to withdraw. The withdrawal of any participating organization from the collaboration shall result in the termination of this collaboration Agreement. The remaining organizations may enter into a new agreement to guide their continuing work together.

10. **Extension or amendment of this Agreement**
This Agreement may be extended or amended only through unanimous agreement by the Parties. The decision to amend or extend the Agreement, and language describing the agreed-upon changes, shall be documented in writing, including the date of the amendment/extension, and the signatures of the chief operating officers of each participating organization.

11. **Governing Law**
This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia without regard to choice of law principles.

12. **Nondiscrimination**
In accordance with Title VI of the Civil Rights Act of 1964, as amended, 42 U.S.C. § 2000d, section 303 of the Age Discrimination Act of 1975, as amended, 42 U.S.C. § 6102, section 202 of the Americans with Disabilities Act of 1990, 42 U.S.C. § 12132, and all other provisions of Federal law, the Parties agrees that, during performance of this agreement, for itself, its assignees and successors in interest, the Parties will not discriminate against any employee or applicant for employment, any subcontractor, or any supplier because of race, color or belief, political affiliation, creed, national origin, gender, age or disability. In addition, the Parties agree to comply with all

applicable implementing regulations and shall include the provisions of this paragraph in every subcontract, if any, for services contemplated under this Agreement.

13. E-Verify Compliance Requirements

Pursuant to O.C.G.A. § 13-10-91, the City shall not enter into a contract for the physical performance of services unless the contractor provides evidence on City-provided forms that it and the contractor's subcontractors have registered with, are authorized to use and use the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91, and that they will continue to use the federal work authorization program throughout the contract period.

Pillar EMS Academy LLC agrees that the employee-number category designated below is applicable to the Contractor:

500 or more employees.
I00 or more employees.
__X__ Fewer than 100 employees.

Pillar EMS Academy LLC hereby agrees that, in the event Pillar EMS Academy LLC employs or contracts with any subcontractor(s) in connection with this Agreement and where the subcontractor is required to provide an affidavit pursuant to O.C.G.A. § 13-10-91, Pillar EMS Academy LLC will secure from the subcontractor(s) such subcontractor(s') indication of the above employee-number category that is applicable to the subcontractor.

The above requirements shall be in addition to the requirements of State and federal law and shall be construed to be in conformity with those laws.

This Agreement was adopted by designated representatives of the Parties on the date this Agreement is fully executed by all Parties hereto. The signature of the respective officers of each participating organization below represents the full commitment of such organization to participate actively in the collaboration and implement fully all elements in this Agreement.

Jorge O. Rogue Jr.
Chief Executive Officer-Pillar EMS

April 8, 2025
Date

(signature page follows)

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

[CITY SEAL]

Approved as to substance:

By: _____
Chris Lagerbloom, City Administrator

Approved as to form:

_____
City Attorney Date

Addendum A

Cohort Census Options

City agrees that it will enter into binding Agreements with Pillar EMS Academy LLC for each cohort with a census of less than fifteen (<15) students, City agrees to tuition rates of $3000.00 per each AEMT student enrolled. These tuition fees apply to student tuition only, as there are additional program costs as outlined in clause #5.

Individual cohorts may be open or closed to open enrollment upon mutual agreement between Pillar EMS Academy LLC and City.

STAFF REPORT

Department: Recreation, Parks & Cultural Services
Submitted By: Morgan Rodgers
Meeting Date: April 28, 2025

AGENDA ITEM:

Purchase Approval: 2024 Ford F-550 Dump Truck for Recreation, Parks and Cultural Services
Consideration of approval to purchase a 2024 Ford F-550 Dump Truck from Billy Howell Ford for an amount totaling $86,754.00 and authorize the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve the purchase of a 2024 Ford F-550 to Billy Howell Ford an amount totaling $86,754.00 and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

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
Capital/Fleet 30161150-542200-C1232	$86,754.00

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
N/A	$0.00

ITEM DESCRIPTION:

As part of the Fiscal Year 2025 Capital Budget, the Recreation, Parks, and Cultural Services Department has allocated funds for the purchase of a small dump truck. This new vehicle will replace a 2009 Ford F-250 that was recently auctioned due to extensive repair needs. Given the vehicle's age and mileage, the cost of repairs was no longer considered financially practical.

Staff recommends purchasing a Ford F-550 dump truck from Billy Howell Ford for $86,754.00. If approved, this vehicle will serve as a replacement within the department’s fleet and will be utilized across all districts. The addition of this unit will allow staff to pick up materials directly from local supply yards, eliminating delivery fees and improving operational efficiency.

Multiple vendors were contacted to obtain quotes for this vehicle. Of the three that responded, Billy Howell Ford provided the most cost-effective option and currently has a unit in stock, available for immediate pickup.

Quotes were requested from multiple Ford Dealerships to obtain costs for a 2024 Ford F-550 Dump Truck. Quotes were obtained from:

Billy Howell Ford	Cumming, Georgia	$86,754.00
Peach State Ford	Norcross, Georgia	$93,864.77
Angela Krause Ford	Alpharetta, Georgia	$97,736.80

ALTERNATIVES:

There is only one alternative:
1. Deny approval to purchase a 2024 Ford F-550.

ATTACHMENTS:

1. Billy Howell Ford Quote
2. Peach State Ford Quote
3. Angela Krause Quote

Billy Howell Ford

Date: 4/17/2025
Salesperson: Jeffrey Stevens
Manager: Navid Khazeie

FOR INTERNAL USE ONLY

CUSTOMER *CITY OF APHARETTA Parks and Rec* Home Phone :
Address : *2565 OLD MILTON PKWY*
ALPHARETTA, GA 30009-2100
FULTON
Work Phone : *(678) 297-6336*
E-Mail :
Cell Phone : *(770) 826-6891*

VEHICLE

Stock # : *TH241304* New / Used : **New** VIN : *1FDUF5HT0RDA09343* Mileage: *351*
Vehicle : *2024 Ford F-550 Chassis* Color : *Oxford White*
Type : *XL 4x4 SD Regular Cab 169 in. WB DR* *F5H*
Body Size : Style : Weight : *0* Unit Class :

Loan Payments	Estimated		
Cash Down	*1,000*	*2,000*	*3,000*
48 Months	*2226*	*2200*	*2175*
60 Months	*1873*	*1851*	*1829*
72 Months	*1640*	*1621*	*1601*

** A.P.R. Subject to equity and credit requirements.*

Market Value Selling Price	73,505.00
Total Savings	5,000.00
Adjusted Price	68,505.00
DUMP BODY	17,269.00
Total Purchase	85,774.00
Documentary Fee	977.00
GATAVT	.00
Non Tax Fees	3.00
Balance	86,754.00

Customer Approval: _____ Management Approval: _____

By signing this authorization form, you certify that the above personal information is correct and accurate, and authorize the release of credit and employment information. By signing above, I provide to the dealership and its affiliates consent to communicate with me about my vehicle or any future vehicles using electronic, verbal and written communications including but not limited to eMail, text messaging, SMS, phone calls and direct mail. Terms and Conditions subject to credit approval. For Information Only. This is not an offer or contract for sale.

FD OHI-000009 99 21 449 | 7B LABL | X AIN | X POP | X PPCS | BLU | RAMP | BUMP | 1FDUF5HT0RDA09343 SUPER MAIL 029240 95/780 1FDUF5HT0 RDA09343 NB

Ford
ford.com

VEHICLE DESCRIPTION
SUPER DUTY
RD A09343

2024 F550 4X4 REG CHASSIS
XL 169" WB CHASSIS CAB
6.7L POWER STROKE V8 DIESEL
10-SPEED AUTO TORQSHIFT

EXTERIOR
OXFORD WHITE
INTERIOR
MEDIUM DARK SLATE VINYL

STANDARD EQUIPMENT (INCLUDED AT NO EXTRA CHARGE

EXTERIOR
- HEADLAMPS - AUTOLAMP (ON/OFF)
- HEADLAMPS -WIPER ACTIVATED
- MIRRORS - HTD, PWR GLASS/ MANUAL-FOLD/TURN SIGNALS
- ROOF CLEARANCE LIGHTS
- TOW HOOKS
- TRAILER BRAKE CONTROLLER
- TRAILER SWAY CONTROL
- TRAILER TOW WIRE HARNESS
- WIPERS- INTERMITTENT

INTERIOR
- 4.2" PRODUCTIVITY SCREEN
- AIR COND, MANUAL FRONT
- BLACK VINYL FLOOR COVERING
- OUTSIDE TEMP DISPLAY
- PARTICULATE AIR FILTER
- POWER LOCKS AND WINDOWS
- STEERING:TILT/TELESCOPE, CRUISE & AUDIO CONTROLS
- UPFITTER SWITCHES

FUNCTIONAL
- 4-WHEEL ANTILOCK BRAKE SYS
- FORDPASS™ CONNECT 5GW/FI HOTSPOT TELEMATICS MODEM
- HILL START ASSIST
- JEWEL EFFECT HEADLAMPS
- REMOTE KEYLESS ENTRY
- STABILIZER BAR, FRONT/REAR
- SYNC®4 W/8" SCREEN

SAFETY/SECURITY
- ADVANCETRAC™ WITH RSC®
- AIRBAGS: SAFETY CANOPY®
- BELT-MINDER CHIME
- DRIVER/PASSENGER AIR BAGS
- SECURILOCK® ANTI-THEFT SYS
- SOS POST-CRASH ALERT SYS™

WARRANTY
- 3YR/36,000 BUMPER / BUMPER
- 5YR/60,000 POWERTRAIN
- 5YR/60,000 ROADSIDE ASSIST
- 5YR/100,000 DIESEL ENGINE

INCLUDED ON THIS VEHICLE	(MSRP)
OPTIONAL EQUIPMENT/OTHER	
PREFERRED EQUIPMENT PKG.660A	
6.7L POWER STROKE V8 DIESEL	9,895.00
10-SPEED AUTO TORQSHIFT	NO CHARGE
225/70R19.5G TRACTION TIRES	150.00
4.30 RATIO LIMITED SLIP AXLE	395.00
PAYLOAD PLUS PACKAGE UPGRADE	1,165.00
PLATFORM RUNNING BOARDS	650.00
19500# GVWR PACKAGE	
ENGINE BLOCK HEATER	180.00
SKID PLATES	100.00
50 STATE EMISSIONS	NO CHARGE
120V/400W OUTLET	175.00
SPARE TIRE AND WHEEL	350.00
HIGH CAPACITY TRAILER TOW PKG	660.00
JACK	NO CHARGE
40 GAL AFT OF AXLE FUEL TNK	NO CHARGE
350 AMP ALTERNATOR	NO CHARGE
DUAL BATTERY	NO CHARGE
REAR VIEW CAMERA & PREP KIT	415.00
XL CHROME PACKAGE	225.00
.FOG LAMPS	
.REMOTE START SYSTEM	

PRICE INFORMATION	(MSRP)
BASE PRICE	$57,420.00
TOTAL OPTIONS/OTHER	14,090.00
TOTAL VEHICLE & OPTIONS/OTHER	71,510.00
DESTINATION & DELIVERY	1,995.00

RAMP ONE: CP3H
RAMP TWO:
RAIL
ITEM #: 21-2817 O/T 2

TOTAL MSRP $73,505.00

Ford Credit Whether you decide to lease or finance your vehicle, you'll find the choices that are right for you. See your dealer for details or visit www.ford.com/finance.

This label is affixed pursuant to the Federal Automobile Information Disclosure Act. Gasoline, License, and Title Fees, State and Local taxes are not included. Dealer installed options or accessories are not included unless listed above.

BB72 A 7BX X 425 000009 04 14 25

EPA DOT Fuel Economy and Environment

FUEL ECONOMY RATINGS NOT REQUIRED ON THIS VEHICLE

fueleconomy.gov
Calculate personalized estimates and compare vehicles

47 YEARS BUILT FORD TOUGH
F-SERIES
AMERICA'S BEST SELLING TRUCKS

The FordPass™ Connect modem is active and sending vehicle data (e.g., diagnostics) to Ford.* See in-vehicle settings for connectivity options.

*Based on 1977–2023 CY total sales.
**FordPass Connect (optional on select vehicles) the FordPass App and complimentary Connected Services required for remote features (see FordPass Terms for details). Connected service and features depend on compatible AT&T network availability. Evolving technology/cellular network/vehicle capability may limit functionality and prevent operation of connected features. Connected service excludes Wi-Fi hotspot.

1FDUF5HT0RDA09343

⚠ WARNING: Operating, servicing and maintaining a passenger vehicle, pickup truck, v vehicle can expose you to chemicals including engine exhaust, carbon monoxide, phtl lead, which are known to the State of California to cause cancer and birth defects or other reproductive harm. To minimize exposure, avoid breathing exhaust, do not idle the engine except as necessary, service your vehicle in a well-ventilated area and wear gloves or wash your hands frequently when servicing your vehicle. For more information go to www.P65Warnings.ca.gov/passenger-vehicle.

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INVOICE

3583

Billy Howell Ford
1805 Atlanta Highway
Cumming, Georgia 30040

TH241304

Item	Description
Product	-CM/PJ DB 11' Dump Body with Fold Down Sides -Venco Hoist lift system for 84 c/a chassis cab truck -Ford F-550 Truck VIN- 1FDUF5HT0RDA09343 -Dump Body Serial # K700427663
Product	Buyers DTR Mesh Tarp Kit, manual roll up Installed
Product	ICC Bumper for dump body for Ford Cab Chassis installed
Service	Installation of dump body to 84 c/a Ford chassis cab
Product	Buyers 10 Ton Combination Hitch with 2 5/16 ball installed to hitch plate

NOTES: -Ford F-550 Truck VIN- 1FDUF5HT0RDA09343
-Dump Body Serial # K700427663

PEACH STATE
TRUCK CENTERS

Peach State Truck Centers
6535 Crescent Drive
Norcross GA 30071
Phone: (770) 449-5300

BUYERS ORDER

Date: 04/15/2025
Quote #: DE-29198
Type: Cash
Salesperson: Joshua Little
PO #:

Bill To: 117466
CITY OF ALPHARETTA
2 PARK PLAZA
ALPHARETTA GA 30009
P:(678) 297-6123

Ship To:
CITY OF ALPHARETTA
2 PARK PLAZA
ALPHARETTA, GA 30009

Stock#: 312931 **VIN: 1FDUF5GT7RDA23600** **New 2024 FORD F-550**

Price:	**$68,528.77**
11' ALUMINUM DUMP BODY	$25,136.00
Total Price	**$93,664.77**
Dealer Service Fee	$200.00
Total	**$93,864.77**

2024 FORD F-550 - REGULAR CAB - 4x2
DIESEL - 6.7L
10-SPEED AUTOMATIC
19,500LB - GVW
4.30 LIMITED SLIP
PLATFORM RUNNING BOARDS
HIGH-CAPACITY TRAILER TOW PACKAGE

THIS ORDER SHALL NOT BECOME BINDING UNTIL ACCEPTED BY THE MANAGER.

Purchaser's Signature Date

Sales Representative

Manager

ADDITIONAL CONDITIONS

The following "Additional Conditions" are an integral part of the Agreement and, together with the terms on the front hereof, constitute binding obligations of the parties hereto:

1. Whenever used in this Agreement: (i) "Seller" shall mean the dealer named as "Seller" on the front page hereof; (ii) "Purchaser" shall mean the party named as "Purchaser" on the front page hereof; (iii) "Purchased Vehicle" shall mean the motor vehicle (or vehicles) described on the front page hereof to be purchased from Seller pursuant to this Agreement; (iv) "Manufacturer" shall mean the corporation that manufactured the Purchased Vehicle **[or chassis]** purchased hereunder; (v) "Lien" shall mean any mortgage, pledge, deed to secure debt, title retention agreement, or other security interest or encumbrance of any kind; and (vi) "Trade-in Vehicle Expenses" shall mean and include (A) all costs that Seller has incurred to **[store]**, insure, repair, condition or advertise any trade-in vehicle and (B) any Lien payoff made by Seller in connection with such trade-in vehicle.

2. Seller hereby sells to Purchaser, and Purchaser hereby purchases from Seller, the Purchased Vehicle for the price set forth on the front page hereof. Purchaser agrees to pay to Seller such purchase price in full in cash on or before the delivery date. Purchaser shall not acquire any right, title or interest in or to the Purchased Vehicle until either **[(i)]** Seller has received in cash the full purchase price of the Purchased Vehicle or **[(ii) Seller has received a signed deferred payment agreement fully satisfactory to Seller.]** If for any reason the Purchase Vehicle is delivered to Purchaser prior to receipt by Seller of such full cash payment, then Purchaser (a) hereby grants to Seller a security interest in the Purchased Vehicle to secure any unpaid portion of such purchase price and (b) authorizes Seller to take such actions and to execute such documents on behalf of Purchaser as may be necessary to enable Seller to obtain a perfected security interest in or Lien on the Purchased Vehicle, (c) appoints Seller as Purchaser's attorney-in-fact to execute, deliver and/or file such documents and (d) agrees that Seller shall have the rights of a secured party with a perfected security interest under the Uniform Commercial Code and/or any applicable state title perfection statute.

3. In the event the price to Seller of new motor vehicles of the series and body type ordered hereunder is increased by Manufacturer prior to delivery of the Purchased Vehicle to Purchaser, Seller reserves the right to increase the price of the Purchased Vehicle to be charged to Purchaser; provided, however, that if Purchaser objects to any such price increase, Purchaser may cancel this Agreement. In the event, of any such cancellation, Seller shall return to Purchaser (i) any cash deposit previously received and (ii) any trade-in vehicle previously delivered, provided that Seller may retain any Trade-in Vehicle Expenses previously incurred by Seller; and provided further that if such trade-in vehicle has previously been sold by Seller, Seller shall pay to Purchaser the proceeds of such sale less: (A) a selling commission of **[15%]** of such proceeds; and (B) any Trade-in Vehicle Expenses paid by Seller. No design change by Manufacturer of the Purchased Vehicle or any component thereof shall require Seller to make any modification to the Purchased Vehicle or any component thereof either before or after delivery of the Purchased Vehicle to Purchaser. Purchaser acknowledges (a) that Seller is not the agent of the Manufacturer and shall not be liable for any action or inaction of Manufacturer, and (b) Seller and Purchaser are the sole parties to this Agreement and Seller is unable to bind Manufacturer to any obligation.

4. If the a trade-in vehicle is not to be delivered to Seller until delivery to Purchaser of the Purchased Vehicle, then such trade-in vehicle shall be reappraised at the time of delivery and such reappraised value shall determine the gross trade-in allowance thereof; provided, however, that if such reappraised value is more than **[15%]** lower than the original gross-trade allowance shown on the front hereof, Purchaser may cancel this Agreement, provided that such cancellation right is exercised prior to the delivery of the Purchased Vehicle to Purchaser.

5. Purchaser warrants as to any trade-in vehicle delivered hereunder to Seller that (i) Purchaser has good title thereto and (ii) Purchaser will deliver to Seller at the time of delivery thereof to Seller the certificate of title to such vehicle free and clear of all Liens. If a Lien does exist on such vehicle, then, at Seller's option, either (a) Purchaser will pay off such Lien or (b) Seller will deduct the amount of such Lien from the trade-in value, thus increasing the purchase price of the Purchased Vehicle. If there is any difference between the actual Lien payoff of the trade-in vehicle and the "Amount Owing On Trade Vehicle" stated on the front hereof, Purchaser shall be solely responsible for any such difference and Purchaser shall promptly pay Seller any such difference that Seller is required to pay to the lienholder to secure clear title to the trade-in vehicle.

6. Unless this Agreement shall have been cancelled by Purchaser in accordance with either paragraph 3 or 4 above, Seller shall have the right, upon any failure or refusal of Purchaser to accept delivery of the Purchased Vehicle or upon any other breach of this Agreement, (i) to retain (A) any cash deposit previously made by Purchaser and (B) any trade-in vehicle previously traded-in as part of the consideration for the Purchased Vehicle, (ii) to apply any such cash and the proceeds of the sale by Seller of any such trade-in vehicle against the damages that Seller might suffer by reason of such failure, refusal or other breach, and (iii) to avail itself of any remedy available to Seller at law or in equity. In applying any such cash or proceeds, Seller may first deduct therefrom all Trade-in Vehicle Expenses and any other expenses (including attorneys' fees) that Seller may incur as a result of any such failure, refusal or other breach. In the event that Seller is required to have an attorney to enforce this Agreement or to collect sums due hereunder (including by arbitration), Purchaser agrees that Seller shall be entitled to recover, in addition to any sums due hereunder, all costs of collection, including reasonable attorney's fees in the amount of 15% of the sums due to Seller.

7. Seller shall not be liable for either (i) any delay in delivering the Purchased Vehicle or (ii) any failure to deliver the Purchased Vehicle, where such failure is due, in whole or in part, to any cause beyond the reasonable control of Seller.

8. The price of the Purchased Vehicle on the front hereof includes reimbursement for federal excise taxes, but does not include any federal, state or local sales, use or occupational taxes **[based on sales volume]**, unless expressly so stated. Purchaser assumes and agrees to pay, unless prohibited by law, any such sales, use or occupational taxes imposed on or applicable to the transaction covered by this Agreement, regardless of which party may have primary tax liability therefor.

9. **THE ONLY WARRANTIES APPLYING TO THE PURCHASED VEHICLE ARE THOSE, IF ANY, SUPPLIED BY THE MANUFACTURER. SELLER EXPRESSLY DISCLAIMS ALL WARRANTIES, EITHER EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE. PURCHASER SHALL NOT BE ENTITLED TO RECOVER FROM SELLER ANY CONSEQUENTIAL DAMAGES, DAMAGES TO PROPERTY, DAMAGES FOR LOSS OF USE, LOSS OF TIME, LOSS OF PROFITS OR INCOME, OR ANY OTHER CONSEQUENTIAL OR INCIDENTAL DAMAGES, UNLESS A SEPARATE WRITTEN WARRANTY IS PROVIDED TO PURCHASER BY SELLER. A USED VEHICLE SOLD HEREUNDER IS SOLD "AS IS" WITHOUT ANY WARRANTY.**

10. Purchaser warrants to Seller that at the time of delivery of the Purchased Vehicle, Purchaser will have insurance in force, which will provide full collision, theft, comprehensive and liability coverage for the Purchased Vehicle **[and that it will maintain said insurance in force.]** No loss, damage or destruction of the Purchased Vehicle shall release Purchaser from its obligations hereunder. In the event that financing of any deferred balance is not accepted by a finance company acceptable to Seller and said motor vehicle is involved in an accident prior to return of said vehicle to Seller, or in the event any checks which are given in payment for said motor vehicle are not honored by the bank upon which drawn and said motor vehicle shall be involved in an accident, Purchaser hereby assigns to Seller the right to receive proceeds payable to Purchaser under all insurance policies covering said accident and Purchaser hereby authorizes and directs the carriers of all such insurance policies to pay said proceeds directly to Seller alone. Purchaser hereby appoints Seller as Purchaser's attorney-in-fact to endorse Purchaser's name to any checks or drafts issued by such insurance carriers by reason of such accident. Any such proceeds received by Seller shall be applied toward payment of Purchaser's obligations hereunder; and any excess of such proceeds over said obligations shall be remitted to Purchaser.

11. **If Purchaser has delivered to Seller an application for credit, Purchaser represents that all statements made in such credit application are true and correct, and Purchaser acknowledges that Seller will be relying thereon. Any untrue or incorrect statement or any other misrepresentation of Purchaser in the credit application or in any other documents shall entitle Seller immediately to rescind and to repossess the Purchased Vehicle.]**

12. **In the event that any portion of the purchase price is to be financed, Purchaser shall be solely responsible to obtain such financing, even if Seller assists Purchaser to obtain such financing. In the event Seller so assists Purchaser, Seller shall not be deemed to have acted as Purchaser's agent; and Seller may retain or be paid by lender a portion of any finance charge imposed on Purchaser by any lender. In the event that Purchaser has obtained possession of the Purchased Vehicle but is unable within 10 days after so obtaining possession to obtain financing and pay off the balance of the purchase price owed to Seller, Purchaser agrees to return the motor vehicle to Seller immediately upon demand. In the alternative, Seller shall be entitled to immediately repossess the vehicle.]**

13. Purchaser agrees that it will execute and deliver such other agreements, documents or instruments as may be necessary to complete the sale contemplated hereby in accordance with the terms and conditions hereof.

14. This Agreement shall not be assigned by Purchaser without Seller's prior written consent. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof, and no modification or waiver of any provision hereof shall be valid unless it is in writing and signed by each party hereto. If any provision of this Agreement shall be deemed invalid, illegal or unenforceable under applicable law, such invalidity, illegality or unenforceability shall not adversely affect the validity, legality or enforceability of the remainder of this Agreement. This Agreement shall be governed by the laws of the state in which the Seller is located as shown on the front of this Agreement. Whenever the context of this Agreement requires, all pronouns used herein shall refer to the masculine, feminine or neuter gender and the singular shall refer to the plural and vice versa, as the context may require.

15. Any dispute or controversy arising pursuant to this Agreement shall be resolved by final and binding arbitration in Gwinnett County, Georgia before a single arbitrator appointed and acting pursuant to JAMS' commercial arbitration rules. **[NO CLASS WIDE ARBITRATION CLAIMS ARE ALLOWED.] [Seller and Purchaser shall each bear their own expenses for attorneys, experts, witness fees, regardless of which party prevails in the arbitration.] OR [The arbitrator may award costs and attorney's fees to the prevailing party.] [See Paragraph 6 above]**

TRUCK BODIES

Quotation

To:	**Peach State Truck Centers**		**Invoice #**		**Date:**
	6535 Crescent Drive		**Quote #**	04155-DD-01	**Date:**
	Norcross, GA 30071		**Proposal Date:**		4/15/2025
			Scheduled Delivery Date:		
Attn:	**Josuha Little**		**Customer P.O. #**		
Phone #	770-449-5300		**Terms:**	Net 10 Days	
Fax #	678-476-5660				
E-mail:	Jlittle@peachstatetrucks.com				

Make **Ford** Model **F-450** CA **84" DRW** Vin #

Make	**Godwin 150U Dump Body**		
Dimensions	11' Long x 96" Wide OD		
Floor	3/16" Hi-tensile; One Piece		
	8" I-Beam Longsills		
	Crossmemberless		
BKH	Standard BKH w/ 1/2 Cab Shield		
Sides	18" Tall 10 GA Hi-tensile Steel		
Gate	24" Tall 10 GA Hi-tensile Steel		
	EZ-Latch Release; 1" Aluminum Top Pins, 15/16" Stainless Steel Bottom Pin		
Cab Shield	1/2 Cab Shield		
Lights	Federal 108 LED Lights / S/T/T/B Located in Rear Corner Post		
	Use Existing Factory S/T/T/B Also		
Paint	Powder Coated Black		
Hoist	Godwin GS615 P21-S, w/615HDSF Subframe		
	Hot Shift PTO, Direct Mount Pump, AW 32 Hydraulic Oil		
	Push Button Controls		
Hitch	10 Ton Combo Hitch w/2" Ball		
	7-Way RV Style Plug, ICC Underride Protection		
Other	Electric Tarp Assembly, Aluminum Arms and HD Mesh Tarp		
	Mud Flaps and Brackets		
	BU Alarm		
	F.O.B. Norcross GA		

Due to Unforeseen Vendor Price Increases, we reserve the right to adjust pricing at time of invoicing.

Total Installed	$ 21,453.00
State Tax:	
Invoice Total:	$ 21,453.00

Customer: _____ **David Dowdy**

Email
info@transportequipmentco.com

Website:
https://transportequipmentco.com

Phone
229-435-0254
800-672-0689

Address
3416 Sylvester Road
Albany, GA 31705

Flynn, Ruby

From: Ross McDougald <rossfordpro@angelakrauseford.com>
Sent: Thursday, April 24, 2025 4:08 PM
To: Flynn, Ruby
Subject: Re: Ross McDougald at Angela Krause Ford - I got your request for more information.
Attachments: dump truck left side.jpg; dump truck side.jpg; TRUCK BACK.jpg; RDA11848 Spec Sheet.pdf

This message could be suspicious

- The sender's email address couldn't be verified.

Mark as Safe Report this Email

Powered by Mimecast

Here you go!

1FDUF5HT7RDA11848
2024 F-SERIES SD
F550 4X4 CHAS/C

Pricing

Truck MSRP $73375

Sale Price $72000
+
Dump Body Upfit Price +25,434.8
97,434.8
+$450 Transport
+299 Doc
+3 Lemon Law
$98,186.8 Total

There is **$450 In transport fee** I will eat if we can get wrapped up this month, which would be **$97,736.8 Total**

Dump Body Info
CRYSTEEL 11' 3/4 YD E-TIPPER DUMP BODY. 11' L X 87" W (ID) - 96" W (OD). ALL STEEL. 40" H, 10 GA BULKHEAD W/9" X 35" TAPERED WINDOW AND 1/4 TAPERED CAB SHIELD. 16" H, 12 GA FOLD-DOWN SIDES. 22" H, 10 GA DOUBLE PANEL QUICK DROP REAR GATE. 7 GA STEEL FLOOR W/WESTERN TUBULAR STEEL UNDERSTRUCTURE. MODELB520,ELECTRIC DOUBLE ACTING HOIST. SINGLE

CYLINDER, CLASS 40/C, 12 TON CAPACITY. ALL NECESSARY FRONT & REAR MARKER LIGHTS & REFLECTORS. FIVE (5) YEAR LIMITED WARRANTY - BODY/HOIST. PAINTED BLACK.

Pictures and Spec Sheet are attached. Let me know if any issues opening.

Thanks!
-Ross

Ross McDougald
Fleet Sales Director
404 729 1374 Cell
Angela Krause Ford Lincoln Fleet
1579 Mansell Rd
Alpharetta, GA 30009

Fleet Inventory
YouTube Page - @RossFordATL

From: Flynn, Ruby <RFlynn@alpharetta.ga.us>
Sent: Thursday, April 24, 2025 1:49 PM
To: Ross McDougald <rossfordpro@angelakrauseford.com>
Subject: RE: Ross McDougald at Angela Krause Ford - I got your request for more information.

Regular and white in color.

thanks

Ruby H. Flynn
Administrative Assistant II
Alpharetta Recreation, Parks, and Cultural Services
Office: 678-297-6123
Cell: 770-891-0326

From: Ross McDougald <rossfordpro@angelakrauseford.com>
Sent: Thursday, April 24, 2025 1:39 PM
To: Flynn, Ruby <RFlynn@alpharetta.ga.us>
Subject: Re: Ross McDougald at Angela Krause Ford - I got your request for more information.

Hey Ruby,

What size cab for the F550?
Regular? Extended? Or full 4 door crew cab?

Color? Oxford white is standard fleet but can do other options.

Thanks!
-Ross

Sent from my iPhone

On Apr 24, 2025, at 13:06, Flynn, Ruby <RFlynn@alpharetta.ga.us> wrote:

Searching…. 2024 or 2925 Ford F550, 4x4, diesel with dump bed and manual tarp…..

Ruby Flynn
Administrative Assistant II
Alpharetta Recreation Parks and Cultural Services
Office phone: 678-297-6123
Office Fax: 678-297-6129
Cell: 770-891-0326
Sent from my iPhone

On Apr 24, 2025, at 12:58 PM, Angela Krause Ford <no-reply@email.worktrucksolutions.com> wrote:

Ross McDougald has accepted your request for more information.

Ford PRO™ Commercial Vehicle Center

ANC

ALP

Hi Ruby,

I'm glad to know you're interested in a work vehicle here at Angela Krause Ford. I will be helping v
I look forward to speaking with you.

Ross McDougald
Commercial Vehicle Sales Manager
Work Cell: (404) 729 1374
rossfordpro@angelakrauseford.com

Angela Krause Ford
1575 Mansell Road
Alpharetta, GA 30009
(706) 926-6793

STAFF REPORT

Department: City Clerk
Submitted By: Molly Esswein
Meeting Date: April 28, 2025

AGENDA ITEM:

Ordinance: City Code Text Amendments - Massage and Spa Establishments
SECOND READING
The first reading of this item occurred during the April 14, 2025 City Council Meeting and Public Hearing.
Consideration of adoption of an ordinance to modify Chapter 10, Article IX of The Code of the City of Alpharetta to require enhanced identification and fingerprint background checks; to provide for additional requirements for applications for licensing and permitting; to provide for renewal applications; to amend regulations to authorize the denial of a license or permit; to repeal conflicting ordinances; and for other purposes.

STAFF RECOMMENDATION:

Adopt an ordinance to modify Chapter 10, Article IX of the Code of the City of Alpharetta to require enhanced identification and fingerprint background checks; to provide for additional requirements for applications for licensing and permitting; to provide for renewal applications; to amend regulations to authorize the denial of a license or permit; to repeal conflicting ordinances; and for other purposes.

BUDGET & PROCUREMENT:

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

ITEM DESCRIPTION:

During the February 20, 2025 City Council Meeting, and the Mayor and City Council discussed proposed amendments to the City's Massage and Spa Establishments Ordinance.

After the work session, the City Attorney's Office prepared a final version of proposed text amendments to Chapter 10, Article IX of The Code of the City of Alpharetta, pertaining to the City's Massage and Spa Establishments Ordinance.

The proposed amendments will add a requirement for licensees to undergo a national background check and also provides for an abbreviated renewal for licenses that have no changes. A few minor amendments have been added to create additional requirements for licenses and permits and to provide general clean-up for the ordinance.

ALTERNATIVES:

Do not adopt the ordinance and propose alternative language as text amendments, or maintain the current ordinance as is currently adopted.

ATTACHMENTS:

1. Ordinance RE Massage and Spa Revisions
2. Massage Ordinance Revisions RE Exhibit A FINAL

ORDINANCE NUMBER:

AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA AMENDING ARTICLE IX OF CHAPTER 10 OF THE CODE OF THE CITY OF ALPHARETTA TO AMEND REGULATIONS REGARDING MASSAGE ESTABLISHMENTS AND SPA ESTABLISHMENTS, TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES

WHEREAS, O.C.G.A. § 36-35-3(a) provides that the governing authority of each municipal corporation shall have power to adopt clearly reasonable ordinances, resolutions and regulations relating to its property, affairs, and local government for which no provision has been made by general law and which are not inconsistent with the Constitution or any charter provision applicable thereto; and

WHEREAS, on April 4, 2016, the City Council for the City of Alpharetta ("City Council") adopted an ordinance establishing regulations for the operation of massage establishments and spa establishments within the City; and

WHEREAS, in the interests of the health, safety, and general welfare of the citizens of the City, the City Council desires to exercise its authority by amending regulations governing massage establishments and spa establishments as set forth in Exhibit A; and

WHEREAS, the City Council provided notice on the amendment contained herein.

NOW THEREFORE, the City Council of Alpharetta, Georgia, hereby ordains changes to its Code of Ordinances as follows:

Section 1: Article IX of Chapter 10, is amended and replaced in its entirety with the text attached hereto as Exhibit A.

Section 2: It is the express intent of the Mayor and City Council that this Ordinance be consistent with both federal and state law. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 3: All other ordinances shall continue in full force and effect and shall remain unaffected, except where such ordinance, or part thereof, conflicts herewith, in which case such ordinance, or part thereof, is hereby repealed.

Section 4: This Ordinance shall become effective immediately following date of adoption.

SO ORDAINED this ____ day of _____ 2025.

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

COUNCIL MEMBERS

_____
Mayor Pro Tem Dan Merkel

_____
Council Member Donald F. Mitchell

_____
Council Member Brian Will

_____
Council Member Douglas J. DeRito

_____
Council Member John Hipes

_____
Council Member Fergal M. Brady

(SEAL)

Attest:

_____
Lauren Shapiro, City Clerk

Approved as to form and legal sufficiency:

_____
Molly Esswein, City Attorney

EXHIBIT A

ARTICLE IX. MASSAGE AND SPA ESTABLISHMENTS

Sec. 10-275. Purpose and legislative findings.

The Georgia General Assembly has declared that the practice of massage therapy is an activity affecting the public interest and involving the health, safety, and welfare of the public, and that the practice of massage therapy by a person who is not licensed under the Georgia Massage Therapy Practice Act (O.C.G.A. § 43-24A-1 et seq.) is a public nuisance, and harmful to the public health, safety, and welfare. The city council agrees with those findings. Furthermore, the city council finds that, for many massage establishments, the business in fact is sexual conduct or the intimation of sexual conduct, rather than lawful massage therapy. Such establishments offer massage services as a subterfuge for prostitution, masturbation for hire, and other paid sexual contact, which are harmful to the public health, safety, and welfare. There is difficulty and expense in conclusively distinguishing between such establishments and legitimate massage establishments, but one rational distinction is whether the establishment has a relationship with a corporate or franchising hierarchy, which would tend to safeguard against unlawful sexual activities on the massage establishment premises. It is a purpose of this article to impose licensing requirements to help prevent illegal massage, prostitution, and related sex crimes, yet without hindering legitimate massage establishments operating under a business structure with external oversight that serves that purpose. Pursuant to O.C.G.A. § 43-24A-22 (allowing local regulation of massage businesses and of persons not licensed by the state), it is the purpose of this article to regulate the operation of massage establishments and spa establishments, and to regulate employees of such establishments who are not licensed as massage therapists by the state, as an exercise of the city's police power in order to protect the health, safety and general welfare of the citizens of the city.

Sec. 10-276. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Applicant means any person, firm, corporation, or other legal entity applying for a license to operate a massage establishment or spa establishment, as defined herein, or a person applying for a work permit, as provided for herein.

Employee means any person who performs any service on the premises of a massage establishment or spa establishment, on a full-time, part-time, or contract basis, regardless of whether the person is denominated an employee, independent contractor, agent, apprentice, trainee, or otherwise. The term "employee" does not include a person who is licensed or provisionally permitted pursuant to the Georgia Massage Therapy Practice Act (O.C.G.A. § 43-24A-1 et seq.), or a person exclusively on the premises for repair or maintenance of the premises or for the delivery of goods to the premises.

Hearing officer means the city administrator, or his/her designee, appointed to conduct hearings under this article.

Massage or *massage therapy* means the application of a system of structured touch, pressure, movement, and holding to the soft tissue of the body in which the primary intent is to enhance or restore health and well-being. Such term includes complementary methods, including without limitation cupping therapy, taping techniques, the external application of water, superficial heat, superficial cold, lubricants, salt scrubs, or other topical preparations and the use of commercially available electromechanical devices which do not require the use of transcutaneous electrodes and which mimic or enhance the actions possible by the hands; the term also includes determining whether massage therapy is appropriate or contraindicated, or whether referral to another health care provider is appropriate. Such term shall not include the use of ultrasound, fluidotherapy, laser, and other methods of deep thermal modalities. ~~the manipulation and/or treatment of soft tissues of the body, including, but not limited to, the use of effleurage, petrissage, pressure, friction, tapotement, kneading, vibration, range of motion stretches, a system of structured touch, pressure, movement, and holding to the soft tissue of the body, and any other soft tissue manipulation whether manual or by use of massage apparatus, and may include the use of water, oils,~~

~~lotions, creams, lubricants, salt glows or scrubs, hydrotherapy, heliotherapy, hot packs, cold packs or other topical preparations.~~ Such business shall be located within a zoning category allowing retail use, shall not occupy more than 4,000 square feet and shall not be closer than 2,000 feet to a comparable business. The term "massage" or "massage therapy" shall not include diagnosis, the prescribing of drugs or medicines, spinal or other joint manipulations, or any service or procedure when performed by a person who is licensed by the state to practice chiropractic, physical therapy, podiatry or medicine. Further, the term "massage" or "massage therapy" shall not include the following when lawfully performed by a natural person licensed or certified by the state board of cosmetology while engaged in the practice authorized by such state license (or certificate of registration) in accordance with, and as further regulated by, the state licensing laws set forth in O.C.G.A. § 43-10-1 et seq.:

(1) Touching of the scalp or face by a state-licensed barber or cosmetologist;

(2) Touching of the hands or feet by a state-licensed nail technician or cosmetologist; and

(3) Touching of the face, neck, décolletage, or arms by a state-licensed esthetician or cosmetologist.

It shall be unlawful to establish a massage establishment in the city, unless said establishment is located:

(1) At least 300 feet from State Route 9;

(2) At least 300 feet from State Route 120; and

(3) At least 300 feet from any parcel occupied by a house of worship, public or private elementary or secondary school, public park, state-licensed day care facility, or any residence.

The foregoing minimum distance requirements shall not apply to any massage establishment located within a mixed use development in the MU district. For the purpose of this subsection, measurements shall be made in a straight line in all directions without regard to intervening structures or objects, from the closest point on a boundary line of the massage establishment parcel to the closest point on the State Route 9 or State Route 120 right-of-way, or to the closest point on a boundary line of any parcel containing a house of worship, public or private elementary or secondary school, public park, or residence.

Massage apparatus means any manual, mechanical, hydraulic, hydrokinetic, electric or electronic device or instrument or any device or instrument operated by manual, mechanical, hydraulic, hydrokinetic or electric power for the purpose of administering a massage.

Massage establishment means a commercial establishment where any person offers or engages in massage or massage therapy. The term "massage establishment" shall not include hospitals or other professional health care establishments separately licensed as such by the state.

Premises means the real property, or portion thereof, upon which the massage establishment or spa establishment is located, including, but not limited to, the establishment and the grounds, private walkways, and parking lots and/or parking garages under the ownership or control of the establishment.

Spa establishment means a business that provides services requiring a customer to disrobe, which may include non-medical massage, other personal services such as skin, nail, hair treatments, hair removal/waxing, and may have the sale of associated retail products. Such business shall be located within a zoning category allowing retail use, shall not occupy more than 4,000 square feet and shall not be closer than 2,000 feet to a comparable business. The term "spa establishment" shall not include hospitals or other professional health care establishments separately licensed as such by the state.

It shall be unlawful to establish a spa establishment in the city, unless said establishment is located:

(1) At least 300 feet from State Route 9;

(2) At least 300 feet from State Route 120; and

(3) At least 300 feet from any parcel occupied by a house of worship, public or private elementary or secondary school, public park, state-licensed day care facility, or any residence.

The foregoing minimum distance requirements shall not apply to any spa establishment located within a mixed use development in the MU district. For the purpose of this subsection, measurements shall be made in a straight line in all directions without regard to intervening structures or objects, from the closest point on a boundary line of the spa establishment parcel to the closest point on the State Route 9 or State Route 120 right-of-way, or to the closest point on a boundary line of any parcel containing a house of worship, public or private elementary or secondary school, public park, or residence.

Specified criminal activity means any of the following specified crimes:

(1) Illegal gambling;

(2) Prostitution, keeping a place of prostitution, pimping, pandering, pandering by compulsion, masturbation for hire, sodomy, aggravated sodomy, rape, child molestation, sexual assault, sexual battery, aggravated sexual assault, aggravated sexual battery, or public indecency;

(3) Obscenity, disseminating or displaying matter harmful to a minor, or use of a child in a sexual performance;

(4) Any offense related to any massage establishment or spa establishment or which is related to the regulatory purposes of this article, including controlled substance offenses, tax violations, racketeering, crimes involving sex, crimes involving prostitution, or crimes involving obscenity;

(5) Any attempt, solicitation, or conspiracy to commit one of the foregoing offenses; or

(6) Any offense in another jurisdiction that, had the predicate act been committed in Georgia, would have constituted any of the foregoing offenses.

Sec. 10-277. Penalties.

Any person violating any of the provisions of this article shall be punished as provided in section 1-8. Nothing in this section and no action taken hereunder shall be held to exclude such other civil, criminal, or administrative proceedings as may be authorized by other provisions of this Code or any of the laws in force in the city, or to exempt anyone violating this Code or any part of said laws from any penalty which may be incurred.

Sec. 10-278. Scope of regulations.

(a) All licenses and work permits issued under this article shall constitute a mere privilege to operate or work at the establishment specified in the license or work permit during the term of the license or work permit only, and shall be subject to all terms and conditions imposed by the city, the county and the state.

(b) This article shall not be enforced against:

(1) Any natural person who is a physician, chiropractor, physical therapist, or similar professional licensed and regulated by or through the state while engaged in the practice of the profession for which the person is licensed by the state;

(2) Any hospital or other professional health care establishment, including a physician's, physical therapist's, or chiropractor's office, separately licensed as such by the state;

(3) Any natural person who is a massage therapist licensed by the state under the Georgia Massage Therapy Practice Act (O.C.G.A. § 43-24A-1 et seq.) while engaged in the practice of massage therapy as authorized and regulated under said Act; notwithstanding the foregoing exception, the provisions of this article regulating massage establishments and spa establishments and the operation of such establishments shall be enforced against any such person to the extent such person owns, operates or manages a massage establishment or spa establishment or supervises the employees thereof, unless otherwise expressly excepted herein; or

(4) Any other individual or entity expressly exempted from local legislation by the laws of the state.

(c) Licenses and work permits issued before the adoption of the ordinance from which this article is derived shall continue in effect for their original terms, subject to the regulations provided herein, including the revocation provisions in section 10-284, as amended.

(d) All massage establishments, spa establishments, and their employees shall comply with this article upon its adoption, including those that hold a license or a work permit issued before the adoption of the ordinance from which this article is derived.

(e) The director of community development may exempt a massage establishment or a spa establishment and its employees from the licensing requirements of sections 10-279 through 10-281 for a specified calendar year. An exemption under this subsection expires on December 31 of the year for which it was granted. Upon the expiration of an exemption, the establishment and its employees are subject to all requirements of sections 10-279 through 10-281. Any request for an exemption shall be submitted in writing to the director of community development and is automatically rejected unless the director of community development grants the exemption. An exemption, if granted by the director of community development, shall be in writing and shall be based upon evaluation of the request according to the following standards:

(1) Whether the establishment is part of a chain that operates in multiple locations under common ownership, franchise agreements, or a similar arrangement that involves centralized control or corporate supervision;

(2) Whether persons who provide services to customers at the establishment hold state licenses;

(3) The establishment's, its owners', and its managers' histories relative to compliance with massage establishment or spa establishment licensing requirements;

(4) Whether the location used by the establishment has been free from association with unlawful activity for the last 12 months; and

(5) Whether the establishment is managed and operated by a person who has been continually licensed pursuant to the Georgia Massage Therapy Practice Act for at least seven years.

Sec. 10-279. Massage/spa establishment license required; application.

(a) *Massage/spa establishment license required.* It shall be unlawful for any person or legal entity to operate a massage establishment or a spa establishment in the city without a valid massage/spa establishment license or exemption therefrom. This license requirement is in addition to obtaining an occupation tax certificate pursuant to article III of chapter 42 pertaining to taxation.

(b) *Application.* An applicant for a massage/spa establishment license shall file in person at the city department of community development a completed application made on a form provided by the city. The application must be executed by the person primarily responsible for the operation of the establishment. If the applicant is a partnership, limited liability company, corporation, or other legal entity, the application must also be executed by an officer, member, partner or shareholder, as applicable. Signatures on the application shall be notarized. An application shall be considered complete when it contains the information and/or items required in this subsection, accompanied by the annual regulatory fee:

(1) The applicant's full legal name and any other names used by the applicant in the preceding five years.

(2) A signed and sworn affidavit verifying the applicant's lawful presence in the United States as required by O.C.G.A. § 50-36-1. If the applicant is a partnership, limited liability company, corporation, or other legal entity, a signed and sworn affidavit verifying the lawful presence of each person who executes the application on behalf of the applicant.

(3) A signed and sworn affidavit attesting that the applicant either uses the federal work authorization program in accordance with federal regulations or that the applicant employs fewer than 11 people or otherwise does not fall within the requirements of O.C.G.A. § 36-60-6.

(4) Current business address and residential mailing address for the applicant.

(5) The business name, location, legal description, mailing address and telephone number of the establishment.

(6) If the applicant is a sole proprietor, written proof of age, in the form of a driver's license or a picture identification document containing the applicant's date of birth issued by an agency of a state or of the federal government.

(7) If the applicant is not a sole proprietor, then the partnership, limited liability company, corporation, or other legal entity shall submit a complete list of the legal entity's:

a. Officers;

b. Directors;

c. Partners, members, or shareholders (natural persons) holding a ten percent or greater ownership interest in such legal entity, or if there is no shareholder (natural person) with at least a ten percent interest, the ten shareholders with the greatest ownership interest;

d. Employee or agent primarily responsible for operation of the massage or spa establishment; and

e. Written proof of age, in the form of a driver's license or a picture identification document containing the applicant's date of birth issued by an agency of a state or of the federal government for each person listed in subsections (b)(7)a through d of this section.

(8) A statement of whether the applicant or any person listed in response to subsection (b)(7) of this section has been an owner, director, officer, partner, member, or shareholder of a massage establishment or spa establishment that has, in the previous five years (and at a time during which the person was so related to the establishment):

a. Been declared by a court of law to be a nuisance; ~~or~~

b. Had its license to operate a massage establishment or a spa establishment revoked;

c. Engaged in or allowed sodomy, aggravated sodomy, public indecency, prostitution, pimping, pandering, pandering by compulsion, masturbation for hire, or disorderly conduct to occur in or on the premises of the establishment; or

d. Has allowed, been convicted of, or plead guilty or entered a plea of nolo contendere to three or more violations of this article within a 12-month period.

(9) A statement of whether the applicant or any person listed in response to subsection (b)(7) of this section has within the previous five years been arrested for, convicted of, or pleaded guilty or entered a plea of nolo contendere to a specified criminal activity as defined in this article, and if so, each specified criminal activity involved, including the date, place, and jurisdiction of each such arrest and/or conviction.

(10) A statement of whether the applicant or a person listed in response to subsection (b)(7) of this section has in the previous 12 months resided with someone who has been an owner, director, officer, partner, member, or shareholder of a massage establishment or spa establishment that has, in the previous five years (and at a time during which the person was so related to the establishment):

a. Been declared by a court of law to be a nuisance; or

b. Had its license to operate a massage establishment or a spa establishment revoked;

c. Engaged in or allowed sodomy, aggravated sodomy, public indecency, prostitution, pimping, pandering, pandering by compulsion, masturbation for hire, or disorderly conduct to occur in or on the premises of the establishment; or

d. Has allowed, been convicted of, or plead guilty or entered a plea of nolo contendere to three or more violations of this article within a 12-month period.

(11) If the applicant is a partnership, limited liability company, corporation or other legal entity required to be chartered under the laws of the state or authorized by the secretary of state to do business in the state, such corporation must be chartered under the laws of the state or authorized by the secretary of state to do business in the state and must submit copies of the certificate of organization or incorporation, as applicable, and articles of organization or incorporation, as applicable.

(12) A sworn and notarized statement of a registered agent who is a resident of the county and who is at least 18 years of age, required to be designated by a licensee to receive any process, notice or demand required or permitted by law or under this article to be served upon the applicant.

(13) A statement as to whether the applicant is the owner of the premises wherein the establishment will be operated or the holder of a lease thereon for the period to be covered by the license. If the applicant is a lease holder, the following shall be submitted with the license application:

a. A copy of the lease; and

b. The written consent of the owner of the real property upon which the premises are located which demonstrates knowledge and acceptance of the applicant's proposed operation of a massage establishment or spa establishment on the subject property, grants permission to the applicant to submit the subject application, and acknowledges and represents that such real property owner has read and fully understands the requirements of this article, including, but not limited to, the provisions set forth in section 10-288.

(14) A survey (dated no more than 180 days prior to submission of the application to the city), certified by a registered surveyor of this state, showing a scaled drawing of the premises to be licensed and the distance in feet from State Route 9, State Route 120, and any parcel occupied by a house of worship, public or private elementary or secondary school, public park, state-licensed day care facility, or any residence, unless the establishment to be licensed is located within a mixed use development in the MU district. For the purpose of this subsection, measurements shall be made in a straight line in all directions without regard to intervening structures or objects, from the closest point on a boundary line of the massage establishment or spa establishment parcel to the closest point on the State Route 9 or State Route 120 right-of-way, or to the closest point on a boundary line of any parcel containing a house of worship, public or private elementary or secondary school, public park, or residence.

(15) For every person on the premises who offers, or will offer, services for which a license under O.C.G.A. § 43-24A-1 et seq. is required, a copy of the state license for each such person as well as a color photograph, no smaller than two inches by two inches, showing the face, neck, and shoulders of each such person; or, if there are none, a statement certifying that the application is for the operation of a spa establishment only and that neither the establishment nor any person on the premises offers, or will offer, massage or services for which said person is required to be licensed by the State of Georgia pursuant to O.C.G.A. § 43-24A-1, et seq.

(16) As a prerequisite to the issuance of any license, the applicant shall furnish a complete set of fingerprints for all persons required to sign the application to be forwarded to the Georgia Bureau of Investigation and to the Federal Bureau of Investigation, as specified under O.C.G.A. § 35-3-35(a)(1) and Federal Public Law 92-544. By filing such application, the applicant consents to the City obtaining their criminal history record information (CHRI) from the Georgia Crime Information Center (GCIC) and the Federal Bureau of Investigation (FBI).

a. The applicant shall bear the cost of: (1) an administrative fingerprinting fee to be charged by the City, which shall be the maximum allowed by statute, which is currently $20.00, which fee shall include fingerprinting when carried out by the City; and (2) the charge by the GBI and the FBI for the CHRI history at their latest rate, paid to the City by certified or cashier's check, money order, or credit card.

b. Once an application, accompanying documents, fingerprints, and the required fees are filed with the City, the City shall transmit said fingerprints and appropriate fees to the GCIC. As provided by

law, the GCIC will compare the subject's fingerprints against its criminal file and submit the fingerprints to the FBI for a comparison with nation-wide records, unless submission to the FBI is automatic pursuant to the use of live-scan. The results of the FBI check will be returned based on its current procedure, presently being directly to the City if submissions are made manually to the GCIC, or electronically from both the GBI and FBI where submissions are made electronically to the GCIC.

c. In compliance with Federal law 95-544, which provides for the rendering of a "fitness determination," the City shall decide whether the applicant has been convicted of, or is under pending indictment for enumerated disqualifiers, as set forth within this chapter.

d. A person who has consented to the City for a criminal history based on fingerprinting record may request and receive a copy of the criminal history record report from the City at no additional charge. Should the person seek to amend or correct the record, he or she shall be responsible for contacting the GCIC as to Georgia records and/or the FBI concerning records from other jurisdictions maintained in its file.

The information provided pursuant to subsection (b) of this section shall be supplemented in writing by certified mail, return receipt requested, to the city department of community development within ten working days of a change of circumstances which would render the information originally submitted false or incomplete.

(c) *Confidentiality.* The information provided by an applicant in connection with an application for a license under this article shall be maintained by the city department of community development on a confidential basis, and such information may be disclosed to the public only as required under governing law. Any information protected by the right to privacy as recognized by state or federal law shall be redacted prior to any required disclosure under the Georgia Open Records Act or other applicable law.

(d) *Issuance of license.* Upon the filing of a completed massage/spa establishment license application, the city shall cause to be conducted a ~~National (FBI)~~ criminal background investigation, as set forth above, of the applicant and shall transmit a summary of the investigation results to the director of community development or his her designee. Within 60 days of the filing of the application, the director of community development, or his /her designee, shall either issue a license to the applicant or issue a written notice of intent to deny the license to the applicant. The director of community development, or his her designee, shall issue the license unless:

(1) The applicant or a person listed in response to subsection (b)(7) of this section is less than 21 years of age.

(2) The applicant has failed to provide information required by this article for issuance of a license or has falsely answered a question or request for information on the application form.

(3) The applicant is neither the owner of the premises wherein the establishment will be operated, nor the holder of a lease thereon for the period to be covered by the license.

(4) The annual regulatory fee required by this article has not been paid.

(5) The establishment is not in compliance with the location requirements of this article or of any part of the Code. This provision shall not be grounds to deny a license to a massage establishment or spa establishment that was, in all respects, lawfully operating at the premises prior to the adoption of the location requirements of the ordinance from which this article is derived and that has continued to lawfully operate at the premises.

(6) The city has revoked a massage/spa establishment license at the premises within the previous 12 months.

(7) The applicant or a person listed in response to subsection (b)(7) of this section has been an owner, director, officer, partner, member, or shareholder of a massage establishment or spa establishment

that has, in the previous five years (and at a time during which the person was so related to the establishment):

a. Been declared by a court of law to be a nuisance; or

b. Had its license to operate a massage establishment or a spa establishment revoked;

c. Engaged in or allowed sodomy, aggravated sodomy, public indecency, prostitution, pimping, pandering, pandering by compulsion, masturbation for hire, or disorderly conduct to occur in or on the premises of the establishment; or

d. Has allowed, been convicted of, or plead guilty or entered a plea of nolo contendere to three or more violations of this article within a 12-month period.

(8) The applicant or a person listed in response to subsection (b)(7) of this section has within the previous five years been convicted of, or pleaded guilty or entered a plea of nolo contendere to, a specified criminal activity, as defined in this article.

(9) The establishment does not comply with all applicable building, health, and life safety codes, or the building to be occupied does not have a valid, current certificate of occupancy.

(10) The applicant or a person listed in response to subsection (b)(7) of this section has in the previous 12 months resided with someone who has been an owner, director, officer, partner, member, or shareholder of a massage establishment or spa establishment that has, in the previous five years (and at a time during which the person was so related to the establishment):

a. Been declared by a court of law to be a nuisance; or

b. Had its license to operate a massage establishment or a spa establishment revoked;

c. Engaged in or allowed sodomy, aggravated sodomy, public indecency, prostitution, pimping, pandering, pandering by compulsion, masturbation for hire, or disorderly conduct to occur in or on the premises of the establishment; or

d. Has allowed, been convicted of, or plead guilty or entered a plea of nolo contendere to three or more violations of this article within a 12-month period.

(11) Reserved.

(12) The applicant is a partnership, limited liability company, corporation or other legal entity that is required to be chartered under the laws of the state or authorized by the secretary of state to do business in the state, but is not so chartered or authorized.

(e) *License display.* A license, if issued, shall be issued in the name of the applicant. The license shall be posted in a conspicuous place at or near the entrance to the establishment so that it may be read at any time that the establishment is occupied by patrons or is open to the public.

(f) *Employee permit display.* Massage establishments and spa establishments shall post each employee's work permit issued by the city in a conspicuous place at or near the entrance to the establishment so that it may be read at any time that the establishment is occupied by patrons or is open to the public.

Sec. 10-280. Regulatory fee; expiration.

(a) There shall be an annual regulatory fee, consisting of a non-refundable investigative fee and a license fee, for each massage and spa establishment licensed within the city. The investigative and license fees shall be set by the director of community development. The full regulatory fee shall be paid with the license application and shall not be prorated under any circumstances. If the applicant withdraws the application or the license is denied, the applicant shall be refunded the full license fee paid. No refund shall be allowed once the license has been issued.

(b) All licenses granted hereunder shall be for the calendar year and expire on December 31 of each year. Each ~~subsequent~~ renewal application shall be treated as an initial application and the applicant shall be required to comply with all rules and regulations for the granting of licenses as if no previous license had been held, except that renewal applications for which the applicant certifies there are no changes to information and data contained in the original application shall not be required to include information or documents specified in Section 10-279(b)(7), (11), (12), (13), or (14). Existing licensees shall file renewal applications by November 1 of each year for the following license year. Applications received after November 1 shall be subject to a ten percent late fee.

(c) No license issued pursuant to this article shall be transferable. Upon change of ownership, even if only in part, a new application will be completed and submitted along with all necessary fees.

Sec. 10-281. Employee work permits required.

(a) Massage/spa establishment work permit required. It shall be unlawful for any person to be an employee, as defined in this article, of a massage establishment or spa establishment in the city without a valid massage/spa establishment work permit issued under the terms of this article, except that a person who holds a valid massage/spa establishment license or who is listed in response to section 10-279(b)(7)a through c in relation to a valid massage/spa establishment license shall not be required to also obtain a massage/spa establishment work permit to be an employee at that particular licensed establishment. A person who works at more than one establishment shall obtain a separate work permit for each establishment. No applicant for a massage/spa establishment work permit shall work at a massage establishment or a spa establishment in the city until the applicant receives, and the establishment posts, the employee's work permit as required by this article. A receipt issued by the city is not a valid massage/spa establishment work permit and does not authorize the person to work in a massage establishment or spa establishment.

(b) Application. An applicant for a massage/spa establishment work permit shall file in person at the city department of public safety, records division, a completed application made on a form provided by the city. The application must be signed and notarized. Applicants shall make themselves available for photographing. An application shall be considered complete when it contains the information and/or items required in this subsection (b), accompanied by the work permit fee:

(1) The applicant's full legal name and any other names used by the applicant in the preceding five years.

(2) Current business address or another mailing address for the applicant.

(3) Written proof of age, in the form of a driver's license or a picture identification document containing the applicant's date of birth issued by an agency of a state or of the federal government.

(4) A signed and sworn affidavit verifying the applicant's lawful presence in the United States as required by O.C.G.A. § 50-36-1.

(5) The name and address of the massage establishment or spa establishment for which the applicant seeks to obtain the work permit.

(6) A statement of whether the applicant has been an owner, director, officer, partner, member, or shareholder of a massage establishment or spa establishment that has, in the previous five years (and at a time during which the person was so related to the establishment):

a. Been declared by a court of law to be a nuisance; or

b. Had its license to operate a massage establishment or a spa establishment revoked;

c. Engaged in or allowed sodomy, aggravated sodomy, public indecency, prostitution, pimping, pandering, pandering by compulsion, masturbation for hire, or disorderly conduct to occur in or on the premises of the establishment; or

d. Has allowed, been convicted of, or plead guilty or entered a plea of nolo contendere to three or more violations of this article within a 12-month period.

(7) A statement of whether the applicant has within the previous five years been arrested for, convicted of, or pleaded guilty or entered a plea of nolo contendere to a specified criminal activity as defined in this article, and if so, each specified criminal activity involved, including the date, place, and jurisdiction of each such arrest and/or conviction.

(8) A statement of whether the applicant has in the previous 12 months resided with someone who has been an owner, director, officer, partner, member, or shareholder of a massage establishment or spa establishment that has, in the previous five years (and at a time during which the person was so related to the establishment):

a. Been declared by a court of law to be a nuisance; or

b. Had its license to operate a massage establishment or a spa establishment revoked;

c. Engaged in or allowed sodomy, aggravated sodomy, public indecency, prostitution, pimping, pandering, pandering by compulsion, masturbation for hire, or disorderly conduct to occur in or on the premises of the establishment; or

d. Has allowed, been convicted of, or plead guilty or entered a plea of nolo contendere to three or more violations of this article within a 12-month period.

~~A copy of the applicant's state massage therapy license and proof of continuing education credit.~~

The information provided pursuant to subsection (b) of this section shall be supplemented in writing by certified mail, return receipt requested, to the city department of public safety, records division, within ten working days of a change of circumstances which would render the information originally submitted false or incomplete.

(c) The information provided by an applicant in connection with an application for a work permit under this article shall be maintained by the city department of public safety, records division, on a confidential basis, and such information may be disclosed to the public only as required under governing law. Any information protected by the right to privacy as recognized by state or federal law shall be redacted prior to any required disclosure under the Georgia Open Records Act or other applicable law.

(d) Issuance of work permit. Upon the filing of a completed massage/spa establishment work permit application, the city shall cause to be conducted a criminal background investigation of the applicant and shall transmit a summary of the investigation results to the director of public safety or his/her designee. Within 30 days of the filing of a completed massage/spa establishment work permit application, the director of public safety or his/her designee shall either issue a work permit to the applicant or issue a written notice of intent to deny the work permit to the applicant. The director of public safety, or his/her designee, shall issue the work permit unless:

(1) The applicant is less than 18 years of age.

(2) The applicant has failed to provide information required by this article for issuance of a work permit or has falsely answered a question or request for information on the application form.

(3) The work permit fee required by this article has not been paid.

(4) The establishment for which the applicant seeks a work permit does not have a valid massage/spa establishment license from the city.

(5) The applicant has been an owner, director, officer, partner, member, or shareholder of a massage establishment or spa establishment that has, in the previous five years (and at a time during which the person was so related to the establishment):

a. Been declared by a court of law to be a nuisance; or

b. Had its license to operate a massage establishment or a spa establishment revoked;

c. Engaged in or allowed sodomy, aggravated sodomy, public indecency, prostitution, pimping, pandering, pandering by compulsion, masturbation for hire, or disorderly conduct to occur in or on the premises of the establishment; or

d. Has allowed, been convicted of, or plead guilty or entered a plea of nolo contendere to three or more violations of this article within a 12-month period.

(6) The applicant has within the previous five years been convicted of, or pleaded guilty or entered a plea of nolo contendere to, a specified criminal activity, as defined in this article.

(7) The applicant has in the previous 12 months resided with someone who has been an owner, director, officer, partner, member, or shareholder of a massage establishment or spa establishment that has, in the previous five years (and at a time during which the person was so related to the establishment):

a. Been declared by a court of law to be a nuisance; or

b. Had its license to operate a massage establishment or a spa establishment revoked;

c. Engaged in or allowed sodomy, aggravated sodomy, public indecency, prostitution, pimping, pandering, pandering by compulsion, masturbation for hire, or disorderly conduct to occur in or on the premises of the establishment; or

d. Has allowed, been convicted of, or plead guilty or entered a plea of nolo contendere to three or more violations of this article within a 12-month period.

(e) The work permit, if issued, will be valid for a period of one year from the date it is issued. The replacement and additional work permit shall be issued upon payment of one-half of the fee charged for a work permit and will expire the same date as the then-current work permit. A massage establishment or spa establishment employee shall provide the employee's work permit to the establishment for which it was issued to be posted on the premises pursuant to this article.

(f) The director of public safety, or his/her designee shall issue a written notice of intent to revoke an employee's work permit, following notice and hearing pursuant to this article, and demand its return if the employee has violated the provisions of this article, any state law or applicable local ordinance.

(g) It shall be unlawful for an employee whose work permit has been revoked to refuse to return the work permit to the city department of public safety, records division, or to alter, conceal, deface, or destroy the work permit.

(h) The permit fee for a massage/spa establishment work permit shall be established by the director of public safety.

Sec. 10-282. General operating provisions.

(a) Massage establishments and spa establishments shall keep on file, on the premises of the establishment, a list of all persons who perform any service on the premises of the establishment, their home addresses and home or mobile telephone numbers, their duties and services performed for the massage or spa establishment, whether such persons have massage/spa establishment work permits issued by the city, and whether such persons have licenses or provisional permits issued by the state pursuant to the Georgia Massage Therapy Practice Act. The holder of a massage/spa establishment license must also keep on file, on the premises of the establishment, a copy of the establishment's two most recent license applications. A list of all employees, and most recent copies of their state licenses (if so licensed) and certifications shall be provided to the city department of community development no later than January 15 of each year.

(b) Massage establishments and spa establishments shall maintain correct and accurate records of each instance that a service is provided, the type of service provided, and the name of the person at the establishment who provided the service. The records shall be subject to inspection by the city manager, the chief of police, and their designees during those times when the establishment is occupied by patrons or is open to the public.

(c) No massage establishment or spa establishment shall allow any person required to have any state-mandated licenses, or a massage/spa establishment work permit pursuant to this article, to perform any service on the premises until such person has procured such license or work permit. Licensees and all managers and/or supervisors of any massage or spa establishment are required by this article to inspect and verify that each person who performs services on the premises who is required to have a valid state license or city work permit, has the required license or work permit on the establishment premises at all times, and failure to do so shall be a violation of this article.

(d) Each massage establishment and spa establishment shall have an owner, manager or supervisor on the premises at all hours that the establishment is occupied by patrons or is open to the public. Further, each massage establishment shall have a state-licensed massage therapist on the premises at all hours that the establishment is occupied by patrons or is open to the public. No massage establishment shall hold itself out as being open for business at any time when there is no state-licensed massage therapist on the premises. In addition to the other penalties and remedies provided herein, if during an inspection there is no owner, manager, or supervisor, or, if applicable, state-licensed massage therapist on the premises, the establishment must cease operations and close until an owner, manager or supervisor or state-licensed massage therapist, as applicable, is on the premises.

(e) Records required to be maintained under this article shall be kept for a minimum of two years. Records shall be made available to the director of community development or his/her designee, during business hours, at the establishment's business location in the city.

(f) All employees and other persons on the premises, with the exception of customers receiving a massage from a state-licensed massage therapist, shall be completely clothed. For the purposes of this article, the term "completely clothed" means having on the upper portion of the body appropriate undergarments and either a blouse or shirt which shall cover all the upper body, save the arms and neck, and shall mean having on the lower body appropriate undergarments plus either pants or a skirt, and said pants or skirt must cover from the waist down to a point at least two inches above the knee. All clothes worn in compliance with this article shall be entirely non-transparent.

(g) No customer receiving a massage from a state-licensed massage therapist shall expose his/her genitals, pubic area, anus, buttocks, or the female breast to another person on the premises of a massage establishment or spa establishment. This prohibition does not apply to the showing of the cleavage of the human female breasts exhibited by a bikini, dress, blouse, shirt, leotard, or similar wearing apparel, provided the areola is not exposed in whole or in part.

(h) No massage establishment or spa establishment shall be or remain open for business between the hours of 9:00 p.m. and 7:00 a.m. No person shall be or remain inside a massage establishment or spa establishment between the hours of 10:00 p.m. and 6:00 a.m. No massage establishment or spa establishment shall hold itself out as open at a time that the establishment is prohibited, under this subsection, from being open for business.

(i) A readable sign shall be posted at the main entrance identifying the establishment. Signs shall comply with the sign requirements of this Code.

(j) Minimum lighting shall be provided in accordance with the building code, as adopted by the city council, and at least one artificial light of not less than 40 watts (or equivalent illumination) shall be provided in each enclosed room or booth.

(k) Ordinary beds or mattresses shall not be permitted in any massage establishment or spa establishment.

(l) No massage establishment or spa establishment shall knowingly or recklessly allow any minor (i.e., a person under the age of 18 years) to be or remain inside the massage establishment or spa establishment unless the minor is accompanied by his/her parent, legal guardian, or a person who is at least 21 years of age and has been entrusted with the minor by the minor's parent or legal guardian.

(m) No person shall knowingly or recklessly touch, manipulate, fondle, or handle in any manner the sexual organs, genital area, or anus of any other person on the premises of a massage establishment or spa establishment.

(n) Massage establishments and spa establishments shall post and maintain a copy of the human trafficking notice available on the Georgia Bureau of Investigation internet website (as per O.C.G.A. § 16-5-47) in each public restroom for the establishment and in another conspicuous location in clear view of the public and employees where similar notices are customarily posted.

(o) It shall be unlawful to operate a massage establishment or spa establishment with storefront windows that have material and glazing applied or affixed that reduce light transmission through the windows to less than 32 percent, plus or minus three percent, or increase light reflectance to more than 20 percent.

(p) Massage establishments, spa establishments, and their employees shall ensure that storefront windows are not blocked by curtains, blinds, posters, advertisements, or any other screening material.

Sec. 10-283. Inspection.

Massage establishments, spa establishments, and their employees shall permit the city manager, director of community development, and/or their designees or agents to inspect, from time to time on an occasional basis, any portion of the establishment premises where patrons are permitted, for the purpose of ensuring compliance with the regulations of this article, during those times when the establishment is occupied by any patron or is open to the public. This section shall be narrowly construed by the city to authorize reasonable inspections of the licensed premises pursuant to this article.

Sec. 10-284. Revocation of license or work permit.

(a) Revocation for specific violations. The director of public safety and/or community development, or his/her designee shall issue a written notice of intent to revoke a massage/spa establishment license or a massage/spa establishment work permit, as applicable, if:

(1) The licensee or work permit holder has failed to maintain the qualifications for holding a license or work permit;

(2) The licensee or work permit holder has recklessly given false information in the application for the license or the employee work permit or has failed to supplement the application information as required by section 10-279(b) or 10-281(b) after a change of circumstances that rendered the information originally submitted false or incomplete;

(3) The licensee or work permit holder has failed to maintain correct and accurate records as required by this article;

(4) The licensee or work permit holder has engaged in or recklessly allowed possession, use, or sale of controlled substances on the premises of the establishment;

(5) The licensee or work permit holder has engaged in or recklessly allowed prostitution on the premises of the establishment;

(6) The licensee or work permit holder has engaged in or recklessly allowed sodomy, aggravated sodomy, public indecency, prostitution, pimping, pandering, pandering by compulsion, masturbation for hire, or disorderly conduct to occur in or on the premises of the establishment;

(7) The licensee or work permit holder has knowingly or recklessly allowed a person under the age of 21 years to consume alcohol on the premises of the establishment;

(8) The licensee or work permit holder has violated section 10-282(c);

(9) The licensee or work permit holder has knowingly or recklessly allowed any minor (i.e., a person under the age of 18 years) to be or remain inside the massage establishment or spa establishment unless the

minor is accompanied by his/her parent, legal guardian, or a person who is at least 21 years of age and has been entrusted with the minor by the minor's parent or legal guardian; or

(10) The licensee or work permit holder has recklessly allowed three or more violations of this article within a 12-month period.

(b) When a notice of intent to revoke a license or employee work permit has been issued, the licensee, any person listed on the licensee's application, or the work permit holder, as the case may be, shall not apply for or be issued any new license or permit under chapter 4, chapter 28, or chapter 42, until such notice has been withdrawn or, if revocation has become effective, until two years after the effective date of revocation.

(c) When any person listed on a massage/spa establishment license application, any employee of the establishment, or any person who performs massage at the establishment, is arrested for unlawful sexual conduct of any kind alleged to have occurred at the massage establishment or spa establishment, no person listed on the establishment's license application and no employee of the establishment may apply for or be issued any new license or permit for that location under chapter 4, chapter 28, or chapter 42, until the arrestee is cleared or until 90 days following the arrest have passed, whichever occurs sooner.

Sec. 10-285. Hearing; license denial, revocation; appeal.

(a) When the director of public safety and/or community development, or his/her designee, issues a written notice of intent to deny or revoke a license or employee work permit, the director of public safety and/or community development or his/her designee shall immediately send such notice, which shall include the specific grounds under this article for such action, to the applicant or licensee/work permit holder (respondent) by personal delivery or certified mail. The notice shall be directed to the most current business address or other mailing address on file with the city department of public safety, records division, and/or community development for the respondent. The notice shall also set forth the following: The respondent shall have ten days after the delivery of the written notice to submit, at the office of the director of public safety and/or community development, or his/her designee, a written request for a hearing. If the respondent does not request a hearing within said ten days, the city manager's written notice shall become a final denial or revocation, as the case may be, on the 30th day after it is issued.

(b) If the respondent does make a written request for a hearing within said ten days, then the director of public safety and/or community development, or his/her designee shall, within ten days after the submission of the request, send a notice to the respondent indicating the date, time, and place of the hearing. The hearing shall be conducted not less than ten days nor more than 20 days after the date that the hearing notice is issued.

(c) The city administrator or his/her designee shall serve as the hearing officer for any such appeal.

(d) At the hearing, the respondent shall have the opportunity to present all relevant arguments and to be represented by counsel, present evidence and witnesses on his/her behalf, and cross-examine any of the city's witnesses. The respondent shall bear the burden of proving entitlement to the license. The hearing shall take no longer than one day, unless extended at the request of the respondent to meet the requirements of due process and proper administration of justice. The hearing officer shall issue a final written decision, including specific reasons for the decision pursuant to this article, to the respondent within five days after the hearing.

(e) If the decision is to deny or revoke the license, the decision shall advise the respondent of the right to appeal such decision to a court of competent jurisdiction, and the decision shall not become effective until the 30th day after it is rendered. If the hearing officer's decision finds that no grounds exist for denial or revocation of the license, the hearing officer shall, contemporaneously with the issuance of the decision, order the director of public safety and/or community development to immediately withdraw the intent to deny or revoke the license and to notify the respondent in writing by certified mail of such action. If the respondent is not yet licensed, the director of public safety and/or community development shall contemporaneously therewith issue the license or work permit to the applicant.

(f) If any court action challenging a licensing or work permitting decision is initiated, the city shall consent to expedited briefing and/or disposition of the action, shall comply with any expedited schedule set by the court, and shall facilitate prompt judicial review of the proceedings.

Sec. 10-286. Reserved.

Sec. 10-287. Remedies.

(a) Any premises, building, dwelling, or other structure in which a massage establishment or spa establishment is operated or maintained in violation of this article is declared to be a public nuisance, and harmful to the public health, safety, and welfare. The city's legal counsel may bring an action in the county superior court to restrain, prohibit, and/or enjoin the use of such premises as a massage establishment or spa establishment in the county superior court.

(b) The operation of a massage establishment or spa establishment by a partnership, limited liability company, corporation, or other legal entity in violation of this article is declared to be a public nuisance, and harmful to the public health, safety, and welfare. The city's legal counsel may bring an action in the county superior court to restrain, prohibit, and/or enjoin such operation of a massage establishment or spa establishment.

(c) The operation of a massage establishment by a person in violation of this article is declared to be a public nuisance, and harmful to the public health, safety, and welfare. The city's legal counsel may bring an action in the county superior court to restrain, prohibit, and/or enjoin such operation of a massage establishment or spa establishment.

(d) It shall not be necessary, in order to obtain an injunction under this section, to allege or prove that there is no adequate remedy at law or to allege or prove any special injury.

(e) If the court declares a massage establishment or spa establishment to be a nuisance, or if the court issues an injunction against a massage establishment or spa establishment pursuant to this article, the city shall be entitled, on motion, to recover its reasonable attorney's fees and costs incurred in bringing the action.

Sec. 10-288. Real property used for illegal sexual activity; property owner responsibility.

(a) In accordance with O.C.G.A. § 41-3-13, the municipal court shall have jurisdiction to hear and determine the question of the existence of the nuisance provided for in O.C.G.A. § 41-3-1 and as further defined herein, and, if found to exist, to order its abatement.

(b) As used in this subsection, the term:

(1) "Sex crime-related arrest" means an arrest for unlawful sexual conduct of any kind alleged to have occurred at the massage establishment or spa establishment, including, but not limited to, and citation, summons, accusation or indictment for violations of state laws concerning lewdness, prostitution, sodomy, the solicitation of sodomy, or masturbation for hire; provided, however, that any such arrests which result directly from cooperation between the real property owner and a law enforcement agency shall not be considered a sex crime-related arrest for purposes of this section.

(2) "Substantial illegal sexual activity" means activity comprised of three or more separate incidents resulting in sex crime-related arrests within a 24-month period on the same parcel of real property.

(c) Any owner of real property, regardless of whether such owner is the occupant of the subject premises, who has knowledge that substantial illegal sexual activity is being conducted on such property, shall be guilty of maintaining a nuisance, and such real property shall be deemed a nuisance and may be abated as provided by law.

(d) The owner of real property shall be deemed to have knowledge of illegal sexual activity occurring on a parcel of real property if the city notifies the owner in writing of two or more separate incidents occurring on the same premises within a 24-month period that result in sex crime-related arrests and, after the receipt of

such notice and within 24 months of the first of the incidents resulting in a sex crime-related arrest, one or more separate incidents occur which result in a sex crime-related arrest.

(e) The provisions of this section are cumulative of any other remedies and shall not be construed to repeal any other existing remedies for related nuisances. Nothing in this section and no action taken hereunder shall be held to exclude such other civil, criminal, or administrative proceedings as may be authorized by other provisions of this Code or any of the laws in force in the city, or to exempt anyone violating this Code or any part of said laws from any penalty which may be incurred.

Secs. 10-289—10-309. Reserved.

STAFF REPORT

Department: City Clerk
Submitted By: Sarah Bausano
Meeting Date: April 28, 2025

AGENDA ITEM:

Ordinance: City Code Text Amendments - Recreation Commission
SECOND READING
The first reading of this item occurred during the April 14, 2025 City Council Meeting and Public Hearing.
Consideration of adoption of an ordinance to modify Chapter 2, Article III and Chapter 32, Article II of The Code of the City of Alpharetta regarding the creation, powers, duties, and obligations of the Recreation Commission; to repeal conflicting ordinances; and for other purposes.

STAFF RECOMMENDATION:

Adopt an ordinance to modify Chapter 2, Article III and Chapter 32, Article II of The Code of the City of Alpharetta regarding the creation, powers, duties, and obligations of the Recreation Commission; to repeal conflicting ordinances; and for other purposes.

BUDGET & PROCUREMENT:

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

ITEM DESCRIPTION:

As of 2025, the City of Alpharetta's Recreation Commission operates under guidelines established in the city's Code of Ordinances, specifically Chapter 32, which pertains to Recreation and Parks. In March 2025, the Recreation Commission held a work session to discuss various matters, including potential updates to the commission's structure and responsibilities. Additionally, an ordinance was adopted to amend Article I, Chapter 32 of the city's Code, reflecting changes to the commission's operations. The City Attorney has updated the Ordinances to match the current responsibilities of the Recreation Commission to exhibit more of an advisory board, like many of the other Boards and Commissions within the City of Alpharetta.

ALTERNATIVES:

Do not adopt the ordinance and propose alternative language as text amendments, or maintain the current ordinance as is currently adopted.

ATTACHMENTS:

1. 2025-04-28 Ordinance RE Recreation Board (Ordinance and Exhibit)_CJL

AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA AMENDING Article III OF Chapter 2 AND ARTICLE II OF CHAPTER 32 OF THE CODE OF THE CITY OF ALPHARETTA TO REPLACE THE CURRENT RECREATION COMMISSION WITH A RECREATION BOARD

WHEREAS, O.C.G.A. § 36-35-3(a) provides that the governing authority of each municipal corporation shall have power to adopt clearly reasonable ordinances, resolutions and regulations relating to its property, affairs, and local government for which no provision has been made by general law and which are not inconsistent with the Constitution or any charter provision applicable thereto; and

WHEREAS, on October 27, 1980, the City Council for the City of Alpharetta ("City Council") approved a resolution and adopted an ordinance establishing a recreation commission pursuant to O.C.G.A. § 36-64-1 et seq. which provides for the power to maintain and operate parks, as well as other duties outlined in the Georgia code; and

WHEREAS, Alpharetta's Recreation, Parks and Cultural Services Department ("Parks and Recreation") operates and manages city-owned parks, recreation programs, special events, and other activities in the parks; and

WHEREAS, the current recreation commission operates as an advisory board to City Council and Parks and Recreation and City Council's intent is for that role to continue, but to update the ordinance to accurately reflect those duties and responsibilities in a new recreation board; and

WHEREAS, the City Council provided notice on the amendment contained herein; and

NOW THEREFORE, the City Council of Alpharetta, Georgia, hereby ordains changes to its Code of Ordinances as follows:

Section 1: Section 2-110 of Article III, Chapter 2, is amended by replacing the definition of city boards with the following:

> *City boards* means those boards and commissions of the city not established pursuant to a specific state-enabling act. City boards and commissions presently include the planning commission, the board of zoning appeals, the recreation board, board of ethics, natural resources commission, historic preservation commission, cultural arts commission, code enforcement board, and the design review board.

Section 2: Section 2-110 of Article III, Chapter 2, is amended by replacing the definition of state-enabled boards with the following:

State-enabled board means those boards and commissions within the city that are established pursuant to state-enabling acts containing mandatory provisions relative to the number of members, the method of appointment, the terms and certain minimum qualifications. The state-enabled board is ~~the recreation commission,~~ the development authority ~~and the downtown development authority~~.

Section 3: Article II of Chapter 32, is amended and replaced in its entirety with the text attached hereto as Exhibit A.

Section 4: It is the express intent of the Mayor and City Council that this Ordinance be consistent with both federal and state law. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 5: All other ordinances shall continue in full force and effect and shall remain unaffected, except where such ordinance, or part thereof, conflicts herewith, in which case such ordinance, or part thereof, is hereby repealed.

Section 6: This Ordinance shall become effective immediately following date of adoption.

[SIGNATURES ON FOLLOWING PAGE]

SO ORDAINED this ____ day of _____ 2025.

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

COUNCIL MEMBERS

_____
Mayor Pro Tem Dan Merkel

_____
Council Member Donald F. Mitchell

_____
Council Member Brian Will

_____
Council Member Douglas J. DeRito

_____
Council Member John Hipes

_____
Council Member Fergal M. Brady

(SEAL)

Attest:

_____
Lauren Shapiro, City Clerk

Approved as to form and legal sufficiency:

_____
Molly Esswein, City Attorney

EXHIBIT A

ARTICLE II. RECREATION BOARD

Sec. 32-29. Created.

A recreation board is hereby created in an advisory capacity to the Alpharetta City Council in matters of policy and administration of city-owned parks, recreation programs, special events, and other activities as managed by Alpharetta's Recreation, Parks and Cultural Services Department. Nothing in this Article shall limit the city council's independent legislative discretion to modify this Article at any time.

Sec. 32-30. Number of members and compensation.

Notwithstanding the provisions in Sec. 2-111 regarding city boards, the recreation board shall consist of nine (9) residents of the City of Alpharetta. At its discretion, the city council may enact a resolution to compensate members a nominal amount, which may be periodically adjusted, for board members' time and to defray expenses.

Sec. 32-31. Terms of office; filling vacancies.

(a) The initial members of the recreation board shall consist of the members of the former recreation commission.

(b) Notwithstanding the provisions in Sec. 2-111, the mayor shall appoint three members to the recreation board, and each councilmember shall appoint one member to the recreation board.

(c) The terms of office for recreation board members shall be served concurrently with and at the pleasure of the mayor or councilmember making the appointment.

Sec. 32-32. Organization and bylaws.

(a) At the first meeting of each calendar year, the recreation board members shall meet and organize by electing a chair and other necessary officers to serve for that calendar year.

(b) All meetings of the board shall be open to the public, with a record maintained of its proceedings, pursuant to Georgia's Open Meetings Act, O.C.G.A. § 50-14-1 et seq. Five (5) members of the board shall constitute a quorum and an affirmative vote of a majority of members present is required for the adoption of any motions.

(c) The recreation board shall have the power to draft bylaws or other rules and procedures to govern the conduct of business by the board. Pursuant to Sec. 2-114, bylaws shall be approved by the city council.

(d) Records of the recreation board shall be maintained and are subject to Georgia's Open Records Act, O.C.G.A. 50-18-70 et seq.

Sec. 32-33. Duties and Responsibilities

(a) The recreation board shall act in an advisory capacity to the city council on matters of policy and administration of city-owned parks, recreation programs, special events, and other activities as managed by Alpharetta's Recreation, Parks and Cultural Services Department.

(b) The recreation board may investigate or analyze matters related to parks and recreation as referred to the board by city council or the Director for the Recreation, Parks and Cultural Services Department. Whether to refer matters to the recreation board is discretionary.

(c) The recreation board is authorized to receive public input for changes or improvements to current parks, recreation, or cultural activities within the City of Alpharetta.

(d) The recreation board may submit recommendations to the city council on policies, rules and regulations, ordinances, and other matters under the purview of the board. Such recommendations may be solicited by the city council, staff, or made upon the board's own initiative. Whether to solicit recommendations from the recreation board is discretionary and neither the city council nor staff are obligated to act upon any recommendations provided by the board.

Sec. 32-34-32-40. Reserved

STAFF REPORT

Department: Legal
Submitted By: Lauren Shapiro
Meeting Date: April 28, 2025

AGENDA ITEM:

Resolution to Condemn - Parcel 1 of Cumming Street Corridor Improvements Project
This item was first considered and deferred during the April 14, 2025 City Council Meeting.
Consideration of adoption of a Resolution to condemn property interest in Tax Parcel No. 22 498212540439 (Parcel Owner: Jill Bernard) of the Cumming Street Corridor Improvements Project (Parcel No. 01) and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Adopt a Resolution to condemn property interest in Tax Parcel No. 22 498212540439 (Parcel Owner: Jill Bernard) of the Cumming Street Corridor Improvements Project (Parcel No. 01) and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

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

ITEM DESCRIPTION:

The City of Alpharetta has determined that it is necessary for the City to exercise its powers of eminent domain to acquire certain interests in this parcel in furtherance of the Cumming Street Corridor Improvements Project.

Approval of this resolution will authorize the City Attorney's Office to acquire, through the use of Eminent Domain, the necessary property rights to, in, over, under, through and across the property identified as Parcel 1 of this Project in order to ensure the timely completion of the Cumming Street Corridor Improvements Project. The estimated just and adequate compensation: $18,900.00 for 0.02 acres of Fee Simple Right of Way; 1,593.86 square feet of Temporary Construction Easement.

Further, the Mayor and the City Administrator are specifically authorized to execute, on behalf of and as if signed by every member of the governing authority of the City, the Mayor and Council, any and all documents necessary to further the filing of any Petition for Condemnation or Declaration of Taking related to the same and/or in furtherance of this Resolution.

ALTERNATIVES:

Do not adopt the resolution and amend the plans for this improvement project.

ATTACHMENTS:

1. Resolution Package Alpharetta - Parcel 01 Cumming Street

CITY OF ALPHARETTA

Cumming Street Corridor Improvements

Parcel 01
Tax Parcel ID No.: 22 498212540439
Condemnee: Jill Bernard

For City Council Review, Consideration, and Execution:

(1) Resolution
(2) Declaration of Taking
(3) Order to Condemn

RESOLUTION NUMBER:

A RESOLUTION BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, AUTHORIZING THE CITY ATTORNEY TO EXERCISE THE CITY'S POWERS OF EMINENT DOMAIN TO ACQUIRE CERTAIN INTERESTS IN PROPERTY SITUATED IN THE CITY OF ALPHARETTA, GEORGIA, FOR PUBLIC PURPOSES INCLUDING PUBLIC TRANSPORTATION PURPOSES

WHEREAS, pursuant to the Georgia Constitution; the Official Code of Georgia Annotated §32-3-1 et seq., and O.C.G.A. § 22-3-140, cities are authorized to acquire private property in fee simple or in any lesser interest by eminent domain for public purposes; and

WHEREAS, the City of Alpharetta, a political subdivision of the State of Georgia, desires to construct and improve Cumming Street to serve as a part of the transportation system for the City of Alpharetta, Georgia; and

WHEREAS, the project for the construction and improvement of Cumming Street being known and designated as the Cumming Street Corridor Project and being more fully shown on a map and drawing on file in the governmental offices of the City of Alpharetta located at 2 Park Plaza, Alpharetta, GA 30009; and

WHEREAS, the governing authority of the City of Alpharetta has determined that the circumstances of this matter are such that it is necessary for the City to exercise its powers of eminent domain pursuant to O.C.G.A. § 32-3-1 et seq. to acquire certain interests in property for the construction of the project; and

WHEREAS, the property, easements, and other interests and rights necessary for the construction of said project are more particularly described in the Legal Description set out on Exhibit "A" which is attached hereto and incorporated herein by reference; and

WHEREAS, the owner(s) of record for the property, easements, and other interests and rights to be acquired by the City is/are hereby identified as Jill Bernard; and

WHEREAS, the City desires to acquire fee simple right of way; a non-exclusive, perpetual easement; and/or a temporary construction easement in favor the City, its heirs, successors, invitees and assigns for the purposes of locating, constructing, maintaining, repairing, replacing, extending, expanding, installing and use by the general public of a public road and/or related appurtenances (the "Project") over, across, under and through the Property described on Exhibit "A" attached hereto and incorporated herein by this reference (hereinafter the "Property").

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Alpharetta as follows:

- that the City Attorney, or his designee, is ordered and directed to institute proceedings in rem pursuant to O.C.G.A. § 32-3-1 et seq. in the Fulton County Superior Court in order to condemn that Property and the interests therein as described above and on Exhibit "A" attached hereto and incorporated herein by reference, all to the use of the City, said property being now or formerly vested in Jill Bernard, her successors or assigns.

- **IT IS HEREBY FURTHER RESOLVED**, that payment of just and adequate compensation therefore be made to the person or persons entitled to such payment.

- **IT IS HEREBY FURTHER RESOLVED,** that the Mayor of the City of Alpharetta may sign any documents and/or pleadings required for proper filing under the aforementioned code sections including a Declaration of Taking and an Order of the governing authority of the City.

SO RESOLVED this ____ day of _____ 2025.

[SIGNATURES ON NEXT PAGE]

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

COUNCIL MEMBERS

_____
Mayor Pro Tem Dan Merkel

_____
Council Member Donald F. Mitchell

_____
Council Member Brian Will

_____
Council Member Douglas J. DeRito

_____
Council Member John Hipes

_____
Council Member Fergal M. Brady

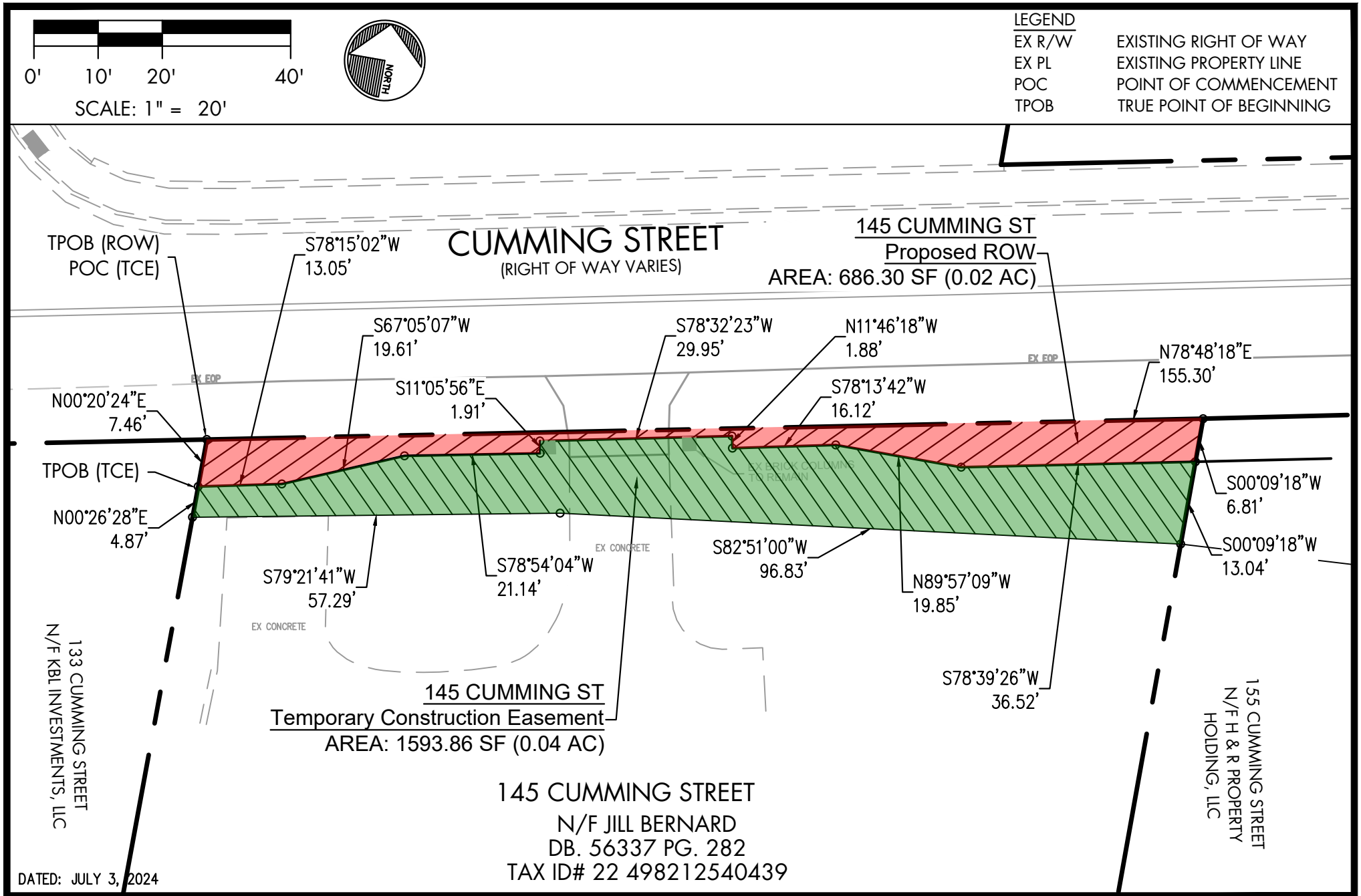
(SEAL)

Attest:

_____
Lauren Shapiro, City Clerk

Approved as to form and legal sufficiency:

_____
City Attorney



THE CITY OF
ALPHARETTA
PUBLIC WORKS
1790 Hembree Road
Alpharetta, Georgia 30009
Phone: 678-297-6200
Fax: 678-297-6201

REQUIRED RIGHT OF WAY
PERMANENT EASEMENT
TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT "A"

145 CUMMING STREET
LAND LOT 1254 - 2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

DECLARATION OF TAKING

WHEREAS, the City of Alpharetta, Georgia, a municipal corporation formed under the laws of the state of Georgia, by and through its Mayor and City Council, has made and passed a Resolution finding that the circumstances in connection with acquiring certain interests in property for public road or other transportation purposes are such that it is necessary to acquire title, estate, or interest in the lands fully described in the Order to Condemn contained in and/or relating to said Resolution, a certified copy/duplicate original of which is attached to this Declaration, as Exhibit "A," and made a part hereof, under O.C.G.A. §§ 32-3-1 et seq.; and

WHEREAS, said interests in the subject property are for public purposes upon, across, and over the tract of land in said city, as fully described in Exhibit “B” attached hereto and made a part hereof; and

WHEREAS, the City of Alpharetta, Georgia, has caused an investigation and report to be made by a competent land appraiser, upon which the City estimates the sum of money to be deposited into the Court as just and adequate compensation for the interests in the subject property referred above. A copy of the appraiser's sworn statement, is attached hereto, as Exhibit “C” and made a part hereof; and

WHEREAS, in consequence of the sworn statement the City of Alpharetta, Georgia estimates $18,900.00 as the just and adequate compensation to be paid for said interests in the subject property as fully described in Exhibit “B” attached hereto and made a part hereof; and now deposits said sum in the Court to the use of the persons entitled thereto.

WHEREAS, the premises considered, the City of Alpharetta, Georgia, under authority of the Official Code of Georgia Annotated §§ 32-3-1 et seq. and O.C.G.A. § 22-3-140 hereby declares that the property and interests as described in Exhibit "B," which is attached hereto and made a part hereof of this Declaration, is taken for purposes of locating, constructing, maintaining, repairing, replacing, extending, expanding, and/or installing infrastructure for a public road or other transportation purposes.

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

(SEAL)

Attest:

_____
Lauren Shapiro, City Clerk

Approved as to form and legal sufficiency:

_____
City Attorney

ORDER OF THE CITY OF ALPHARETTA, GEORGIA TO CONDEMN PROPERTY IN CONNECTION WITH THE CUMMING STREET CORRIDOR PROJECT

WHEREAS, the City of Alpharetta, Georgia, a municipal corporation formed under the laws of the State of Georgia ("The City"), has laid out and determined to construct and improve the Cumming Street Corridor, and being more fully shown on a map and drawing on file in the government office of the City located at 2 Park Plaza, Alpharetta, Georgia 30009; and

WHEREAS, in order to maintain the projected schedule of construction for the City, it is necessary that the tract of property, easements and/or other interests and rights for the construction of said project be acquired without delay; and

WHEREAS, the tract of property, easements and/or other rights as herein described and, as listed below, shown of record as owned by the persons named herein, all as described and shown in Exhibit "A"; attached an incorporated herein by reference and made a part of this Order, are essential for the construction of said project:

Property/Rights:

0.02 acres of Fee Simple Right of Way; and, 1,593.86 square feet of Temporary Construction Easement

Legal Description and Sketch/Plat attached hereto as Exhibit "A"

Owner(s):

Jill Bernard

Other Potentially Interested Parties:
Mortgage Electronic Registration Systems, Inc. as nominee for
Newrez LLC; Homebridge Financial Services, Inc. d/b/a REMN

NOW THEREFORE, in accordance with O.C.G.A. § 32-3-6(b)(6) and (c), it is hereby found by the Alpharetta City Council that the circumstances are such that it is necessary that the property, easements and other rights as described in the appendices and annexes to this Order be acquired by condemnation under the provisions of O.C.G.A. § 32-3-1 et seq. for public road purposes or other transportation purposes.

IT IS ORDERED that the City of Alpharetta, Georgia proceed to acquire the title, estate or interest in the lands hereinafter described in the appendices and annexes to this Order be by condemnation under the provisions of said Code, and City Attorney, or her designee(s) is authorized and directed to file the condemnation proceedings, including a Declaration of Taking, to acquire said title, estate, or interest in said lands and to deposit in the Court the sum estimated as just compensation all in accordance with the provisions of the law.

SO ORDERED by the Mayor and City Council of Alpharetta, Georgia this _____ day of _____, 2025.

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

COUNCIL MEMBERS

_____
Mayor Pro Tem Dan Merkel

_____
Council Member Donald F. Mitchell

_____
Council Member Brian Will

_____
Council Member Douglas J. DeRito

_____
Council Member John Hipes

_____
Council Member Fergal M. Brady

(SEAL)

Attest:

_____
Lauren Shapiro, City Clerk

Approved as to form and legal sufficiency:

_____
City Attorney