



City Council Meeting and Public Hearing SEPTEMBER 25, 2017

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

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE TO THE FLAG
- IV. PROCLAMATIONS AND PRESENTATIONS
 - A. CALEA Reaccreditation Award
 - B. Service Award - Lt. Robert Heath - 30 years
- V. CONSENT AGENDA
 - A. Council Meeting Minutes (Meeting of 09-18-2017)
- VI. PUBLIC HEARING
 - A. Public Hearing on the Fiscal Year 2018 Millage Rate Levy
 - B. CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street

Consideration of a request to rezone 0.837 acres from R-15 (Dwelling, 'For-Sale' Residential) to DT-LW (Downtown Live-Work) and rezone 10.868 acres from R-15 to DT-R (Downtown Residential) to allow for the construction of 58 'For-Sale' detached homes and to allow a historic structure to be used for an office. A comprehensive land use plan amendment is requested from Downtown Residential Density to Central Business District. The property is located on the north side of Cumming Street between Highway 9 and Manning Drive at 40 Cumming Street and is legally described as being located in Land Lots 1196 and 1253, 2nd District, 2nd Section, Fulton County, Georgia.

- C. V-17-27 On The Border/Sign Variance (Council Only)
Consideration of a variance request to allow one (1) additional wall sign. The property is located at 10575 Davis Drive and is legally described as being located in Land Lot 607, 1st District, 2nd Section, Fulton County, Georgia.

- VII. OLD BUSINESS
 - A. Ordinance: 2nd Reading of Fiscal Year 2018 Millage Rate Levy
- VIII. PUBLIC COMMENT
- IX. REPORTS
- X. ADJOURNMENT TO EXECUTIVE SESSION



City Council Meeting and Public Hearing

September 18, 2017

PUBLISHED: TUESDAY, SEPTEMBER 19, 2017

PUBLISHED BY: COTY THIGPEN

OFFICE OF THE CITY CLERK

WWW.ALPHARETTA.GA.US

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

I. CALL TO ORDER

❖ *Mayor Pro Tem Owens called the meeting to order at 6:34 p.m.*

II. ROLL CALL

- Council Members
 - Mayor David Belle Isle (absent)
 - Chris Owens (Mayor Pro Tem)
 - Jason Binder
 - Jim Gilvin
 - Mike Kennedy
 - Dan Merkel
 - Donald Mitchell
- Staff
 - Bob Regus, City Administrator
 - Coty Thigpen, City Clerk
 - Scott Hastey, Asst. City Attorney
 - James Drinkard, Asst. City Administrator
 - Morgan Rodgers, Director of Recreation, Parks, and Cultural Affairs
 - Tom Harris, Director of Finance
 - Peter Tokar, Director of Economic Development

III. PLEDGE TO THE FLAG

IV. PROCLAMATIONS

A. Constitution Week

B. National Payroll Week

V. CONSENT AGENDA

A. Council Meeting Minutes (Meetings of 8-21-2017 & 8-28-2017)

B. Alcoholic Beverage License Applications

PH-17-AB-19 Alpharetta Ops

T&T,LLC

**d/b/a Truck &
Tap 30 Milton
Ave.
Alpharetta, GA. 30009**

**Consumption on Premises
Beer & Wine- Sunday Sales**

**Owner: Zachary Yurchuck
Registered Agent: Zachary
Yurchuck**

**PH-17-AB-20 SEC Taco- Alpharetta, LLC
d/b/a Fuzzy's Taco
Shop 5325 Windward
Parkway
Alpharetta, GA. 30004**

**Consumption on Premises
Liquor, Beer & Wine- Sunday Sales**

**Owner: Quincey Nuckolls
Registered Agent: Quincey Nuckolls**

**PH-17-AB-21 Loyalty Old Milton, LLC
d/b/a Loyal Q and Brew
3655 Old Milton Parkway
Alpharetta, GA. 30005**

**Consumption on Premises
Beer & Wine, Liquor-- Sunday Sales**

**Owner: Susie Oddo
Registered Agent: Susie Oddo**

**PH-17-AB-22 Aomi Alpharetta, LLC
d/b/a Aomi Joponese Restaurant
2725 Old Milton Parkway Ste. A
Alpharetta, GA. 30009**

**Consumption on Premises
Beer & Wine, Liquor-- Sunday Sales**

**Owner: Doo Chil Park
Registered Agent: Doo Chil Park**

**PH-17-AB-23 Real Chow Baby, LLC
d/b/a Real Chow Baby
58 Canton St. Ste. 104
Alpharetta, GA. 30009**

**Consumption on Premises
Beer & Wine, Liquor-- Sunday Sales**

**Owner: Michele Mollon
Registered Agent: William Simms**

C. Financial Management Report: Month Ending July 31, 2017

❖ *Council Member Kennedy offered a motion to approve the Consent Agenda*

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

D. Board And Commission Appointments

1. Planning Commission: Consideration To Fill Vacant Alternate Seat

- Consideration of a nomination by Council Member Donald Mitchell to appoint Steve Usry to fill a vacant seat as an alternate on the Planning Commission.
- Steve Usry is a member of the 75th graduating class from the original Milton High School in downtown Alpharetta. A 26 year resident of Alpharetta, Steve and his wife, Bethany, have lived in the Garden District of Alpharetta since 2008. Steve is currently a small-business owner and has been a partner in a company that has and sold companies in Alpharetta and Milton for a number of years. Steve has served Alpharetta as a member of the Natural Resources Commission, has volunteered as a 6th, 7th and 8th grade football coach for Milton High School's feeder program and he and Bethany lead a Community Group at North Point Community Church.

❖ *Council Member Mitchell offered a motion to appoint Steve Usry to the Planning Commission as an Alternate.*

- *The motion received a second from Council Member Gilvin*
- *The motion was approved 6-0*

VI. PUBLIC HEARING

A. CU-17-09: City Center Jewel Buildings 2A & 2B

- Director of Community Development, Kathi Cook, came forward to present this item on behalf of staff
- Staff recommends approval of CU-17-09 City Center/Jewel Box Buildings subject to the following conditions:
 1. Site shall be developed substantially similar to the site plan prepared by Place Maker Design, dated 7/28/2017.
 2. Jewel box building architecture shall be substantially similar to the renderings prepared by Place Maker Design, dated 7/28/2017, including a minimum transparency of 50% of the total perimeter walls.
 3. The jewel box buildings shall be restricted to restaurant use in compliance with the City's Alcohol Ordinance (min. 50% food sales).

4. Jewel box buildings and outdoor dining area shall not encroach upon the lawn area of the Town Green.
 5. All back-of-house functions shall be fully screened from the public view, as approved by Staff.
 6. Decorative containers with landscaping shall be provided around jewel box buildings, as approved by Staff.
 7. Patio areas shall require decorative barriers and/or landscaping to define the area. Outdoor furniture, decorative barriers and landscape subject to Staff approval.
 8. All previous conditions of zoning related to the subject property shall remain in effect, except as modified in the conditions above.
- The applicant, Cheri Morris of Morris & Fellows, requests a conditional use for two (2) jewel box buildings flanking the Town Green within the 25-acre City Center mixed-use development. Previous conditions of zoning required a conditional use permit for the design and use of the jewel box buildings. The subject property is located at the southeast corner of Academy Street and South Main Street at 24 and 34 South Main Street.
 - The submitted request, if approved, will allow for restaurant uses within two (2) jewel box buildings flanking the Town Green within the City Center mixed-use development. City Center conditions of zoning required conditional use approval of the use and elevations for the jewel box buildings. The subject property is located at 24 and 34 South Main Street.
 - The property was approved on May 18, 2015 for a rezoning to MU (Mixed Use) to allow a mixed-use development known as City Center. At the time, the developer represented that the jewel box buildings would be occupied by restaurant use and that the buildings would be similar to a historic market building, conservatory or garden room with transparent facades. The following condition of zoning establishes size limitations, design standards and approval procedure for the jewel box buildings:
 - Buildings adjacent to town green shall not exceed 1,760 sf each and 50% of the total perimeter walls shall be transparent with final elevations to be approved by Council as a conditional use at a public hearing.
 - Each jewel box building is proposed to be 1,760 square feet, with a 380 square foot patio area. Each building is 74 feet in length and 24 feet in width. The applicant is in discussions with a pizza restaurant, a French bistro, a Taqueria, a Japanese Ramen Bar from the Buckhead area, as well as a local fried chicken restaurant.
 - The applicant submitted elevations of the jewel box buildings, which are a white color (West Highland White) and predominately glass on three (3) sides. According to the architect for the applicant, 51.5% percent of the total perimeter walls (windows and doors) will be transparent, which exceeds the requirement of at least 50% transparency. According to the applicant, the jewel box buildings will sit above a stacked stone base and will include sliding windows to create an indoor/outdoor experience, plantation shutters to mask the kitchen area, art glass detailing in the transoms and a metal roof. The City's Downtown Architect reviewed the proposed building elevations.
 - City Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for conditional use. The proposed jewel box buildings are consistent with the size and design standards established in the previous condition of zoning. If approved, staff recommends conditions restricting the use of the buildings to small restaurant uses with a minimum 50% food sales, as well as site and architectural requirements.
 - Cheri Morris, of Morris and Fellows, came forward on behalf of the applicant to make a brief presentation detailing their request

Public Comment

None

- ❖ *Council Member Kennedy offered a motion to approve CU-17-09: City Center Jewel Buildings 2A & 2B 4 subject to staff conditions #1-6 and #8 and deleting condition #7*

- *The motion received a second from Council Member Mitchell*
- *The motion was approved 5-1; Binder voting no*

B. PH-17-27: Edward Andrews Homes/Detention Pond Wall

- Director of Community Development, Kathi Cook, came forward to present this item on
- Staff recommends approval of PH-17-27 Edward Andrews Homes Thompson Street/Detention Pond Wall and Courtyard Material Request, subject to the following conditions:
 1. Thompson Street homes shall include courtyards with low stacked stone and/or brick walls or evergreen hedge with columns between sidewalk and home, as depicted on streetscape elevation prepared by Edward Andrews Homes, dated 8/31/2017, with final approval by Staff. Under ledge lighting of wall shall be required in order to enhance multiuse trail.
 2. Detention pond shall be heavily landscaped and retaining walls shall be faced with brick or stone where visible from public right of way, except that 3 designated areas for public art shall be permitted on the north elevation of the detention pond wall, as depicted on the rendering prepared by Edward Andrews Homes, dated 8/30/2017, with final approval by Staff. Design of detention facility will minimize standing water where feasible with final determination to be made by staff.
 3. Developer shall record a legal document allowing for the detention pond wall to be used for public art.
 4. Public art pieces shall require approval at a Design Review Board meeting where notification is given to adjacent property owners.
 5. Previous conditions of zoning shall remain in effect, except as modified by these conditions.
- The applicant, Edward Andrews Homes, requests a change to previous conditions of zoning on a 5.85-acre property approved for a 'For-Sale' residential subdivision. The requested changes would allow for public art on the detention pond wall and an evergreen hedge with columns to define courtyard areas for homes fronting Thompson Street. The subject property is located on the north side of Thompson Street, just west of Park Street.
- The submitted request, if approved, will allow for changes to previous conditions of zoning related to the Thompson Street Investments (Edward Andrews Homes – Midwick) residential subdivision on Thompson Street. The proposed changes would allow courtyard areas fronting Thompson Street to be defined with a wall or evergreen hedge and to allow public art on the detention pond wall. The subject property is located on the north side of Thompson Street, just west of Park Street.
- The property was approved on October 26, 2015 for a rezoning to DT-LW (Downtown Live-Work) to allow 40 'For-Sale' townhome units on 5.85 acres. Council recently approved a change to previous conditions of zoning to allow 17 townhomes to be converted to 17 single-family detached units for lots along Thompson Street. As shown below, the applicant proposes the following changes to two (2) previous conditions of zoning related to file CLUP-15-04/Z-15-06/V-15-07 Thompson Street Investments:

9. Thompson Street homes shall include courtyards with low stacked stone and/or brick walls or evergreen hedge with columns between sidewalk and home, as depicted on streetscape elevation prepared by Edward Andrews Homes, dated 8/30/2017, with final approval by Staff. Under ledge lighting of wall shall be required in order to enhance multiuse trail.

17. Detention Pond shall be heavily landscaped and retaining walls shall be faced with brick or stone where visible from public right of way, except that 3 designated areas for public art shall be permitted on the north

elevation of the detention pond wall, as depicted on the rendering prepared by Edward Andrews Homes, dated 8/30/2017, with final approval by Staff. Design of detention facility will minimize standing water where feasible with final determination to be made by staff.

- The City has envisioned an art walk along the Thompson Street section of the Alpha Loop. As a result, the Edward Andrews Homes (Midwick) detention pond wall has been identified as an opportunity for public art. The applicant prepared a rendering depicting the wall faced with brick with three (3) designated areas for public art. The proposed 7' x 14' public art panels will have a smooth coat stucco finish and will be painted with a color to blend with the natural surroundings until such time that artwork is commissioned.
- Academy Park backs up to the applicant's property to the north, with the two (2) properties being separated by a stream and associated undisturbed buffers. The nearest townhome building in Academy Park is approximately 250' from the detention pond wall. The area between the wall and Academy Park includes a mix of hardwoods and pines. Previous conditions of zoning required the stream buffer to be replanted to create a park-like setting with trees and shrubs. In order to comply with this condition of zoning, the developer will install landscape material within the stream buffer along the Alpha Loop.
- City Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for change to previous conditions of zoning. The evergreen hedge defining courtyards of homes along Thompson Street will help soften the streetscape. The use of the detention pond wall for public art would be a benefit to the citizens of the City and will further contribute to the success and experience of the Alpha Loop. The City's Comprehensive Plan includes the following policies and strategies related to public art:
 - Natural Historic and Cultural Resources (NHCR) Strategy 1.9: Continue to evaluate ways to encourage Public Arts Programming and Arts Facilities.
 - NHCR Strategy 3.2: Actively pursue methods to expand, enhance, and create more multi-use trail activity.
 - Community Services and Facilities (CSF) Policy 3: Enhance the quality of life for residents through the provision of greenspace, parks and recreational facilities, and cultural opportunities that are convenient to all city residents.
 - CSF Strategy 3.1: Create a public art program to promote public art that will foster community pride and improve the visual attractiveness of public spaces.
- 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.
- The City has received objections from Academy Park residents to the proposed use of the detention pond wall for public art. Residents have stated that the natural setting along the stream is not an appropriate location for public art.
- Applicant had no further information to offer

Public Comment

- Steve Stolle, 2459 Claystone Lane, Alpharetta, GA, came forward to speak on this item
- Gordon Hagler, 12420 Dancliff Trace, Alpharetta, GA, came forward to speak on this item
- Dave Meeker, 12330 Dancliff Trace, Alpharetta, GA, came forward to speak on this item
- Larry Attig, Karen Drive, Alpharetta, GA, came forward to speak on this item
- John Hipes, 12295 Dancliff Trace, Alpharetta, GA, came forward to speak on this item

Pond Wall as it relates to the courtyard material and table the art display portion until the October 2nd council meeting

- *The motion received a second from Council Member Gilvin*
- *The motion was approved 6-0*

C. V-17-24: Lehigh Homes Cumming Street/Pool Variance

- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- Staff recommends approval of V-17-24 Lehigh Homes Cumming Street Lot 10/Pool Variance subject to the following conditions:
 1. Lot 10 shall be developed substantially similar to site plan submitted by Proclaim Landscape Associates, LLC, dated 4/17/2017, except for modifications required to comply with the conditions below.
 2. Architecture and materials of courtyard area shall be substantially similar to the submitted rendering, as approved by Staff. Pool equipment and accessories shall not be visible from the public right-of-way.
 3. Landscape plan shall be substantially similar to the plan prepared by Proclaim Landscape Associates, LLC, dated 4/17/2017, as approved by Staff. Shrubs and/or vines, such as creeping fig shall be used to soften the brick wall. Shrubs shall be of varied heights.
 4. Developer shall limit encroachment into the structural root plate and minimize encroachment into the critical root zone of the 60" Southern Red Oak. Developer shall comply with special construction techniques required by Staff for work within the structural root plate and critical root zone of the 60" Southern Red Oak. Additional tree care shall be required to offset the encroachment, as approved by Staff.
- The applicant, Brenden Walsh with Lehigh Homes, is requesting consideration of a variance to allow a pool within the front yard of a residential property. The subject property is located at 130 Cumming Street, on the north side of Cumming Street east of Cricket Lane.
- The submitted request, if approved, would allow a swimming pool within a courtyard in the front yard of a single-family residential lot. Swimming pools are only permitted within the rear and side yards of a residential lot. The subject property is located at 130 Cumming Street, on the north side of Cumming Street east of Cricket Lane.
- The property is zoned DT-R (Downtown Residential). Surrounding properties are zoned R-15 (Dwelling, 'For-Sale', Residential). The Manning Drive and Cold Creek Drive subdivisions and a few unplatted single-family detached lots surround the subject property.
- Unified Development Code (UDC) Section 2.3.3 (B) has the following locational requirements for residential swimming pools:

“Swimming pools and their auxiliary structures shall maintain a 20’ setback from side and rear property lines or the same setback as the principle structure, whichever is less. Swimming pools shall not be located within the required front yard of any lot or closer to the front lot line than the principal building on the lot. Pools may also not be located within a buffer or easement.”

- The Lehigh Homes subdivision on Cumming Street was approved for a comprehensive land use plan amendment and rezoning on March 28, 2016. The approved plan depicted a 10-lot single-family detached subdivision with an existing home at 130 Cumming Street being renovated and preserved.
- The site plan for Lot 10 depicts a single-family detached home on a corner lot, with orientation to Cumming Street and the new internal street. Therefore, the property has two (2) front yards. The courtyard area is proposed at the front of the home along Cumming Street, including a 10’ x 20’ (200 square foot) splash pool. The courtyard area is enclosed with a 5’ decorative brick wall with decorative metal fencing

on top and is no closer than approximately 13' from the front property line. The applicant has provided a rendering showing the courtyard area incorporated into the front façade of the home so that the pool is not visible from Cumming Street.

- Previous conditions of zoning required that a 60" Southern Red Oak be saved at the southwest corner of Lot 10. As depicted on the site plan, the courtyard encroaches upon the structural root plate and critical root zone of this tree. The City Arborist has reviewed the applicant's request and believes that the construction of the courtyard can be accomplished through special construction techniques and tree care with minimal impacts to the tree. However, the Arborist believes the applicant should make every effort to minimize the encroachment on this tree.
- Staff has reviewed the application and is in general agreement with the requested variance. The small size of the pool is appropriate given its location and the pool has been carefully camouflaged within the courtyard area. If approved, conditions are recommended limiting the size of the courtyard and pool to the submitted plans, as well as architectural and screening requirements.
- The applicant notified adjacent property owners of the variance request and intent for the property. The citizen participation report states that no comments were received.
- Applicant did not have any further information to offer

Public Comment

None

❖ *Council Member Kennedy offered a motion to approve V-17-24: Lehigh Homes Cumming Street/Pool Variance subject to the 4 staff conditions*

- *The motion received a second from Council Member Mitchell*
- *The motion was approved 6-0*

D. Public Hearing on the Fiscal Year 2018 Millage Rate Levy

- Director of Finance, Tom Harris, came forward to present this item on behalf of staff
- The FY 2018 Budget was distributed electronically to the City Council on April 28, 2017 and made available on the City's website through the financial transparency portal (OpenGov) and as a downloadable pdf document.
- The Finance Department presented an overview of the operating/capital budget and proposed millage rate levy at the May 1st, 15th, and 22nd City Council Meetings.
- Public Hearings on the budget were held on June 5th, 12th, and 19th with final approval of the FY 2018 Budget occurring on June 19, 2017.
- Due to uncertainty regarding the tax digest, adoption of a millage rate was postponed pending receipt of the certified tax digest from the Fulton County Tax Commissioner. The tax digest was received on August 24, 2017 and highlights tax base growth of 4% which is in-line with budgetary estimates. It should be noted that the majority of this growth is related to new construction as revaluation of existing properties (primarily residential) was postponed pending a review of Fulton County Tax Assessor practices/procedures.
- The City's millage rate levy proposal for 2017 (FY 2018) is the same as the prior year at 5.75 mills while funding \$35 million in capital investment (including funding for capital improvements as well as maintenance of our infrastructure) that is focused on alleviating traffic congestion, expanding sidewalk connectivity, improving park amenities, etc.
- The City's millage rate of 5.75 mills includes 4.72 mills for general government (i.e. operations and recurring capital investment) and 1.03 mills for debt service on voter approved bonds. To ensure Alpharetta remains an affordable place to live and raise a family, the City provides a \$40,000 homestead exemption that saves our homeowners over \$2.4 million annually (e.g. equates to a 1.3 mill reduction for the average homeowner). The City's homestead exemption is the highest in Georgia.
- Tonight is the second of three public hearings and the first of two meetings to vote on the FY 2018 Millage Rate Levy with the schedule as follows:

September 18, 2017 (11:30 a.m.)

- Public Hearing

September 18, 2017 (6:30 p.m.)

- Public Hearing
- City Council Meeting
- Millage Rate Ordinance (1st reading)

September 25, 2017 (6:30 p.m.)

- Public Hearing
- City Council Meeting
- Millage Rate Ordinance (2nd reading)

Public Comment

None

VII. OLD BUSINESS

A. PH-17-20 Unified Development Code Text Amendments to Downtown Code and Alpharetta Design Guidelines (2nd Reading)

- Senior Planner, Michael Woodman, came forward to present this item
- This item was heard at the August 3, 2017 Planning Commission meeting. One resident had a question about the proposed amendments. After discussion, the Planning Commission recommended to approve this item. Vote (6-0)
- Staff recommends approval of text amendments to the Unified Development Code and Alpharetta Downtown Design Guidelines as it relates to architectural style requirements and DT-R (Downtown Residential) development standards.
- Consideration of amendments to the Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code, Subsection 2.8.7 Architectural Style Requirements, Section 3.8 DT-R Downtown Residential and Alpharetta Downtown Design Guidelines.

Architectural Style Requirements:

Staff proposes adding two (2) architectural styles, including Tudor Eclectic and Mercantile/Mill in the Downtown Overlay. The Mercantile/Mill style would only apply to commercial mixed-use or mercantile type buildings.

DT-R (Downtown Residential) Development Standards:

Staff proposes increasing the minimum lot size for a detached home in the DT-R (Downtown Residential) zoning district from 2,500 square foot to 4,500 square feet. Areas in the Downtown appropriate for the DT-R zoning district are typically areas where redevelopment opportunities have been identified. Increasing the minimum lot size would provide a better transition between existing established neighborhoods and more intense commercial and mixed-use areas of the Downtown Overlay. A larger minimum lot size would also allow for more creative building design, providing flexibility to vary massing and building height. Staff also proposes an amendment to the 0' side setback in the DT-R and DT-LW (Downtown Live-Work) districts to require a minimum 10' between structures.

- City Attorney, Sam Thomas, read the Ordinance aloud for a 2nd and final reading

❖ *Council Member Kennedy offered a motion to approve the Ordinance*

- *The motion received a second from Council Member Merkel*
- *The motion was approved 6-0*

B. PH-17-21 Unified Development Code Text Amendments (2nd Reading)

- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- This item was heard at the August 3, 2017 Planning Commission meeting. One resident had a question about the proposed amendments. After discussion, the Planning Commission recommended to approve this item. Vote (6-0)
- Staff recommends approval of text amendments to the Unified Development Code related to the MU Zoning District, Open Space, Landscape Strip and Downtown Zoning Districts.
- Consideration of text amendments to Unified Development Code (UDC) Section 1.4 Definitions and Section 3.2 Tree Conservation, Landscape and Buffer Requirements to modify the definitions of 'Landscape Strip' and 'Open Space', UDC Subsection 2.2.20 MU Mixed Use District to modify development standards and UDC Appendix A: Alpharetta Downtown Code, Sections 3.5 DT-C Downtown Core, 3.6 DT-MU Downtown Mixed-Use, 3.7 DT-LW Downtown Live-Work and 3.8 DT-R Downtown Residential to require a proportionate share of civic and amenity space as it relates to density.

MU (Mixed-Use) Development Standards:

Text amendments are proposed to the MU (Mixed-Use) zoning district development standards to change 'Park Space' to 'Open Space'.

Open Space:

Modifications are proposed to the definition of 'Open Space' to exclude sidewalks, building setbacks, buffers, landscape strips or other similar requirements.

Landscape Strip:

Modifications are proposed to the definitions of 'Landscape Strip' in UDC Section 1.4 and Section 3.2 to prohibit utilities within a landscape strip.

Downtown Zoning Districts:

Modifications are proposed to each of the four (4) Downtown zoning districts requiring a proportionate share of civic space and amenity space for requests above 10 dwelling units per acre in the DT-C and DT-MU districts and for requests above 8 dwelling units per acre in the DT-LW and DT-R districts.

- All proposed text amendments have been reviewed by the City Attorney.
- City Attorney, Sam Thomas, read the Ordinance aloud for a 2nd and final reading

❖ *Council Member Kennedy offered a motion to approve the Ordinance*

- *The motion received a second from Council Member Binder*
- *The motion was approved 6-0*

VIII. NEW BUSINESS

A. Purchase of 911-Center Technical Furniture

- Division Chief, Carl Hall, came forward to present this item on behalf of staff
- Staff requests approval of the purchase and installation of 911 Emergency Communications console furniture by Watson Furniture under the National Cooperative Purchasing Alliance Contract (#07-48) in an amount totaling \$163,126.35 and authorize the Mayor to execute all necessary documents.

- The 911-Center is currently scheduled to undertake renovations in fall 2017. As part of those renovations, the opportunity to improve a significant component of the 911-Center operation is available.
 - A 911 console consists of multiple computers, monitors, keyboards, computer mice, telephones, radio hardware, and work surfaces for the 911 communications operators. The current console furniture used in the 911-Center was purchased in 2008. Several advances in design and ergonomics have been made since that time
- Major advances include:
- ADA compliant Focal Depth monitor adjustment: This feature allows the operator to move all six monitors at once; allowing the dispatcher to see all of the computer screens at a distance that is correct for the employee's vision.
 - Background Accent lighting: Uniform low-level background task light provides for decreased eyestrain and console specific lighting. Existing task lighting reflects onto other console positions and decreases the visibility of other operators.
 - Status Light Integration: This module gives a visual indication of console position activity allowing management improved human resource allocation during an emergency. Visual indication of phone activity, radio activity, or general availability is provided.
 - Computer hardware and wiring management: Improved cable management of monitor, power, and multiple USB connections are provided to decrease connection failure.
 - Improved environmental Controls: Individual workspace configurations for desk height, keyboard height, lighting, and ventilation settings may be programmed and saved for each operator. This improves operator readiness availability at shift change and other personnel moves in the event of equipment failure.
 - Computer Storage: Coupled with enhanced cable management technology. Computer cabinets will be used to keep the mission critical computers well ventilated and secured. These cabinets hold multiple computers, including rack-mounted peripherals and switches while providing easy access for maintenance needs. Wire management maintains a professional appearance while allowing obstruction-free operation of the console.
 - Several vendors were consulted during the process of planning the floorplan of the 911-Center. Watson Furniture provided the best configuration to meet the needs of the Center, maximizing floor space, all while improving personnel movement and functionality. The attached quote is for the purchase and installation (in accordance with the construction phasing/staging of the Public Safety Headquarters Expansion) of 8 full-size consoles and one smaller consolidated console. The attached quote represents pricing under the National Cooperative Purchasing Alliance (NCPA) which is a national government purchasing cooperative that leverages the purchasing power of public agencies in all 50 states to reduce the costs of goods and services while also maximizing staff procurement efficiency.

Public Comment

None

- ❖ *Council Member Gilvin offered a motion to approve the purchase and installation of 911 Emergency Communications console furniture by Watson Furniture under the National Cooperative Purchasing Alliance Contract (#07-48) in an amount not to exceed \$163,126.35 and authorize the Mayor to execute all necessary documents.*
 - *The motion received a second from Council Member Merkel*
 - *The motion was approved 6-0*

B. Amendment to the Recycling Services and Solid Waste Agreement

- Director of Finance, Tom Harris, came forward to present this item on behalf of staff
- Staff requests approval of authorization of the Mayor to execute an amendment to the Recycling Services and Solid Waste Agreement with BFI (Republic) for the purpose of providing for a separate glass recycling route and for other purposes; and approve the resolution establishing the residential rates for solid waste, bulky waste, yard waste, recycling collection, and glass recycling collection.
- In April and again in August, staff presented at workshops the various options for glass recycling. Based on direction given, Republic has offered to provide a separate route for collection of glass recycling. The proposed charges are: weekly - \$3.00 per home; every other week - \$2.39 per home.

Contract:

The current contract runs through March 2017 with 3 one-year renewals thereafter (through March 2020). If the amended services and terms are approved, the contract will be extended through March of 2020, with 2 additional one-year renewals (through March of 2022).

The current monthly charges from Republic and the proposed monthly charges from Republic are as follows depending on the service interval / chosen:

Cart/Bin Size	Current Republic Charges Monthly
95-Gallon	\$ 18.23
68-Gallon	\$ 17.05
Senior	\$ 8.75
Senior Exempt	no charge
Extra Cart	\$ 6.47
Tag Fees	\$ 1.00

The current charges from Republic will be adjusted to include a glass recycling collection charge based on the service interval selected (weekly - \$3.00 or every other week - \$2.39) once service begins. The charge applies to all residential units regardless if the resident participates in glass recycling. Republic estimates that they will provide the bins sometime in November with service to begin in December. Under the terms of the contract, the charges (excluding senior) are automatically adjusted by CPI annually each April 1 for the previous calendar year. The CPI in 2018 will not be placed on the glass route charges but will be applied to the other charges (excluding senior) based on the CPI fluctuation for the period December 2015 - December 2017. It should be noted that Republic has not had a CPI increase since 2010.

Rate Resolution:

The attached resolution establishes new rates to cover the cost of the new glass recycling service and a 3% projected CPI increase. The rates will go into effect on January 1, 2018 and will be billed in December 2017, in advance for the quarter January through March 2018.

The proposed monthly residential route rates, depending on the service interval selected (weekly vs every other week), are as follows:

Cart/Bin Size	Current Household Monthly Rates	CPI Adjustments	Proposed Weekly Rate with Glass Recycling (\$3.00)	Proposed Bi-Weekly Rates with Glass Recycling (\$2.39)
95-Gallon	\$ 18.83	\$ 0.56	\$ 22.39	\$ 21.78
68-Gallon	\$ 17.65	\$ 0.53	\$ 21.18	\$ 20.57
Senior	\$ 8.75	\$ -	\$ 11.75	\$ 11.14

Senior Exempt	no charge	no charge	no charge	no charge
Extra Cart	\$ 6.47	\$ 0.20	\$ 6.67	\$ 6.67
Extra 18-Gallon Bin	N/A	\$ -	\$ 3.00	\$ 2.39
Tag Fees	\$ 1.00	\$ -	\$ 1.00	\$ 1.00

Immediately following the approval, the City will begin communicating the services to residents via web, social media, press releases, and by letter. Republic will send out letters to residents again on November 1st. Bins will be delivered to households on November 11th and November 18th, with further notification in the bottom of the bin. The bins will be marked "glass only." Service is to begin December 4th.

- City Attorney read the Resolution aloud

Public Comment

- Don Nahser, 305 Karen Drive, Alpharetta, GA, came forward to speak on this item

❖ *Council Member Mitchell offered a motion to authorize the Mayor to execute an amendment to the Recycling Services and Solid Waste Agreement with BFI (Republic) for the purpose of providing for a separate glass recycling route on a weekly basis and for other purposes; and approve the Resolution establishing the residential rates for solid waste, bulky waste, yard waste, recycling collection, and glass recycling collection.*

- *The motion received a second from Council Member Merkel*
- *The motion was approved 5-1; Gilvin voting no*

A. Ordinance: 1st Reading of Fiscal Year 2018 Millage Rate Levy

- The purpose of this meeting is to adopt (1st Reading) the FY 2018 Millage Rate Levy.
- City Attorney, Sam Thomas, read the Ordinance aloud constituting a 1st reading

Public Comment

None

❖ *Council Member Mitchell offered a motion to approve the Ordinance and the operating initiatives that were previously frozen*

- *The motion received a second from Council Member Merkel*
- *The motion was approved 6-0*

X. WORKSHOP

A. Parking Study Update

- Senior Engineer, Eric Graves, came forward to introduce our consultant, Joel Mann, to make a presentation to Council

XI. PUBLIC COMMENT

- Don Nahser, 305 Karen Drive, Alpharetta, GA, came forward to speak about a safety concern on Devore Rd.

XII. REPORTS

- Mayor Pro Tem Owens reported that the City's Grilling and Gridiron event was fantastic and very well attended

XIII. ADJOURNMENT

❖ *Mayor Pro Tem Owens adjourned the meeting at 9:06 p.m.*

Respectfully submitted,

A handwritten signature in black ink that reads "Coty Thigpen". The signature is written in a cursive, flowing style.

Coty Thigpen, City Clerk

DRAFT



City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Finance

Submitted By:

Meeting Date: September 25, 2017

I. AGENDA ITEM TITLE:

PUBLIC HEARING ON THE FISCAL YEAR 2018 MILLAGE RATE LEVY

II. RECOMMENDATION:

The purpose of this hearing is to obtain public comment on the Recommended Fiscal Year 2018 Millage Rate Levy.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES INCLUDED IN CURRENT FY OPRT. BUDGET: YES

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

The FY 2018 Budget was distributed electronically to the City Council on April 28, 2017 and made available on the City's website through the financial transparency portal (OpenGov) and as a downloadable pdf document.

The Finance Department presented an overview of the operating/capital budget and proposed millage rate levy at the May 1st, 15th, and 22nd City Council Meetings.

Public Hearings on the budget were held on June 5th, 12th, and 19th with final approval of the FY 2018 Budget occurring on June 19, 2017.

Due to uncertainty regarding the tax digest, adoption of a millage rate was postponed pending receipt of the certified tax digest from the Fulton County Tax Commissioner. The tax digest was received on August 24, 2017 and highlights tax base growth of 4% which is in-line with budgetary estimates. It should be noted that the majority of this growth is related to new construction as revaluation of existing properties (primarily residential) was postponed pending a review of Fulton County Tax Assessor practices/procedures.

The City's millage rate levy proposal for 2017 (FY 2018) is the same as the prior year at 5.75 mills while funding \$35 million in capital investment (including funding for capital improvements as well as maintenance of our infrastructure) that is focused on alleviating traffic congestion, expanding sidewalk connectivity, improving park amenities, etc.

The City's millage rate of 5.75 mills includes 4.72 mills for general government (i.e. operations and recurring capital investment) and 1.03 mills for debt service on voter approved bonds. To ensure Alpharetta remains an affordable place to live and raise a family, the City provides a \$40,000 homestead exemption that saves our

homeowners over \$2.4 million annually (e.g. equates to a 1.3 mill reduction for the average homeowner). The City's homestead exemption is the highest in Georgia.

Tonight's meeting is the last of three public hearings on the FY 2018 Millage Rate Levy with the schedule as follows:

September 18, 2017 (11:30 a.m.)

- Public Hearing

September 18, 2017 (6:30 p.m.)

- Public Hearing
- City Council Meeting
- Millage Rate Ordinance (1st reading)

September 25, 2017 (6:30 p.m.)

- Public Hearing
- City Council Meeting
- Millage Rate Ordinance (2nd reading)

V. ALTERNATIVES:

VI. ATTACHMENTS:

FY 2018 Adopted Budget Excerpt

Alpharetta

GEORGIA ♦ USA



Budget

Fiscal Year 2018

(July 1, 2017 through June 30, 2018)

City of Alpharetta, GA

Finance Department
2 Park Plaza
Alpharetta, GA 30009
Thomas G. Harris, Finance Director

Phone: (678) 297-6094
Fax: (678) 297-6063
www.alpharetta.ga.us

Annual Operating & Capital Budget (Line-item Budget Detail)



for Fiscal Year 2018
(July 1, 2017 through June 30, 2018)

Operating and Capital Budget

Fiscal Year 2018

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2 PARK PLAZA
 ALPHARETTA, GA 30009
 PHONE: 678.297.6000
 WWW.ALPHARETTA.GA.US

June 19, 2017

To the City Council and Citizens of Alpharetta:

We are pleased to present our Annual Operating and Capital Budget (line-item budget detail) for Fiscal Year 2018 (the "Budget") of the City of Alpharetta, Georgia. Our recommendations are based on direction provided at the City Council Retreat as well as a thorough review of our current financial status, revenue trends, economic data, and our standard of providing top level service while maintaining our focus on keeping Alpharetta an affordable option for our citizens and stakeholders.

This budget is the culmination of years of financial stewardship by the City Council, City Administrator, city departments, and includes the following:

- ✓ Tax-burden reductions for our homeowners and business owners including:
 - Maintenance of the city's \$40,000 homestead exemption which saves our homeowners \$2.4 million annually. This savings equates to a 1.3 mill reduction for the average homeowner (see section entitled *Taxpayer Savings* for more information).
 - Maintenance of the city's millage rate at 5.750 mills (flat with FY 2016) including funding \$4.5 million from General Fund operations for recurring capital initiatives (e.g. milling and resurfacing of city streets; traffic equipment replacement; drainage maintenance; etc.).
- ✓ Forecasted funding totaling \$35 million for capital investment within our city (includes the \$4.5 million in recurring capital discussed above) and described in detail under the *Capital Initiatives* section of this report.
- ✓ Continuation of the same high service levels our citizenry, business owners, and stakeholders have to expect from our city.

MAYOR
 DAVID BELLE ISLE

COUNCIL MEMBERS
 JASON BINDER
 JIM GILVIN
 MIKE KENNEDY
 DAN MERKEL
 DONALD F. MITCHELL
 CHRIS OWENS

CITY ADMINISTRATOR
 ROBERT J. REGUS

- ✓ Expanded service levels within multiple departments are available for your review and described in detail under the *Operating Initiatives* section of this report.

BUDGET PROCESS AND OVERVIEW

The Fiscal Year 2018 Budget process was refined through an update of the city's financial condition which was presented during the City Council retreat (January 29-30, 2017). During this update, a financial plan was established which prioritized the use of available fund balance to most effectively position the city for financial success in the future. This information was also shared with the city's department directors during the budget review process.

As provided monthly to the City Council through the Financial Management Reports, the Finance Department has closely monitored our revenue and expenditure trends, indicating spending would continue to be closely managed for FY 2017 to ensure operations are funded at an acceptable level while also maximizing available funding for recurring capital initiatives (e.g. milling and resurfacing of city streets, stormwater maintenance, etc.). Accordingly, the Finance Department analyzed departmental spending needs and calculated target budgets for each department.

City departments responded to the direction provided by the Finance Department and submitted base operating budgets (non-personnel) for each activity and program in line with current revenue estimates that cover the city's primary cost drivers (e.g. salaries, healthcare, etc.).

The FY 2018 Budget is balanced for all funds and totals \$133 million with the breakdown by fund type as follows:

– General Fund:	\$ 72,920,069	(A) Amounts contained herein represent new appropriations for FY 2018. Unexpended FY 2017 appropriations for Council approved projects are re-appropriated annually pursuant to city policy.
– Special Revenue Funds:	13,844,384 (A)	
– Debt Service Fund:	5,479,658	
– Capital Project Funds:	29,108,576 (A)	
– Solid Waste Fund:	3,304,006	
– Risk Management Fund:	1,338,000	
– Medical Insurance Fund:	6,991,662	
Total	\$132,986,355	

Several of the major points of the FY 2018 Budget are as follows:

- **Property Taxes:** The FY 2018 Budget is based on maintenance of the city's millage rate at 5.750 mills.

The property tax revenue estimates are net of the city's \$40,000 homestead exemption which saves our homeowners \$2.4 million annually (e.g. equates to a 1.3 mill reduction for the average homeowner). The city's homestead exemption is more than double the amounts offered from our companion cities and goes great lengths in keeping Alpharetta an affordable place to live and raise a family.

- Operating expenditures of the General Fund are up 2.8% over FY 2017. This figure includes the incremental budget impact for the initiatives approved during the FY 2017 Mid-Year Budget (seasonal customer service personnel for Community Development, growth in landscape maintenance contract costs, etc.), funding for the November 2017 general election, and operating initiative funding for FY 2018¹.
 - Management of personnel and compensation program to align with current market environment:
 - ✓ Staffing level at 444.5 full-time equivalents (including the addition of an Assistant Fire Marshall and Police Officer positions approved as part of the 2018 Operating Initiative requests).
 - ✓ Continuation of a performance-based merit program of 3% on April 1, 2018, per authorized/funded position (estimated cost of \$237,000 citywide²). This merit program is contingent upon a mid-year review of revenue trends to determine if sufficient funding is available. Research of national and local wage growth data indicates the 3% rate is a responsible average (i.e. not among the highest or the lowest).
 - ✓ Coverage of group insurance premiums (5% premium increase; \$395,857³ incremental budget impact citywide). The premium growth is less than the market growth for comparably sized entities due to city claims patterns that are trending at 75% of premiums (industry standard is 80-85%).
 - ✓ Increase in the actuarially determined defined benefit pension contribution of 5%, or \$125,000 (citywide), compared to FY 2017. This increase is due to new pronouncements and their impact on certain actuarial assumptions which offset accrued liabilities as well as adjustments recommended by our actuary.
- Targeted growth (2% or \$324,622) in departmental maintenance and operations budgets (General Fund).
- The departmental operating capital/lease budget primarily represents funding for the city's capital lease obligations (fire trucks, finance software, public works and community development software, etc.). During FY 2017, the Fire Apparatus included as part of the retired FY 2007 Capital Lease Program were replaced as part of the 2017 Capital Leases. Increases in overall Capital Lease program expenses are associated with inflationary cost increases in the underlying apparatus that were replaced. Additionally, the Phillips Heart Monitor replacements approved during FY 2017 were not delivered due to technical defects which necessitated moving to the next highest rated vendor (Physio) which cost more and resulted in an increased lease payment.

¹ Please refer to the Operating Initiatives section of this document for detailed descriptions).

² This represents the financial impact in FY 2018 (i.e. April-June 2018).

³ The General Fund increased \$429,162 while the other operating funds (combined) decreased \$33,305.

- The Other Uses category includes the following: contingency (approximately 1% of the operating budget); Risk Management claims funding (this allocation represents funding for insurance premiums; funding for claims and administration/brokerage fees has been allocated to departments through the personnel services category); funding of debt service on the Gwinnett Technical College contribution (Alpharetta campus); and continuation of funding for the Police Athletic League (\$35,000) and Friends of the Library (\$10,000).

Please refer to the *Budget Narrative* tab for a detailed narrative of the FY 2018 Budget, including a multi-year personnel listing by department.

BUDGET HEARINGS

As set forth under Georgia law and the City Code, citizen input is solicited during the process of adopting the budget through publicly advertised meetings as follows:

- April 28, 2017: Distributed the FY 2018 Mayor's Recommended Budget
- May 1, 2017: Council Meeting
- May 15, 2017: Council Meeting
- May 22, 2017: Council Meeting
- June 5, 2017: Public Hearing and Council Meeting (Budget
- June 12, 2017: Public Hearing and Council Meeting (Budget)
1st reading of Budget Ordinance
E-911 Resolution
- June 19, 2017: Public Hearing and Council Meeting (Budget)
2nd reading of Budget Ordinance

As of the date of this letter, the City has not received a 2018 Tax Digest from the Tax Commissioner of Fulton County. As such, Millage Rate hearings are scheduled for July to provide time for receipt and review of the 2018 Tax Digest.

BUDGET ISSUES AND PRIORITIES

The FY 2018 Budget formalizes numerous key financial factors which have been themes for several years within the government:

- Bond ratings;
- Sustainability of existing services;
- Cost of government;
- Taxpayer savings;
- Debt service payments;
- Expansion of departmental service levels;
- Maintaining an effective capital improvement program;
- Proper use of fund balance; and
- Funding recurring capital from operating budget.

Bond Ratings

The city's AAA bond rating was reaffirmed by *Moody's* and *Standard & Poor's* ("S&P") during July 2016 in conjunction with the sale of \$51 million (par) of City of Alpharetta General Obligation Bonds, Series 2016, for improvements aimed at alleviating traffic congestion, expanding sidewalk connectivity, improving park amenities, extending the Big Creek Greenway north to connect with Forsyth County's Greenway, and securing parkland for future active and passive park systems.

The AAA rating represents the highest rating available to municipalities and translates to significant savings to our citizens and stakeholders through reduced borrowing costs. This rating demonstrates the strongest creditworthiness relative to other US municipal or tax-exempt issuers and reflects the city's current sound financial position as well as strong financial management practices guiding our ongoing decision making. These practices are supported by formal policies to guide budget and procurement practices, capital investment, and debt management. Other positive factors include a relatively strong economic base, moderate debt burden, and manageable capital needs. The FY 2018 Budget is mindful of these factors and the importance of maintaining the highest rating, not only for our citizens but also our bondholders. Alpharetta is one of only 214 (*Moody's*)/336 (*S&P*) cities in the United States to earn an AAA bond rating. Additionally, Alpharetta is one of only two cities in Georgia to earn an AAA rating from both *Moody's* and *S&P*.

S&P raised the city's Financial Management Assessment score from "good" to "strong" based on the city's formalized long-term financial projections (operations and capital) during 2016.

Sustainability of Existing Services

The City Council, City Administration, and City Departments have displayed impressive financial stewardship over the years through an established philosophy of budgetary evaluation. This philosophy entails reviewing the needs of the city relative to a standard that services and associated costs should not be appropriated unless they are justified as strategic goals of the organization that serve to accomplish our guiding principles.

This philosophy is the foundation of our budget process as evidenced by the Finance Department's direction to departments that base operating budgets should be submitted in line with the city's revenue trends. City departments responded to the direction provided by the Finance Department and submitted base operating budgets (non-personnel) for each activity and program in-line with current revenue estimates that cover the city's primary cost drivers (e.g. personnel compensation and healthcare).

As with many employers, one item that is affecting the sustainability of services is healthcare costs. The City of Alpharetta has been proactive in the latest wellness initiatives to help reduce these costs in the long run and as such has been recognized by the Atlanta Business Chronicle as one of "Atlanta's Healthiest Employers". To mitigate the rising costs of healthcare, the city is focused on the following initiatives:

- Continuation with our consumer driven HRA (Health Reimbursement Account) and HSA (Health Savings Account) healthcare plans supplemented with a wellness program. Together these programs engage the employee and his/her family into making more informed decisions about their medical care and overall health.
- Incentivizing our wellness program for all employees who elect city health coverage through discounts in their health insurance premiums. This includes the completion of a health risk assessment questionnaire, biometric screening, and in-person meetings with a trained wellness coach. Failure to enroll (employee and covered spouse) includes a loss of the wellness program discount and results in higher premiums paid by the employee.
- Instituting measures to facilitate trend management of chronic illnesses including allowing employees/spouses identified as high risk (including tobacco use) for chronic disease via the biometric screening receive wellness program discounts by actively meeting with a wellness coach through the year or by enrolling in a tobacco cessation program.
- Instituting a Minimum Premium Plan model with our insurance carrier (CIGNA) that reduces premium taxes while maintaining coverage benefits.

Cost of Government

The city has historically acknowledged the need to provide a taxation rate commensurate with the government's level of service. The FY 2018 Budget is based on maintenance of the city's millage rate at 5.750 mills. As of the date of this letter, the City has not received a 2018 Tax Digest from the Tax Commissioner of Fulton County. As such, Millage Rate hearings are scheduled for July to provide time for receipt and review of the 2018 Tax Digest.

The table to the right provides a historical snapshot of millage rate levies.

The portion of the millage rate funding debt service (Debt Service Fund) will

decrease from 1.13 mills in FY 2017 to 1.03 mills in FY 2018. Estimated growth in the property tax digest, coupled with available cash in the Debt Service Fund, allows for a reduction in the millage rate dedicated for debt service. The FY 2018 Budget proposes to

Fiscal Year	Operating Millage Levy	Debt Service Millage Levy	Total Millage Levy	% Increase (Decrease)
2018	4.720	1.030	5.750	0.0%
2017	4.620	1.130	5.750	0.0%
2016	5.000	0.750	5.750	0.0%
2015	4.950	0.800	5.750	0.0%
2014	4.870	0.880	5.750	0.0%
2013	4.820	0.930	5.750	0.0%
2012	4.215	1.535	5.750	0.0%
2011	4.215	1.535	5.750	0.0%
2010	4.215	1.535	5.750	0.0%
2009	4.215	1.535	5.750	-8.0%
2008	4.508	1.740	6.248	-5.3%
2007	4.150	2.450	6.600	-5.7%
2006	4.550	2.450	7.000	0.0%
2005	4.700	2.300	7.000	0.0%
2004	4.750	2.250	7.000	-3.2%
2003	4.900	2.330	7.230	-3.3%
2002	5.060	2.420	7.480	-5.1%
2001	4.930	2.950	7.880	0.0%
2000	5.170	2.710	7.880	

program the debt service millage reduction into the General Fund for funding of operating initiatives⁴.

The portion of the millage rate funding operations and recurring capital investment (General Fund) will increase from 4.62 mills in FY 2017 to 4.72 mills in FY 2018. Property tax revenue estimates for FY 2018 total \$21.2 million (excluding motor vehicle taxes). Of this amount, \$4.5 million is included for a recurring capital program (e.g. milling and resurfacing of city streets; traffic equipment replacement; drainage maintenance; etc.). The capital funding will be transferred to the Capital Projects Fund and Stormwater Capital Fund to properly account for the capital improvement activities.

Taxpayer Savings

The FY 2018 millage rate, coupled with the city's substantial Homestead Exemption, goes great lengths in keeping Alpharetta an affordable place to live and also strategically positions us relative to neighboring areas. The city's homestead exemption totals \$40,000 and saves our homeowners over \$2.4 million annually (e.g. equates to a 1.3 mill reduction for the average homeowner). The city's homestead exemption is more than double the amounts offered from our companion cities.

Debt Service Payments

The city's primary method of funding large scale capital projects is through the issuance of bonds (e.g. general obligation bonds, Development Authority bonds, etc.). General obligation bonds have been issued to fund numerous large scale projects including public safety facilities, parks and recreation facilities, and transportation improvements that continue to define Alpharetta as a desirable community to work and live. The Alpharetta Development Authority, a component unit of the city that is focused on economic development within our borders, issued bonds in 2016 to fund construction of a new state-of-the-art Conference Center. These bonds are funded by a portion of the Hotel/Motel Tax.

Principal and interest payments for fiscal year 2018 are budgeted at \$6.5 million with the following forecast: 2019 - 2041⁵: \$7.2 million (annual average). These figures include city and Development Authority obligations.

⁴ Please refer to the *Operating Initiatives* section of this document for detailed descriptions.

⁵ Represents the final maturity of the Series 2016 Alpharetta Parks and Transportation Bonds issued in FY 2017.

Expansion of Departmental Service Levels (Operating Initiatives)

Operating initiative funding totals \$520,290 and is allocated as follows:

	General Fund	E-911 Fund
FY 2018 Operating Initiatives		
City Administration	\$ 10,000	\$ -
Municipal Court	20,000	-
Public Safety	322,750	72,500
Recreation and Parks	95,040	-
	\$ 447,790	\$ 72,500

Operating initiative funding for FY 2018 has been programmed into the General Fund and E-911 Budgets. The capital initiative investment associated with the recommended operating initiatives totals \$175,000 and is included within the FY 2018 Capital Budget request. Operating Initiatives not recommended for funding total \$126,450. Please refer to the *Operating Initiatives* section for a detailed listing of operating initiatives including descriptions.

Maintaining an Effective Capital Improvement Program (Capital Initiatives)

The FY 2018 Capital Plan includes funding of \$35 million for capital initiatives. As part of the capital planning process, departments submitted capital/one-time initiative funding requests totaling \$38.8 million. Recommended capital projects total \$31.6 million, with an additional \$3.7 million set aside for future capital initiatives, and is described in detail under the *Capital Initiatives* section of this report.

FY 2018 Capital Improvement Program Source and Use

	General Fund	Impact Fee Fund	E-911 Fund /DEA Fund	Hotel/Motel Fund	T-SPLST Fund	Subtotal (3)	Other Sources (4)	Total
Sources:								
Available Fund Balance (General Fund)	\$ 8,842,313	\$ 1,080,000	\$ 709,200	\$ -	\$ 1,650,901	\$ 12,282,414	\$ -	\$ 12,282,414
(1) Recurring Capital Program	3,245,000	-	-	-	-	3,245,000	-	3,245,000
(1) Recurring Stormwater Capital Program	1,255,000	-	-	-	-	1,255,000	-	1,255,000
Pay-as-you-go Capital Investment	680,050	550,000	-	550,000	13,000,000	14,780,050	-	14,780,050
(5) Available Fund Balance (Capital Fund)	410,000	-	-	-	-	410,000	-	410,000
(2) Other Sources	45,312	-	-	-	-	45,312	3,287,226	3,332,538
	\$14,477,675	\$1,630,000	\$ 709,200	\$550,000	\$14,650,901	\$32,017,776	\$3,287,226	\$35,305,002
Uses:								
(2) Capital/Grant-Matching	\$ 11,728,065	\$ 1,630,000	\$ 709,200	\$ 550,000	\$ 13,650,901	\$ 28,268,166	\$ 3,287,226	\$ 31,555,392
	\$11,728,065	\$1,630,000	\$ 709,200	\$550,000	\$13,650,901	\$28,268,166	\$3,287,226	\$31,555,392
Non-Allocated:								
Future Capital/one-time Initiatives	\$ 2,749,610	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 3,749,610	\$ -	\$ 3,749,610

- (1) Represents funding programmed within the General fund budget to cover recurring capital needs (e.g. milling & resurfacing of city roadways, fleet replacement, etc.).
- (2) All Capital Initiative funding will be transferred and accounted for within the Capital Projects Fund, Stormwater Capital Fund, Impact Fee Fund, E-911 Fund, DEA Fund, T-SPLST Capital Fund, and Operating Grant Fund.
- (3) Represents capital appropriations included in the base FY 2018 Budget.
- (4) Represents capital appropriations that will be appropriated upon (1) receipt of the funds or (2) receipt of executed grant agreements or comparable documentation in accordance with the FY 2018 Budget Ordinance. Sources include LMIG Grants, Avalon parkland funding, other potential grant funding/developer contributions, etc.
- (5) Represents the FY 2017 Non-Allocated balance within the Capital Project Fund.

Proper Use of Fund Balance

General Fund - Based on audited financial statements for the year ended June 30, 2016, the city's fund balance totaled \$27.3 million. Of this amount, approximately \$6.1 million was appropriated in the FY 2017 Budget for capital/one-time initiatives and \$13 million has been designated as an emergency account based on a conservative policy of 21% of total appropriations (i.e. roughly 2½ months of operating expenditures). It has been the city's policy to utilize the remaining fund balance above the emergency requirement for one-time capital expenditures. Available capital/one-time initiative funding resulting from FY 2016 operations totals \$8.2 million. Additionally, an estimated \$619,773 in FY 2017 Hotel/Motel collections (expanded 0.6 pennies) is available for capital/one-time initiative funding in FY 2018. In summary, available capital/one-time initiative funding for FY 2018 totals \$8.8 million.

Funding Recurring Capital from Operating Budget

FY 2018 includes appropriations totaling \$4.5 million within the General Fund for recurring capital initiatives (e.g. milling and resurfacing of city streets; traffic equipment replacement; drainage maintenance; etc.). By programming the capital program into the operating budget, the city is announcing to its citizens and stakeholders that capital investment in our roads and infrastructure is a priority that should be funded with certainty as opposed to relying on fund balance which may or may not be accumulated.

In closing, this budget is committed to continuing our focus on providing effective and efficient savings to our citizens and stakeholders.

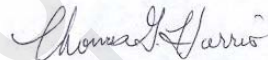
Respectfully Submitted,



David Belle Isle
Mayor



Robert J. Regus
City Administrator



Thomas G. Harris
Finance Director



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OPERATING INITIATIVE **REQUESTS**

City of Alpharetta FY 2018 Budget Operating Initiative Requests

Executive Summary

Operating initiative funding totals \$520,290 and is allocated as follows:

	<u>General Fund</u>	<u>E-911 Fund</u>
FY 2018 Operating Initiatives		
City Administration	\$ 10,000	\$ -
Municipal Court	20,000	-
Public Safety	322,750	72,500
Recreation and Parks	95,040	-
	\$ 447,790	\$ 72,500

Operating initiative funding for FY 2018 has been programmed into the General Fund and E-911 Budget. The capital initiative investment associated with the recommended operating initiatives totals \$175,000 and is included within the FY 2018 Capital Budget request. Operating Initiatives not recommended for funding total \$126,450.

RECOMMENDED OPERATING INITIATIVES

General Fund

City Administration

Community Affinity Campaign/Promotion \$10,000

This request is for the development and first-level implementation of a public relations campaign designed to increase resident affinity and connectivity to the community and promote the positive aspects of Alpharetta. This would be the first true, focused public relations campaign that the city has ever undertaken. Elements of the campaign could include marketing materials, specialty promotions, video, online content, email marketing, and event management. Operational costs are estimated at \$10,000 annually.

Municipal Court

Court Management Software/Fingerprint Equipment \$20,000

This request is for an upgraded Court Management Software and associated equipment. The current software does not meet the needs of either the external or internal customers (e.g. Public Safety). The Judicial Council's Administrative Office of the Courts (AOC) provides a court management software solution through Journal Tech Inc. (eCourts) that meets our functionality needs and also provides judicial data exchange functionality that will improve the quality, accuracy, and consistency of data by reducing data entry (i.e. integration of data between the various levels of the Court system). Milton and Roswell are both planning to implement eCourts as well giving a solid local customer base to aid in dialogue and cross training opportunities. The current plan is to enter into an MOU with AOC for the court management software.

Also, the Department desires to purchase a LiveScan Plus fingerprinting system (similar to what is in use at Public Safety) so fingerprinting (in certain situations) can be done at Courts as opposed to having to send the users to Public Safety Headquarters.

Startup costs total \$20,000 in year one and include one-time equipment costs for LiveScan Plus fingerprint equipment, one laptop, three signature pads, etc. Licensing fees for the court management software would start in year 2 (FY 2019; AOC funds the first year of licensing fees) and are estimated at \$17,500 annually (approximately 10 court management user licenses).

Public Safety

Assistant Fire Marshal position (1.0 FTE) \$89,000 (operations);\$48,000 (capital)

This request is for the addition of one (1) Assistant Fire Marshal position to the Public Safety Department to assist the Fire Marshal's office in maintaining its existing level of service to the community.

With the growth of commercial and multifamily residential construction, the Fire Marshal's office is struggling to keep pace with the demands of fire plan reviews and the annual business inspections. The current projections for the next five years show an increase of over 1,800 man hours per year. After the plan review process is complete, each building and business is required by law to have annual fire inspections completed. On top of the additional building permit and inspections increase, the request for Fire Prevention education programs has increased from 114 events in 2015 to 243 so far in 2016. We have had over 27,000 attend these fire prevention events so far this year. Each event takes at least 2-3 staff hours.

This position will assist in multiple areas including fire safety inspections, public education, fire investigations and plan review. Additionally, this position requires annual training and maintenance of applicable certifications.

Operational costs total \$89,000 and includes \$78,500 for salary/benefits and \$10,500 for general operations (e.g. cell phone, iPad, associated cellular service, uniforms, etc.). Capital costs total \$48,000 and include the acquisition of one (1) pickup truck and associated upfitting costs (\$33,000) and the redesign of the workspace layout (i.e. cubicles) within Community Development to make (1) additional space and (2) improve the workflow and efficiency of the area (\$15,000). The capital request is a component of the FY 2018 Capital Budget Request. This position is funded through development and permit related fees.

Police Officer position (1.0 FTE) \$80,750 (operations); \$33,000 (capital)

This request is for the addition of one (1) Police Officer position focused on alcoholic beverage license compliance and permitting.

Currently we have one police officer that handles all alcohol beverage license compliance and permitting checks for Alpharetta. The number of licenses in the City of Alpharetta has increased dramatically over the last 5-years. Due to the increased numbers, our current officer can complete a compliance check of each business only once or twice a year which is not sufficient. More frequent compliance checks is beneficial to ensure compliance with alcohol beverage excise taxes (enforce collection efforts), alcohol beverage permits, etc.

This position will enable the Department to double compliance checks to four times a year. Also, the two permitting officers would also be available to handle calls for service

in the lobby. Currently we receive about 4-5 calls for service in the lobby per day. Most of these calls require a police officer to come off the streets to meet the customer service needs of our citizens. This additional position would allow the uniform patrol division to spend more time on the road patrolling their zones.

Operational costs total \$80,750 and includes \$72,750 for salary/benefits and \$8,000 for general operations (e.g. cell phone, iPad, associated cellular service, uniforms, etc.). Capital costs total \$33,000 for the acquisition of one (1) unmarked police car and associated upfitting costs. The capital request is a component of the FY 2018 Capital Budget Request.

Body and In-Car Cameras \$135,000 (operations); \$70,000 (DEA capital)

This request is for the implementation of a body camera video recording system to be utilized by public safety to record their interactions with the public, gather video evidence at crime scenes, etc. and has been known to increase both officer and citizen accountability. Also included is the replacement of in-car camera units to maximize integration with the new system.

This program involves the acquisition of 70 body camera units and associated equipment (vest carriers, duty shirts, antennas, etc.), the replacement of existing in-car cameras (front and rear cameras), support, maintenance, and unlimited cloud storage. Startup costs are estimated at \$70,000 for the equipment (initial capital investment through the DEA Fund) and \$135,000 annually for support and maintenance costs. The capital request is a component of the FY 2018 Capital Budget Request (DEA Fund).

Electronic Warrant Interface System/Services \$18,000

This request is for the purchase, installation, and maintenance (year 1) of a computer based Electronic Warrant Interface (EWI) which will facilitate a timely response during all working hours when making application for search warrants – especially those for DUI blood search warrants which are quickly becoming a required item for a successful DUI prosecution.

The Chief Judge will hear cases during normal business hours. The Associate Judge will hear blood search warrant applications after-hours on an on-call basis. EWI facilitates compliance with OCGA 17-5-21 for the issuance of search warrants by video conference. Included in this request is funding for a firm to complete blood-draws which are currently planned to be conducted at an Alpharetta Fire Station or other suitable location. Said firm will respond to the designated location, draw the blood, package blood and/or urine in the GBI Blood Kit and turn it over to the police officer (market prices for each blood draw approximates \$60). The EWI system will enable officers to have a better conviction rate on DUI offenders who refuse implied consent.

Operational costs total \$18,000 in year one and include \$1,200 in one-time equipment costs (desktop video communicator) and \$16,800 in annually recurring fees (\$9,000 for three EWI software licenses; \$600 for MiFi mobile data connection for Municipal Court Judge; and \$7,200 in professional service fees for an estimated 120 DUI warrant blood draws).

Recreation and Parks

Janitorial Services Expansions (Parks Facilities)

\$35,000

This request is to expand janitorial services at city park restroom facilities. The current level of service is 3 days per week (Friday, Saturday, & Sunday) for 9 months per year (March through November). The expanded level of service would be to 7 days per week, 12 months per year. Janitorial service of park restrooms is currently being completed by city staff on the days when the cleaning company is not scheduled to clean. Expanding the janitorial services contract will allow parks staff to focus on more pressing and/or skilled duties such as park beautification efforts, preventive maintenance, athletic field maintenance, facility repairs (fencing, playgrounds, windscreens, bridges, pavilions, picnic tables/benches, etc.). Staff would still make periodic checks of the facilities on busy days, but the deep cleaning provided by a contracted vendor whose specialty is janitorial services would reduce the amount of time staff spends cleaning park restrooms by two to three hours per day (depending on the park location). It should be noted that the pool restrooms are only cleaned mid-April through mid-September.

Alpharetta Concert Series (3 Events)

\$51,200

This request is for the creation and implementation of a new event (Alpharetta Concert Series) hosted in the bandstand behind City Hall. Attendees would bring their own chairs/blankets and food for the event. The events could be themed around decades (70's, 80's, etc.) or genres of music (country, rock, etc.). These themes would rotate for variety or per requests.

Operational costs for the 3 events total \$51,200 and include funding for band fees, advertising, printing, supplies, etc.

Sponsorships can be sought to offset costs. However, if corporate sponsorships are sought, staff recommends adding this scope to Premiere Events' contract which would result in additional annual costs (not included above) that should be recouped through said sponsorships.

Bike Share Program Expansion (Zagster)

\$8,840

The Alpharetta Bike Share Program provides residents and visitors a bike-friendly transportation alternative. Alpharetta currently has 4 locations (North Point, Rock Mill Park, YMCA, and Avalon). All locations are funded by Alpharetta with the exception of the Avalon location.

There are 2 additional Bike Share Program locations planned – Thompson Street Park and City Center. The concrete pads are already funded and planned for construction. This request is for the one-time capital and annual operating costs for the 2 additional stations.

- One-time fees include the installation of bike stations at each location which has spaces for 8 bicycles. The cost per station is \$2,000 (\$4,000 total for the two stations).
- Recurring fees are comprised of monthly maintenance charges of \$110 per bicycle which totals \$10,560 annually (4 bicycles * 2 locations * \$110 monthly maintenance charge * 12 months).

Early forecasts indicate the Thompson Street Park site could be open by November 2017 (8 months of service in FY 2018) and the City Center site open by April 2018 (3 months of service).

Operational costs total \$8,840 in year one and include \$4,000 in one-time setup costs (bike station expenses detailed above) and \$4,840 in recurring fees estimated in FY 2018 (based on service dates detailed above). Recurring fees related to the 2 additional Bike Share locations will total \$10,560 annually beginning in FY 2019.

E-911 Fund

Public Safety

Alarm Interface Module

\$2,500 (operations); \$24,000 (capital)

This request is for the purchase, installation, and maintenance (year 1) of the Automated Secure Alarm Protocol Interface (ASAP) which is an add-on module to the current 911 Computer Aided Dispatch (CAD) system. This module interfaces between our CAD system and participating alarm companies and automatically dispatches a police officer when there is an alarm activation - eliminating telephone calls from the alarm companies to the E-911 Center. In 2015, the Alpharetta E-911 Center processed a total of 8,880 alarm calls. The average talk time for processing an alarm call is 2 minutes, 49 seconds. That equals out to roughly 417 hours a year processing alarm calls. This costs the city \$10,158 a year in processing alarm calls while inhibiting our communications officers from processing 911 calls.

The ASAP module will transfer calls to the E-911 Center without the use of a phone call, thus impacting operator workloads in several critical areas: (1) reduce the que/hold times for incoming 911 and admin calls by freeing operators from answering alarm calls; (2) reduce response times; (3) reduce the error rate of imputing information; (4) provides alarm company with dispatch, en route, and arrival times in real time; and (5) allows operators to view streaming video for video equipped alarms which enhances officer safety. Also, in major storm events, dispatchers can setup a rejection for certain alarm types freeing officers to respond to higher priority events.

Estimated costs total \$26,500 in year one and include \$24,000 in one-time capital installation/licensing fees (\$8,000 licensing fee for ASAP; \$9,000 professional services fee for SunGard OSSI integration services; and \$7,000 professional services fee for ASAP implementation services) and \$2,500 in annually recurring software maintenance fees (operations).

Mobile Radios Upgrade/Replacement

\$70,000 (annual payment)

\$560,000 (capital lease financing)

Mobile radio units for all apparatus, patrol cars, Mobile Command vehicle and specialty units need to be upgraded to the new radio firmware. This will allow all units to be able to communicate with the new system and provide a digital clarity volume inside the vehicle. The digital system also takes our nine (9) channel system to an eighteen (18) channel system for conversations.

The Public Safety Department has approximately 91 mobile radio units in need of replacement. Radio costs range from \$5,500 to \$8,100 per unit depending on the model and have a life expectancy of 10-years. Estimated costs for this investment total \$560,000 will be financed through a capital lease with the E-911 Fund providing the annual appropriation for lease payment. Estimated lease terms include the following:

\$560,000 principal amount; 10-year term; 3.5% annual interest rate; \$70,000 annual payment.

OPERATING INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

General Fund

Recreation and Parks

Special Events Seasonal Staff

\$12,000

This request is for seasonal staff to assist the Special Events Division during their busiest periods. Duties include, but are not limited to, the following: road closure notifications; distribution of posters; working the events; organizing supplies; making signs; helping with public phone calls; preparing event sites; etc. Leveraging seasonal labor will enable staff to efficiently meet obligations during heavy event workloads while not increasing base staffing levels (no increase in full-time-equivalent staffing levels).

Christmas Tree Lighting Event

\$30,000

The Christmas Tree Lighting Event has benefitted over the last several years through sponsorships from Jackson Healthcare and North Point Community Church. The sponsors have notified the city that they will not sponsor the event in 2017 (loss of approximately \$30,000 in event investment). As such, maintaining the event at its current scope will require additional funding totaling \$30,000.

The current budget for this event is approximately \$55,000 (not including the \$30,000 provided by the sponsors). If the additional funds are not allocated, the current budget will be sufficient to host a very nice and tasteful event for the community.

Human Resources

Employee Development/Training Coordinator position (1.0 FTE) \$84,450

This request is for the addition of one (1) full-time-equivalent (FTE) position to the Human Resources Department to coordinate employee training, development, assessment, and performance management. This position would also assist with employee recruitment/retention as well as with disciplinary matters.

Due to increased regulatory and process mandates, Human Resources is experiencing increased time demands related to compliance issues that are resulting in an inability to support training and talent development. This has had a direct impact on the quality of employee performance; especially as it relates to leadership and management, written communications, and customer service. Further, increasing needs relative to employee recruitment as we experience higher turnover resulting from an aging workforce and increased competition from other employers is resulting in increasing delays in the hiring process as the workload continues to stretch and exceed current bandwidth of the Human Resources Department.

Costs are estimated at \$84,450 for salary/benefits (operating expenses are minimal and will be covered within the operating budget).



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CAPITAL INITIATIVE **REQUESTS**

City of Alpharetta FY 2018 Budget Capital Initiative Requests (Narrative)

Executive Summary

General Fund

Recurring Capital Program	\$ 4,500,000
Available Fund Balance	8,842,313
Pay-as-you-Go Capital Contribution	680,050
Capital Project Fund (Fund Balance)	410,000
T-SPLOST Fund	14,650,901
Hotel/Motel Fund ¹	550,000
Impact Fee Fund ²	1,630,000
E-911 Fund ³	481,200
DEA Fund ⁴	228,000
Development Authority Contributions ⁵	45,312
Potential Grants/Land Sales/Developer Contributions ⁶	2,787,226
2016 Bond Proceeds Reallocation ⁷	500,000
Total Sources:	\$35,305,002

Recommended Capital Initiatives*:

T-SPLOST Initiatives	\$13,650,901
Recurring Capital Initiatives	8,067,070
Recurring Stormwater/Drainage Initiatives	1,255,000
General Capital Initiatives	8,582,421
Total Uses:	\$31,555,392

Reserve for Future Capital/One-Time Investment:	\$ 2,749,610
T-SPLOST Reserve for Eligible Projects:	\$ 1,000,000

* Capital initiatives not recommended for funding total \$7,229,600.

¹ Funding for the Alpharetta Arts Center from the Hotel/Motel Tax (available Facility Tax portion above the \$1.5 million debt service reserve established for the Convention Center Bonds).

² Funding pursuant to impact fee eligibility ratios for parks projects (Cultural Arts/Parkland Acquisition, Wills Park Pool Renovation/Expansion, and City Center sidewalks) and public safety projects (Public Safety Headquarters Expansion).

³ Funding for the E-911 allocable share of the Public Safety Headquarters expansion project (\$457,200) and full funding of the alarm interface module (\$24,000).

⁴ Funding for eligible initiatives including Body Cameras (\$70,000), Live Scan Fingerprinting equipment upgrades for the Jail facility and the Records division (\$58,000), and additional funding for the Public Safety Headquarters expansion (\$100,000).

⁵ Contribution towards estimated costs related to the City Center Development (Phase 2) – sidewalks, utilities, and fiber relocation.

⁶ Includes potential LMIG grant funding for milling and resurfacing initiatives (\$500,000) as well as potential grant funding from other sources for the AlphaLoop (\$750,000). Includes potential developer contributions towards the AlphaLoop (\$1,000,000 from Avalon and \$100,000 est. from other developers) and the Parking Deck project (residual City Center land sales for Parcel 13 of \$262,226 and contributions from private development towards parking \$175,000). Grants/contributions would be appropriated upon execution of binding agreements and/or receipt of the funds.

⁷ Proposed reallocation of sidewalk funds (specifically those sidewalk projects that will now be funded through the T-SPLOST projects) within the 2016 GO Bond towards the AlphaLoop project.

Priority 1: Imperative/ UrgentPriority 2: Essential/ NeededPriority 3: Important**T-SPLOST Initiatives****Public Works****Haynes Bridge Road Capacity Improvements (COA Share) \$5,000,000**

Priority 1: The Haynes Bridge Corridor is an important collector connecting neighborhoods to the south with schools, GA 400, employment and commercial centers. This request is widening Haynes Bridge Road from Mansell Road to Old Alabama Road. The Project will require a partnership with the City of Johns Creek. The proposed project consists of adding an additional lane in each direction, landscape medians and turn lanes where appropriate, and the addition of a multi-use trail to connect to the Big Creek Greenway. Funding request included herein represents Alpharetta's estimated share of total project costs.

Old Milton Parkway Capacity Improvements (Design) \$1,707,120

Priority 1: Project consists of widening Old Milton Parkway (SR 120) between GA 400 and State Bridge Road to provide a 6-lane divided section with appropriate pedestrian and bicycle amenities. Additionally, this project includes the design and construction of intersection improvements throughout the corridor that would add capacity to improve safety and intersection operations. Intersections include, but are not limited to, the following locations:

- Old Milton Parkway at Cotton Creek entry/Brookside Parkway;
- Old Milton Parkway at Vista Forest Drive/Brookside Parkway;
- Old Milton Parkway at Park Bridge Parkway/Alexander Drive.

Funding sources to include local (TSPLOST), state and/or Federal Funds. Total project costs are currently estimated at \$28M; Alpharetta's allocable costs are currently estimated at \$6 million assuming 30% match of construction costs.

Conceptual design was funded in as part of the FY 2017 capital budget amendment (TSPLOST). FY 2018 request represents funding for design.

Windward Pkwy Business Dist./Union Hill Rd Capacity Imp. (Design) \$2,000,000

Priority 1: This capacity improvement is intended to relieve congestion through Windward's business district east of Union Hill Road, complementing the concurrent Alpharetta bond project and interchange enhancement efforts west of GA 400. Project includes design and construction of the following improvements:

- Widening of Windward Parkway between North Point Parkway and Union Hill Road.
- Widening of Hill Road from Westside Parkway to McGinnis Ferry Rd.
- Widening and replacement/reconstruction of the bridges over Big Creek and Camp Creek (Big Creek tributary).
- Inclusion of appropriate pedestrian and bicycle amenities throughout.

Conceptual design was funded in as part of the FY 2017 capital budget amendment (TSPLOST). FY 2018 request represents funding for design.

Academy St./Webb Bridge Rd Operational Improvements (Design) \$1,000,000

Priority 1: The Academy Street/ Webb Bridge Road Corridor is a vital collector street connectin+A1g Downtown Alpharetta and Avalon to neighborhoods, parks, schools and the Big Creek Greenway. The proposed project provides operational improvements

between Main Street (SR 9) and Kimball Bridge Road (SR 120) to ease existing congestion and enhances bicycle and pedestrian accommodations. This project scope does not include replacement of the bridge over GA 400 (please see the Academy St/Webb Bridge Rd GA 400 Bridge Improvement project for more information on the bridge replacement project). FY 2018 request represents funding for design.

Morris Road Operational Improvements (Construction) \$2,423,286

Priority 1: This operational project along Morris Road will provide the appropriate auxiliary lanes/roundabout to accommodate the heavy traffic flow from both Old Milton Parkway and Webb Bridge Road. Project will also provide pedestrian and bicycle accommodations. Design was funded in as part of the FY 2017 capital budget amendment (TSPLOST). FY 2018 request represents funding for construction of the underlying improvements.

Bethany Rd at Mayfield Rd Intersection Imp. (Construction) \$1,120,495

Priority 1: Intersection operational improvements potentially incorporating roundabouts at the intersection of Bethany Road and Mayfield Road. Existing traffic volumes now warrant intersection improvements to properly handle the current traffic volumes at the intersection of Bethany Road and Mayfield Road. Given the proximity of this intersection with the intersection of Bethany Road and Mid Broadwell Road (another T-SPLOST project), both projects will be pursued together to ensure proper functionality. Extensive utility relocations and adjustments are anticipated including eight utility poles, two gas vaults, two telephone pedestals, and two telephone cabinets. Design was funded in as part of the FY 2017 capital budget amendment (TSPLOST). FY 2018 request represents funding for construction of the underlying improvements.

Bethany Rd at Mid-Broadwell Rd Intersection Imp. (ROW) \$400,000

Priority 1: Intersection operational improvements potentially incorporating roundabouts at the intersection of Bethany Road and Mid Broadwell Road. The City has received numerous complaints regarding left turns onto Mid Broadwell Road from motorists traveling south on Bethany Road and from residents of the Pindell Glen Subdivision trying to leave their subdivision. Residents have complained about the speed of vehicles on Mid Broadwell road and have requested a reduction of the speed limit or the installation of a traffic signal or four-way stop. As these options do not meet warrants, a roundabout is proposed to reduce speeds in the area and assist in left-turn movements. Given the proximity of this intersection with the intersection of Bethany Road and Mayfield Road, both projects will be pursued together to ensure proper functionality. Design was funded in as part of the FY 2017 capital budget amendment (TSPLOST). FY 2018 request represents funding for right-of-way/construction related expenditures.

Recurring Capital Initiatives

City Administration

Roof Replacement (2970 Webb Bridge Rd) \$140,000

Priority 1: This request is for the replacement of the roof at 2970 Webb Bridge Road (old Finance Department Offices). A roof inspection was completed in January 2014 that identified a Ballasted EPDM roof membrane that is over 18-years old, becoming brittle, and is beginning to pull away from the flashings and walls leaving access points for moisture to leak through the structure. The roof area totals approximately 10,000 square feet. Numerous leaks have been reported and repaired over the previous 18-months.

Scope of Work includes: (1) remove ballast and remove EPDM Membrane and dispose of properly; (2) review existing insulation and provide per sq. ft. cost for removal and replacement of damaged areas. Replace as necessary and ensure it is fastened to deck per I-90 specifications (withstands an uplift force of 90 pounds per square foot); (3) fasten down 1/2 in recovery board per I-90 specs; (4) squeegee down 80 mil SBS modified base sheet in cold applied adhesive at 2 and 1/2 gal per square foot; (5) squeegee down 120 mil cap sheet in cold applied adhesive at 2 and 1/2 gal per square foot; (6) install Flashings with flashing adhesive (parapet avg. height is 1 ft.); (7) coat all field and wall flashings with reflective aluminizer in 2 coats at 1/2 gal per coat (must wait 30 days for membrane to lose glossiness); (8) paint all perimeter copings with 1 coat rust-go primer (.5 gal per square foot) and 2 coats (.5 gal per square foot) rust-go top coat; and (8) replace damaged upper wall coping (approximately 90 lineal feet) with 22 gal Kynar metal copings. Additionally, due to the condition of the Metal Copings from the upper roof, and poorly sealed windows, the EIFS walls have become damaged and streaked with mildew or mold. This request also includes funding for the full repair and restoration treatment. These walls and windows could also be a future source of leaks. This scope would be identical to the crabapple wall and window work completed last year.

Community Development

Recurring Fleet Replacement (F-150s; Qty: 2)

\$50,000

Priority 1: This request is for the replacement of one 2000 Ford F-150 and one 2004 Ford F-150 (Unit CD5527 has 85,702 miles, and Unit CD2110 has 48,522 miles) for the Building Safety and Development Services divisions. These vehicles warrant replacement based on age and maintenance/repair costs.

Public Works

Recurring Traffic Signal System Maintenance

\$75,000

Priority 1: This request is for the continual maintenance and repair of vehicle detectors (sensors that tell the traffic signal a car is waiting) and traffic signal communications throughout the city. Vehicle detectors are required to be repaired and/or replaced in order to maintain traffic signal responsiveness. Traffic signal communications enable the intersections to work together and smooth traffic flow. The annual funding request also allows for the replacement of loops removed during the milling and resurfacing projects.

Recurring Milling and Resurfacing

\$2,500,000

Priority 1: This request is for the on-going maintenance of milling and resurfacing of city streets. Resurfacing of city streets increases the life expectancy of the roads. Without resurfacing, roadways will deteriorate and be more costly to repair. It is anticipated that this project will be augmented through an LMIG grant (additional \$500,000 that will be appropriated upon grant submission/approval).

The city maintains a road rating database similar to that of the Georgia Department of Transportation. In using this approach, each road receives a rating from 1 to 100, with lower scores representing a greater need for maintenance. **Funding to be provided through the following sources: Recurring Capital (\$2,000,000); LMIG Grant (\$500,000).**

Recurring Traffic Control Equipment **\$100,000**

Priority 1: This request is for equipment necessary for maintaining traffic control throughout the City. This includes traffic signal communications, traffic monitoring, and temporary traffic control measures. Traffic signal communications enable the intersections to work together and smooth traffic flow. Traffic signal monitoring includes equipment necessary to maintain the Traffic Control Center. Temporary traffic control equipment includes devices used to detour or delineate traffic flow, examples include: cones, delineators and barricades. An additional \$25,000 is requested for FY 2018 for the Traffic Control Center (TCC). This will be for computer/software upgrades and necessary equipment to view traffic from the TCC.

Recurring Traffic Striping and Signage **\$180,000**

Priority 1: This request is for the (a) replacement and repair of traffic/Bike-lane striping and traffic control signs and the (b) restriping of city roadways after milling and resurfacing. This funding will provide ongoing maintenance to the city's existing traffic system.

Recurring Traffic Calming/Intersection Safety Improvements **\$35,000**

Priority 1: This request is for the identification and implementation of safety improvements in neighborhoods and at high crash rate intersections. Additionally, funds will enable staff to implement necessary traffic calming measures within the city. Projects will consist of roadway striping, signage, channelization, and minor widening to mitigate existing safety deficiencies. Program will enhance public health and safety for users of the city's transportation system.

Recurring Bridge Maintenance **\$175,000**

Priority 1: This request is for the continual performance of required repairs and maintenance measures identified by Georgia Department of Transportation (GDOT) inspectors during their biennial inspections of city owned bridges. Tasks include: the removal of corrosion and repainting of bridge supports; remediation of erosion issues; installation/extension of concrete encasements around piles; cleaning and sealing deck joints; and replacement of failed wing walls. Failure to address these items can lead to further deterioration of bridge conditions.

FY 2018: Work items to be based on 2015 GDOT Inspections and include pile encasements (McGinnis Ferry over Big Creek, Webb Bridge Road over Big Creek, Windward Parkway over Big Creek), cleaning and sealing of deck joints (multiple bridges), and addressing erosion issues (Windward Parkway over Camp Creek, Mansell Road over Big Creek).

Recurring Tree Planting and Landscape Improvements **\$100,000**

Priority 1: This request is for tree pruning, tree removal, tree planting, and landscape improvements within city right-of-ways. The city's aging tree canopy within right-of-way areas requires pruning and removal to address issues such as conflicts with street lights, signal head clearance, intersection sightline clearance, and removal of dead wood. The FY 2018 request also includes funding for tree planting and other landscape improvements. Proposed areas of improvement include sections of Westside Parkway and Mansell Road. The projects will include the planting of trees, shrubs and groundcovers. Approximately \$80,000 towards planting and design work and \$20,000 for tree pruning, removal, and other tree care.

Recurring Sidewalk Maintenance and Repair **\$100,000**

Priority 1: This request is for the continual maintenance and repair of the city's sidewalk inventory. Over the last 10 years, the city has expended in excess of \$5,000,000 on sidewalk projects. During that same period of time, the city's sidewalk inventory has also been increased through larger roadway and streetscape projects, through private development, and through annexation. The Public Works Department has prepared a prioritized list of sidewalks needing repair. Currently this list identifies over 3,500 panels of sidewalk totaling in excess of 17,000 linear feet in need of repair.

For FY 2018, work will include the repair of sidewalk segments along both sides of Old Milton Parkway between Wills Road and Roswell Street.

Recurring Fleet Replacement (F-350 Crew Cab Service Truck) **\$55,000**

Priority 1: This request is for the replacement of one 1995 F-8000 (Unit #68) covered bed service truck within the Public Works fleet. The replacement request is based on the fact that the city purchased Unit #68 as a Water Department Service Truck prior to selling the water system to Fulton County. Staff feels that downsizing to an F-350 Service Bed Truck would better serve the needs of the Public Works Department.

Recurring Fleet Replacement (F-750 Dump Truck) **\$110,000**

Priority 2: This request is for the purchase of an F-750 Box Dump Truck with Sand Spreader Insert to replace a 1988 F-800 Dump Truck (Unit #67). The 1988 F-800 Dump Truck currently needs engine repairs and a new or rebuilt fuel injector unit. Repair costs are estimated to be between \$2,000 and \$5,000 depending on part availability and severity of internal damage. Due to the vehicle's age (28 years) staff does not believe it is feasible to invest more money into it. The replacement truck will be dual purpose so it may be used as a dump truck during the spring and summer months and have the spreader inserts installed for use during the winter months for ice and snow events.

Recurring Equipment Replacement/Upgrade (Mini Excavator) **\$45,000**

Priority 2: This request is for the purchase of a new Compact Excavator to replace a 1989 Ford 4610 Tractor (Unit #230). The 1989 Ford 4610 Tractor was originally purchased for clearing City right-of-ways. With that work being performed by contractors now, the 1989 Ford 4610 tractor is not as essential to the Public Works fleet. Staff believes that replacing the 4610 tractor with a compact excavator will better serve the needs of the Public Works Fleet. This equipment will allow staff to perform various digging, grading, demolition, and lifting tasks on jobsites. The smaller size of the compact excavator gives it the ability to operate in smaller spaces and also to be transported more easily. Their light weight and maneuverability allows them to work with less track damage than larger machines. The compact excavator has many attachments available to accomplish multiple tasks on the same jobsite while only having the single machine onsite. Due to many stormwater repairs occurring within easements of residential properties a smaller piece of equipment will minimize the amount of area disturbed as well as decrease the amount of time for the repair to be completed.

Information Technology**Recurring Technology Replacement (all city departments)** **\$300,000**

Priority 1: This request is to provide for the annual replacement of technology for all city departments. As in prior-years, funding for technology replacement is placed in one capital project account to allow for more efficient management (as opposed to being spread across multiple departments based on an estimate of replacement needs which

may or may not equate to the actual need during the fiscal year). The city currently has 455 computers in operation (265 desktops; 190 laptops). The main component of the FY 2018 request includes funding for the replacement of approximately 110 PCs, 57 cellular phones, 97 iPhones, 42 iPads, and wireless access points throughout city facilities (although actual replacement will be driven by equipment condition).

The current city standards for technology replacement (based on funding availability) are as follows: servers (5-6 years); SANS – Storage (5-6 years); desktop PCs (4 years); laptop PCs (3 years); iPad tablets (2 years); iPhones (2 years); large scale multi-function printers (MFPs) (5-7 years); small scale MFPs (5 years); small printers (3-5 years); desktop UPS (electrical service backup) (3 years); Network UPS (closets) (4 years); Wireless Access Points [WAPs] (5 years); network routers/switched/firewalls (5 years); telephony gateways (5-6 years). Larger replacement initiatives are not included in this appropriation (e.g. CISCO network devices).

Public Safety

Recurring Fleet Replacement (Qty: 16)

\$635,000

Priority 1: This request is for the forecasted annual replacement of police and fire sedans, light trucks and motorcycles. The replacement need is driven by the mileage and mechanical condition of the vehicles. Emergency response vehicles are expected to last in excess of 110,000 miles; administrative vehicles are generally run somewhat longer.

The forecast need based on a mileage threshold of 110,000 miles is 15 to 20 vehicles annually. Replacement vehicles to be purchased in FY 2018 include 12 Ford Explorers, 2 Chevrolet Tahoe (one K-9 unit and one for Battalion 1), 1 Ford Truck (DEA Task Force), and 1 Ford Escape (FBI Child Crimes Task Force).

Recurring Public Safety Equipment (replacement)

\$114,000

Priority 1: This request is for scheduled replacement of equipment that is essential for the safety of firefighters and police officers which has expired, failed inspection, is uneconomical to repair or otherwise must be taken out of service.

The FY 2018 request includes the following: Furniture and bedding for fire stations (\$12,500); Ice makers at 3 fire stations (\$10,500); New turnout gear (new hires and replacements) 12 sets (\$31,200); tool boxes at all fire stations (\$1,800); and Live Scan Fingerprint upgrade 2 units (Jail and Records Division; \$58,000). Funding is split between the Capital Project Fund (\$56,000) and the DEA Fund (\$58,000).

Recurring PS Facility Roof Restoration/Replacement

\$175,000

Priority 1: Roof replacement of PS Headquarters (upper roof) (\$150,000) and restoration of the Evidence Building roof (\$25,000).

PS Headquarters (Phase 2)

Due to the age of the existing ballasted EPDM roof system and consistent roof leak service calls at this location since 2013, a three-phase re-roofing plan for the Public Safety Facilities was developed. The purpose of a multi-phase approach is to help absorb the costs of this sizable job over three years. Phase 1 was implemented and completed over the jail roof in December 2016. In 2017, the second phase will begin, covering “the large upper roof over the main HQ building”. Garland (the roof manufacturer) has agreed to combine all the roof phases under

a single long term thirty 30-year warranty at the completion of the project phases. In addition to the 30-year warranty, the roof specifications will increase the roof insulation R-Value, provide a reflective surface rated by the Cool Roof Rating Council, and is cold applied and VOC compliant.

Evidence Building Roof Restoration

The evidence building is the only roof at this location with a non-ballasted, smooth EPDM (rubber) surface at the Public Safety facilities. Coupled with the fact that it is not currently leaking, it is a great candidate for roof restoration, which will provide a 10-year warranty at a much lower cost than a roof replacement, and may have a service life up to 15-years.

Recurring RAPSTC Repairs/Improvements

\$45,070

Priority 1: The Roswell/Alpharetta Public Safety Training Center (RAPSTC) is a joint venture between the City of Alpharetta and the City of Roswell that is dedicated to providing Public Safety Professionals with the most comprehensive educational and training curriculum available. RAPSTC provides training for both State and Local Public Safety personnel. This includes Police, Fire, and Emergency Medical professionals. This training prepares our first responders to meet the dynamic demands placed on the public safety community so that they can provide exemplary emergency services to their communities. RAPSTC terms are set forth in an IGA with associated costs allocated based on the relative facility use. The most recent measurement period indicated Alpharetta used the facility 53% of the time and would be responsible for 53% of all allocated operational costs. Capital investment into RAPSTC is split 50/50.

Improvements scheduled for FY 2018 total \$90,140 and include the following: \$49,300 for a new FATS simulator (FireArms Training Simulator); \$30,000 to repave the driveway; and \$10,840 to upgrade the parking lot lighting to LED as the existing lights have experienced significant repair/maintenance issues. Alpharetta's share of these improvements totals \$45,070.

Recreation & Parks

Recurring Athletic Scoreboards (maintenance/replacement)

\$20,000

The city owns and maintains thirty-one athletic and equestrian scoreboards.

Staff has developed a plan for systematic replacement of scoreboards. The replacement cost is estimated at \$20,000 for a wireless scoreboard (includes shipping, installation, and stamped engineering drawings). Maintenance/refurbishment of scoreboards is estimated at an additional \$1,000 to \$2,000 annually. FY 2018 request is for the replacement of the scoreboards at North Park softball fields 5-8 and Wills Park baseball field 2. Scoreboard replacement may vary from what's included herein if it is in the Director's opinion that a higher priority replacement is needed (e.g. due to mechanical malfunction) or if additional funds are available.

Recurring Park Equipment Replacement

\$47,000

This request is for the replacement of one 1990s era Lay-Mor Street Sweeper with a T550 Bobcat Skid Steer Loader with tracks for the greenway. The tracked skid steer will be a more suitable replacement for the aging Lay-Mor street sweeper. This piece of equipment with the proper attachments can serve the existing maintenance needs of the street sweeper. The updated skid steer will allow a sweeper to expand in areas of the

trail that the existing equipment cannot access. Unlike the street sweeper which serves only one function, a skid steer can serve in so many more maintenance capacities.

The Multi-purpose ability of the skid steer will allow staff to perform additional maintenance needs that were not an issue when the Lay-Mor street sweeper was purchased. With the proper attachments, the skid steer will be used for:

- Loading and moving rip rap to areas of erosion on the trail;
- Addressing the drainage issues that have occurred due to flooding;
- Repairing damaged areas of the trail such as washout and surface areas;
- Maintaining that invasive vegetation that interferes user safety of the Greenway trail;
- Moving grounds maintenance materials such as mulch; and
- Storm clean-up on the trail as well as assisting Public Works in extreme inclement weather events.

Recurring Community Center Bleacher Replacement

\$35,000

The bleachers in Alpharetta Community Center gym 1 are the original bleachers installed during construction of Phase 1 in 1997. They are in need of replacement due to excessive wear and tear. Parts of the bleachers are in various stages of structural break down and do not meet current safety codes. Replacement of the bleachers will greatly enhance the safety and spectator experience for ACC visitors. Proposed replacement to provide seating for 236 and allowing for adjustable ADA handicapped seating (up to 8 spaces if needed). This is up from the 233 seats plus 7 ADA handicapped spaces available now. Price includes demo and disposal of existing bleachers. Timeline for replacement would be August 2018, after summer camps and prior to winter youth basketball season.

Recurring Synthetic Turf Field Replacement (Webb Bridge Park) \$600,000

Recreation Commission Priority: #1

This request is to replace the synthetic turf soccer field at Webb Bridge Park. This field was installed in 2008 and has a 10-year life expectancy under normal use conditions. However, our use of the field has far exceeded the recommended usage which has resulted in premature maintenance needs and warranty repairs (e.g. replacement of various segments of the turf have been made). The field has reached the end of its useful life and requires replacement.

Our youth soccer program has approximately 850 participants and 1,125 participants in the spring and fall seasons, respectively. These teams practice on the turf field 5 days per week, 5 hours per day, 8 months per year. Games are played on weekends (between 6 and 12 hours per day) for 6 months per year. Youth team camps are also held on this field for 2 weeks in July (5 days x 2 weeks x 7 hours per day). Our youth lacrosse teams also utilize the field when not in use by soccer. In addition to the scheduled use, the field receives significant non-scheduled use. For example, there is a group of 20-30 adults who meet at the park at least 3 days per week for lunchtime soccer (2 hours per day). On Sunday mornings, prior to the start of our scheduled youth soccer activities, the field is often used by random people (youth and adults) who play pick-up games.

Recurring Park Repairs/Improvements \$100,000

Recreation Commission Priority: #2

This request would cover types of ground maintenance repairs such as asphalt trail repairs, concrete repair and parking lot striping, etc. at parks and along the greenway. FY 2018 funding would be utilized for repairs to the walking trail at Wills Park (100,000 linear feet of overlay asphalt), boardwalk replacement for the Greenway (approximately 25 sections), concrete repair along numerous walkways, etc.

Recurring Parks Facility Roof Repair/Replacement/Wall Restoration \$86,000

Recreation Commission Priority: #7

This request is for the roof repair/rehab/replacement at multiple Parks and Recreation facilities.

Wall restoration at the Alpharetta Community Center (\$45,000); roof replacement at the Webb Bridge Park (WBP) Tennis Restroom building (\$15,000), WBP Soccer restroom/Concession building (\$15,000), Wacky World Pavilion #2 (\$5,000), and Webb Zone Pavilion (\$6,000).

Alpharetta Community Center Wall Restoration

The front of this facility (visible from public parking area only) received the wall restoration treatment in the Spring of 2014 both to stop moisture intrusion and improve the aesthetics of the building. The elastomeric acrylic product used (Tuff Coat) is still tightly adhered today and has proven to be effective at this location. This new project will extend the restoration project around the remainder of the building, while leaving the decorative red bricks and bronze metal trim intact.

Roof Replacements at (1) Webb Bridge Park Tennis Restroom, (2) Webb Bridge Park Soccer Restroom/Concession, (3) Webb Bridge Soccer Field Pavilion, and (4) Webb Zone Pavilion

These shingle roofs are highly faded from UV degradation and show a large percentage of granule loss. The shingles are curling along the roof perimeters and the metal trim and downspouts are in poor condition. After reviewing all shingle roofs owned by the city, these are currently in the worst condition and should be replaced as they are nearing the end of their useful life.

Recurring Restroom Replacement/Expansion Design (North Park) \$30,000

Recreation Commission Priority: #8

This request is for design of a replacement concession/restroom building at North Park softball fields 1-4. The current concession/restroom facility at North Park softball fields 1-4 was built in the late 1980s and no longer meets community needs (e.g. insufficient size/layout of concession space; insufficient number of restroom facilities; high maintenance needs; etc.). Construction costs would be part of future funding requests.

Recurring Playground Equipment (repair/replacement) \$50,000

Recreation Commission Priority: #10

This request is for the replacement of playground equipment at the Wacky World Playground (built in 1997) and Webb Zone (built in 1999) as recommended in the Master Plan 2025.

Wacky World is a 20 year old pressure treated wood structure. Although the 6-inch round posts are structurally sound, most of the wood platforms, bridges, hand rails, as well as some of the play equipment are showing signs of wear and weather degradation. Staff is constantly making repairs. Playgrounds-by-Leathers conducted an inspection last fall and provided their findings and recommendations on the repairs and forms the basis for this cost estimate. Leathers was the playground company that supplied the playground and equipment and was onsite when the playground was built. The Webb Zone is also made of wood and is 18-years old. It was built out of cedar. Staff members who are Certified Playground Safety Inspectors have inspected the playground and noted several areas of concern. There are wood several support posts, handrails, bridges, and platforms in need of replacement as well as the wood fence/barrier that surrounds the entire playground.

Recurring Lightning Prediction Equipment (replacement) \$65,000

Priority 1: The city currently has lightning prediction systems installed at three parks (Wills Park, North Park, and Webb Bridge Park) and the system is no longer functioning and the vendor cannot be located (feared to be out-of-business). A lightning prediction system detects atmospheric conditions likely to produce lightning strikes and sounds an alarm, warning those nearby that lightning is imminent and giving them the chance to find safety before the storm arrives in the area. Lightning protection systems are often installed in outdoor areas which are often congested with people, lack sufficient shelter, and are difficult to evacuate quickly (such as water parks, college campuses, and large swimming pool or athletic field complexes). These locations are particularly dangerous during lightning storms. This request is for the replacement of the non-functioning lightning prediction systems at the three parks identified above. Current lightning prediction systems provide mobile functionality that alerts staff through smartphone apps of dangerous weather activity. Furthermore, current systems allow for integration into the city's website to provide weather notices that may impact field availability. Support/maintenance costs are estimated at \$3,000 annually.

Wills Park Pool (replacement/Expansion) \$2,100,000

Priority 1: Renovation of public pool facilities at Wills Park, which has not been updated since it was constructed in 1987. The project includes the construction of one new competition pool, one new leisure pool, three pavilions, and other amenities. Also included is a complete renovation of the Bathhouse and showers. Interior renovations will include up-to-date registration/circulation as well as training rooms for lifeguard staff.

Total construction costs (including an owner's contingency) are estimated at \$5.7 million. The FY 2017 capital budget includes funding totaling \$3.6 million for construction. Remaining funding required totals \$2.1 million and is funded through city fund balance (\$1 million) and Impact Fee Fund contributions (\$1.1 million).

Recurring Stormwater/Drainage Initiatives

Public Works

Recurring Stormwater Pipes/Structure Repair/Maintenance \$905,000

Priority 1: This request is for stormwater pipe and structure maintenance, repair, and replacement. This category includes unclogging pipes and structures filled with sediment

and debris, repairing pipes by relining, contractual repairs to stormwater structures, and pipe replacement projects. The contractual pipe unclogging and structure repair will be throughout the city based on inspection results. Lantern Ridge subdivision has been identified for pipe repair/replacement. The following subdivisions will have pipe lining projects: (1) The Pines; and (2) Hunters Oak.

Recurring Stormwater Drainage Maintenance

\$150,000

Priority 1: This request is for the continual maintenance and small drainage maintenance work within the city including: (1) small repairs such as grouting, paved inverts, and replacing tops; (2) annual maintenance of the city's stormceptor units, oil/water separators, and city-owned detention ponds (as required by the Georgia Environmental Protection Division); and (3) Water Quality lab testing (as required by the Georgia Environmental Protection Division). FY 2018 will also include education and outreach focusing on reducing fecal coliform bacteria contaminated runoff to streams.

Recurring Stormwater Inspections

\$100,000

Priority 1: The National Pollutant Discharge Elimination System (NPDES) Stormwater Permit requires Alpharetta to complete a number of inspections to protect our stormwater system. These inspections include site visits to private industrial facilities, private carwash and auto body repair shops, city ponds and stormwater management facilities, private ponds and stormwater management facilities, and city maintained storm structures and pipes. These inspections help us identify maintenance repair work, help us prioritize our crews and CIP lists, and help us recognize private violations of the stormwater ordinance. This project includes hiring a private consultant to complete the inspections so that city staff can focus their efforts toward planning, maintenance, and enforcement activities.

Recurring Stormwater Design/Studies

\$100,000

Priority 1: This request funds various drainage, flood, and watershed studies that are required by state and federal regulations. Watershed studies identify capital projects to improve water quality in impaired streams. Additional studies include dam breach analysis, bacterial source testing, emergency planning and estimating damage, GIS maintenance, inventory updates, stream delisting, etc. These studies also identify future capital improvement projects or provide specific information that can be used by the city to meet regulatory compliance or further our service to our citizenry. The FY 2018 budget would be used to study Big Creek and the major tributaries to identify areas of extreme erosion or instability, especially those that may impact the greenway. The study will include creation of standard design repair details which can be applied to multiple areas for maintenance needs. It will also identify those areas that need unique repair designs and provide cost estimates for design and construction of those projects.

General Capital Initiatives

City Administration

Economic Development Toolbox

\$125,000

Priority 1: The City of Alpharetta provides local incentives through its economic development toolbox and facilitated by our team of experienced economic development professionals. New or growing businesses that demonstrate a serious economic impact through job creation and capital investment qualify for these programs. The programs funded in this request include the Alpharetta360 Video Marketing Fund which has been influential in marketing the city as a business destination and has been directly

responsible for the location of new businesses to the city. A new tool-kit item will be created with this funding called the Start-Up Relocation Grant which is aimed at attracting out-of-state technology start-ups to relocate and grow in the city. We will target 5 mid-stage tech based start-up for the pilot program of this tool-kit item. Relocated start-up companies will be placed in the Alpharetta Innovation Center to help fuel our innovative community and attract more venture capital investment.

Alpharetta Technology Commission Operational Funding \$95,000

Priority 1: This request is to provide operational funding for the Alpharetta Technology Commission (ATC) including funding for the ATC Director pursuant to terms set forth in the MOU between the ATC and the Development Authority of Alpharetta. The Director performs the day-to-day tasks and responsibilities necessary for the delivery of operational management services. Specifically, the MOU is for a period of two years (February 2017 – February 2019) with compensation approximating \$125,000 annually. The Development Authority has residual funds approximating \$30,000 leaving a balance needed for FY 2018 of \$95,000.

Alpharetta Public Arts Initiative \$85,000

Priority 1: Arts Alpharetta is a nonprofit organization dedicated to bringing quality arts to Alpharetta. At the request of staff, Arts Alpharetta formed a steering committee to look at introducing outdoor public art to the exciting new Thompson Street Greenway trail. Arts Alpharetta feels that by lining the trail with unique, high quality temporary installations, residents and visitors like will be enticed to use and explore the trail. The working title for this project is Phase II – Outdoor Art Gallery loan project. Phase I is the Instruments of Inspiration permanent installations currently approved by the City Council in December 2016.

Briefly, the works would be on loan from the artists for a 9-month period tentatively March through November 2018. This would become an annual event where new and returning artists would be selected each year. The artists would receive a loan-fee, half paid at installation and half at the end of the loan period. Several communities around Alpharetta have a similar program but what is unique about this initiative is that the Thompson Street Greenway allows us to select and prep the sites while the trail is being built. Further the steering committee feels that we do not merely want to replicate what others communities have done but rather we strive to elevate the project to the highest possible quality art and experience. Costs total \$75,000 for year one and include funding for the loan of an estimated 12 art installations including installation, marketing, events, juror stipends, with additional funding for the purchase of an estimated one/two art pieces for permanent display in Alpharetta. Arts Alpharetta is also requesting \$10,000 in seed funding from the City to assist in meeting their core mission as stated above.

Senior Citizen History Project \$25,000

Priority 2: This project entails video recording the stories and oral history of our citizens and their memories of the Alpharetta Experience. This project will continue into the future and involve the recordings of a number of citizens each year as seniors are willing to express their emotions, memories and recollections of the Alpharetta they have known. As time progresses, the videos will be compiled so they can be used as an online story of our past and its respected citizens who have helped to shape our city. This documentation can also be used within the History Center as an oral history of Alpharetta's development over time. We are hoping to record 50 citizens within the next year.

Community Development**Design Services****\$75,000**

Priority 2: This request is to provide funding for various studies and professional services that arise each year from Council and/or Department initiatives. Such services may include revisions to Comprehensive Plans, Small Area Plans, project designs such as plazas, landscape architecture, hosting a series of public input sessions, conceptual design standards, etc. These types of studies and professional services are essential and will assist in forecasting the current market environment, recommend standards that will assist in policy decisions, improve project completion timelines and functionality to maintain the high level of performance by City Staff that our citizens and business owners are accustomed to.

Public Works**City Center (Phase 2) Sidewalks/Utilities/Fiber****\$625,000**

Priority 1: This request is to allocate funds for Alpharetta's obligations under the terms of agreement with MMS Alpharetta LLC for Phase 2 of City Center (private development position). Obligations include:

- Funding hard costs for installing new sidewalks in public right-of-way (max of \$300,000) to be funded through impact fees; and
- Assist in funding costs associated with moving Georgia Power and AT&T utilities in right-of-way. The City's is obligated to fund any costs above the \$100,000 funded through MMS Alpharetta LLC. Current estimates for utility relocation total \$425,000 with the city's share totaling \$325,000.

The Development Authority of Alpharetta is contributing 50% of its bond inducement fees (est. at \$45,312) generated from the City Center development towards the costs detailed above. Remaining funding is provided through impact fees (\$300,000 - new sidewalk installations) and city fund balance (\$279,688).

Parking Decks (west side of Main Street)**\$1,693,750**

Priority 1: As identified in the Downtown Master Plan, this project would enhance parking opportunities on the west side of Main Street and provide opportunities for new development and redevelopment within the city's Downtown area. Discussion on the location of structured parking originally centered on two sites that came to be referenced as Sites A and D. Site A (Option A) is located along Old Roswell Street on the site of the existing municipal parking lot, and Site D (Option D) is located on Milton Avenue just west of the veterinary clinic on property recently purchased by the City. The deck on Site A would have a below ground level and a level above that at the highest point includes a 10' wall behind the existing tree in order to save the greenspace area and provide positive drainage. The deck on Site D would be three levels, all above ground. The decks would provide 355 spaces (168 spaces for Site A and 187 spaces for Site B).

The FY 2017 capital budget includes funding totaling \$6.3 million (\$5.1 million from City Center land sales, \$1 million from city capital funds, and \$175,000 from Developer parking contributions). FY 2018 requested funding totals \$1.7 million and is funded through city fund balance (\$1.3 million), residual City Center land sales for Parcel 13 (\$262,226), and contributions from private development (\$175,000) towards parking. Resulting funding for downtown parking decks will total \$8 million.

AlphaLoop (City Trail)**\$2,428,368**

Priority 1: This request is to provide construction funding for the AlphaLoop City Trail. AlphaLoop is envisioned as a multi-use trail and park system intended to connect City Center, Avalon, and the Northwinds Area together via paved pedestrian pathways.

Design/engineering costs are estimated at \$600,172. Design scope includes full design of Phase A (Old Milton Parkway to Westside Parkway) and Phase B (Westside Parkway to Kimball Bridge Road) including tiers 1 (trail) and 2 (pocket parks/plazas) as well as the intersections and crossings (e.g. Old Milton Parkway, Westside Parkway, Northwinds Parkway, etc.). The Alpharetta Business Community (ABC) has allocated funding totaling \$344,697 towards design leaving a balance of \$255,475 to be requested in FY 2018. Total construction costs for Phases A/B (tier 1) and the intersections/crossings are estimated at \$5.4 million.

The funding request for FY 2018 includes approval for full design funding (discussed above) and construction of Phase A (tier 1). Funding sources include:

- \$1 million – Avalon parkland contribution;
- \$78,368 – general city contribution.
- \$500,000 – 2016 Park Bond Sidewalk monies (reallocation);
- \$750,000 – Potential grants funding; and
- \$100,000 – Private donation.

FY 2019 forecasted funding request will be to fund Phase B (tier 1) and the intersections and crossings. Timing of the funding request for tier 2 costs will be determined at a later date.

Design Services**\$115,000**

Priority 1: This request is for various design services associated with minor projects unable to be completed by city staff. Such services include structural designs and or evaluations, sub-surface geotechnical investigations, miscellaneous right-of-way/easement research. Utilizing experts in various fields enables city staff to make the appropriate decisions related to resolving construction issues. Additionally, the information gathered by the design professionals allows staff to properly design or address issues in the field.

Information Technology**GIS Parcel Corrections****\$80,000**

Priority 1: This request is for a one-time project to provide corrections and updates to the GIS maps to correct misaligned, missing, and incorrect land parcel boundaries within the City of Alpharetta. This will greatly improve the accuracy of the current maps the City systems utilize for critical information.

This will allow the City to address outstanding issues relating to:

- Matching parcel boundaries with zoning boundaries (Community Development)
- Matching parcel boundaries with land-use boundaries (Community Development)
- Determining and displaying accurate ROW (Public Works)
- Greenway boundaries issues (Recreation and Parks)
- Crimestats by zoning – unable to do due to parcel line matchup (Public Safety)

- In-accurate tax assessments (Economic Development)
- In-accurate floodplain mapping vs parcel boundaries – flood insurance (Public Works)

Other cities including Roswell are already funding and correcting their parcel base maps. We are currently working with the City of Milton to hire a firm to begin this process in 2017.

Application and Desktop Virtualization (Phase 1)

\$125,000

Priority 2: This request is for the deployment of desktop services and associated technology for the City for local, remote, and mobile platforms. This will provide greater reliability, and greater efficiency and capability for the use of system applications for the City and provide core functionality. This equipment is scheduled to be replaced every 5-6 years (normal maintenance life) in order to provide for both reliable and efficient service. The Application and Desktop Virtualization initiative will provide greater reliability, possible reduced annual costs, and enhanced system applications security. Through the virtualization of the desktop, each user's profile and desktop are stored centrally in the data center to be available for use from any pc or remote system given the appropriate security measures. This technology is rapidly becoming the standard deployment for organizations as they move more applications and capability to the "Cloud" and seek to provide more reliable and efficient service. The initial test system has been deployed a several City Departments with key personnel for evaluation.

This request will also lead to the deployment of virtual application technology. The ability to manage city software applications from a central platform rather than deploying the system to every desktop will save significant amounts of time needed to "touch" each desktop and/or deploy the systems individually over the network. This way, each user accesses the software they need using the latest updates and tested systems. This will provide greater reliability, reduced annual costs for desktop support, and greater security with respect to the city's software applications. This initiative should lead to decreased costs in annual desktop system replacements (reduces need for certain computer components such as a hard drives and a fully configured PC). Phase I is requested as part of the FY 2018 capital budget and is primarily aimed at the Public Safety Department with the primary cost driver being Mirage and Horizon software licensing. While not immediately providing relief for replacement of the primary device (laptops), the Mirage software will provide both image custom deployment management and reliability improvements and daily snapshots of the state of the laptops to provide a quick reinstatement of the laptop in case of corruption or damage. Horizon software will also provide the accessibility to applications independent of the laptop and have functionality in the cloud supported through our Data Center.

Phase II (FY 2019) will finalize the Public Safety rollout discussed above and is estimated at \$125,000 and will be requested as part of next year's capital budget. Phase III (FYs 2020-2021) will expand the virtual deployment across various Departments (based on need and ability to reduce hardware costs) to include desktops as well as the Mirage and Horizon benefits listed above. Desktops will emulate the experience end users have with traditional Windows OS and applications on their existing systems. Overtime, this will defray costs for refreshing PC systems with less expensive form factors (e.g. thin clients, terminals, mobile devices, etc.). This will also have an effect of reducing the need for multiple devices per user (tablets, desktops, laptops, and

smartphones). Phase III costs are currently estimated at \$270,000 and will be requested as part of future capital budgets.

Public Safety

PS Headquarters Expansion

\$2,097,303

Priority 1: This request is for an expansion of the current Headquarters building, which is needed for several reasons. First and foremost is the need to better serve the public. There has been tremendous growth in the number of lobby visits for services such as filing and obtaining reports, applying for permits, getting fingerprinted for various reasons, and meeting with personnel. The building lobby as currently configured is unable to meet the need in an efficient and professional manner. Related to this is the need to expand the physical size of the Records Unit, which has outgrown the space allocated to it nearly fifteen years ago. Also, there is a need to provide for public meeting/function space in a way that preserves the privacy of public safety-related visits. Finally, there is a need for additional workspace for personnel, particularly specialized functions such as Intelligence and Special Investigations. Both of these functions improve efficiency in law enforcement operations, but require dedicated, confidential space for personnel and equipment. Also included in this funding request is \$50,000 to cover the temporary relocation costs of the Records Division to an alternate site during the construction phase.

Total construction costs are estimated at \$3.5 million and includes an alternate addition to the scope related to the installation of Kevlar around certain portions of the E-911 perimeter. The FY 2017 capital budget includes funding totaling \$1.4 million for construction. Remaining funding required totals \$2.1 million and is funded through city fund balance (\$1.5 million), additional Impact Fee Fund contributions (\$80,000), additional DEA Fund contributions (\$100,000), and E-911 Fund contributions (\$457,200; includes funding for the alternate scope addition discussed above).

2018 Operating Initiatives – New Fleet (Qty: 2); Office Redesign \$81,000

Priority 1: This initiative constitutes the capital component (new fleet and associated upfitting costs) of the two new positions requested in FY 2018 (Operating Initiatives) which are as follows:

Fire Marshal position (1.0 FTE) - This position will assist in multiple areas including fire safety inspections, public education, fire investigations and plan review. Capital costs total \$48,000 and include the acquisition of one (1) pickup truck and associated upfitting costs (\$33,000) and the redesign of the workspace layout (i.e. cubicles) within Community Development to make (1) additional space and (2) improve the workflow and efficiency of the area (\$15,000).

Police Officer position (1.0 FTE) - This position will enable the Department to double alcohol beverage license compliance and permitting checks to four times a year. Capital costs total \$33,000 for the acquisition of one (1) unmarked police car and associated upfitting costs.

Please refer to the Operating Initiatives section of this document for a detailed write-up of position duties and justification.

Body and In-Car Cameras \$70,000 (partial; see companion operating initiative)

Priority 1: This request is for the implementation of a body camera video recording system to be utilized by public safety to record their interactions with the public, gather video evidence at crime scenes, etc. and has been known to increase both officer and citizen accountability. Also included is the replacement of in-car camera units to maximize integration with the new system.

This program involves the acquisition of 70 body camera units and associated equipment (vest carriers, duty shirts, antennas, etc.), the replacement of existing in-car cameras (front and rear cameras), support, maintenance, and unlimited cloud storage. **Startup costs are estimated at \$70,000 for the equipment (initial capital investment) and \$135,000 annually for support and maintenance costs (General Fund operating initiative). Capital funding is being provided through the DEA Fund.**

Alarm Interface Module \$24,000 (partial; see companion operating initiative)

Priority 1: This request is for the purchase, installation, and maintenance (year 1) of the Automated Secure Alarm Protocol Interface (ASAP) which is an add-on module to the current 911 Computer Aided Dispatch (CAD) system. This module interfaces between our CAD system and participating alarm companies and automatically dispatches a police officer when there is an alarm activation - eliminating telephone calls from the alarm companies to the E-911 Center. In 2015, the Alpharetta E-911 Center processed a total of 8,880 alarm calls. The average talk time for processing an alarm call is 2 minutes, 49 seconds. That equals out to roughly 417 hours a year processing alarm calls. This costs the city \$10,158 a year in processing alarm calls while inhibiting our communications officers from processing 911 calls.

The ASAP module will transfer calls to the E-911 Center without the use of a phone call, thus impacting operator workloads in several critical areas: (1) reduce the que/hold times for incoming 911 and admin calls by freeing operators from answering alarm calls; (2) reduce response times; (3) reduce the error rate of imputing information; (4) provides alarm company with dispatch, en-route, and arrival times in real time; and (5) allows operators to view streaming video for video equipped alarms which enhances officer safety. Also, in major storm events, dispatchers can setup a rejection for certain alarm types freeing officers to respond to higher priority events.

Estimated costs total \$26,500 in year one and include \$24,000 in one-time capital installation/licensing fees (\$8,000 licensing fee for ASAP; \$9,000 professional services fee for SunGard OSSI integration services; and \$7,000 professional services fee for ASAP implementation services) and \$2,500 in annually recurring software maintenance fees (FY 2018 Operating Initiative request) all of which would be funded in the E-911 Fund.

Recreation and Parks**Design Services****\$50,000**

Recreation Commission Priority: #11

This request is to provide funding for various studies and professional services that arise each year from Council and/or Department initiatives. Such services may include revisions to Recreation Master Plans, construction plans for recreation amenities including pavilions, gazebos, etc. These types of studies and professional services are essential and will assist in forecasting the current market environment, recommend

standards that will assist in policy decisions, improve project completion timelines and functionality to maintain the high level of services our customers are accustomed to.

Park Master Plans for newly acquired Park Land

\$68,000

Recreation Commission Priority: #14

This request is for the development of master plans and studies as recommended in the Recreation and Parks Master Plan 2025. Specific Master Plans to be conducted with this funding include newly acquired properties from the 2016 Bond Issue such as property on Mid-Broadwell, Milton Avenue, Kimball Bridge Road/Waters Road, and Old Rucker Road.

Alpharetta Arts Center

\$550,000

The extensive renovation of the building and land located at the northwest corner of Mayfield Road and Canton Street for the purpose of creating a new Alpharetta Arts Center. The property was formerly the location of the Alpharetta branch of the Fulton County Library. The project will result in improved and more centrally located facilities for cultural arts classes, programs, exhibits, and performances.

Total costs (including design, construction, equipment, and an owner's contingency) are estimated at \$3.4 million. The FY 2017 capital budget included funding totaling \$2.8 million. Remaining funding required totals \$550,000 and is funded through the available Facility portion of the Hotel/Motel tax (within the Hotel/Motel Fund).

Cultural Arts/Parkland Acquisition

\$150,000

Strategic acquisition of undeveloped land for the purpose of creating public parks/cultural spaces and preserving greenspace. Funding is being provided through Impact Fee Fund contributions pursuant to parks impact fee eligibility ratios for new cultural arts/park land. Upon approval of this initiative, the balance in the Cultural Arts/Parkland account will total \$1.6 million.

General Government

Matching Funds for City Grants

\$20,000

Priority 2: This request is to provide available funding to serve as matching funds for grant opportunities as they arise throughout the year. Operating grants, such as the Bulletproof Vest Partnership Program, typically require matching funds in order to carry out the required grant activities. This funding will allow the City of Alpharetta to pursue a multitude of grant opportunities.

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

Community Development

Cricket Lane Improvements (Design)

\$125,000

Priority 3: This request improves traffic operation and pedestrian accommodations through Downtown Alpharetta. The project improves Cricket Lane north from the Academy Street Development East of Main Street to Cumming Street by adding sidewalk and pedestrian scale lighting. The project creates an additional north/south alternative to Main Street, providing opportunities for new pedestrian scale connections between Main Street and Haynes Bridge Road. The 700 foot project provides one travel lane in each direction, five foot sidewalks on each side, and a six foot planting space. Intersection safety at Cricket Lane and Cumming Street will also be improved.

FY 2018 Funding is for design. Right-of-way (\$200K) and construction (\$200K) costs would be part of future funding requests.

Downtown Parking and Wayfinding Signage **\$150,000**

Priority 3: This project is intended to develop and implement a comprehensive parking sign package for Downtown Alpharetta. Major components include monument signage at city parking lots, wayfinding signage directing the traveling public to city lots, and time restriction parking signage. Decorative sign poles and bases will be identified. In addition, a signature logo will be proposed in order to coordinate the entire downtown parking infrastructure. The proposed design guidelines will be presented to the downtown business association and approved by the Design Review Board. Deliverables from this project will include the following:

- Downtown Parking Sign design Guidelines;
- Installation of monument signage at the two City Surface lots (Old Roswell lot, Roswell/Marietta lot);
- Wayfinding signage throughout Downtown (Main Street, Academy Street, Roswell Street, Milton Avenue); and
- Time restricted signage for Milton Avenue (2 hour limit/15 min limit).

Public Works

Recurring Park Facilities Pavement Preservation **\$225,000**

Priority 1: This request is for the on-going maintenance of pavement within the city's park facilities. Preservation of the roads, drives, and parking lots increases their life expectancy. Without preservation, these pavements will deteriorate and be more costly to repair.

FY 2018 work items to include preservation of the back parking lot and associated drives for the Wills Park Equestrian Center. The work will involve the application of a high density mineral bond and the milling and resurfacing of select problem areas.

Major Intersection Improvements **\$300,000**

Priority 2: This request would allow the City to quickly address major intersection improvement projects, such as adding turn lanes at major intersections. Projects will be selected based on their effect on traffic flow and safety.

The requested design funds is for the design of a left-turn lane from Kimball Bridge Road to Park Brooke Drive. The City has received a number of requests over recent years to provide this improvement. The requested construction funding for FY 2018 is for the construction of dual left turn lanes from south-bound Haynes Bridge Road to east-bound North Point Drive. This project was originally bid out in 2016 but the bids received were significantly over budget. The requested construction funds are reflective of the bids received and will cover the current funding short fall.

Flashing Yellow Signals **\$125,000**

Priority 1: This request is to upgrade 66 signalized intersections within the city to the flashing yellow arrow standard. This signal change introduces a flashing yellow arrow during the permissive left turn phase of the signal operation. The Federal Highway Administration had demonstrated that this new application has helped reduce left turn crashes, causes less driver confusion on the decision to turn, and provides additional

traffic management flexibility. Implementing the new federal standard for permissive phasing also provides consistency with neighboring jurisdictions. Currently SR 120 has 2 flashing yellow intersections and GDOT has plans to continue upgrades to the rest of the corridor. The city's upgrade will be done over a 4-year period doing the arterial streets, then moving to collector and local streets. The following is a list of intersections to be done in FY 2018: Haynes Bridge Road at Georgia Lane; Haynes Bridge Road at Westside/Morrison Parkway; Haynes Bridge Road at Rainwater Boulevard; Haynes Bridge Road at Woodhaven Way; Haynes Bridge Road at Devore Road; Haynes Bridge Road at Alpha Crossing; Mansell Road at Kingswood Place; Mansell Road at Duke Drive; Mansell Road at Davis Drive; North Point Parkway at Mansell Crossing South; North Point Parkway at Mansell Crossing Middle; North Point Parkway at Mansell Crossing North; North Point Parkway at Ga Lane; and North Point Parkway at North Point Drive. Estimated cost for the project is \$500,000 and would be allocated over the four-year period beginning in FY 2018.

Davis Rd Extension to Westside Parkway

\$2,000,000

Priority 1: This project would construct the extension of Davis Drive from its current cul-de-sac at The Cooler & Pappadeaux to Westside Parkway at Sanctuary Parkway. The constructed road segment would be a two lane road with bicycle lanes and 5' sidewalks. Also included in the project scope is modifying the existing four lane configuration of Davis Drive to a two lane configuration with a center turn lane and bicycle lanes. The new roadway section would be approximately 1,400 linear feet in length. Design for this project was funded in FY 2014. Transportation impact fees can offset a portion of these costs.

City Center Decorative Sign Posts

\$180,000

Priority 1: This request is to upgrade the sign posts at City Center to the approved decorative black Wadsworth design post. This project will include 55 sign posts located in and around City Center including Academy Street (SR 9 to Haynes Bridge Road) and Haynes Bridge Road (Academy Street to Old Milton Parkway). As a part of this project, a GIS inventory of the permanent sign locations will be done and sign clutter will be taken into consideration to reduce the overall number of signs.

Connector Road (NP Pkwy to Edison Dr.; Design)

\$115,000

Priority 1: This project would create a new two-lane roadway with sidewalks connecting North Point Parkway and Edison Drive. Proposed roadway would utilize the existing curb cut for the AT&T property on the east side of North Point Parkway at Dryden Road. Proposed roadway would be approximately 900 linear feet in length. FY 2018 funding request is for design. ROW and construction costs are estimated at \$930,000 and would be part of future funding requests.

Pedestrian/Safety Improvements at Marietta Street and SR9

\$155,000

Priority 2: This request is for the construction of pedestrian enhancements and safety improvements at the intersection of SR 9 and Marietta Street. A proposed pedestrian enhancement at this intersection will assist pedestrians in crossing SR 9 by removing conflicting side-street straight and left-turn movements.

Marjean Way Extension (Design)

\$300,000

Priority 2: This request is for the design of the extension of Marjean Way from its current terminus at Orchid Lane north to Milton Avenue. The roadway extension will include brick sidewalks on both sides of the road to match the roadway section approved as part of the Windsong Townhomes development. Also included in the project scope will be

the design of a regional stormwater facility designed to accommodate any future redevelopment of the adjacent upstream properties (currently occupied by the Masonic Lodge and Krogh Cabinetry) and the city-owned property at 90 & 92 Milton Avenue. The stormwater facility will be designed in such a manner to provide an attractive amenity to the area. Aesthetic improvements will also be made to the existing stormwater facility serving the Victoria Square townhomes (at the intersection of Orchid Lane and Marjean Way). Construction costs are estimated at \$3 million and would be part of future funding requests.

Waters Road Traffic Calming (Design)

\$150,000

Priority 1: The city has received numerous complaints from citizens living along Waters Road regarding the volume of traffic and speed of vehicles. Several options and locations were evaluated and it has been determined that a roundabout at the intersection of Waters Road and Waters Glen Way/Waters Ridge Drive would be the most feasible method for addressing these concerns. Design funds are being requested for FY 2018. It is anticipated that right-of-way (est. of \$100,000) will be needed from four property owners and will be acquired after completion of the design documents in FY 2019. Construction (est. of \$1 million) is anticipated in FY 2020 to align with the completion of the Kimball Bridge Road Congestion Mitigation bond project.

North Point Dr. Corridor Improvements

\$100,000

Priority 1: New construction and traffic growth on North Point Drive have led to increased delays and safety issues at the intersection of North Point Drive and North Point Court. During the holiday season, to assist in providing a safer intersection, Alpharetta Public Works turns the North Point Court access to North Point Parkway into a right in / left in and right out. These restricted movements are accomplished with a median on North Point Drive at North Point Court. This temporary restriction worked so well the City has decided to make the restrictions permanent. Prior to a permanent implementation, Public Works will meet with the businesses around this intersection and explain the proposed improvement.

Citywide Sign Inventory

\$150,000

Priority 3: This request is for a citywide sign inventory. The City does not currently have an inventory of our right-of-way signage which hinders our ability to adequately maintain these assets. With this inventory the management, location, and condition of signage will be tracked. This inventory will provide data collection, post processing, and a geodatabase that will integrate with the city's asset management system (Cityworks) and the city's GIS. Each year, Public Works performs over 250 work orders associated with street signage and the work orders are reactionary based on complaints. The inventory system will enable Public Works to identify when signage was installed and develop a pro-active replacement program for when signage exceeds its useful life (e.g. degradation of reflectivity).

Douglas Rd Drainage and Erosion Control Improvements

\$150,000

Priority 1: This request is for the reconstruction of approximately 915 linear feet of existing sidewalk along the west side of Douglas Road between Newport Bay Passage and the bridge over Caney Creek. Along this stretch of Douglas Road there is no curb and gutter between the road and the existing sidewalk. When it rains, runoff from the road runs across and along the sidewalk making it unusable for pedestrians. This is also causing erosion problems to develop in the area. This project will reconstruct the

sidewalk, install curb and gutter, install storm drainage structures and pipes, and address the erosion issues. Design will be performed by Public Works staff.

Information Technology

Wireless Access Points

\$60,000

Priority 2: This request is for the design, procurement, and deployment of additional Wireless Access Points (WAPs) primarily for use by city employees. This expansion of our existing WAP system is needed to supplement both current rate of use and the expected growth in the numbers and use of bandwidth by city employees.

Primarily, we are looking at supplementing both interior and exterior systems for Public Safety (PS) and Public Works (PW) but some additional units will be used for Recreation and Parks and Municipal Court. We are already experiencing issues with access and bandwidth with some PS and PW systems.

Current deployment estimates are as follows:

- PS – 6 additional internal units at various locations for increased coverage; 8 additional external units at various locations for uploading and connections for vehicles.
- PW – 4 additional internal units for increased coverage; 6 additional external units for (same use as above with increasing impact on mobile devices from the Cityworks system).
- Recreation and Parks – 4 additional internal units at various locations, 4 additional external units at various locations (supplemental for better coverage and new deployments); and
- Municipal Court – 2 additional internal units for better coverage and bandwidth.

Cost estimates include acquisition of the 34 WAP units, fiber runs, and system design and coverage analysis.

Public Safety

Recurring Opticom System (replacement)

\$179,600

Priority 2: The request is to fund the replacement and upgrade of the Opticom System. This is the equipment that links emergency vehicles (in Alpharetta's case, fire trucks) with traffic signal control boxes. The current system is line-of-sight based, with a transmitter in fire trucks hitting a receiver on traffic signal mast arms to trigger a green light for the approaching fire truck. This system is beyond end-of-life and no longer effective.

The proposed replacement is a GPS-based system with several advantages:

(1) The GPS link can be programmed for distances well beyond line of sight, allowing a green light to drain traffic well ahead of the approaching emergency vehicle. This speeds response times and improves traffic safety for all motorists. (2) The Signal changes are guided by turn signals on the fire truck so that fewer traffic lights are affected unnecessarily. (3) Again, because the new system is not line-of-sight the receiving antennae can be moved from mast arms to control boxes, reducing damage and lowering maintenance costs. (4) The system is programmable for distances and features, allowing better customization for Alpharetta. (5) 40 intersections have been identified for this project.

Funding for FY 2018 would include the following:

- \$116,200 to install equipment on apparatus (14 trucks * \$8,300 per truck).
- \$63,400 to purchase and install the Opticom equipment at 10 intersections (\$3,840 equipment and \$2,500 installation costs per intersection). The intersections to be completed during this phase include: Main Street and Milton Avenue/Academy Street; Westside Pkwy and Old Milton Pkwy; Westside Pkwy and Windward Pkwy; Westside Pkwy and Haynes Bridge Road; North Point Pkwy and Windward Pkwy; North Point Pkwy and Old Milton Pkwy; North Point Pkwy and Haynes Bridge Road; Old Milton Pkwy and Haynes Bridge Road; Old Milton Pkwy and South Main Street; and South Main Street and Maxwell Road.

Funding for the remaining 30 intersections would be requested as part of future capital budgets.

Community Center Generator (new)

\$200,000

Priority 2: The Alpharetta Community Center is targeted to serve as an emergency shelter. However, the American Red Cross and Salvation Army require emergency shelters that serve the public to have emergency generators servicing the facility. The Community Center does not currently have generators. This projects includes the purchase and installation of a new 400kw Natural Gas Generator.

High Risk Incident Equipment (new)

\$55,000

Priority 3: This request is for equipment designed to help resolve high-risk incidents such as hostage situations, barricaded gunmen, and mass shootings. With the sincere hope that such tools are never needed, having them in a time of need can make a huge difference in the outcome. The specific request is for a rolling shield (\$30,000), and a camera-equipped robot (\$25,000).

Recreation & Parks

Wills Park Drainage Improvements (main parking lot)

\$350,000

Recreation Commission Priority: #3

This project is located in the forested area between the main parking lot for Wills Park Pool and the stream that runs east to west through the park. Currently the area receives runoff from the parking lot, the baseball fields, and a large portion of this side of the park. High volume and velocity storm flows have carved a large gully through the wooded area impacting mature trees, threatening the walking path, and creating a dangerous hazard condition for Frisbee golfers. The FY 2017 Capital Budget included funding for the design of a solution to repair the inflow pipes and stabilize the channel. The corrugated metal inflow pipes have deteriorated and the headwalls structures have fallen off the pipes. This project will add two junction boxes and replace approximately 150 linear feet of the most downstream pipe. The gully will be re-shaped using a regenerative stormwater conveyance system including rock step pools and stone weirs to cascade the water gently downslope into the stream. This will reduce erosion and stabilize the area near the walking path and the Frisbee golf course. Additionally, a new pedestrian safe bridge will be added for the Frisbee golf course allowing players to safely reach the pin. Some large sweetgums will be removed for safety during construction. This project addresses measure 1 in the watershed improvement plan. FY 2017 Capital Budget included funding for design. FY 2018 request is for construction of the underlying improvements.

Alpharetta Community Center Interior Makeover **\$450,000**

Recreation Commission Priority: #4

This request is for design/construction of an interior makeover of the Alpharetta Community Center lobby, hallways, restrooms, and common office space. This project would be completed in three phases beginning in FY 2018 and ending in FY 2020. The approximate size of the affected area is 5,800 square feet (lobby, hallways, restrooms, etc.).

The Department will utilize funding in FY 2018 for Phase 1 which consists of vestibule enclosure, offices and vending areas, restrooms off of lobby and the reception area. Funds would be requested in the FY 2019 budget for Phase 2, which is for corridors and restrooms off of corridor to gym with lockers and additional security equipment. Phase 3 is for the proposed addition to the exterior. Funds for Phase 3 would be requested in the FY 2020 capital budget.

Recurring Restroom Replacement/Expansion (Wills Park) **\$450,000**

Recreation Commission Priority: #5

Funds are requested for design/construction of a new replacement restroom facility that services the Wacky World playground, two picnic pavilions, and baseball fields 1-4 at Wills Park. The existing facilities are very old and not sufficient to accommodate the high usage it receives on a daily basis. The ventilation system does not always work properly. The existing facilities were in the park when it was owned by Fulton County and they are not up to the standards of other Alpharetta Recreation and Parks restroom facilities. Current plans call for the replacement and expansion of the bathrooms from 575 sq.ft. (current) to over a 1,000 sq.ft. (proposed) to include more stalls/urinals.

Neighborhood Park Renovation/Development **\$525,000**

Recreation Commission Priority: #6

This request is for the design/conversion/construction of the Windward Soccer Complex based on the 2017 park master plan which is currently underway.

Wills Park Stream Restoration #1 **\$300,000**

Recreation Commission Priority: #9

There are three reaches of stream in Wills Park that would benefit from stream restoration and/or buffer enhancement; reaches A, B, and C. In stream restoration it is generally best practice to work from upstream to downstream. This project was identified in the Foe Killer Creek Watershed Improvement Plan as project #13a and is named Reach A. Reach A is highly incised due to storm runoff. The channel should be raised and reconnected with the floodplain to reduce erosion. This project will be done in conjunction with donations and volunteers from the Alpharetta Rotary. The design money is to be used for the required state permitting. The construction money will be used for the heavier construction beyond the ability of volunteers. Approximately 800 linear feet of stream restoration is planned.

Pocket Park Development **\$250,000**

Recreation Commission Priority: #12

Continue developing pocket parks as was recommended in the Master Plan 2025. The focus would be on newly acquired properties specifically at Mid-Broadwell Road, Milton Avenue, Kimball Bridge/Waters Road, and Old Rucker Road. The specific location for

development and the actual amount of funding needed to begin development of these properties will be dependent upon the plan that is approved by the city.

Wills Park Pool Concession Building Renovation

\$110,000

Recreation Commission Priority: #13

This request is for renovation of the concession building at the Wills Park Pool, which has not been updated since it was constructed. Interior renovations will include up-to-date kitchen, storage, and serving areas to accommodate increased attendance at the pool after it has been renovated. The current facility has two small serving windows which do not sufficiently serve pool patrons. The height of the counters are too low for the concession stand volunteers to properly assist customers without being hunched over all day. The kitchen space is very small. The current stove and hood vent is not used and would be removed and replaced with a warming oven, microwave, and hot dog machine. The storage area is very cramped and small. The HVAC does not sufficiently condition the air when under stress (such as when volunteers are cooking which results in added heat). Also, the service window faces west which adds to the issues with the air temperatures in the room. It heats up very quickly and is uncomfortable for the volunteers.

Although not ideal, if this project has to be a phased approach, we would remove the new HVAC system for a cost savings of about \$15,000 but would want to replace the system in the FY 2019 budget.

Park System Wayfinding/Signage

\$75,000

Recreation Commission Priority: #15

This project is the beginning of the implementation of the park system wayfinding and signage plan that is being developed in FY 2017. The purpose of the signage plan is to bring uniformity to the numerous signs in our entire park system. The plan will define a specific sign style that will become our "brand" and help park patrons easily identify Alpharetta parks. The plan will also recommend locations for signs to help visitors locate various amenities in the parks, such as fields, playgrounds, tennis courts, restrooms, etc. Signs within parks will be evaluated and prioritized for replacement. Staff will systematically replace signs using the new guidelines outlined in the plan.



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BUDGET NARRATIVE

City of Alpharetta

FY 2018 Budget Narrative

Budget Rollup: All Funds

The FY 2018 Budget is balanced for all funds and totals \$133 million with the breakdown by fund type as follows:

• General Fund:	\$ 72,920,069
• Special Revenue Funds:	13,844,384 (1)
• Debt Service Fund:	5,479,658
• Capital Project Funds:	29,108,576 (1)
• Solid Waste Fund:	3,304,006
• Risk Management Fund:	1,338,000
• Medical Insurance Fund:	<u>6,991,662</u>
Total	\$132,986,355

(1) Amounts contained herein represent new appropriations for FY 2018. Unexpended FY 2017 appropriations for Council approved projects are re-appropriated annually pursuant to city policy.

General Fund

Revenues: FY 2018 General Fund operating revenues are forecasted to grow by 3.7%, or \$2.3 million, compared to Amended FY 2017. The following table compares major revenue categories within the General Fund:

	FY 2017 AMENDED BUDGET	FY 2018 RECOMMENDED BUDGET	\$ Variance	% Variance
Revenues:				
Property Taxes:				
Current Year	\$ 19,900,000	\$ 21,160,000	\$ 1,260,000	6.3%
Motor Vehicle	250,000	180,000	(70,000)	-28.0%
Motor Vehicle Title Tax Fee	1,000,000	775,000	(225,000)	-22.5%
Prior Year/Delinquent	259,000	239,000	(20,000)	-7.7%
Local Option Sales Tax	15,100,000	15,200,000	100,000	0.7%
Other Taxes:				
Franchise Fees	6,725,000	6,640,000	(85,000)	-1.3%
Insurance Premium Tax	3,390,000	3,620,000	230,000	6.8%
Alcohol Beverage Excise Tax	2,015,000	2,100,000	85,000	4.2%
Other Taxes	2,154,500	2,339,500	185,000	8.6%
Licenses & Permits	2,352,050	2,722,050	370,000	15.7%
Intergovernmental	511,000	435,000	(76,000)	-14.9%
Charges for Services	3,108,900	3,388,250	279,350	9.0%
Fines & Forfeitures	2,404,000	2,209,250	(194,750)	-8.1%
Interest	60,000	75,000	15,000	25.0%
Other Revenues	304,366	275,956	(28,410)	-9.3%
Other Financing Sources:				
Interfund Transfer (Hotel/Motel Fund)	2,250,000	2,718,750	468,750	20.8%
Total Operating Revenues	\$ 61,783,816	\$ 64,077,756	\$ 2,293,940	3.7%
Fund Balance Carryforward	6,067,830	8,842,313		
Total Revenues	\$ 67,851,646	\$ 72,920,069		

The following section provides brief narratives on major variances within the revenue categories detailed in the table above.

- Property Taxes: The FY 2018 Budget is based on maintenance of the city's millage rate at 5.750 mills. As of the date of this letter, the City has not received a 2018 Tax Digest from the Tax Commissioner of Fulton County. As such, Millage Rate hearings are scheduled for July to provide time for receipt and review of the 2018 Tax Digest.
 - The portion of the millage rate funding debt service (Debt Service Fund) will decrease from 1.13 mills in FY 2017 to 1.03 mills in FY 2018. Estimated growth in the property tax digest, coupled with available cash in the Debt Service Fund, allows for a reduction in the

millage rate dedicated for debt service. The FY 2018 Budget proposes to program the debt service millage reduction into the General Fund for additional funding of capital initiatives (discussed below).

- The portion of the millage rate funding operations and recurring capital investment (General Fund) will increase from 4.62 mills in FY 2017 to 4.72 mills in FY 2018. Property tax revenue estimates for FY 2018 total \$21.2 million (excluding motor vehicle taxes). Of this amount, \$4.5 million is included for a recurring capital program (e.g. milling and resurfacing of city streets; traffic equipment replacement; drainage maintenance; etc.). The capital funding will be transferred to the Capital Projects Fund and Stormwater Capital Fund to properly account for the capital improvement activities.

The property tax revenue estimates are net of the city's \$40,000 homestead exemption which saves our homeowners \$2.4 million annually (e.g. equates to a 1.3 mill reduction for the average homeowner). The city's homestead exemption is more than double the amounts offered from our companion cities and goes great lengths in keeping Alpharetta an affordable place to live and raise a family.

- Motor vehicle taxes are experiencing declines due to House Bill 386 which is phasing out motor vehicle taxes on all vehicles titled on or after March 1, 2013. The city will still receive motor vehicle taxes on vehicles titled before March 1, 2013 until the vehicle is sold/transferred. The city is forecasting motor vehicle revenues to be fully phased-out over the seven year period ending in FY 2020. HB 386 created a Motor Vehicle Title Fee that is intended to partially offset the reduction in motor vehicle taxes. A reduction of -23% is forecasted for FY 2018 for motor vehicle title fees from a budget-to-budget standpoint. However, actual collections are estimated at \$750,000 in FY 2017 which equates to a revised growth rate of 3%. The main driver for the variances is a revision in the title fee revenue sharing formula (State/Counties/Cities) that reduced the local share during 2016 from 45% to 41%. Starting January 1, 2017, the local share increased to 45% which will improve collections moving forward and is reflected in the forecast.
- Local Option Sales Taxes ("LOST"): Growth of 1% is forecasted for FY 2018 and is based on year-to-date growth in FY 2017. Market indicators highlight continued growth in the economy but that has not translated into increased spending on taxable goods/services over the last several years.
- Franchise Fees: Reduction of -1.3% is forecasted for FY 2018 from a budget-to-budget standpoint. Franchise Fee revenue is sensitive to fluctuations in usage (e.g. cool summer significantly lessens the need for air conditioning and associated energy usage). As such, budgetary practice is to be conservative with forecasting these collections so as to insulate the operating budget from the associated short-term collection fluctuations

inherent in this revenue source. Collections from GA Power, the largest contributor of this revenue source (65% of total franchise fees), totaled \$4.1 million in FY 2017 and represents a -\$223,464 decrease over the prior year (\$4.3 million was collected in FY 2016) due primarily to relatively milder seasons (e.g. cooler summer and warmer winter) that reduced energy usage needs.

- Insurance Premium Taxes: Growth of 6.8% is forecasted for FY 2018 from a budget-to-budget standpoint. However, actual collections during FY 2017 totaled \$3.6 million which equates to a revised growth rate of 1%.
- Alcohol Beverage Excise Taxes: Growth of 4% is forecasted for FY 2018 from a budget-to-budget standpoint. However, actual collections are estimated at \$2.1 million for FY 2017 which is flat compared to the FY 2018 forecast.
- The Other Taxes category includes collections for Intangibles Taxes (14% growth to \$625,000), Real Estate Transfer Taxes (3% growth to 385,000), Business and Occupational Taxes (8% growth to \$1 million), Financial Institution Taxes (9% growth to \$300,000), etc.
- Licenses & Permits: Growth of 15.7% is forecasted for FY 2018 based on current collection patterns and permit activity. Actual collections are estimated at \$3.4 million in FY 2017 which is greater than the FY 2018 budget. License and Permit revenue is cyclical and sensitive to fluctuations in the market (e.g. construction market, employment market, etc.). As such, budgetary practice is to be conservative with forecasting these collections so as to insulate the operating budget from the associated short-term collection fluctuations inherent in this revenue source. The largest revenue source is Building Permit Fees (\$1.6 million forecast for FY 2018; \$2 million conservatively estimated for FY 2017).
- Charges for Services: Growth of 9% is forecasted for FY 2018 from a budget-to-budget standpoint. However, actual collections are estimated at \$3.4 million in FY 2017 which is essentially flat with the 2018 budget forecast. Specific revenue sources for FY 2018 include Recreation Program Activity Fees (\$2 million) and Special Event collections (\$209,900).
- Fines and Forfeitures: Reduction of -8% is forecasted for FY 2018 from a budget-to-budget standpoint. However, actual collections are estimated at \$2.2 million in FY 2017 which is essentially flat with the 2018 budget forecast. The revenue decline is due primarily to the elimination of the Red Light Camera Program pending a review by the City Council (similar reduction in lease payment expenditures as the program was generally self-sufficient).

Expenditures: The following table compares departmental appropriations within the General Fund (please refer to the departmental summaries included herein for detailed budgetary analysis).

	FY 2017 AMENDED BUDGET	FY 2018 RECOMMENDED BUDGET	\$ Variance	% Variance
Expenditures (by Department):				
Mayor and Council	\$ 360,977	\$ 364,488	\$ 3,511	1.0%
City Administration	2,037,438	2,190,565	153,127	7.5%
Legal Services	650,000	665,000	15,000	2.3%
Community Development	2,782,412	2,857,116	74,704	2.7%
Public Works	7,907,543	8,377,022	469,479	5.9%
Finance	3,199,142	3,347,009	147,867	4.6%
Public Safety	26,496,171	27,238,258	742,087	2.8%
Human Resources	401,756	415,782	14,026	3.5%
Municipal Court	1,092,257	1,126,546	34,289	3.1%
Recreation and Parks	8,747,712	8,987,223	239,511	2.7%
Information Technology	1,599,441	1,681,857	82,416	5.2%
Non-Departmental:				
Contingency	605,000	650,000	45,000	7.4%
Insurance Premiums (Risk Fund)	640,000	665,000	25,000	3.9%
Gwinnett Tech Contribution (Debt Svc)	286,940	286,840	(100)	0.0%
Conference Ctr Debt Service Reserve	450,000	-	(450,000)	-100.0%
Donations/Contributions	45,000	45,000	-	0.0%
Total Operating Expenditures	\$ 57,301,789	\$ 58,897,706	\$ 1,595,917	2.8%
Interfund Transfer:				
Capital Project Fund	8,854,857	12,747,363		
Operating Grant Fund	20,000	20,000		
Stormwater Capital Fund	1,675,000	1,255,000		
Total Expenditures	\$ 67,851,646	\$ 72,920,069		

The following table compares expenditure category appropriations within the General Fund.

	FY 2017 AMENDED BUDGET	FY 2018 RECOMMENDED BUDGET	\$ Variance	% Variance
Expenditures (by Category):				
Personnel Services:				
Salaries	\$ 26,174,583	\$ 26,980,197	\$ 805,614	3.1%
Group Insurance	7,573,002	8,002,164	429,162	5.7%
Pension (Defined Benefit)	2,387,665	2,500,954	113,289	4.7%
Pension (401A)	1,482,671	1,688,463	205,792	13.9%
Miscellaneous Benefits	2,788,234	2,844,228	55,994	2.0%
<i>subtotal</i>	<u>\$ 40,406,155</u>	<u>\$ 42,016,006</u>	<u>\$ 1,609,851</u>	<u>4.0%</u>
Maintenance and Operations:				
Professional Services	\$ 2,350,678	\$ 2,597,642	\$ 246,964	10.5%
Repair/Maintenance	1,386,984	1,519,350	132,366	9.5%
Maintenance Contracts	2,279,562	2,202,791	(76,771)	-3.4%
Professional Services (IT)	1,396,932	1,433,777	36,845	2.6%
General Supplies	988,706	992,935	4,229	0.4%
Utilities	2,629,810	2,607,475	(22,335)	-0.8%
Fuel	616,000	467,150	(148,850)	-24.2%
Legal Services	650,000	665,000	15,000	2.3%
Miscellaneous	1,788,371	1,925,545	137,174	7.7%
<i>subtotal</i>	<u>\$ 14,087,043</u>	<u>\$ 14,411,665</u>	<u>\$ 324,622</u>	<u>2.3%</u>
Capital/Lease:				
Fire Truck/Cardiac Monitor Leases	\$ 522,972	\$ 578,669	\$ 55,697	10.7%
Tyler ERP Lease	109,263	110,904	1,641	1.5%
Work Order Software Lease	76,307	76,622	315	0.4%
Miscellaneous	73,109	57,000	(16,109)	-22.0%
<i>subtotal</i>	<u>\$ 781,651</u>	<u>\$ 823,195</u>	<u>\$ 41,544</u>	<u>5.3%</u>
Other Uses:				
Contingency	\$ 605,000	\$ 650,000	\$ 45,000	7.4%
Insurance Premiums (Risk Fund)	640,000	665,000	25,000	3.9%
Gwinnett Tech Contribution (Debt Svc)	286,940	286,840	(100)	0.0%
Conference Ctr Debt Service Reserve	450,000	-	(450,000)	-100.0%
Donations/Contributions	45,000	45,000	-	0.0%
<i>subtotal</i>	<u>\$ 2,026,940</u>	<u>\$ 1,646,840</u>	<u>\$ (380,100)</u>	<u>-18.8%</u>
Total Operating Expenditures	<u>\$ 57,301,789</u>	<u>\$ 58,897,706</u>	<u>\$ 1,595,917</u>	<u>2.8%</u>
Interfund Transfer:				
Capital Project Fund	8,854,857	12,747,363		
Operating Grant Fund	20,000	20,000		
Stormwater Capital Fund	1,675,000	1,255,000		
Total Expenditures	<u>\$ 67,851,646</u>	<u>\$ 72,920,069</u>		

Meeting the Internal Needs of Operating Departments

Several of the major points of the FY 2018 Budget are as follows:

- Operating expenditures of the General Fund are up 2.8% over FY 2017. This figure includes the incremental budget impact for the initiatives approved during the FY 2017 Mid-Year Budget (seasonal customer service personnel for Community Development, growth in landscape maintenance contract costs, etc.), funding for the November 2017 general election, and operating initiative funding for FY 2018¹.
- Management of personnel and compensation program to align with current market environment:
 - Staffing level at 444.5 full-time equivalents (including the addition of an Assistant Fire Marshall and Police Officer positions approved as part of the 2018 Operating Initiative requests).
 - Continuation of a performance-based merit program of 3% on April 1, 2018, per authorized/funded position (estimated cost of \$237,000 citywide²). This merit program is contingent upon a mid-year review of revenue trends to determine if sufficient funding is available. Research of national and local wage growth data indicates the 3% rate is a responsible average (i.e. not among the highest or the lowest).
 - Coverage of group insurance premiums (5% premium increase; \$395,857³ incremental budget impact citywide). The premium growth is less than the market growth for comparably sized entities due to city claims patterns that are trending at 75% of premiums (industry standard is 80-85%).
 - Increase in the actuarially determined defined benefit pension contribution of 5%, or \$125,000 (citywide), compared to FY 2017. This increase is due to new pronouncements and their impact on certain assumptions which offset accrued liabilities as well as adjustments recommended by our actuary.
- Targeted growth (2% or \$324,622) in departmental maintenance and operations budgets (General Fund) that is primarily attributable to the following:
 - Increase in professional services of \$246,964 due primarily to the following: (1) costs associated with conducting the November 2017 election; (2) increases in the bank processing fees (e.g. credit card processing fees) due to increased permit activity, the need for additional engineering and architectural support services, as well as on-call radio frequency consulting services; (3) additional funding for GBI fingerprint

¹ Please refer to the Operating Initiatives section of this document for detailed descriptions).

² This represents the financial impact in FY 2018 (i.e. April-June 2018).

³ The General Fund increased \$429,162 while the other operating funds (combined) decreased \$33,305.

check expenses and LEADS Online transaction expenses; (4) funding established for general professional studies (e.g. engineering, architectural, CityWorks training, etc.) as well as increases in instructor fees due to growth in program utilization (also results in program revenue growth); (5) 2018 Operating Initiative funding for the Alpharetta Concert Series; etc.

- Increase in repair/maintenance (facility, vehicle, grounds, etc.) of \$132,366 due primarily to: vehicle repair/maintenance within public works and public safety (based on current maintenance trends which have increased along with the targeted mileage expectancy of vehicles); additional grounds repair/maintenance growth at parks based on historical and year-to-date expenditure trends; and growth in facility maintenance appropriations based on year-to-date expenditure trends. Now that all facility maintenance is managed by the Public Works Department under the CityWorks asset management program, staff expectation levels have aligned with the Public Works facility maintenance team's capabilities which is resulting in growth of maintenance work orders (items that previously would not have been reported/repaired).
- Increase in legal service fees of \$15,000 based on historical and year-to-date usage of legal services coupled with planned initiatives requiring legal review.
- Increase in travel and training of \$63,115 based on anticipated training and certification needs in addition to additional funding to cover training needs due to staff turnover.
- Increase in equipment rental of \$30,905 due primarily to the Wire and Wood event (tents, tables, chairs, etc.) and general growth based on historical and year-to-date expenditure trends
- Decrease in maintenance contracts of -\$76,771 due to the elimination of funding for the Red Light Camera Program pending a review by the City Council (similar reduction in revenue as the program was generally self-sufficient) which is partially offset through 2018 Operating Initiatives (Body Camera program) and growth in expenses associated with support costs from North Fulton Regional Radio System Authority (43 radios within Public Works) as well as cost growth under the generator maintenance, ROW landscape maintenance, parks landscape maintenance, HVAC maintenance, Equestrian Center stall cleaning, and Fulton County Animal Control contracts.
- Decrease in fuel of -\$148,850 based on year-to-date expenditure trends and forecasted fuel prices.
- The departmental operating capital/lease budget primarily represents funding for the city's capital lease obligations (fire trucks, finance software, public works and community development software, etc.). During FY 2017,

the Fire Apparatus included as part of the retired 2007 Capital Lease Program were replaced as part of the 2017 Capital Leases. Increases in overall Capital Lease program expenses are associated with inflationary cost increases in the underlying apparatus that were replaced. Additionally, the Phillips Heart Monitor replacements approved during FY 2017 were not delivered due to technical defects which necessitated moving to the next highest rated vendor (Physio) which cost more and resulted in an increased lease payment.

- The Other Uses category includes the following: contingency (approximately 1% of the operating budget); Risk Management claims funding (this allocation represents funding for insurance premiums; funding for claims and administration/brokerage fees has been allocated to departments through the personnel services category); funding of debt service on the Gwinnett Technical College contribution (Alpharetta campus); and continuation of funding for the Police Athletic League (\$35,000) and Friends of the Library (\$10,000).

The following table provides a comparison of personnel by fiscal year.

	Actual FY 2014	Actual FY 2015	Actual FY 2016	Actual FY 2017	Actual FY 2018	Variance
Detail by Department:						
General Fund						
Mayor & City Council	7.0	7.0	7.0	7.0	7.0	-
City Administration	14.0	14.0	11.0	10.0	10.0	-
Community Development	22.0	22.0	23.0	26.0	26.0	-
Public Works	55.0	55.0	55.0	52.0	52.0	-
Finance	21.5	21.5	21.5	21.5	21.5	-
Public Safety	217.5	217.5	218.5	219.0	221.0	2.0
Human Resources	2.0	2.0	2.0	2.0	2.0	-
Municipal Court	9.0	9.0	9.0	9.0	9.0	-
Recreation and Parks	48.0	48.0	51.0	51.0	51.0	-
Information Technology	11.0	11.0	11.0	11.0	11.0	-
subtotal	407.0	407.0	409.0	408.5	410.5	2.0
E-911 Fund (Special Revenue Fund)						
Public Safety	25.0	25.0	25.0	29.0	29.0	-
Information Technology	1.0	1.0	1.0	1.0	1.0	-
subtotal	26.0	26.0	26.0	30.0	30.0	-
DEA Fund (Special Revenue Fund)						
Public Safety	3.0	3.0	3.0	3.0	3.0	-
Solid Waste Fund (Enterprise Fund)						
Finance	1.0	1.0	1.0	1.0	1.0	-
Full-Time-Equivalent (FTE) Positions	437.0	437.0	439.0	442.5	444.5	2.0

FY 2018 budget includes the addition of two positions for Public Safety (Assistant Fire Marshall; Police Officer).

The departmental base budgets are discussed below and detailed further under the respective departmental tab of this document.

Mayor and City Council

The Fiscal Year 2018 Budget for Mayor and City Council totals \$364,488 and represents an increase of 1%, or \$3,511, compared to the FY 2017 budget. This variance represents the maintenance and operations growth discussed below which is partially offset through changes in insurance coverage elections (e.g. family, employee-only, etc.) and correspondingly reduced group insurance premiums.

The Maintenance and Operations category increased 20%, or \$9,068, due primarily to funding for general professional/consulting services (e.g. minor studies, etc.). The annual discretionary expense appropriation will remain at \$5,000 for Council Members and \$9,000 for the Mayor.

Base level personnel totals 7.0 full-time-equivalents ("FTE") and represent the following:

	FTEs					Variance
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	
Mayor	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 1	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 2	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 3	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 4	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 5	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 6	1.0	1.0	1.0	1.0	1.0	-
	7.0	7.0	7.0	7.0	7.0	-

City Administration

The FY 2018 Budget for City Administration totals \$2,190,565 and represents an increase of 7.5%, or \$153,127, compared to FY 2017.

The Personnel Services category increased 2.9%, or \$42,755, due primarily to: wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018 and increases in group insurance premiums.

Base level personnel total 10 FTEs and represent the following:

	FTEs					Variance
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	
Assistant City Administrator	1.0	1.0	1.0	1.0	1.0	-
Assistant City Clerk	1.0	1.0	1.0	1.0	1.0	-
City Administrator	1.0	1.0	1.0	1.0	1.0	-
City Clerk	1.0	1.0	1.0	1.0	1.0	-
Economic Development Director	1.0	1.0	1.0	1.0	1.0	-
Economic Development Manager	1.0	1.0	1.0	1.0	1.0	-
Executive Office Coordinator	1.0	1.0	1.0	1.0	1.0	-
Grants Administrator	1.0	1.0	1.0	-	-	-
Internal Auditor	1.0	1.0	1.0	1.0	1.0	-
Records Manager	1.0	1.0	1.0	1.0	1.0	-
Special Events Coordinator (1FT;2PT)*	2.0	2.0	-	-	-	-
Special Events Manager*	1.0	1.0	-	-	-	-
Web Administrator	1.0	1.0	1.0	1.0	1.0	-
	14.0	14.0	11.0	10.0	10.0	-

* The Special Events Division was transferred to the Recreation and Parks Department in FY 2016.

The Maintenance and Operations category increased 19%, or \$110,372, due primarily to the following activity:

- Increase in professional services of \$71,627 due primarily to costs associated with conducting the November 2017 municipal election.
- Increase in advertising costs of \$31,267 due to expenses for conducting the November 2017 municipal election, multiple sponsorship initiatives (e.g. Metro Atlanta Chamber of Commerce), and 2018 Operating Initiatives (Community Affinity Campaign/Promotion).
- Increase in maintenance contract costs of \$10,475 due primarily to the planned purchase of an online form creation, management, and distribution software package to assist departments in creating and distributing electronic forms.
- Increase in general supplies costs of \$11,740 based on year-to-date expenditure trends and forecasted needs (e.g. number of meetings, etc.).
- Decrease in professional services (IT) of -\$5,119 due to multiple factors including reduced cellular service allocations, reduced Microsoft licensing allocations, etc.
- Decrease in non-recurring of -\$6,941 due to one-time costs in FY 2017 for pass-thru funding for property taxes on the newly acquired 90/92 Milton Avenue parcel.

Community Development Department

The FY 2018 Budget for Community Development totals \$2,857,116 and represents an increase of 2.7%, or \$74,704 compared to FY 2017.

The Personnel Services category increased 3%, or \$74,000, due primarily to: wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018; increases in group insurance premiums; annualized funding for the two part-time seasonal positions approved during the FY 2017 Mid-Year Budget (Admin Assistant /Permit Technician); which is partially offset through staff turnover.

Base level personnel total 26.0 FTEs and represent the following:

	FTEs					Variance
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	
Administrative Assistant II	2.0	1.0	1.0	1.0	1.0	-
Arborist	1.0	1.0	1.0	1.0	1.0	-
Boards Assistant*	1.0	1.0	1.0	1.0	-	(1.0)
Building Inspector*	4.0	4.0	5.0	5.0	4.0	(1.0)
Building Official	1.0	1.0	1.0	1.0	1.0	-
Building Plans Examiner	2.0	2.0	2.0	2.0	2.0	-
Code Enforcement Manager	-	-	-	1.0	1.0	-
Code Enforcement Officer	4.0	4.0	3.0	3.0	3.0	-
Director of Community Development	1.0	1.0	1.0	1.0	1.0	-
Deputy Director of Community Development	1.0	1.0	-	-	-	-
Development Services Engineer (Stormwater)	1.0	1.0	1.0	1.0	1.0	-
Inspectors	-	-	-	3.0	3.0	-
Planner/GIS Specialist	1.0	1.0	1.0	1.0	1.0	-
Planning and Zoning Coordinator*	-	-	-	-	1.0	1.0
Permit Technician	-	1.0	1.0	1.0	1.0	-
Project Administrator	-	-	-	1.0	1.0	-
Senior Building Inspector*	-	-	-	-	1.0	1.0
Senior Engineer (Transportation)	1.0	1.0	1.0	1.0	1.0	-
Senior Planner	-	-	1.0	1.0	1.0	-
Specialized Assistant - Permits Plus	1.0	1.0	1.0	-	-	-
Zoning Administrator	1.0	1.0	1.0	1.0	1.0	-
Zoning Enforcement Officer	-	-	1.0	-	-	-
	22.0	22.0	23.0	26.0	26.0	-

* Position reclassifications occurred during FY 2017.

The Maintenance and Operations category increased 0.2%, or \$704, due primarily to the following activity:

- Increase in professional services of \$25,500 due primarily to increases in the bank processing fees (e.g. credit card processing fees) due to increased permit activity, the need for additional engineering and architectural support services, as well as on-call radio frequency consulting services.
- Increase in advertising costs of \$4,000 due to continued growth in development activity and associated notice requirements.
- Increase in professional services (IT) of \$12,242 due to multiple factors including increased cellular service allocations (increase in number of smartphones), increased Microsoft licensing allocations, etc.

- Decrease in maintenance contract costs of -\$11,261 due primarily to the following: (1) buyout of an existing copier lease during FY 2017 that reduced lease expenses; (2) reduction in records storage fee estimates to more closely track actual expenditure activity; (3) which is partially offset through the addition of an open records request tracking software license.
- Decrease in Non-Recurring costs of -\$33,427 due primarily to a one-time sound-masking initiative approved in FY 2017 that will not continue in FY 2018.

Public Works Department

The FY 2018 Budget for Public Works totals \$8,377,022 and represents an increase of 5.9%, or \$469,479, compared to FY 2017.

The Personnel Services category increased 7%, or \$310,874, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018 and increases in group insurance premiums including changes in insurance coverage elections (e.g. family, employee-only, etc.).

Base level personnel total 52.0 FTEs and represent the following:

	FTEs					Variance
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	
Administrative Assistant II	2.0	2.0	2.0	1.0	1.0	-
Administrative Office Coordinator	-	-	-	1.0	1.0	-
Assistant Construction Manager*	-	-	-	-	1.0	1.0
Civil Engineer	2.0	1.0	2.0	2.0	2.0	-
Construction Manager	1.0	1.0	1.0	1.0	1.0	-
Deputy Director of Public Works	-	1.0	1.0	1.0	1.0	-
Director of Public Works	1.0	1.0	1.0	1.0	1.0	-
Engineering Technician*	7.0	7.0	4.0	4.0	6.0	2.0
Environmental Program Coordinator	1.0	1.0	1.0	1.0	1.0	-
Fleet Coordinator	1.0	1.0	1.0	1.0	1.0	-
Inspector**	4.0	3.0	3.0	-	-	-
Project Administrator	1.0	1.0	1.0	1.0	1.0	-
Public Works Crew Leader	7.0	7.0	7.0	8.0	8.0	-
Public Works Supervisor*	3.0	3.0	3.0	3.0	4.0	1.0
Public Works Technician	4.0	-	-	-	-	-
Public Works Technician I*	7.0	11.0	11.0	11.0	6.0	(5.0)
Public Works Technician II*	9.0	9.0	8.0	7.0	10.0	3.0
Senior Engineer	2.0	3.0	2.0	2.0	2.0	-
Senior Engineering Technician*	1.0	1.0	1.0	1.0	-	(1.0)
Senior Inspector	-	1.0	1.0	1.0	1.0	-
Senior Operations Manager	1.0	-	-	-	-	-
Senior Water Resources Analyst	-	1.0	1.0	1.0	1.0	-
Traffic Operations Manager	-	-	1.0	1.0	1.0	-
Traffic Signal Engineer	-	-	1.0	1.0	1.0	-
Urban Forestry Program Manager	-	-	1.0	1.0	1.0	-
Utility Locator*	-	-	1.0	1.0	-	(1.0)
Water Resources Technician	1.0	-	-	-	-	-
	55.0	55.0	55.0	52.0	52.0	-

* Position reclassifications occurred during FY 2017.

The Maintenance and Operations category increased 4.6%, or \$158,290, due primarily to the following activity:

- Increase in facility repair and maintenance of \$150,900 due primarily to the reallocation of all facility maintenance functions from the Recreation and Parks Department to Public Works coupled with general growth in facility maintenance needs in non-parks facilities.
- Increase in maintenance contracts of \$68,858 due primarily to the expenses associated with support costs from North Fulton Regional Radio System Authority (43 radios) as well as cost growth under the generator maintenance, ROW landscape maintenance, and Fulton County Animal Control contracts. Additionally, as Public Works now manages maintenance of Parks facilities, all HVAC maintenance related funding was reallocated from the Parks budget to Public Works for FY 2018 (est. \$45,000).
- Decrease in general supplies and fuel costs based on historical and year-to-date expenditure trends.

The Capital/Lease category includes funding for the CityWorks work-order management software lease.

Finance Department

The FY 2018 Budget for Finance totals \$3,347,009 and represents an increase of 4.6%, or \$147,867, compared to FY 2017. The Personnel Services category increased 5%, or \$116,602, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018 and increases in group insurance premiums.

Base level personnel total 21.5 FTEs and represent the following:

	FTEs					Variance
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	
Accountant (3FT; 1PT)	3.5	3.5	3.5	3.5	3.5	-
Accounting & Operations Manager	1.0	1.0	1.0	1.0	1.0	-
Accounts Payable Technician	1.0	1.0	1.0	1.0	1.0	-
Billing/Collections Rep.	-	-	1.0	1.0	1.0	-
Benefits Manager	1.0	1.0	1.0	1.0	1.0	-
Benefits Coordinator	1.0	1.0	1.0	1.0	1.0	-
Billing Coordinator	1.0	1.0	1.0	1.0	1.0	-
Budget & Procurement Manager	1.0	1.0	1.0	1.0	1.0	-
Cash Management Officer	1.0	1.0	-	-	-	-
Cash Management Coordinator	-	-	1.0	1.0	1.0	-
Chief Accountant	1.0	1.0	1.0	1.0	1.0	-
Customer Account Coordinator	1.0	1.0	-	-	-	-
Customer Account Representative	1.0	1.0	1.0	1.0	1.0	-
Director of Finance	1.0	1.0	1.0	1.0	1.0	-
Office Manager	1.0	1.0	1.0	1.0	1.0	-
Payroll Coordinator	1.0	1.0	1.0	1.0	1.0	-
Safety/Risk Administrator	1.0	1.0	1.0	1.0	1.0	-
Senior Budget & Procurement Analyst	3.0	3.0	3.0	3.0	3.0	-
Treasury Services Manager	1.0	1.0	1.0	1.0	1.0	-
	21.5	21.5	21.5	21.5	21.5	-

The Maintenance and Operations category increased 3.8%, or \$29,624, due primarily to the following activity:

- Increase in professional fees of \$19,250 due primarily to increases in credit card transactions and associated processing fees.
- Increase in maintenance contracts of \$15,990 due to licensing fees associated with the Socrata CIP dashboard software solution implemented during FY 2017.
- Increase in professional services (IT) of \$8,049 due to multiple factors including growth in Microsoft Enterprise licensing fees, Tyler Munis disaster recovery service fees, etc.
- Decrease in employee training of -\$5,445 based on historical and year-to-date expenditure trends and forecasted training needs.
- Decrease in employee wellness program of -\$5,000 based on historical and year-to-date expenditure trends and forecasted needs.

The Capital/Lease category includes funding for the ERP system (Munis software) lease.

Public Safety Department

The FY 2018 Budget for Public Safety totals \$27,238,258 and represents an increase of 2.8%, or \$742,087, compared to FY 2017.

The Personnel Services category increased 3.8%, or \$858,975, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018, increases in group insurance premiums, and the addition of two positions as part of the FY 2018 Operating Initiatives (Assistant Fire Marshall; Police Officer).

Base level personnel total 221 FTEs and represent the following:

	FTEs					
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Variance
Sworn Police Officers						
Director of Public Safety	1.0	1.0	1.0	1.0	1.0	-
Captain	8.0	6.0	7.0	7.0	6.0	(1.0)
Lieutenant	16.0	16.0	16.0	15.0	15.0	-
Division Chief - Administrative Services	-	1.0	-	-	-	-
Field Training Officer	10.0	10.0	10.0	10.0	10.0	-
Officer	69.0	69.0	69.0	70.0	71.0	1.0
Police Operations Major	-	-	-	-	1.0	1.0
Public Information Officer	1.0	1.0	1.0	1.0	1.0	-
Public Safety Budget/Finance Administrator	-	1.0	1.0	1.0	1.0	-
	105.0	105.0	105.0	105.0	106.0	1.0
Certified Firefighters						
Deputy Director of Public Safety	1.0	1.0	1.0	1.0	1.0	-
Battalion Chief	4.0	3.0	3.0	3.0	2.0	(1.0)
Division Chief - Training	-	1.0	1.0	1.0	1.0	-
Captain	24.0	24.0	23.0	23.0	23.0	-
Accreditation/Emer. Mgmt. Coord. (Captain)	1.0	1.0	1.0	1.0	1.0	-
Training/Emergency Medical Svcs Coord.	-	1.0	1.0	1.0	1.0	-
Fire Apparatus Engineer	23.0	22.0	22.0	22.0	22.0	-
Firefighter/Paramedic	20.0	20.0	20.0	20.0	20.0	-
Firefighter II	19.0	19.0	21.0	21.0	21.0	-
Fire Logistics Officer	1.0	1.0	1.0	1.0	1.0	-
Fire Marshal (Battalion Chief)	1.0	1.0	1.0	1.0	1.0	-
Fire Operations Chief	-	-	-	-	1.0	1.0
Deputy Fire Marshal	1.0	1.0	1.0	1.0	1.0	-
Assistant Fire Marshal (3FT; 1PT)	2.5	2.5	2.5	2.5	3.5	1.0
	97.5	97.5	98.5	98.5	99.5	1.0
Civilian Positions						
Administrative Assistant II	2.0	2.0	2.0	2.0	2.0	-
Criminal Intelligence Analyst	1.0	1.0	1.0	1.0	1.0	-
Data Entry Clerk (1PT)	0.5	0.5	0.5	-	-	-
Evidence Technician	1.0	1.0	-	-	-	-
Evidence Custodian	-	-	1.0	1.0	1.0	-
Fingerprint Technician	0.5	0.5	0.5	1.0	1.0	-
Parking Enforcement Officers (2PT)	-	-	1.0	1.0	1.0	-
Public Safety Volunteer Manager	1.0	1.0	-	-	-	-
Records Clerk	4.0	4.0	4.0	4.5	4.5	-
Records Supervisor	1.0	1.0	1.0	1.0	1.0	-
School Crossing Guard (8PT)	4.0	4.0	4.0	4.0	4.0	-
	15.0	15.0	15.0	15.5	15.5	-
	217.5	217.5	218.5	219.0	221.0	2.0

The Maintenance and Operations category decreased -5%, or -\$172,585, due primarily to the following activity:

- Decrease in maintenance contracts of -\$196,400 due primarily to the elimination of funding for the Red Light Camera Program pending a review by the City Council (similar reduction in revenue as the program was generally self-sufficient) which is partially offset through support/maintenance costs associated with the new body camera program (2018 Operating Initiative).
- Decrease in fuel of -\$119,000 based on historical and year-to-date expenditure trends and forecasted fuel prices.
- Increase in professional fees of \$18,332 due primarily to additional funding for GBI fingerprint check expenses, LEADS Online transaction expenses, and the new electronic warrant interface system software licenses (2018 Operating Initiative).
- Increase in vehicle/facility repair and maintenance of \$35,585 based on historical and year-to-date expenditure trends.
- Increase in travel and training of \$53,235 based on anticipated training and certification needs in addition to additional funding to cover training needs due to staff turnover.
- Increase in employee uniforms of \$21,800 based on historical and year-to-date expenditure trends and additional funding for the two new positions approved as part of the 2018 Operating Initiatives (Assistant Fire Marshal; Police Officer).

The Capital/Lease category includes funding for fire truck leases and heart monitors and increased \$55,697 compared to FY 2017. During FY 2017, the Fire Apparatus included as part of the retired FY 2007 Capital Lease Program were replaced as part of the 2017 Capital Leases. Increases in overall Capital Lease program expenses are associated with inflationary cost increases in the underlying apparatus that were replaced. Additionally, the Phillips Heart Monitor replacements approved during FY 2017 were not delivered due to technical defects which necessitated moving to the next highest rated vendor (Physio) which cost more and resulted in an additional loan payment of approximately \$33,000 annually.

Human Resources

The FY 2018 Budget for Human Resources totals \$415,782 and represents an increase of 3.5%, or \$14,026, compared to FY 2017.

The Personnel Services category increased 5.7%, or \$13,790, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018, increases in group insurance premiums, and an increase in the tuition reimbursement program (based on historical and year-to-date usage trends).

Base level personnel total 2.0 FTEs and represent the following:

	FTEs					Variance
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	
Administrative Assistant II	1.0	1.0	1.0	1.0	1.0	-
Human Resources Manager	1.0	1.0	1.0	1.0	1.0	-
	2.0	2.0	2.0	2.0	2.0	-

Assistant City Administrator (acting HR Director) is funded within the City Administration budget.

The Maintenance and Operations category remained flat at a \$236 increase and included the following activity:

- Increase in professional fees of \$2,500 based on year-to-date and historical expenditure trends for pre-employment evaluations, psychological evaluations, employment physicals, etc.
- Decrease in all other budgetary line items of -\$2,264 based on year-to-date and historical expenditure trends.

Municipal Court

The FY 2018 Budget for Municipal Court totals \$1,126,546 and represents an increase of 3%, or \$34,289, compared to FY 2017.

The Personnel Services category increased 4%, or \$28,186, due primarily to: wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018 and increases in group insurance premiums.

Base level personnel total 9.0 FTEs and represent the following:

	FTEs					Variance
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	
Court Clerk/Director of Court Services	1.0	1.0	1.0	1.0	1.0	-
Deputy Clerk I	1.0	1.0	1.0	1.0	1.0	-
Deputy Clerk II	5.0	5.0	5.0	5.0	5.0	-
Deputy Clerk III	1.0	1.0	1.0	1.0	1.0	-
Judge	1.0	1.0	1.0	1.0	1.0	-
	9.0	9.0	9.0	9.0	9.0	-

The Maintenance and Operations category increased 1.6%, or \$6,103, due primarily to the following activity:

- Increase in small equipment of \$20,000 for a new fingerprinting equipment initiative (2018 Operating Initiative).

- Increase in professional fees of \$8,500 due primarily to additional substitute judge staffing requirements (new DUI warrant procedures).
- Decrease in maintenance contracts of -\$4,000 due primarily to reduced funding for document scanning/records management initiatives to match actual expenditure trends.
- Decrease in utilities (water, gas, electric, etc.) of -\$16,525 due primarily to the IGA with Milton for use of Alpharetta Court Facilities. Revenue from Milton under the IGA was estimated in the FY 2017 budget at \$36,000 annually. Additionally, IGA expenditures related to increased utility and repair/maintenance costs were estimated in the FY 2017 budget at \$14,925. However, Milton did not finalize the IGA and move into the Alpharetta Court Facility space. As such, the IGA impacts for FY 2018 were removed.

Recreation and Parks Department

The FY 2018 Budget for Recreation and Parks totals \$8,987,223 and represents an increase of 2.7%, or \$239,511, compared to FY 2017.

The Personnel Services category increased 2%, or \$90,013, due primarily to: wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018; increases in group insurance premiums; which is partially offset through employee turnover.

Authorized personnel total 51.0 FTEs and represent the following:

	FTEs					Variance
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	
Administrative Assistant I*	3.0	2.0	2.0	2.0	5.0	3.0
Administrative Assistant II	1.0	1.0	1.0	1.0	1.0	-
Athletic Coordinator	2.0	-	-	-	-	-
Arts Coordinator	1.0	1.0	1.0	1.0	1.0	-
Customer Service Representative*	3.0	3.0	3.0	3.0	-	(3.0)
Deputy Director of Recreation/Parks	1.0	1.0	1.0	1.0	1.0	-
Director of Recreation/Parks	1.0	1.0	1.0	1.0	1.0	-
Equestrian Center Manager	1.0	1.0	1.0	1.0	1.0	-
Facility Technician	4.0	4.0	4.0	4.0	4.0	-
Marketing/Accreditation Coordinator	-	1.0	1.0	1.0	1.0	-
Office Manager	1.0	1.0	1.0	1.0	1.0	-
Park Services Manager	1.0	1.0	1.0	1.0	1.0	-
Parks Maintenance Technician	8.0	8.0	-	-	-	-
Parks Maintenance Technician I	5.0	5.0	13.0	13.0	13.0	-
Parks Maintenance Technician II	5.0	5.0	5.0	5.0	5.0	-
Parks Supervisor II	4.0	4.0	4.0	4.0	4.0	-
Program Coordinator	4.0	-	-	-	-	-
Recreation Coordinator	-	5.0	5.0	5.0	5.0	-
Recreation Supervisor II	3.0	4.0	4.0	4.0	4.0	-
Special Events Coordinator (1FT;2PT)	-	-	2.0	2.0	2.0	-
Special Events Manager	-	-	1.0	1.0	1.0	-
	48.0	48.0	51.0	51.0	51.0	-

* Position reclassifications occurred during FY 2017.

The Maintenance and Operations category increased 4%, or \$165,607, due primarily to the following activity:

- Increase in professional fees of \$89,755 based on funding established for general professional studies (e.g. engineering, architectural, CityWorks training, etc.), increases in instructor fees due to growth in program utilization (also results in program revenue growth), and costs associated with the new Alpharetta Concert series (2018 Operating Initiative).
- Increase in grounds repair and maintenance of \$28,921 due primarily to the Wire and Wood event (tents, tables, chairs, etc.) and general growth based on historical and year-to-date expenditure trends.
- Increase in equipment rental of \$34,655 due primarily to anticipated increases in grounds maintenance at Rock Mill Park (tree removal, sidewalk repairs, etc.) and general growth based on historical and year-to-date expenditure trends.
- Increase in travel and training of \$10,225 based on anticipated training and certification needs (and associated travel).
- Increase in utilities (water, gas, electric, etc.) of \$8,850 based on historical and year-to-date expenditure trends.
- Increase in small equipment of \$14,455 to fund soccer goals/nets/wagons, gymnastics equipment, woodshop equipment (replacement), equestrian center hand tools, etc.
- Increase in maintenance contracts of \$39,567 due to growth in the landscape maintenance contract for parks (including newly acquired parkland), Equestrian Center stall cleaning service, additional funding for the expansion of janitorial services (2018 Operating Initiatives), etc. which is partially offset through the reorganization of HVAC maintenance funding into the Public Works Department which is now managing maintenance of Recreation and Parks facilities.
- Decrease in facility repair and maintenance of -\$92,240 due primarily to the reallocation of all facility maintenance functions from the Recreation and Parks Department to Public Works coupled with growth in non-standard facility maintenance needs (e.g. Equestrian Center, floor refinishing, painting, etc.).

The Capital/Other category includes funding for: replacement of life guard stands and lounge chairs at the Wills Park Pool, Equestrian Center equipment, and general equipment at the Wills Park Recreation Center, Webb Bridge Park, North Park, and Rock Mill Park.

Information Technology Department

The FY 2018 Budget for Information Technology totals \$1,681,857 and represents an increase of 5.2%, or \$82,416, compared to FY 2017.

The Personnel Services category increased 5.5%, or \$80,213, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018 and increases in group insurance premiums.

Authorized personnel total 11.0 FTEs and represent the following:

	FTEs					Variance
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	
Director	1.0	1.0	1.0	1.0	1.0	-
Database Administrator*	-	1.0	1.0	-	-	-
GIS Coordinator	1.0	-	-	-	-	-
GIS Manager	1.0	1.0	1.0	1.0	1.0	-
IT Manager	-	-	2.0	3.0	3.0	-
IT Systems Administrator	1.0	1.0	-	-	-	-
Network Administrator	-	-	2.0	2.0	2.0	-
Network Analyst I*	1.0	1.0	1.0	1.0	-	(1.0)
Network Analyst II*	1.0	1.0	-	-	1.0	1.0
Network Manager	1.0	1.0	-	-	-	-
Systems Analyst II	2.0	2.0	2.0	2.0	2.0	-
Systems Manager	1.0	1.0	-	-	-	-
Telecommunications Manager	1.0	1.0	1.0	1.0	1.0	-
	11.0	11.0	11.0	11.0	11.0	-

* Position reclassifications occurred during FY 2017.

The Maintenance & Operations category increased 1.6%, or \$2,203, due primarily to the following activity:

- Increase in travel and training of \$9,000 due primarily to a continued focus on training and certification.
- Decrease in professional services (IT) of -\$2,147 due to multiple factors including reduced Microsoft Enterprise licensing fee allocation, line and circuit service allocation, etc.
- Decrease in professional fees and general supplies of -\$4,500 based on historical and year-to-date expenditure trends.

Emergency-911 Fund

The FY 2018 Budget for the E-911 Fund totals \$4,426,678 and represents a decrease of -14.9%, or -\$776,438, compared to FY 2017. The main driver of this variance is the non-allocated reserve (i.e. available fund balance) budgeted in FY 2017⁴. After adjusting for the non-allocated reserve, the true operational budget growth totals 7%.

The Personnel Services category decreased -0.1%, or -\$2,070, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018, increases in group insurance premiums, all of which is offset through employee turnover (and corresponding changes in salary and health care coverage elections). Authorized personnel total 30.0 FTEs.

	FTEs					Variance
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	
Communications Officer	14.0	14.0	13.0	17.0	17.0	-
Communications Shift Supervisor	5.0	5.0	5.0	5.0	4.0	(1.0)
Communications Training Coord. (Captain)	1.0	1.0	1.0	1.0	1.0	-
Public Safety Administrator (Battalion Chief)	1.0	-	-	-	-	-
Division Chief - Technology	-	1.0	1.0	1.0	1.0	-
Sr. Communications Officer	4.0	4.0	5.0	5.0	5.0	-
911 Operations Manager	-	-	-	-	1.0	1.0
IT Systems Administrator	1.0	1.0	-	-	-	-
Network Analyst II	-	-	1.0	1.0	1.0	-
	26.0	26.0	26.0	30.0	30.0	-

The Maintenance and Operations category decreased -2.8%, or -\$40,781, due primarily to the following activity:

- Decrease in communications of -\$17,000 based on multiple factors including: increased costs relating to the upgraded phone system's PRI requirement to make outbound calls; increased cost estimates related to Bellsouth service; all of which is offset through reduced cost estimates for E-911 Cost Recovery charges.
- Decrease in travel and training of -\$13,000 based on historical and year-to-date expenditure trends.
- Decrease in professional services (IT) and maintenance contracts of -\$8,919 due primarily to reduced operational cost estimates (Alpharetta's allocable share) for the North Fulton Regional Radio System Authority.

The Capital and Other categories include funding totaling \$527,200 to cover additional funding needs for the Public Safety Headquarters expansion project and lease payments associated with the financing of replacement mobile radios.

⁴ Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Non-Allocated Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. A portion of this Non-Allocated Reserve was used to fund the city's share of the North Fulton Radio Initiative. The carry-forward for FY 2018 will occur subsequent to adoption of the budget.

Impact Fee Fund

The FY 2018 Budget totals \$1,630,000.

This fund accounts for fees assessed upon development activity. These fees are collected to pay for system improvements (recreation/parks, streets, and public safety) as detailed within the city's impact fee ordinance. Impact Fees (non-allocated reserve balances from prior year collections) are being allocated to specific system improvements as follows:

- System Improvements⁵
 - Parks (Cultural Arts/Parkland Acquisition: \$150,000)
 - Parks (Wills Park Pool Renovation/Expansion: \$1,100,000)
 - Parks (City Center Sidewalks: \$300,000)
 - Public Safety (Headquarters Expansion: \$80,000)

Drug Enforcement Agency Fund

This fund accounts for revenues received from the enforcement of drug laws and the confiscation of property from drug offender arrests that can be used by public safety to aid in drug enforcement activity. Funds cannot be used to supplant the Public Safety Department's normal operational budget.

The FY 2018 Budget for the DEA Fund totals \$517,706 and represents a decrease of -72%, or -\$1,325,458, compared to FY 2017. The main driver of this variance is the non-allocated reserve (i.e. available fund balance) budgeted in FY 2017⁶.

The Personnel Services category decreased -7.3%, or -\$18,871, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018, increases in group insurance premiums, all of which is offset through employee turnover (and corresponding changes in salary and health care coverage elections). Included in this funding is a Special Investigations Unit (three Police Officer positions) approved in FY 2014.

Authorized personnel total 3 FTEs.

	FTEs				
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018
Officer	3.0	3.0	3.0	3.0	3.0
	3.0	3.0	3.0	3.0	3.0

The Maintenance and Operations category decreased -100%, or -\$112,383, due primarily to the cessation of all operational costs. Funding for initiatives will be approved on an individual basis through the city's established procedures.

⁵ Please refer to the Capital Initiatives tab of this document for detailed descriptions of the initiatives.

⁶ Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Non-Allocated Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. A portion of this Non-Allocated Reserve was used to fund the Public Safety Headquarters Expansion project. The carry-forward for FY 2018 will occur subsequent to adoption of the budget.

Capital/Lease expenses include lease costs under the Taser replacement program approved during FY 2016 and planned capital investment for implementation of a body camera program, replacement/upgrade of the LiveScan fingerprinting equipment, and additional funding for the Public Safety Headquarters expansion⁷.

Hotel/Motel Fund

The FY 2018 Budget totals \$7,250,000.

This fund accounts for occupancy tax collections from area hotels and motels for the purpose of promoting conventions, tourism, and trade shows, while providing funds to facilitate economic vitality in downtown areas. The city levies a hotel/motel occupancy tax of 8% on total rental charges. The resulting revenue is distributed as follows: City of Alpharetta (37.5%); Alpharetta Convention & Visitor's Bureau (43.75%); and Tourism Product Development (18.75%). The Tourism Product Development portion of the revenue is dedicated to funding debt service on the Conference Center bonds with residual monies placed in a non-allocated reserve account⁸ and/or allocated to allowable facility related investment such as the \$550,000 funded towards the Alpharetta Arts Center development in FY 2018.

The Alpharetta Conference Center (state-of-the-art 44,000 square foot conference center) is being constructed through a public-private partnership with North American Properties (developer of Avalon). Along with the Alpharetta Conference Center, North American Properties will construct a 325-room Marriott Autograph hotel abutting the Center. North American Properties is operating the Center that will include the largest meeting room in the north Fulton market. Economic impact studies have indicated that a conference center could bring in almost \$23.5 million in visitor spending, generating 545 jobs with more than \$15.7 million in earnings and over \$51.3 million in total economic output annually. The FY 2018 budget includes funding within the Hotel/Motel Fund to cover debt service on the bonds issued to fund construction of the Center. The debt service is fully funded through the hotel/motel tax.

Hotel/Motel Tax collections are forecasted to grow to \$7.3 million (FY 2017 collections are estimated at \$7 million) due primarily to an increase in business spending on travel and training.

Debt Service Fund

The FY 2018 Budget totals \$5,479,658 and includes funding for: the payment of principal and interest on general long-term debt (\$5,474,658) and associated administrative fees (\$5,000).

⁷ Please refer to the Capital Initiatives tab of this document for a detailed description of these initiatives.

⁸ This is in addition to the \$1.5 million of surplus hotel/motel taxes estimated to be accumulated by the end of FY 2017 which is earmarked for a debt service reserve on the Conference Center bonds. This reserve is fully funded through the Conference Center portion of the tax.

Solid Waste Fund

The FY 2018 Budget for the Solid Waste Fund totals \$3,304,006 and represents a decrease of -15.2%, or -\$594,261, compared to FY 2017. The main driver of this variance is the non-allocated reserve (i.e. available fund balance) budgeted in FY 2017⁹. After adjusting for the non-allocated reserve, the operational budget is flat with FY 2017.

The Personnel Services category increased 17.4%, or \$11,072, due primarily to: wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018; increases in group insurance premiums and changes employee health care coverage elections (e.g. family coverage vs. employee only coverage).

Authorized personnel total 1.0 FTE and represent the following:

	FTEs					Variance
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	
Customer Account Representative	1.0	1.0	1.0	1.0	1.0	-
	1.0	1.0	1.0	1.0	1.0	-

The Maintenance & Operations category is primarily flat with FY 2017 (-0.4% variance). The main expense is our private solid waste hauling contract (growth in the service base) which is estimated to remain at the same base rates in FY 2018 while providing expanded service levels (glass recycling route).

Risk Management Fund

The Risk Management Fund is responsible for funding all insurance premiums, workers compensation claims, etc.

The FY 2018 Budget for the Risk Management Fund totals \$1,338,000 and represents a decrease of -29.6%, or -\$563,241, compared to FY 2017. The main driver of this variance is the non-allocated reserve (i.e. available fund balance) budgeted in FY 2017¹². After adjusting for the non-allocated reserve, the true operational budget growth totals 2%. This growth is driven through insurance premium increases/coverage changes (e.g. vehicle insurance, workers compensation excess liability insurance, etc.).

⁹ Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Non-Allocated Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2018 will occur subsequent to adoption of the budget.

Medical Insurance Fund

The Medical Insurance Fund accounts for activity under the City's Minimum Premium Plan (MPP) in accordance with Generally Accepted Accounting Principles.

Accounting rules dictate the creation of an Internal Service Fund to track activity under an MPP. As such, this fund does not represent new costs. Rather, it represents a flow of funds from the Operating Funds (e.g. employer/employee premiums) that does have the effect of grossing-up the totals as the appropriations are reflected in multiple Funds.

Under the MPP, the City and the medical insurer (CIGNA) agree that the City will be responsible for paying all claims up to an agreed-upon aggregate level, with the insurer responsible for the excess. The insurer will continue to process claims and administrative services. Through the MPP arrangement, the City is able to reduce premium taxes while maintaining coverage benefits. The MPP is still a fully insured medical plan.

The FY 2018 Budget totals \$6,991,662 and represents premiums (employer and employee) and the associated expenditures (administration, claims, and reserves). The operating funds (e.g. General Fund, E911 Fund, DEA Fund, and Sanitation Fund) all include group insurance expenses that represent the City's costs.



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FUND SUMMARIES



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CITYWIDE FUND SUMMARIES

FY 2018 Budget
City of Alpharetta
FY 2018 Budget
Citywide Statement of Revenues and Expenditures (by Department)

	General Fund	Special Revenue Funds					Debt Service Fund	Capital Project Funds			Enterprise Fund	Internal Service Funds		TOTAL
		E-911 Fund	Impact Fee Fund	DEA Fund	Hotel/Motel Fund	Operating Grant Fund		Capital Projects Fund	Stormwater Capital Fund	T-SPLOST Capital Fund	Solid Waste Fund	Risk Management Fund	Medical Insurance Fund	
REVENUES:														
Property Taxes	\$ 22,354,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,164,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,518,000
Local Option Sales Taxes/T-SPLOST	15,200,000	-	-	-	-	-	-	-	-	13,000,000	-	-	-	28,200,000
Other Taxes	14,699,500	-	-	-	7,250,000	-	-	-	-	-	-	-	-	21,949,500
Licenses and Permits	2,722,050	-	-	-	-	-	-	-	-	-	-	-	-	2,722,050
Intergovernmental Revenue	435,000	940,000	-	-	-	-	-	45,312	-	-	-	-	-	1,420,312
Charges for Services	3,388,250	3,000,000	550,000	-	-	-	-	-	-	-	3,296,300	1,335,000	6,991,662	18,561,212
Fines and Forfeitures	2,209,250	-	-	-	-	-	-	-	-	-	-	-	-	2,209,250
Interest Earnings	75,000	5,478	-	-	-	-	12,000	-	-	-	7,706	3,000	-	103,184
Other/Miscellaneous	275,956	-	-	-	-	-	-	-	-	-	-	-	-	275,956
<i>subtotal</i>	\$ 61,359,006	\$ 3,945,478	\$ 550,000	\$ -	\$ 7,250,000	\$ -	\$ 5,176,000	\$ 45,312	\$ -	\$ 13,000,000	\$ 3,304,006	\$ 1,338,000	\$ 6,991,662	\$ 102,959,464
Other Financing Sources														
Interfund Transfer from General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ 12,747,363	\$ 1,255,000	\$ -	\$ -	\$ -	\$ -	\$ 14,022,363
Interfund Transfer from Hotel/Motel Fund	2,718,750	-	-	-	-	-	-	-	-	-	-	-	-	2,718,750
Budgeted Fund Balance	8,842,313	481,200	1,080,000	517,706	-	-	303,658	410,000	-	1,650,901	-	-	-	13,285,778
<i>subtotal</i>	\$ 11,561,063	\$ 481,200	\$ 1,080,000	\$ 517,706	\$ -	\$ 20,000	\$ 303,658	\$ 13,157,363	\$ 1,255,000	\$ 1,650,901	\$ -	\$ -	\$ -	\$ 30,026,891
Total Revenues	\$ 72,920,069	\$ 4,426,678	\$ 1,630,000	\$ 517,706	\$ 7,250,000	\$ 20,000	\$ 5,479,658	\$ 13,202,675	\$ 1,255,000	\$ 14,650,901	\$ 3,304,006	\$ 1,338,000	\$ 6,991,662	\$ 132,986,355
EXPENDITURES:														
Mayor and City Council	\$ 364,488	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 364,488
City Administration	2,190,565	-	-	-	-	-	-	470,000	-	-	-	-	-	2,660,565
Legal Services	665,000	-	-	-	-	-	-	-	-	-	-	-	-	665,000
Community Development	2,857,116	-	-	-	-	-	-	125,000	-	-	-	-	-	2,982,116
Public Works	8,377,022	-	-	-	-	-	-	4,749,892	1,255,000	13,650,901	-	-	-	28,032,815
Finance	3,347,009	-	-	-	-	-	-	-	-	-	3,304,006	1,338,000	1,501,694	9,490,709
Public Safety	27,238,258	4,426,678	80,000	517,706	-	-	-	2,452,173	-	-	-	-	-	34,714,815
Human Resources	415,782	-	-	-	-	-	-	-	-	-	-	-	-	415,782
Municipal Court	1,126,546	-	-	-	-	-	-	-	-	-	-	-	-	1,126,546
Recreation and Parks	8,987,223	-	1,550,000	-	550,000	-	-	2,151,000	-	-	-	-	-	13,238,223
Information Technology	1,681,857	-	-	-	-	-	-	505,000	-	-	-	-	-	2,186,857
Non-Departmental	-	-	-	-	-	-	5,000	-	-	-	-	-	-	5,000
Insurance Premiums (Risk Fund)	665,000	-	-	-	-	-	-	-	-	-	-	-	-	665,000
Medical Claims	-	-	-	-	-	-	-	-	-	-	-	-	5,408,414	5,408,414
Contingency	650,000	-	-	-	-	-	-	-	-	-	-	-	-	650,000
Non-Allocated (Reserve)	-	-	-	-	29,412	20,000	-	2,749,610	-	1,000,000	-	-	81,554	3,880,576
Alpharetta Convention and Visitors Bureau	-	-	-	-	3,171,875	-	-	-	-	-	-	-	-	3,171,875
Debt Service (Principal and Interest)	286,840	-	-	-	779,963	-	5,474,658	-	-	-	-	-	-	6,541,461
Donations/Contributions	45,000	-	-	-	-	-	-	-	-	-	-	-	-	45,000
<i>subtotal</i>	\$ 58,897,706	\$ 4,426,678	\$ 1,630,000	\$ 517,706	\$ 4,531,250	\$ 20,000	\$ 5,479,658	\$ 13,202,675	\$ 1,255,000	\$ 14,650,901	\$ 3,304,006	\$ 1,338,000	\$ 6,991,662	\$ 116,245,242
Other Financing Uses														
Interfund Transfer to General Fund	\$ -	\$ -	\$ -	\$ -	\$ 2,718,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,718,750
Interfund Transfer to Grant/Capital Funds	14,022,363	-	-	-	-	-	-	-	-	-	-	-	-	14,022,363
<i>subtotal</i>	\$ 14,022,363	\$ -	\$ -	\$ -	\$ 2,718,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,741,113
Total Expenditures	\$ 72,920,069	\$ 4,426,678	\$ 1,630,000	\$ 517,706	\$ 7,250,000	\$ 20,000	\$ 5,479,658	\$ 13,202,675	\$ 1,255,000	\$ 14,650,901	\$ 3,304,006	\$ 1,338,000	\$ 6,991,662	\$ 132,986,355

City of Alpharetta
FY 2018 Budget
Citywide Statement of Revenues and Expenditures (by Category)

	Special Revenue Funds							Capital Project Funds			Enterprise Fund	Internal Service Funds		TOTAL
	General Fund	E-911 Fund	Impact Fee Fund	DEA Fund	Hotel/Motel Fund	Operating Grant Fund	Debt Service Fund	Capital Projects Fund	Stormwater Capital Fund	T-SPLOST Capital Fund	Solid Waste Fund	Risk Management Fund	Medical Insurance Fund	
REVENUES:														
Property Taxes	\$ 22,354,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,164,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,518,000
Local Option Sales Taxes/T-SPLOST	15,200,000	-	-	-	-	-	-	-	-	13,000,000	-	-	-	28,200,000
Other Taxes	14,699,500	-	-	-	7,250,000	-	-	-	-	-	-	-	-	21,949,500
Licenses and Permits	2,722,050	-	-	-	-	-	-	-	-	-	-	-	-	2,722,050
Intergovernmental Revenue	435,000	940,000	-	-	-	-	-	45,312	-	-	-	-	-	1,420,312
Charges for Services	3,388,250	3,000,000	550,000	-	-	-	-	-	-	-	3,296,300	1,335,000	6,991,662	18,561,212
Fines and Forfeitures	2,209,250	-	-	-	-	-	-	-	-	-	-	-	-	2,209,250
Interest Earnings	75,000	5,478	-	-	-	-	12,000	-	-	-	7,706	3,000	-	103,184
Other/Miscellaneous	275,956	-	-	-	-	-	-	-	-	-	-	-	-	275,956
<i>subtotal</i>	\$ 61,359,006	\$ 3,945,478	\$ 550,000	\$ -	\$ 7,250,000	\$ -	\$ 5,176,000	\$ 45,312	\$ -	\$ 13,000,000	\$ 3,304,006	\$ 1,338,000	\$ 6,991,662	\$ 102,959,464
Other Financing Sources														
Interfund Transfer from General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ 12,747,363	\$ 1,255,000	\$ -	\$ -	\$ -	\$ -	\$ 14,022,363
Interfund Transfer from Hotel/Motel Fund	2,718,750	-	-	-	-	-	-	-	-	-	-	-	-	2,718,750
Budgeted Fund Balance	8,842,313	481,200	1,080,000	517,706	-	-	303,658	410,000	-	1,650,901	-	-	-	13,285,778
<i>subtotal</i>	\$ 11,561,063	\$ 481,200	\$ 1,080,000	\$ 517,706	\$ -	\$ 20,000	\$ 303,658	\$ 13,157,363	\$ 1,255,000	\$ 1,650,901	\$ -	\$ -	\$ -	\$ 30,026,891
Total Revenues	\$ 72,920,069	\$ 4,426,678	\$ 1,630,000	\$ 517,706	\$ 7,250,000	\$ 20,000	\$ 5,479,658	\$ 13,202,675	\$ 1,255,000	\$ 14,650,901	\$ 3,304,006	\$ 1,338,000	\$ 6,991,662	\$ 132,986,355
EXPENDITURES:														
Personnel Services	\$ 42,016,006	\$ 2,501,047	\$ -	\$ 240,759	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,739	\$ -	\$ -	\$ 44,832,551
Maintenance and Operations	14,411,665	1,398,431	-	-	-	-	5,000	-	-	-	3,229,267	1,338,000	1,501,694	21,884,057
Capital/Capital Lease	823,195	527,200	1,630,000	276,947	550,000	-	-	10,453,065	1,255,000	13,650,901	-	-	-	29,166,308
Other														
Insurance Premiums (Risk Fund)	665,000	-	-	-	-	-	-	-	-	-	-	-	-	665,000
Medical Claims	-	-	-	-	-	-	-	-	-	-	-	-	5,408,414	5,408,414
Contingency	650,000	-	-	-	-	-	-	-	-	-	-	-	-	650,000
Non-Allocated (Reserve)	-	-	-	-	29,412	20,000	-	2,749,610	-	1,000,000	-	-	81,554	3,880,576
Alpharetta Convention and Visitors Bureau	-	-	-	-	3,171,875	-	-	-	-	-	-	-	-	3,171,875
Debt Service (Principal and Interest)	286,840	-	-	-	779,963	-	5,474,658	-	-	-	-	-	-	6,541,461
Donations/Contributions	45,000	-	-	-	-	-	-	-	-	-	-	-	-	45,000
<i>subtotal</i>	\$ 58,897,706	\$ 4,426,678	\$ 1,630,000	\$ 517,706	\$ 4,531,250	\$ 20,000	\$ 5,479,658	\$ 13,202,675	\$ 1,255,000	\$ 14,650,901	\$ 3,304,006	\$ 1,338,000	\$ 6,991,662	\$ 116,245,242
Other Financing Uses														
Interfund Transfer to General Fund	\$ -	\$ -	\$ -	\$ -	\$ 2,718,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,718,750
Interfund Transfer to Grant/Capital Funds	14,022,363	-	-	-	-	-	-	-	-	-	-	-	-	14,022,363
<i>subtotal</i>	\$ 14,022,363	\$ -	\$ -	\$ -	\$ 2,718,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,741,113
Total Expenditures	\$ 72,920,069	\$ 4,426,678	\$ 1,630,000	\$ 517,706	\$ 7,250,000	\$ 20,000	\$ 5,479,658	\$ 13,202,675	\$ 1,255,000	\$ 14,650,901	\$ 3,304,006	\$ 1,338,000	\$ 6,991,662	\$ 132,986,355



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GENERAL FUND SUMMARY

City of Alpharetta
General Fund
Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 AMENDED BUDGET	FY 2018 RECOMMENDED BUDGET	\$ Variance	% Variance
Revenues:				
Property Taxes:				
Current Year	\$ 19,900,000	\$ 21,160,000	\$ 1,260,000	6.3%
Motor Vehicle	250,000	180,000	(70,000)	-28.0%
Motor Vehicle Title Tax Fee	1,000,000	775,000	(225,000)	-22.5%
Prior Year/Delinquent	259,000	239,000	(20,000)	-7.7%
Local Option Sales Tax	15,100,000	15,200,000	100,000	0.7%
Other Taxes:				
Franchise Fees	6,725,000	6,640,000	(85,000)	-1.3%
Insurance Premium Tax	3,390,000	3,620,000	230,000	6.8%
Alcohol Beverage Excise Tax	2,015,000	2,100,000	85,000	4.2%
Other Taxes	2,154,500	2,339,500	185,000	8.6%
Licenses & Permits	2,352,050	2,722,050	370,000	15.7%
Intergovernmental	511,000	435,000	(76,000)	-14.9%
Charges for Services	3,108,900	3,388,250	279,350	9.0%
Fines & Forfeitures	2,404,000	2,209,250	(194,750)	-8.1%
Interest	60,000	75,000	15,000	25.0%
Other Revenues	304,366	275,956	(28,410)	-9.3%
Other Financing Sources:				
Interfund Transfer (Hotel/Motel Fund)	2,250,000	2,718,750	468,750	20.8%
Total Operating Revenues	\$ 61,783,816	\$ 64,077,756	\$ 2,293,940	3.7%
Fund Balance Carryforward	6,067,830	8,842,313		
Total Revenues	\$ 67,851,646	\$ 72,920,069		
Expenditures (by Category):				
Personnel Services:				
Salaries	\$ 26,174,583	\$ 26,980,197	\$ 805,614	3.1%
Group Insurance	7,573,002	8,002,164	429,162	5.7%
Pension (Defined Benefit)	2,387,665	2,500,954	113,289	4.7%
Pension (401A)	1,482,671	1,688,463	205,792	13.9%
Miscellaneous Benefits	2,788,234	2,844,228	55,994	2.0%
subtotal	\$ 40,406,155	\$ 42,016,006	\$ 1,609,851	4.0%
Maintenance and Operations:				
Professional Services	\$ 2,350,678	\$ 2,597,642	\$ 246,964	10.5%
Repair/Maintenance	1,386,984	1,519,350	132,366	9.5%
Maintenance Contracts	2,279,562	2,202,791	(76,771)	-3.4%
Professional Services (IT)	1,396,932	1,433,777	36,845	2.6%
General Supplies	988,706	992,935	4,229	0.4%
Utilities	2,629,810	2,607,475	(22,335)	-0.8%
Fuel	616,000	467,150	(148,850)	-24.2%
Legal Services	650,000	665,000	15,000	2.3%
Miscellaneous	1,788,371	1,925,545	137,174	7.7%
subtotal	\$ 14,087,043	\$ 14,411,665	\$ 324,622	2.3%
Capital/Lease:				
Fire Truck/Cardiac Monitor Leases	\$ 522,972	\$ 578,669	\$ 55,697	10.7%
Tyler ERP Lease	109,263	110,904	1,641	1.5%
Work Order Software Lease	76,307	76,622	315	0.4%
Miscellaneous	73,109	57,000	(16,109)	-22.0%
subtotal	\$ 781,651	\$ 823,195	\$ 41,544	5.3%
Other Uses:				
Contingency	\$ 605,000	\$ 650,000	\$ 45,000	7.4%
Insurance Premiums (Risk Fund)	640,000	665,000	25,000	3.9%
Gwinnett Tech Contribution (Debt Svc)	286,940	286,840	(100)	0.0%
Conference Ctr Debt Service Reserve	450,000	-	(450,000)	-100.0%
Donations/Contributions	45,000	45,000	-	0.0%
subtotal	\$ 2,026,940	\$ 1,646,840	\$ (380,100)	-18.8%
Total Operating Expenditures	\$ 57,301,789	\$ 58,897,706	\$ 1,595,917	2.8%
Interfund Transfer:				
Capital Project/Grant Funds	10,549,857	14,022,363		
Total Expenditures	\$ 67,851,646	\$ 72,920,069		
Personnel (full-time-equivalent)	408.5	410.5		

City of Alpharetta

General Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2013 Actual	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Amended Budget	FY 2018 Recommended Budget
Beginning Fund Balance:	\$ 22,192,407	\$ 21,813,389	\$ 21,735,606	\$ 24,448,178	\$ 28,152,480	\$ 22,084,650
Revenues:						
Property Taxes	\$ 18,740,931	\$ 19,892,754	\$ 20,765,849	\$ 22,321,490	\$ 21,409,000	\$ 22,354,000
Local Option Sales Taxes	12,173,275	13,575,938	14,757,780	14,953,985	15,100,000	15,200,000
Other Taxes	13,030,797	12,706,783	13,875,057	14,615,779	14,284,500	14,699,500
Licenses and Permits	1,859,213	2,400,059	2,912,433	3,814,821	2,352,050	2,722,050
Intergovernmental	385,000	376,000	386,458	495,916	511,000	435,000
Charges for Services	2,649,450	2,857,898	3,264,768	3,767,927	3,108,900	3,388,250
Fines and Forfeitures	2,787,875	2,360,816	2,767,465	2,208,782	2,404,000	2,209,250
Interest	36,642	51,065	40,334	119,786	60,000	75,000
Other Revenue	350,979	166,200	204,218	181,625	199,366	175,956
	\$ 52,014,162	\$ 54,387,513	\$ 58,974,363	\$ 62,480,110	\$ 59,428,816	\$ 61,259,006
Expenditures:						
Mayor and City Council	\$ 277,376	\$ 282,367	\$ 308,237	\$ 321,095	\$ 360,977	\$ 364,488
City Administration	2,281,112	2,651,745	2,722,528	1,893,792	2,037,438	2,190,565
Legal Services	442,650	504,045	608,630	726,165	650,000	665,000
Community Development	2,022,668	2,257,827	2,340,068	2,345,022	2,782,412	2,857,116
Public Works	6,773,707	6,891,550	7,084,379	7,364,018	7,907,543	8,377,022
Finance	2,818,456	2,894,001	2,953,855	3,087,059	3,199,142	3,347,009
Public Safety	22,697,945	23,051,613	24,212,086	24,672,611	26,496,171	27,238,258
Human Resources	316,187	351,050	376,580	393,603	401,756	415,782
Municipal Court	935,750	954,463	969,417	955,841	1,092,257	1,126,546
Recreation and Parks	6,115,651	6,238,989	6,669,756	8,124,273	8,747,712	8,987,223
Information Technology	1,395,703	1,389,411	1,467,121	1,520,628	1,599,441	1,681,857
Non-Departmental:						
Contingency	158,909	221,353	224,249	84,663	605,000	650,000
Insurance Premiums (Risk Fund)	664,500	690,800	545,000	607,000	640,000	665,000
Gwinnett Tech Contribution (Debt Svc)	-	153,465	288,640	290,340	286,940	286,840
Conference Ctr Debt Service Reserve	-	-	-	-	450,000	-
Donations/Contributions	45,000	45,000	45,000	45,000	45,000	45,000
	\$ 46,945,614	\$ 48,577,680	\$ 50,815,544	\$ 52,431,110	\$ 57,301,789	\$ 58,897,706
Other Financing Sources (Uses):						
Proceeds from the sale of Capital Assets	\$ 94,329	\$ 549,213	\$ 162,797	\$ 168,544	\$ 105,000	\$ 100,000
Interfund Transfer:						
Hotel/Motel Fund	1,544,900	1,656,674	1,858,068	2,429,994	2,250,000	2,718,750
Operating Grant Fund	-	-	-	-	(20,000)	(20,000)
Capital Project Fund	(7,086,795)	(8,093,503)	(7,467,112)	(8,943,236)	(8,854,857)	(12,747,363)
Stormwater Capital Fund	-	-	-	-	(1,675,000)	(1,255,000)
Risk Management Fund	-	-	-	-	-	-
	\$ (5,447,566)	\$ (5,887,616)	\$ (5,446,248)	\$ (6,344,698)	\$ (8,194,857)	\$ (11,203,613)
Ending Fund Balance: (1)	\$ 21,813,389	\$ 21,735,606	\$ 24,448,178	\$ 28,152,480	\$ 22,084,650	\$ 13,242,337
<i>Changes in Fund Balance (actual/est.)</i>	<i>\$ (379,018)</i>	<i>\$ (77,783)</i>	<i>\$ 2,712,572</i>	<i>\$ 3,704,302</i>	<i>\$ (6,067,830)</i>	<i>\$ (8,842,313)</i>
<i>Personnel (full-time-equivalent)</i>	<i>405.0</i>	<i>407.0</i>	<i>407.0</i>	<i>409.0</i>	<i>408.5</i>	<i>410.5</i>

Notes:

- (1) Pursuant to the City's financial management policies, fund balance in excess of the City's current 21% Fund Balance Reserve can be used for one-time capital initiatives. Additionally, the budgetary presentation for fiscal years 2017 and 2018 assumes all appropriations will be spent; historically, a portion of the appropriations will go unspent which will augment the fund balance (i.e. the actual reduction in fund balance will be lower than what is presented above).



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SPECIAL REVENUE FUND SUMMARIES

City of Alpharetta

E-911 Fund

Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Amended Budget	FY 2018 Recommended Budget	\$ Variance	% Variance
Charges for Services:				
E-911 Service Fees (land lines)	\$ 1,310,000	\$ 1,425,000	\$ 115,000	8.8%
E-911 Service Fees (cell phones)	1,335,000	1,460,000	125,000	9.4%
E-911 Service Fees (prepaid cell cards)	95,000	115,000	20,000	21.1%
Intergovernmental:				
City of Milton	925,000	940,000	15,000	1.6%
Interest	5,259	5,478	219	4.2%
Other Financing Sources: (2)				
Budgeted Fund Balance ("FB")	1,532,857	481,200	(1,051,657)	-68.6%
Total Revenues (All Sources): (1)	\$ 5,203,116	\$ 4,426,678	\$ (776,438)	-14.9%
Personnel Services:				
Salaries	\$ 1,603,232	\$ 1,630,236	\$ 27,004	1.7%
Benefits	899,885	870,811	(29,074)	-3.2%
Maintenance and Operations:				
Communications	445,000	428,000	(17,000)	-3.8%
Maintenance Contracts	504,310	505,045	735	0.1%
Professional Services (IT)	257,858	248,939	(8,919)	-3.5%
Utilities	52,375	48,725	(3,650)	-7.0%
Miscellaneous	179,669	167,722	(11,947)	-6.6%
Capital:				
Capital (3)	386,309	457,200	70,891	18.4%
North Fulton Radio System (COA)	343,748	-	(343,748)	-100.0%
Capital Lease Payments	-	70,000	70,000	#DIV/0!
Other Uses: (2)				
Non-Allocated/Reserve	530,730	-	(530,730)	-100.0%
Transfer to Capital Project Fund	-	-	-	0.0%
Total Expenditures (All Uses): (1)	\$ 5,203,116	\$ 4,426,678	\$ (776,438)	-14.9%

Personnel (full-time-equivalent)	30.0	30.0
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Notes:

(1) Includes non-operating revenue and expenditures such as Carryforward Fund Balance and Non-Allocated/Reserves. The true operational budget variance after adjusting for non-operating items approximates -3%.

(2) Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2018 will occur subsequent to adoption of the budget.

(3) FY 2018 includes funding for capital initiatives (\$457,200 for the E-911 allocable portion of the PS Headquarters Expansion project; and \$24,000 for costs related to the Alarm Interface Module) and operating initiatives (\$2,500 for annual support/maintenance costs related to the Alarm Interface Module; and \$70,000 for annual lease financing payment for the upgrade of mobile radios). Please refer to the Capital Initiative Requests and Operating Initiative Requests section of this document for detailed information.

City of Alpharetta

E-911 Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Amended Budget	FY 2018 Recommended Budget
Beginning Fund Balance:	\$ 3,325,910	\$ 3,971,701	\$ 2,150,701	\$ 2,122,860	\$ 1,120,733
Revenues:					
Charges for Services	\$ 2,705,732	\$ 3,235,946	\$ 3,020,347	\$ 2,740,000	\$ 3,000,000
Interest	10,211	3,803	5,777	5,259	5,478
City of Milton Agreement	1,033,485	898,734	921,918	925,000	940,000
Other	-	6,912	-	-	-
	\$ 3,749,428	\$ 4,145,396	\$ 3,948,042	\$ 3,670,259	\$ 3,945,478
Expenditures:					
Public Safety	\$ 3,103,637	\$ 5,966,396	\$ 3,975,883	\$ 4,672,386	\$ 4,426,678
	\$ 3,103,637	\$ 5,966,396	\$ 3,975,883	\$ 4,672,386	\$ 4,426,678
Other Financing Sources (Uses):					
Interfund Transfer:					
General Fund (subsidy/other)	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Project Fund	-	-	-	-	-
	\$ -	\$ -	\$ -	\$ -	\$ -
Adjustments/Reconciliation:	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance: (1)	\$ 3,971,701	\$ 2,150,701	\$ 2,122,860	\$ 1,120,733	\$ 639,533
<i>Changes in Fund Balance (actual/est.) (2)(3)</i>	<i>\$ 645,791</i>	<i>\$ (1,821,000)</i>	<i>\$ (27,841)</i>	<i>\$ (1,002,127)</i>	<i>\$ (481,200)</i>
<i>Personnel (full-time-equivalent)</i>	<i>26.0</i>	<i>26.0</i>	<i>26.0</i>	<i>30.0</i>	<i>30.0</i>

Notes:

- (1) In order to accurately measure anticipated fund balance usage, this schedule omits the Carryforward Fund Balance and Non-Allocated/Reserve accounts.
- FY 2015 fund balance usage was for the city's share of the North Fulton Radio System initiative. This initiative is 100% funded by the City of Alpharetta and is being tracked in a separate project (PEM01) to ensure transparency. FYs 2016/2017 fund balance usage is for multiple one-time capital initiatives including mobile radio replacements, replacement of the 911 Phone System with a state-of-the-art VOIP system, emergency communications equipment, and continued funding for the North Fulton Regional Radio System Authority.
- FY 2018 includes funding for capital initiatives (\$457,200 for the E-911 allocable portion of the PS Headquarters Expansion project; and \$24,000 for costs related to the Alarm Interface Module) and operating initiatives (\$2,500 for annual support/maintenance costs related to the Alarm Interface Module; and \$70,000 for annual lease financing payment for the upgrade of mobile radios). Please refer to the Capital Initiative Requests and Operating Initiative Requests section of this document for detailed information.

City of Alpharetta Impact Fee Fund Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Amended Budget	FY 2018 Recommended Budget	\$ Variance	% Variance
Charges for Services:				
Impact Fees (streets/highways)	\$ 200,000	\$ -	\$ (200,000)	-100.00%
Impact Fees (recreation/parks)	320,000	550,000	230,000	71.88%
Impact Fees (public safety)	85,000	-	(85,000)	-100.00%
Interest	3,000	-	(3,000)	-100.00%
Other Financing Sources:				
Budgeted Fund Balance	2,927,264	1,080,000	(1,847,264)	-63.11%
Total Revenues (All Sources):	\$ 3,535,264	\$ 1,630,000	\$ (1,905,264)	-53.89%
Non-Departmental/Other Uses:				
Impact Fee Administration	18,150	-	(18,150)	-100.00%
Capital	3,099,298	1,630,000		
(1) Non-Allocated/Reserve	417,816	-	(417,816)	-100.00%
Total Expenditures (All Uses):	\$ 3,535,264	\$ 1,630,000	\$ (435,966)	-53.89%

Notes:

(1) Impact Fee monies are being reserved for future system improvements.

City of Alpharetta

Impact Fee Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Estimated Actual	FY 2018 Recommended Budget
Beginning Fund Balance:	\$ 796,084	\$ 1,119,410	\$ 1,582,560	\$ 2,927,264	\$ 1,479,267
Revenues:					
Charges for Services	\$ 337,108	\$ 529,004	\$ 1,425,667	\$ 1,642,723	\$ 550,000
Interest	2,581	2,204	10,779	8,578	-
	<u>\$ 339,689</u>	<u>\$ 531,208</u>	<u>\$ 1,436,446</u>	<u>\$ 1,651,301</u>	<u>\$ 550,000</u>
Expenditures:					
Non-Departmental	\$ 16,363	\$ 68,058	\$ 17,055	\$ -	\$ -
Capital	-	-	74,688	3,099,298	1,630,000
	<u>\$ 16,363</u>	<u>\$ 68,058</u>	<u>\$ 91,743</u>	<u>\$ 3,099,298</u>	<u>\$ 1,630,000</u>
Other Financing Sources (Uses):					
Interfund Transfer:					
Debt Service Fund	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Ending Fund Balance: (1)	<u>\$ 1,119,410</u>	<u>\$ 1,582,560</u>	<u>\$ 2,927,264</u>	<u>\$ 1,479,267</u>	<u>\$ 399,267</u>
<i>Changes in Fund Balance (actual/est.)</i>	<u>\$ 323,326</u>	<u>\$ 463,150</u>	<u>\$ 1,344,704</u>	<u>\$ (1,447,997)</u>	<u>\$ (1,080,000)</u>

Notes:

- (1) In order to accurately measure anticipated fund balance usage, this schedule omits the Carryforward Fund Balance and Non-Allocated/Reserve accounts.
- (2) Impact Fee monies for FY's 2014-2016 are being reserved for future system improvements. FY's 2017-2018 includes the appropriation of impact fee monies toward eligible projects.

City of Alpharetta

Drug Enforcement Agency Fund

Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Amended Budget	FY 2018 Recommended Budget	\$ Variance	% Variance
Fines and Forfeitures	\$ 99,329	\$ -	\$ (99,329)	-100.00%
Interest	976	-	(976)	-100.00%
Other Financing Sources:				
Budgeted Fund Balance	1,742,859	517,706	(1,225,153)	-70.30%
Total Revenues (All Sources): (1)	\$ 1,843,164	\$ 517,706	\$ (1,325,458)	-71.91%
Personnel Services	\$ 259,630	\$ 240,759	\$ (18,871)	-7.27%
Maintenance and Operations	122,383	-	(122,383)	-100.00%
Capital (3)	562,886	276,947	(285,939)	-50.80%
Other Uses:				
Non-Allocated/Reserve (2)	898,265	-	(898,265)	-100.00%
Total Expenditures (All Uses):	\$ 1,843,164	\$ 517,706	\$ (1,325,458)	-71.91%

Notes:

(1) Includes non-operating revenue and expenditures such as Budgeted Fund Balance and Non-Allocated/Reserves. The true operation budget variance after adjusting for non-operating items approximates -2%.

(2) Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2018 will occur subsequent to adoption of the budget.

(3) FY 2018 capital initiative funding includes: \$100,000 in additional funding for the Public Safety Headquarters expansion; \$70,000 for the purchase of Body Cameras; and \$58,000 for the upgrade of two Live Scan Fingerprinting units. Please refer to the Capital Initiative Requests and Operating Initiative Requests section of this document for detailed information.

City of Alpharetta

Drug Enforcement Agency Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Amended Budget	FY 2018 Recommended Budget
Beginning Fund Balance:	\$ 2,116,149	\$ 2,096,209	\$ 1,974,754	\$ 1,742,859	\$ 898,265
Revenues:					
Fines and Forfeitures	\$ 505,142	\$ 769,983	\$ 244,352	\$ 99,329	\$ -
Interest	(28)	1,276	1,435	976	-
Miscellaneous	-	-	-	-	-
	<u>\$ 505,114</u>	<u>\$ 771,259</u>	<u>\$ 245,786</u>	<u>\$ 100,305</u>	<u>\$ -</u>
Expenditures:					
Public Safety	\$ 525,054	\$ 892,714	\$ 477,682	\$ 944,899	\$ 517,706
	<u>\$ 525,054</u>	<u>\$ 892,714</u>	<u>\$ 477,682</u>	<u>\$ 944,899</u>	<u>\$ 517,706</u>
Ending Fund Balance: (1),(2)	<u><u>\$ 2,096,209</u></u>	<u><u>\$ 1,974,754</u></u>	<u><u>\$ 1,742,859</u></u>	<u><u>\$ 898,265</u></u>	<u><u>\$ 380,559</u></u>
<i>Changes in Fund Balance (actual/est.)</i>	<i>\$ (19,940)</i>	<i>\$ (121,455)</i>	<i>\$ (231,895)</i>	<i>\$ (844,594)</i>	<i>\$ (517,706)</i>

Notes:

- (1) In order to accurately measure anticipated fund balance usage, this schedule omits the Carryforward Fund Balance and Non-Allocated/Reserve accounts.

- FYs 2014-2016 fund balance is being used for various capital initiatives (e.g. North Fulton Radio Initiative, Jail Door Lock improvements, etc.). FY 2017 fund balance is being used for the Public Safety Headquarters expansion project. FY 2018 fund balance is being used to fund operations, taser lease, and FY 2018 Capital Initiatives (\$100,000 in additional funding for Public Safety Headquarters expansion; \$70,000 for the purchase of Body Cameras; and \$58,000 for the upgrade of two Live Scan Fingerprinting units). Please refer to the Capital Initiatives section of this document for detailed information.

City of Alpharetta Hotel/Motel Fund Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Amended Budget	FY 2018 Recommended Budget	\$ Variance	% Variance
Other Taxes:				
Hotel/Motel Taxes	\$ 6,000,000	\$ 7,250,000	\$ 1,250,000	20.8%
Interest:	-	-	-	0.0%
Other:				
Budgeted Fund Balance	950,566	-	(950,566)	0.0%
Total Revenues (All Sources):	\$ 6,950,566	\$ 7,250,000	\$ 299,434	4.3%
Other Uses:				
Alpharetta Business Community	\$ -	\$ -	\$ -	-
Alpharetta Convention & Visitor's Bureau	2,625,000	3,171,875	546,875	20.8%
City of Alpharetta	2,250,000	2,718,750	468,750	20.8%
Facility Portion of the Hotel/Motel Tax:				
Series 2016 Bonds (Principal/Interest)	775,630	779,963	4,333	0.0%
Alpharetta Arts Center	-	550,000	550,000	0.0%
Non-Allocated (Reserve)	-	29,412	29,412	0.0%
Debt Service Reserve	1,299,936	-	(1,299,936)	-100.0%
Total Expenditures (All Uses):	\$ 6,950,566	\$ 7,250,000	\$ 299,434	4.3%

Notes:

The City of Alpharetta levies a Hotel/Motel occupancy tax of 8% on total rental charges. The resulting revenue is distributed as follows: Alpharetta Convention & Visitor's Bureau (43.75%); City of Alpharetta (37.50%); and Tourism Product Development (18.75%; e.g. Conference Center). The tax was changed from 6% to 8% effective October 1, 2015 to fund construction of a Conference Center.

City of Alpharetta Hotel/Motel Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Estimated Actual	FY 2018 Recommended Budget
Beginning Fund Balance:	\$ 11,114	\$ 0	\$ (0)	\$ 950,567	\$ 1,487,437
Revenues:					
Other Taxes	\$ 4,130,570	\$ 4,645,169	\$ 6,391,842	\$ 7,000,000	\$ 7,250,000
Interest	-	-	-	-	-
	<u>\$ 4,130,570</u>	<u>\$ 4,645,169</u>	<u>\$ 6,391,842</u>	<u>\$ 7,000,000</u>	<u>\$ 7,250,000</u>
Expenditures:					
Alpharetta Business Community	\$ 690,419	\$ 774,350	\$ 220,403	\$ -	\$ -
Alpharetta Convention & Visitor's Bureau	1,794,592	2,012,752	2,790,878	3,062,500	3,171,875
City of Alpharetta	1,656,674	1,858,068	2,429,994	2,625,000	2,718,750
Facility Portion of the Hotel/Motel Tax:					
Facility Debt Service	-	-	-	775,630	779,963
Alpharetta Arts Center	-	-	-	-	550,000
	<u>\$ 4,141,684</u>	<u>\$ 4,645,170</u>	<u>\$ 5,441,275</u>	<u>\$ 6,463,130</u>	<u>\$ 7,220,588</u>
Ending Fund Balance:	<u><u>\$ 0</u></u>	<u><u>\$ (0)</u></u>	<u><u>\$ 950,567</u></u>	<u><u>\$ 1,487,437</u></u>	<u><u>\$ 1,516,849</u></u>
<i>Changes in Fund Balance (actual/est.)</i>	\$ (11,114)	\$ (1)	\$ 950,567	\$ 536,870	\$ 29,412

Notes:

Revenue is to be distributed to the participating entities based on their relative share. Funding for Tourism Product Development is used for debt service on the Series 2016 Conference Center Bonds or reserved for debt service/future eligible initiatives (fund balance within the Hotel/Motel Fund).

City of Alpharetta Operating Grant Fund Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Amended Budget	FY 2018 Recommended Budget	\$ Variance	% Variance
Intergovernmental Revenues:				
Grants	91,826	-	(91,826)	-100.00%
Interest	-	-	-	-
Other/Miscellaenous:				
Contributions/Donations	800	-	(800)	-100.00%
Other Financing Sources:				
General Fund Transfer	20,000	20,000	-	100.00%
Budgeted Fund Balance	49,593	-	(49,593)	-100.00%
Total Revenues (All Sources):	\$ 162,219	\$ 20,000	\$ (142,219)	-87.67%
Maintenance and Operations:	82,880	-	(82,880)	-100.00%
Capital:	59,910	-	(59,910)	-100.00%
Non-Allocated:	19,429	20,000	571	2.94%
Total Expenditures (All Uses):	\$ 162,219	\$ 20,000	\$ (142,219)	-87.67%

City of Alpharetta

Operating Grant Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Amended Budget	FY 2018 Recommended Budget
Beginning Fund Balance:	\$ 73,654	\$ 57,907	\$ 50,160	\$ 49,594	\$ 19,430
Revenues:					
Intergovernmental (Grants)	\$ 36,595	\$ 47,737	\$ 18,872	\$ 91,826	\$ -
Interest	230	105	240	-	-
Other/Miscellaneous	-	-	-	800	-
	<u>\$ 36,825</u>	<u>\$ 47,842</u>	<u>\$ 19,112</u>	<u>\$ 92,626</u>	<u>\$ -</u>
Expenditures:					
Non-Departmental	\$ -	\$ -	\$ -	\$ -	\$ -
Public Safety	42,958	55,297	14,311	96,861	-
Recreation and Parks	9,614	292	5,367	45,929	-
	<u>\$ 52,572</u>	<u>\$ 55,589</u>	<u>\$ 19,678</u>	<u>\$ 142,790</u>	<u>\$ -</u>
Other Financing Sources (Uses):					
Interfund Transfer:					
General Fund	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 20,000</u>	<u>\$ 20,000</u>
Ending Fund Balance:	<u>\$ 57,907</u>	<u>\$ 50,160</u>	<u>\$ 49,594</u>	<u>\$ 19,430</u>	<u>\$ 39,430</u>
<i>Changes in Fund Balance (actual/est.)</i>	<u>\$ (15,747)</u>	<u>\$ (7,747)</u>	<u>\$ (566)</u>	<u>\$ (30,164)</u>	<u>\$ 20,000</u>



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DEBT SERVICE FUND SUMMARY

City of Alpharetta

Debt Service Fund

Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Amended Budget	FY 2018 Recommended Budget	\$ Variance	% Variance
Property Taxes:				
Property Taxes	\$ 5,426,000	\$ 5,106,000	\$ (320,000)	-5.9%
Delinquent	20,000	20,000	-	0.0%
Motor Vehicle Taxes	59,000	38,000	(21,000)	-35.6%
Interest	9,000	12,000	3,000	33.3%
Other Financing Sources:				
Transfer-In from Impact Fee Fund	-	-	-	0.0%
Budgeted Fund Balance (1)	814,052	303,658	(510,394)	-62.7%
Total Revenues (All Sources)	\$ 6,328,052	\$ 5,479,658	\$ (848,394)	-13.4%
Maintenance & Operations:				
Professional Services	\$ 5,000	\$ 5,000	\$ -	0.0%
Debt Service (Principal and Interest):				
City of Alpharetta				
GO Bonds, Series 2012	1,500,100	1,483,900	(16,200)	-1.1%
GO Bonds, Series 2014 (refunding)	1,936,513	1,935,477	(1,036)	-0.1%
GO Bonds, Series 2016	2,250,000	1,930,788	(319,212)	-14.2%
Development Authority of Alpharetta				
Revenue Refunding Bonds, Series 2009	125,194	124,493	(701)	-0.6%
Other Uses:				
Debt Service Reserve (2)	511,245	-	(511,245)	-100.0%
Total Expenditures (All Uses)	\$ 6,328,052	\$ 5,479,658	\$ (848,394)	-13.4%

Notes:

(1) FYs 2017-2018 utilize available fund balance to offset a portion of the debt service requirements.

(2) Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2018 will occur subsequent to adoption of the budget.

City of Alpharetta

Debt Service Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Amended Budget	FY 2018 Recommended Budget
Beginning Fund Balance:	\$ 745,672	\$ 913,166	\$ 845,511	\$ 814,052	\$ 511,245
Revenues:					
Property Taxes (incl. Motor Vehicle)	\$ 3,803,904	\$ 3,508,728	\$ 3,519,961	\$ 5,505,000	\$ 5,164,000
Interest	4,463	4,513	8,578	9,000	12,000
Other	-	2	-	-	-
Refunding Bond Proceeds	17,695,000	-	-	-	-
	<u>\$ 21,503,368</u>	<u>\$ 3,513,243</u>	<u>\$ 3,528,539</u>	<u>\$ 5,514,000</u>	<u>\$ 5,176,000</u>
Expenditures:					
Professional Services	\$ 1,000	\$ -	\$ -	\$ 5,000	\$ 5,000
Non-Departmental:					
Debt Service	3,646,451	3,580,898	3,559,998	5,811,807	5,474,658
Debt Service Reserve	-	-	-	-	-
Refunding Bonds (Pmt to Escrow)	17,518,423	-	-	-	-
Refunding Bonds (Issue Costs)	170,000	-	-	-	-
	<u>\$ 21,335,874</u>	<u>\$ 3,580,898</u>	<u>\$ 3,559,998</u>	<u>\$ 5,816,807</u>	<u>\$ 5,479,658</u>
Other Financing Sources (Uses):					
Interfund Transfer:					
General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
(1) Capital Project Fund	-	-	-	-	-
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Ending Fund Balance: (1)	<u>\$ 913,166</u>	<u>\$ 845,511</u>	<u>\$ 814,052</u>	<u>\$ 511,245</u>	<u>\$ 207,587</u>
<i>Changes in Fund Balance (actual/est.)</i>	<u>\$ 167,494</u>	<u>\$ (67,655)</u>	<u>\$ (31,459)</u>	<u>\$ (302,807)</u>	<u>\$ (303,658)</u>

Notes:

(1) FYs 2015-2018 utilize available fund balance to offset a portion of the debt service requirements.



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CAPITAL PROJECT FUND SUMMARIES

City of Alpharetta Capital Project Fund Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Adopted Budget	FY 2018 Recommended Budget	\$ Variance	% Variance
Other Financing Sources:				
General Fund Transfer	\$ 8,854,857	\$ 12,747,363	\$ 3,892,506	43.96%
Intergovernmental Revenue (Dev. Authority)	-	45,312	45,312	-100.00%
Budgeted Fund Balance	1,730,000	410,000	(1,320,000)	0.00%
Total Revenues (All Sources):	\$ 10,584,857	\$ 13,202,675	\$ 2,617,818	24.73%
Capital: (1)				
City Administration	\$ 500,000	\$ 470,000	\$ (30,000)	-6.00%
Community Development	100,000	125,000	25,000	25.00%
Public Works	4,493,271	4,749,892	256,621	5.71%
Public Safety	1,661,123	2,452,173	791,050	47.62%
Recreation and Parks	1,896,500	2,151,000	254,500	13.42%
Information Technology	720,000	505,000	(215,000)	-29.86%
Other Uses:				
Non-Allocated (Future Capital/One-time Initiatives)	1,213,963	2,749,610	1,535,647	126.50%
Total Expenditures (All Uses):	\$ 10,584,857	\$ 13,202,675	\$ 2,617,818	24.73%

Notes:

(1) Please refer to the *Capital Initiatives* section of this document for detailed descriptions of the FY 2018 capital initiatives.

City of Alpharetta Stormwater Capital Fund Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Adopted Budget	FY 2018 Recommended Budget	\$ Variance	% Variance
Other Financing Sources:				
General Fund Transfer	\$ 1,675,000	\$ 1,255,000	\$ (420,000)	-25.07%
Budgeted Fund Balance	-	-	-	0.00%
Total Revenues (All Sources):	\$ 1,675,000	\$ 1,255,000	\$ (420,000)	-25.07%
Capital: (1)				
Public Works	\$ 1,550,000	\$ 1,255,000	\$ (295,000)	-19.03%
Recreation and Parks	125,000	-	(125,000)	-100.00%
Other Uses:				
Non-Allocated (Future Capital/One-time Initiatives)	-	-	-	-
Total Expenditures (All Uses):	\$ 1,675,000	\$ 1,255,000	\$ (420,000)	-25.07%

Notes:

(1) Please refer to the Capital Requests tab for detailed descriptions of the FY 2018 capital initiatives.

City of Alpharetta T-SPLOST Capital Fund Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Amended Budget	FY 2018 Recommended Budget	\$ Variance	% Variance
Taxes: (1)				
T-SPLOST	\$ 3,000,000	\$ 13,000,000	\$ 10,000,000	333.33%
Other Financing Sources:				
Budgeted Fund Balance	-	1,650,901	1,650,901	0.00%
Total Revenues (All Sources):	\$ 3,000,000	\$ 14,650,901	\$ 11,650,901	388.36%
Capital: (2)				
Public Works	\$ 1,349,099	\$ 13,650,901	\$ 12,301,802	911.85%
Other Uses:				
Non-Allocated (Future Capital/One-time Initiatives)	1,650,901	1,000,000	(650,901)	-39.43%
Total Expenditures (All Uses):	\$ 3,000,000	\$ 14,650,901	\$ 11,650,901	388.36%

Notes:

(1) Please refer to the Capital Requests tab for detailed descriptions of the FY 2018 capital initiatives.

(2) FY 2017 included only 3 months of collection (T-SPLOST tax went into effect on April 1, 2017).

ENTERPRISE FUND SUMMARY

City of Alpharetta

Solid Waste Fund

Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Amended Budget	FY 2018 Recommended Budget	\$ Variance	% Variance
Licenses and Permits:				
Solid Waste Permits (Penalties/Interest)	\$ -	\$ -	\$ -	0.00%
Charges for Services:				
Solid Waste Collection Fees	3,250,000	3,240,000	(10,000)	-0.31%
Solid Waste Tag Fees	500	1,000	500	100.00%
Solid Waste Commercial Hauler Fees	25,000	25,000	-	0.00%
Solid Waste Fees (Penalties/Interest)	25,000	30,000	5,000	20.00%
Bad Check Fees	300	300	-	0.00%
Interest	3,478	7,706	4,228	121.56%
Other:				
Miscellaneous Revenue	-	-	-	0.00%
Other Financing Sources:				
Budgeted Fund Balance	593,989	-	(593,989)	-100.00%
Total Revenues (All Sources): (1)	\$ 3,898,267	\$ 3,304,006	\$ (594,261)	-15.24%
Personnel Services:				
Salaries	\$ 38,393	\$ 38,542	\$ 149	0.39%
Benefits	25,274	36,197	10,923	43.22%
Maintenance & Operations:				
Professional Fees	3,188,360	3,175,360	(13,000)	-0.41%
Miscellaneous	52,251	53,907	1,656	3.17%
Capital/Other Uses:				
Non-Allocated/Reserve (2)	593,989	-	(593,989)	-100.00%
Total Expenditures (All Uses): (1)	\$ 3,898,267	\$ 3,304,006	\$ (594,261)	-15.24%
<i>Personnel (full-time-equivalent)</i>	<i>1.0</i>	<i>1.0</i>		

Notes:

(1) Includes non-operating revenue and expenditures such as Carryforward Fund Balance and Non-Allocated/Reserves. Operational budget growth is flat (0%) after adjusting for non-operating items.

(2) Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2018 will occur subsequent to adoption of the budget.

City of Alpharetta

Solid Waste Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Amended Budget	FY 2018 Recommended Budget
Beginning Fund Balance:	\$ 1,026,865	\$ 1,013,493	\$ 967,766	\$ 1,123,991	\$ 1,123,991
Revenues:					
Licenses and Permits	\$ 368	\$ 763	\$ 743	\$ -	\$ -
Charges for Services	3,194,401	3,214,475	3,224,290	3,300,800	3,296,300
Interest	5,250	3,131	8,598	3,478	7,706
Miscellaneous Revenue	-	-	-	-	-
	\$ 3,200,019	\$ 3,218,369	\$ 3,233,631	\$ 3,304,278	\$ 3,304,006
Expenditures:					
Solid Waste Operations	\$ 3,213,391	\$ 3,264,095	\$ 3,077,407	\$ 3,304,278	\$ 3,304,006
	\$ 3,213,391	\$ 3,264,095	\$ 3,077,407	\$ 3,304,278	\$ 3,304,006
Other Financing Sources (Uses):					
Interfund Transfer:					
General Fund (subsidy/other)	\$ -	\$ -	\$ -	\$ -	\$ -
				\$ -	\$ -
Ending Fund Balance: (1)	\$ 1,013,493	\$ 967,766	\$ 1,123,991	\$ 1,123,991	\$ 1,123,991
<i>Changes in Fund Balance (actual/est.)</i>	\$ (13,372)	\$ (45,727)	\$ 156,224	\$ -	\$ -
<i>Personnel (full-time-equivalent)</i>	1.0	1.0	1.0	1.0	1.0

Notes:

- (1) In order to accurately measure anticipated fund balance usage, this schedule omits the Carryforward Fund Balance and Non-Allocated/Reserve accounts. The minor reductions in fund balance between FYs 2014-2015 is based on the acquisition and implementation of new billing software for sanitation (e.g. Munis billing software) and general operations.



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INTERNAL SERVICE FUND SUMMARIES

City of Alpharetta

Risk Management Fund

Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Amended Budget	FY 2018 Recommended Budget	\$ Variance	% Variance
Charges for Services				
Risk Fund	\$ 1,310,000	\$ 1,335,000	\$ 25,000	1.9%
Interest Earnings	2,200	3,000	800	100.0%
Other:				
Budgeted Fund Balance	589,041	-	(589,041)	-100.0%
Total Revenues (All Sources):	\$ 1,901,241	\$ 1,338,000	\$ (563,241)	-29.6%
Maintenance & Operations: (1)				
Professional Services	\$ 125,000	\$ 125,000	\$ -	0.0%
Vehicle Insurance	137,000	150,000	13,000	9.5%
Property and Equipment Insurance	88,000	90,000	2,000	2.3%
General Liability Insurance	60,000	60,000	-	0.0%
Law Enforcement Liability Insurance	100,000	100,000	-	0.0%
Public Entity Liability Insurance	55,000	60,000	5,000	9.1%
Workers Comp. Excess Liability Insurance	90,000	105,000	15,000	16.7%
Criminal Liability Insurance	4,200	5,000	800	19.0%
Cyber Liability Insurance	8,000	8,000	-	100.0%
Umbrella Liability Insurance	60,000	60,000	-	0.0%
Medical Services (PS Custody)	40,000	30,000	(10,000)	-25.0%
Claims and Judgments	545,000	545,000	-	0.0%
Other Uses: (2),(3)				
Reserve	589,041	-	(589,041)	-100.0%
Total Expenditures (All Uses):	\$ 1,901,241	\$ 1,338,000	\$ (563,241)	-29.6%

Notes:

(1) Variances are based on current year-to-date premium expenditures.

(2) Includes non-operating revenue and expenditures such as Budgeted Fund Balance and Reserve. The true operational budget variance after adjusting for non-operating accounts approximates 2%.

(3) Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2018 will occur subsequent to adoption of the budget.

City of Alpharetta

Risk Management Fund

Statement of Revenues, Expenditures, and changes in Fund Balance ⁽¹⁾

	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Amended Budget	FY 2018 Recommended Budget
Beginning Fund Balance:	\$ 646,622	\$ 334,110	\$ 367,912	\$ 589,042	\$ 589,042
Revenues:					
Charges for Services	\$ 1,075,800	\$ 1,115,000	\$ 1,262,000	\$ 1,310,000	\$ 1,335,000
Interest Earnings	2,815	1,724	3,984	2,200	3,000
Other:					
Insurance Proceeds	105,618	89,298	25,537	-	-
	<u>\$ 1,184,232</u>	<u>\$ 1,206,021</u>	<u>\$ 1,291,522</u>	<u>\$ 1,312,200</u>	<u>\$ 1,338,000</u>
Expenditures:					
Maintenance & Operations:					
Workers Comp. Administration	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	116,273	122,141	93,457	125,000	125,000
Vehicle Insurance	109,997	128,809	135,169	137,000	150,000
Property and Equipment Insurance	65,384	62,856	84,628	88,000	90,000
General Liability Insurance	71,942	52,315	54,387	60,000	60,000
Law Enforcement Liability Insurance	93,996	91,350	93,429	100,000	100,000
Public Entity Liability Insurance	55,175	48,825	49,295	55,000	60,000
Workers Comp. Excess Liability Insurance	74,829	79,485	87,050	90,000	105,000
Employee Benefits Liability Insurance	-	-	-	-	-
Criminal Liability Insurance	4,075	4,075	4,075	4,200	5,000
Cyber Liability Insurance	-	-	6,584	8,000	8,000
Umbrella Liability Insurance	59,393	52,115	53,602	60,000	60,000
Medical Services (PS Custody)	25,336	19,210	6,608	40,000	30,000
Claims and Judgments	820,343	511,038	402,107	545,000	545,000
	<u>\$ 1,496,745</u>	<u>\$ 1,172,219</u>	<u>\$ 1,070,391</u>	<u>\$ 1,312,200</u>	<u>\$ 1,338,000</u>
Other Financing Sources (Uses):					
Interfund Transfer:					
General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Ending Fund Balance: (1)	<u><u>\$ 334,110</u></u>	<u><u>\$ 367,912</u></u>	<u><u>\$ 589,042</u></u>	<u><u>\$ 589,042</u></u>	<u><u>\$ 589,042</u></u>
Changes in Fund Balance (actual/est.) (2)	<u>\$ (312,512)</u>	<u>\$ 33,802</u>	<u>\$ 221,131</u>	<u>\$ -</u>	<u>\$ -</u>

Notes:

(1) In order to accurately measure anticipated fund balance usage, this schedule omits the Carryforward Fund Balance and Non-Allocated/Reserve accounts.

(2) Available Fund Balance was used in FY 2014 to supplement the reserve for claims and judgments.

Adopted: June 19, 2017

City of Alpharetta

Medical Insurance Fund

Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Amended Budget	FY 2018 Adopted Budget	\$ Variance	% Variance
Charges for Services:				
Medical Insurance Premiums				
Employer Contribution	\$ 6,520,032	\$ 6,289,453	\$ (230,579)	-3.5%
Employee Contribution	724,448	702,209	(22,239)	-3.1%
Interest	-	-	-	0.0%
Other Financing Sources:				
Budgeted Fund Balance	867,483	-	(867,483)	100.0%
Total Revenues (All Sources):	\$ 8,111,963	\$ 6,991,662	\$ (1,120,301)	-13.8%
Maintenance and Operations				
Medical Premiums	\$ 1,441,673	\$ 1,501,694	\$ 60,021	4.2%
Other				
Medical Claims	5,714,666	5,408,414	(306,252)	-5.4%
Reserve	955,624	81,554	(874,070)	-91.5%
Total Expenditures (All Uses):	\$ 8,111,963	\$ 6,991,662	\$ (1,120,301)	-13.8%

Notes:

The Medical Insurance Fund accounts for activity under the City's Minimum Premium Plan (MPP) in accordance with Generally Accepted Accounting Principles.

Accounting rules dictate the creation of an Internal Service Fund to track activity under an MPP. As such, this fund does not represent new costs. Rather, it represents a flow of funds from the Operating Funds (e.g. employer/employee premiums) that does have the effect of grossing-up the totals as the appropriations are reflected in multiple Funds.

Under the MPP, the City and the medical insurer (CIGNA) agree that the City will be responsible for paying all claims up to an agreed-upon aggregate level, with the insurer responsible for the excess. The insurer will continue to process claims and administrative services. Through the MPP arrangement, the City is able to reduce premium taxes while maintaining coverage benefits. The MPP is still a fully insured medical plan.

The FY 2018 Budget totals \$7 million and represents premiums (employer and employee) and the associated expenditures (administration, claims, and reserves). The operating funds (e.g. General Fund, E911 Fund, DEA Fund, and Sanitation Fund) all include group insurance expenses that represent the City's costs.

City of Alpharetta

Medical Insurance Fund

Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2016 Amended Budget	FY 2017 Adopted Budget
Beginning Fund Balance:	\$ -	\$ -	\$ -	\$ 665,623	\$ 753,764
Revenues:					
Charges for Services	\$ -	\$ -	\$ 6,538,496	\$ 7,244,480	\$ 6,991,662
Interest	-	-	116	-	-
	\$ -	\$ -	\$ 6,538,612	\$ 7,244,480	\$ 6,991,662
Expenditures:					
Medical Premiums	\$ -	\$ -	\$ 1,334,740	\$ 1,441,673	\$ 1,501,694
Medical Claims	-	-	4,538,250	5,714,666	5,408,414
	\$ -	\$ -	\$ 5,872,990	\$ 7,156,339	\$ 6,910,108
Other Financing Sources (Uses):					
Interfund Transfer:					
Debt Service Fund	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance:	\$ -	\$ -	\$ 665,623	\$ 753,764	\$ 835,318
<i>Changes in Fund Balance (actual/est.)</i>	\$ -	\$ -	\$ 665,623	\$ 88,141	\$ 81,554



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

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

CITY COUNCIL:

SEPTEMBER 25, 2017

This item was heard at the June 1, 2017 Planning Commission meeting. Several residents spoke in opposition to and in favor of the request, with concerns over density, traffic, townhomes and tree protection. After discussion, the Planning Commission recommended to deny the item. The applicant revised the site plan to remove all townhome product. The item was heard at the August 3, 2017 Planning Commission meeting where the Planning Commission recommended to table the item due to a number of unresolved issues with the site plan. The applicant revised the site plan to address concerns over open space and buffers. The item was heard at the September 7, 2017 Planning Commission meeting where the Planning Commission recommended to approve subject to conditions. Vote (7-0)

II. RECOMMENDATION:

Approve CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street request for comprehensive land use plan amendment and rezoning, subject to the following conditions:

1. The site, consisting of approximately 10.868 acres, shall be zoned DT-R and developed substantially similar to site plan submitted by PEC, dated 8/16/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The Lewis-Manning House property, consisting of approximately 0.837 acres, shall be zoned DT-LW and developed substantially similar to site plan submitted by PEC, dated 8/16/2017, except for modifications required to comply with the conditions below. Use shall be restricted to office or HOA use.
3. The permitted residential product on the property shall be single-family detached. Minimum lot size shall be 7,000 square feet for lots fronting Manning Drive (Lots 9-11) and 5,000 square feet adjacent to existing residential on Manning Drive (Lots 17-20). All lots fronting Cumming Street (Lots 5-8) shall have a minimum size of 4,000 square feet and all other lots shall have a minimum lot size of 2,500 square feet in order to maximize tree saves.
4. There shall be only three single-family detached lots fronting Manning Drive (Lots 9-11) and those lots shall have a minimum lot width of 60'. Lots that back up to existing homes on Manning Drive (lots 17-20) shall have a minimum lot width of 50'.
5. Minimum building setbacks shall comply with the DT-R district standards.
6. Homes fronting Cumming Street (Lots 5-8) shall face that street. Side elevations shall be enhanced with architectural elements and/or shall be screened with evergreen plantings, as approved by Staff. Civic space along Cumming Street shall be a minimum 40' wide, as depicted on the site plan, and developed with a park-like setting with heavy decorative landscape, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district. Civic areas to be maintained by HOA.
7. Homes adjacent to existing residential and commercial shall be front loaded.
8. Architecture and materials shall be substantially similar to the renderings prepared by Main Street Designs, dated 8/29/2017, except for modifications required to comply with these conditions, and in compliance with the Alpharetta Downtown Code subject to approval by Staff. Front porches and stoops shall have a

- minimum depth of 8' as measured from the front door. Bay windows shall have a minimum depth of 2'. 4-sided architecture and materials shall be required. A minimum 50% of homes fronting Cumming Street (Lots 5-8) and Manning Drive (Lots 9-11) shall be three-sided brick or stone with fireplaces.
9. The Historic Lewis-Manning House shall be restored and protected. Restoration and modifications shall require review and approval by Staff. The exterior of the home shall be restored prior to the first Certificate of Occupancy on the property. Landscaping and fencing style shall be designed to complement the time period of the historic home.
 10. An easement shall be recorded on the final plat providing for use of the Lewis-Manning House yard as depicted on the site plan.
 11. The yard surrounding the Lewis-Manning House shall be enhanced with landscape, hardscape, seating areas and a sculpture or fountain, as approved by Staff. Evergreen plantings shall be required along the north and east sides of the Lewis-Manning House.
 12. Developer shall provide a statement on the final plat and in a binding legal agreement providing for the protection and maintenance of the Lewis-Manning House.
 13. The Lewis-Manning House shall be permitted 1 monument sign not to exceed 10 square feet and 1 wall sign shall not exceed 4 square feet both to be approved by the DRB. The property will forever be known as the Lewis Manning House and will be so designated by a plaque, which will be affixed to the exterior of the structure as approved by the DRB.
 14. A minimum 15' transitional, planted buffer, as depicted on the zoning plan, shall be provided adjacent to the existing Manning Drive residential properties to the east and shall be planted with evergreen trees and/or shrubs to provide a visual screen between uses, as approved by Staff. After installation, buffer shall be recorded as undisturbed.
 15. A minimum 15' landscape buffer shall be provided adjacent to properties to the west zoned commercial.
 16. Roadways with on-street parking shall incorporate curb extensions at intersections. Internal road shall include on-street parking and sidewalk, where feasible, as approved by Staff.
 17. The corner of Cumming Street and Manning Drive shall be heavily landscaped with evergreen plantings to screen the sides of Units 8 & 9 and internal driveway and decorative ornamental plantings.
 18. A stacked stone, brick or granite wall shall be constructed between homes fronting Cumming Street (Lots 5-8) and Manning Drive (Lots 9-11) and front landscape area. Benches and a public art pedestal shall be approved by Staff.
 19. Civic and amenity areas shall include a mix of trees, shrubs, and ground covers of varying heights, textures and colors as approved by Staff.
 20. Development shall not be gated and roads will be private and maintained by the HOA.
 21. Developer shall remove, by hand, trash from the stream at the north end of the property.
 22. Add trees, shrubs and ground cover plantings to the south side of the trail that roughly parallels the stream, where cleared or sparse. Plantings will consist of traditional native southern plants creating a manicured park-like natural appearance as approved by Staff.
 23. In addition to required trees in the on-street parking bump outs, shade trees alternating with flowering ornamental trees shall be planted on the backside of the sidewalk as approved by Staff. In lieu of tree grates, the soil area around the trees shall be planted with evergreen ornamental grasses, groundcovers or shrubs. Creeping fig or another creeping vine shall be planted to cover decorative and retaining walls as approved by Staff.
 24. Civic space along Cumming Street and Manning Drive shall be recorded for public use.
 25. Multi-use path along Cumming Street shall be a 12' concrete accessible path. A path connection through site and along stream shall be provided. Developer shall dedicate a permanent 20' wide public access easement to the City within the 150' impervious setback, as depicted on the site plan. Easement documents shall address maintenance responsibilities, which shall be maintained by the HOA. Lighting, seating areas, landscape and hardscape shall be provided along Cumming Street, as approved by Staff.
 26. Driveways shall be a minimum 18' from garage to back of sidewalk or less than 5'.

27. Parking areas and internal driveways shall be heavily screened from Cumming Street, Manning Drive and civic space. A tree shall be provided every 3rd parallel parking space along Cumming Street.
28. Internal sidewalks shall be provided to the fronts of units and shall be a minimum 5' with pedestrian-scale lighting provided throughout the development.
29. Fencing visible from the street or civic areas shall be decorative as approved by Staff.
30. Existing trees shall be preserved as depicted on Sheet SPE prepared by PEC, dated 8/16/2017. The location of the tree protection fence around #67 (47" White Oak) shall be approved by Staff. Applicant's site plan shall include a central tree save area of a minimum 7,500 SF (similar to previous tree save area). Additional encroachments shall be allowed per this plan with additional tree care to offset the encroachment as approved by Staff. The 2 non-specimen trees, as well as the 10" Magnolia, along Manning Drive shall be incorporated into lots along Manning Drive.
31. Make reasonable efforts to remove exotic and invasive trees and shrubs within open space, tree save areas and stream buffer and replant where sparse as approved by Staff.
32. Final streetscape shall match the approved Downtown streetscape standards and include decorative pedestrian lighting as approved by Staff. Street trees shall be required along Cumming Street within the beauty strip, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown, as approved by Staff. Heavy landscaping shall be provided along Manning Drive, as approved by Staff. All required landscaping shall be outside of utility easements.
33. Street trees of the proper size and locations shall be required along all internal roads as approved by Staff.
34. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
35. Decorative paver apron dimensioned at 12' deep and 40' wide shall be required at the project driveway entrance at Cumming Street as approved by Staff.
36. Landscape, hardscape, fences and walls shall complement materials used in the Downtown, as approved by Staff.
37. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
38. Overhead utilities internal to the project shall be placed underground.
39. Final detention area shall be coordinated with Community Development staff during plan review process, except that no stormwater management facilities shall be permitted within the impervious setback and there shall be no additional tree clearing.
40. Road width and configuration shall require Fire Marshall review and approval.

III. REPORT IN BRIEF:

The applicant, Taylor Morrison, is requesting to rezone approximately 10.87 acres from R-15 (Dwelling, 'For-Sale' Residential) to DT-R (Downtown Residential) to allow for the construction of 58 'For-Sale' detached homes. An additional rezoning of approximately 0.84 acres from R-15 to DT-LW (Downtown Live-Work) is requested to allow the historic Lewis-Manning House to be restored and used as an office. A change to the Comprehensive Land Use Plan designation of the Lewis Manning House property is requested from 'Downtown Residential Density' to 'Mixed Use Live Work', as well as a change to the designation of 2 parcels on Manning Drive from 'Low Density Residential' to 'Downtown Residential Density'. The property is located on the north side of Cumming Street between Highway 9 and Manning Drive at 40 Cumming Street.

DISCUSSION

The submitted request, if approved, will allow Taylor Morrison to construct 58 'For-Sale' single-family detached units on 11.71 acres with a residential density of 4.95 dwelling units per acre. In addition, the applicant proposes to save and restore the Lewis-Manning House and to use it as an office. The property

is located on the north side of Cumming Street between Highway 9 and Manning Drive at 40 Cumming Street and 136 Manning Drive.

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

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

Residential densities vary in the Downtown, as shown in the table below. The applicant's proposed density of 4.95 dwelling units per acre is lower than many other recent approvals in the Downtown. The surrounding neighborhoods of Manning Drive and Manning's Ridge have residential densities between 1.5 and 2.0 dwelling units per acre. However, the nearest approval is Lehigh Homes at 2.9 units per acre.

Downtown Overlay – Residential Densities

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

SITE PLAN

The applicant submitted a revised site plan depicting all single-family detached product. Previous plans showed both townhome and detached product. The revised site plan depicts 58 single-family detached homes on 11.71 acres. Homes are proposed to be three (3) stories or 35' and are oriented to Cumming Street and Manning Drive. Homes are depicted backing up to the Manning Drive properties at a ratio of

two (2) proposed single-family lots to one (1) existing lot in Manning Drive subdivision. The single-family detached lot sizes are reflecting in the Site Data table as being a minimum of 2,500 square feet.

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

35 on-street guest parking spaces are depicted at various locations throughout the development, which exceeds the Downtown Code requirement of 0.15 parking spaces per residential unit. The Lewis-Manning House will be served by six (6) parking spaces at the rear of the structure and six (6) on-street parking spaces along Cumming Street, which meets the Downtown Code requirement of three (3) parking spaces per 1,000 square feet for office use. A 12' multi-use trail (sidewalk) is proposed along Cumming Street and a six-foot (6') sidewalk is proposed on Manning Drive. A minimum 15' landscape buffer is depicted along the east and west sides of the property, adjacent to existing single-family lots on Manning Drive and existing businesses along North Main Street. Building setbacks as proposed meet the requirements of the DT-R district. Minimum building setbacks are shown as follows:

- Cumming Street & Manning Drive – 10'
- Front – 10'
- Side – 0'
- Rear – 3'/10'

The applicant's site plan depicts 1.23 acres of amenity space and 1.71 acres of civic space. A five-foot (5') sidewalk runs through the property, providing a connection to the north end of the site adjacent to the stream. A 20' public access easement and mulch path is depicted along the stream. A linear park is depicted along Cumming Street and includes a 12' concrete multi-use trail. Additional pocket parks are depicted at other locations within the development, with some including tree save areas.

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

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

existing residential. Also, the applicant should be required to limit tree removal for detention beyond what is identified on the site plan.

Stormwater management facilities are depicted as one (1) large above-ground facility at the north end of the property. Previous site plans depicted two (2) smaller facilities near the stream and south of 160 Manning Drive.

ELEVATIONS

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

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

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

TRAFFIC

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

Project Trip Generation Summary

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

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

One element identified in the TIA is that traffic congestion experienced along Cumming Street at North Main Street is difficult under existing and proposed conditions, with vehicle queues extending beyond the

proposed site access at times during the PM Peak Hour period. As one approach to avoid exacerbating the issue, the intersection at Manning Drive was evaluated assuming an alternative site access onto Manning Drive. Even with all proposed site traffic and existing traffic from Manning Drive, the intersection was found to continue to operate at or better than Level of Service C, making the alternative site access onto Manning Drive a scenario worth considering.

SCHOOLS

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

FULTON COUNTY SCHOOLS – 58 Single-Family Detached Units

School	Single Family Average #
Manning Oaks Elementary School	6 to 22 students
Hopewell Middle School	2 to 11 students
Alpharetta High School	6 to 18 students
TOTAL	14 to 51 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 14 – 51 school age children. Numbers provided by Fulton County Schools show that Alpharetta High School has capacity; however, Manning Oaks Elementary School and Hopewell Middle School are currently over capacity.

STANDARDS FOR ZONING CHANGES

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

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

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

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

Response: The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties, if conditions are approved requiring lots adjacent to or fronting on Cumming Street and Manning Drive to be of similar size as surrounding development. While approval of the applicant's request

would result in the Lewis-Manning House being used as a private office, the restoration and protection of the structure is a benefit to the Alpharetta community and the yard will remain open to residents of the subdivision as amenity space.

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

Response: The applicant's site plan respects the on-site stream and buffers. Tree save areas are depicted at several locations on the site. However, staff recommends a central tree save area.

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

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

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

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

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

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

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

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

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

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

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

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

COMPREHENSIVE LAND USE PLAN

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

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

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

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

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

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

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

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

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

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

Response: Not applicable.

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

Response: Not applicable.

CONCURRENCES

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

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the applicant met with Manning's Ridge HOA Board, residents of Manning Drive subdivision and other adjacent property owners. According to the applicant, support for the project was mixed, with many saying that they would support the project if the project driveway was moved to Cumming Street. Other topics of concern that were raised included stormwater, trees, density and townhome product. At the request of the neighborhood, Staff met with several residents from Manning Drive subdivision to provide an overview of the applicant's request and to allow the neighborhood to voice their concerns. The following list of concerns were provided at this meeting:

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

IV. ATTACHMENTS:

- Site Plan
- Renderings

**TAYLOR MORRISON
PROPOSED CONDITIONS
(09-1406-2017)**

Style Definition: DocID

Approve CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street request for comprehensive land use plan amendment and rezoning, subject to the following conditions:

1. The site, consisting of approximately 10.868 acres, shall be zoned DT-R and developed substantially similar to site plan submitted by PEC, dated 8/16/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The Lewis-Manning House property, consisting of approximately 0.837 acres, shall be zoned DT-LW and developed substantially similar to site plan submitted by PEC, dated 8/16/2017, except for modifications required to comply with the conditions below. Use shall be restricted to office or HOA use.
3. The permitted residential product on the property shall be single-family detached. Minimum lot size shall be 7,000 square feet for lots fronting Manning Drive (Lots 9-11) and 5,000 square feet adjacent to existing residential on Manning Drive (lots 17-20). All lots fronting Cumming Street (Lots 5-8) shall have a minimum size of 4,000 square feet and all other lots shall have a minimum lot size of 2,500 square feet in order to maximize tree saves.
4. There shall be only three single-family detached lots fronting Manning Drive (Lots 9-11) and those lots shall have a minimum lot width of 60'. Lots that back up to existing homes on Manning Drive (Lots 17-20) shall have a minimum lot width of 50'.
5. Minimum building setbacks shall comply with the DT-R district standards.
6. Homes fronting Cumming Street (Lots 5-8) shall face that street. Side elevations shall be enhanced with architectural elements and/or shall be screened with evergreen plantings, as approved by Staff. Civic space along Cumming Street shall be a minimum 40' wide, as depicted on the site plan, and developed with a park-like setting with heavy decorative landscape, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district. Civic areas to be maintained by HOA.
7. Homes adjacent to existing residential and commercial shall be front loaded.
8. Architecture and materials shall be substantially similar to the renderings prepared by Main Street Designs, dated 8/29/2017, except for modifications

required to comply with these conditions, and in compliance with the Alpharetta Downtown Code subject to approval by Staff. Front porches and stoops shall have a minimum depth of 8' as measured from the front door. Bay windows shall have a minimum depth of 2'. 4-sided architecture and materials shall be required. A minimum 50% of homes fronting Cumming Street (Lots 5-8) and Manning Drive (Lots 9-11) shall be three-sided brick or stone with fireplaces.

9. The Historic Lewis-Manning House shall be restored and protected. Restoration and modifications shall require review and approval by Staff. The exterior of the home shall be restored prior to the issuance of the 29th first Certificate of Occupancy on the property. Landscaping and fencing style shall be designed to complement the time period of the historic home.
10. An easement shall be recorded on the final plat providing for use of the Lewis-Manning House yard as depicted on the site plan.
11. The yard surrounding the Lewis-Manning House shall be enhanced with landscape, hardscape, seating areas and a sculpture or fountain, as approved by Staff. ~~Evergreen plantings shall be required along the north and east sides of the Lewis-Manning House.~~
12. Developer shall provide a statement on the final plat and in a binding legal agreement providing for the protection and maintenance of the Lewis-Manning House.
13. The Lewis-Manning House shall be permitted 1 monument sign not to exceed 10 square feet and 1 wall sign shall not exceed 4 square feet both to be approved by the DRB. The property will forever be known as the Lewis Manning House and will be so designated by a plaque, which will be affixed to the exterior of the structure as approved by the DRB.
14. A minimum 15' transitional, planted buffer, as depicted on the zoning plan, shall be provided adjacent to the existing Manning Drive residential properties to the east and shall be planted with evergreen trees and/or shrubs to provide a visual screen between uses, as approved by Staff. After installation, buffer shall be recorded as undisturbed.
15. A minimum 15' landscape buffer shall be provided adjacent to properties to the west zoned commercial.
16. Roadways with on-street parking shall incorporate curb extensions at intersections. Internal road shall include on-street parking and sidewalk, where feasible, as approved by Staff.

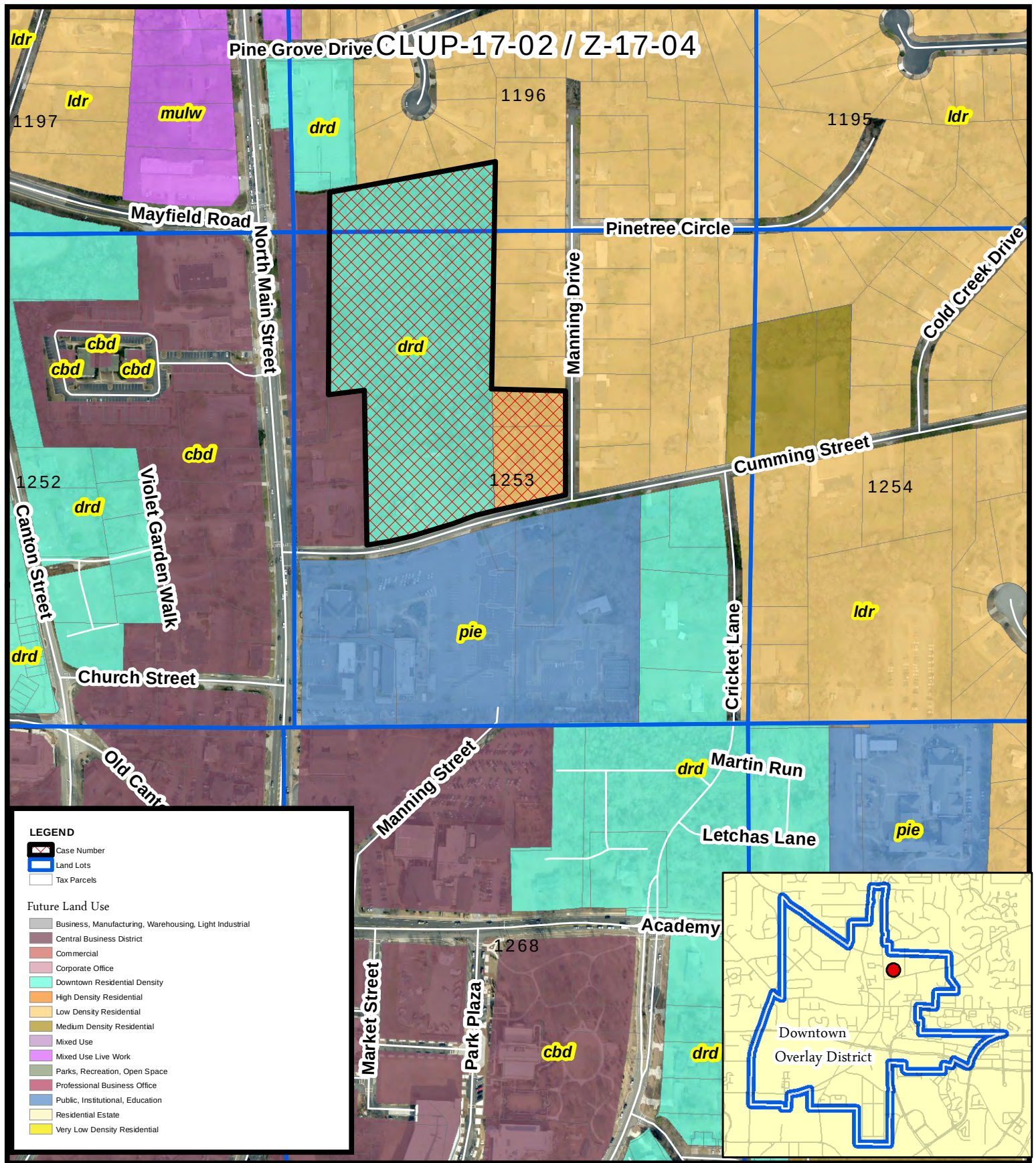
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17. The corner of Cumming Street and Manning Drive shall be heavily landscaped with evergreen plantings to screen the sides of Units 8 & 9 and internal driveway and decorative ornamental plantings.
18. A stacked stone, brick or granite wall shall be constructed between homes fronting Cumming Street (Lots 5-8) ~~and Manning Drive (Lots 9-11)~~ and front landscape area. Benches and a public art pedestal shall be approved by Staff.
19. Civic and amenity areas shall include a mix of trees, shrubs, and ground covers of varying heights, textures and colors as approved by Staff.
20. Development shall not be gated and roads will be private and maintained by the HOA.
21. Developer shall remove, by hand, trash from the stream at the north end of the property.
22. Add trees, shrubs and ground cover plantings to the south side of the trail that roughly parallels the stream, where cleared or sparse. Plantings will consist of traditional native southern plants creating a manicured park-like natural appearance as approved by Staff.
23. In addition to required trees in the on-street parking bump outs, shade trees alternating with flowering ornamental trees shall be planted on the backside of the sidewalk as approved by Staff. In lieu of tree grates, the soil area around the trees shall be planted with evergreen ornamental grasses, groundcovers or shrubs. Creeping fig or another creeping vine shall be planted to cover decorative and retaining walls as approved by Staff.
24. Civic space along Cumming Street and Manning Drive shall be recorded for public use.
25. Multi-use path along Cumming Street shall be a 12' concrete accessible path. A path connection through site and along stream shall be provided. Developer shall dedicate a permanent 20' wide public access easement to the City within the 150' impervious setback, as depicted on the site plan. Easement documents shall address maintenance responsibilities, which shall be maintained by the HOA. Lighting, seating areas, landscape and hardscape shall be provided along Cumming Street, as approved by Staff.
26. Driveways shall be a minimum 18' from garage to back of sidewalk or less than 5'.
27. Parking areas and internal driveways shall be heavily screened from Cumming Street, Manning Drive and civic space. A tree shall be provided every 3rd parallel parking space along Cumming Street.

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28. Internal sidewalks shall be provided to the fronts of units and shall be a minimum 5' with pedestrian-scale lighting provided throughout the development.
29. Fencing visible from the street or civic areas shall be decorative as approved by Staff.
30. Existing trees shall be preserved as depicted on Sheet SPE prepared by PEC, dated 8/16/2017. In addition, the developer shall save the following tree: #365 (33" Water Oak). The location of the tree protection fence around #67 (47" White Oak) shall be approved by Staff. ~~Applicant's site plan shall include a central tree save area of a minimum 7,500 SF (similar to previous tree save area).~~ Additional encroachments shall be allowed per this plan with additional tree care to offset the encroachment as approved by Staff. The 2 non-specimen trees, as well as the 10" Magnolia, along Manning Drive shall be incorporated into lots along Manning Drive.
31. Make reasonable efforts to remove exotic and invasive trees and shrubs within open space, tree save areas and stream buffer and replant where sparse as approved by Staff.
32. Final streetscape shall match the approved Downtown streetscape standards and include decorative pedestrian lighting as approved by Staff. Street trees shall be required along Cumming Street within the beauty strip, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown, as approved by Staff. Heavy landscaping shall be provided along Manning Drive, as approved by Staff. All required landscaping shall be outside of utility easements.
33. Street trees of the proper size and locations shall be required along all internal roads as approved by Staff.
34. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
35. Decorative paver apron dimensioned at 12' deep and 40' wide shall be required at the project driveway entrance at Cumming Street as approved by Staff.
36. Landscape, hardscape, fences and walls shall complement materials used in the Downtown, as approved by Staff.
37. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
38. Overhead utilities internal to the project shall be placed underground.

39. Final detention area shall be coordinated with Community Development staff during plan review process, except that no stormwater management facilities shall be permitted within the impervious setback and there shall be no additional tree clearing.
40. Road width and configuration shall require Fire Marshall review and approval.



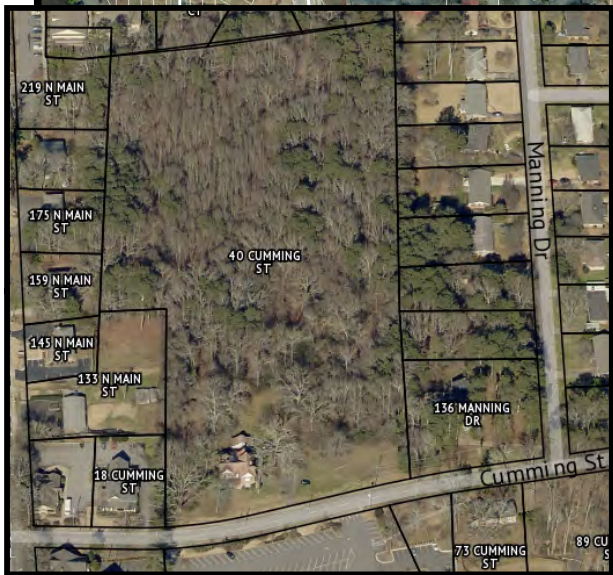
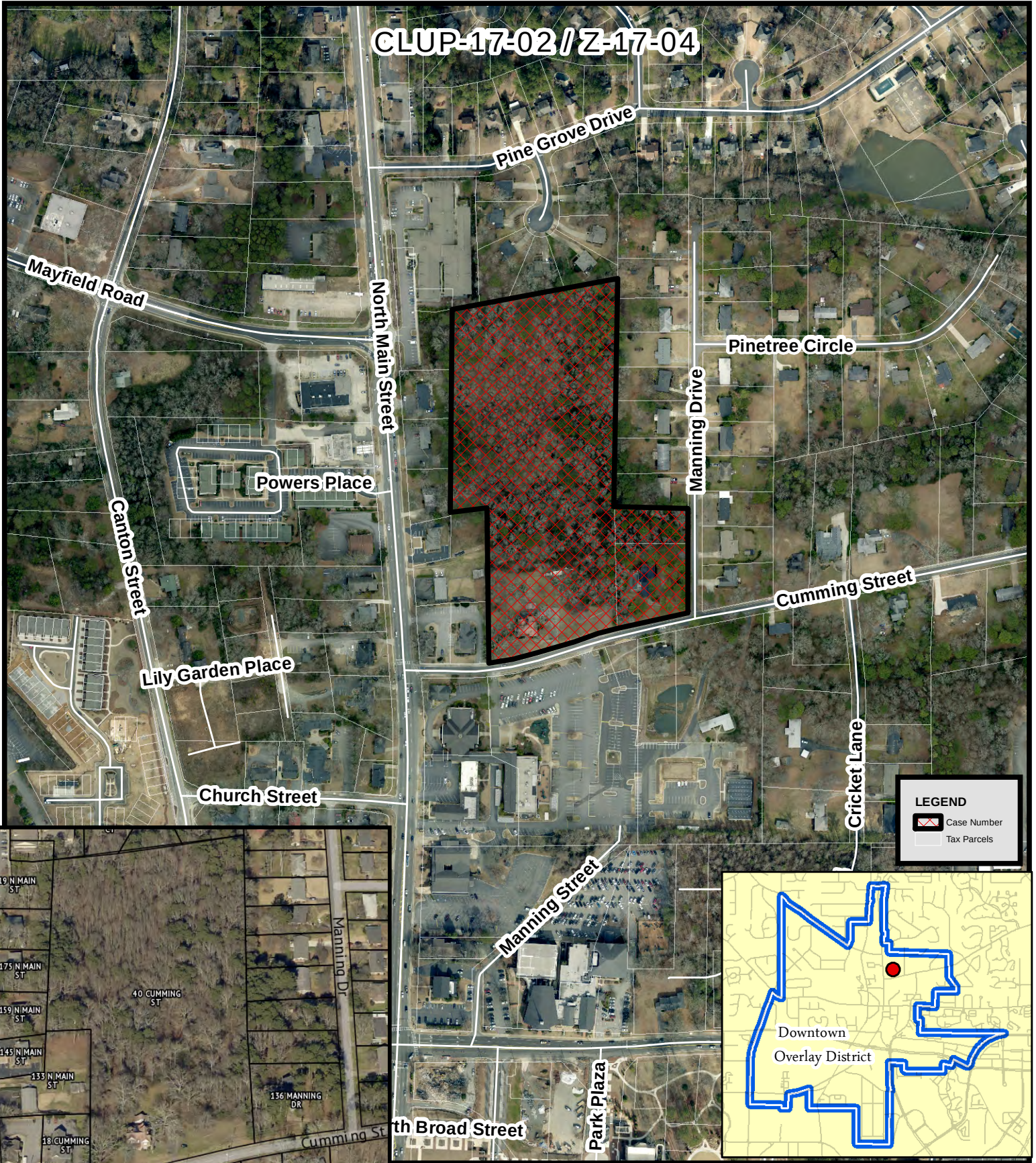
Future Land Use Taylor Morrison 40 Cumming Street

CLUP-17-02/Z-17-04
D/LL: 2/2/1196, 1253
PC Date: 8/03/17
CC Date: 8/28/17



Location Map Provided by:
Community Development - GIS

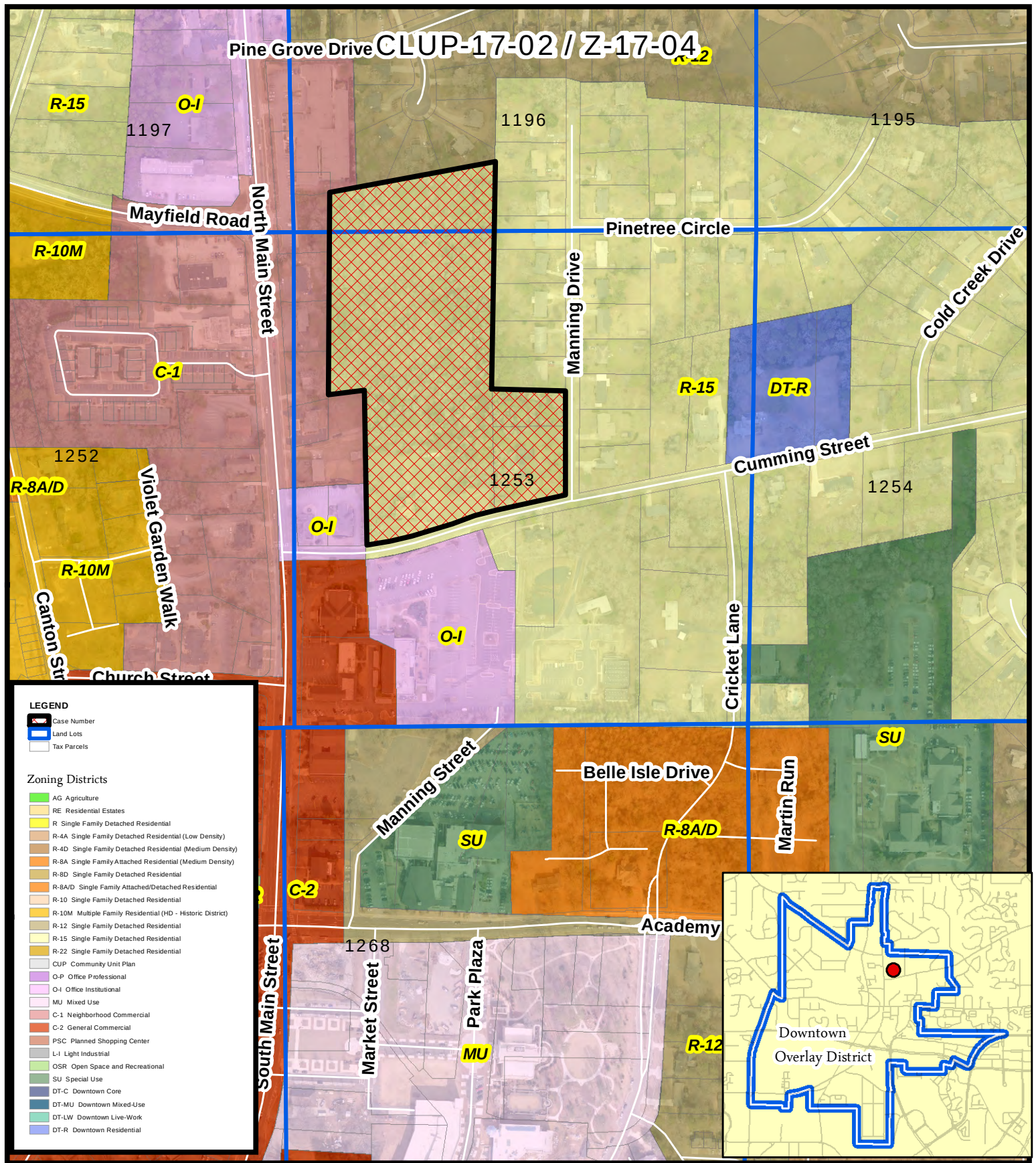
CLUP-17-02 / Z-17-04



Aerial Map
Taylor Morrison
40 Cumming Street

CLUP-17-02/Z-17-04
D/LL: 2/2/1196, 1253
PC Date: 8/03/17
CC Date: 8/28/17

Location Map Provided by:
Community Development - GIS

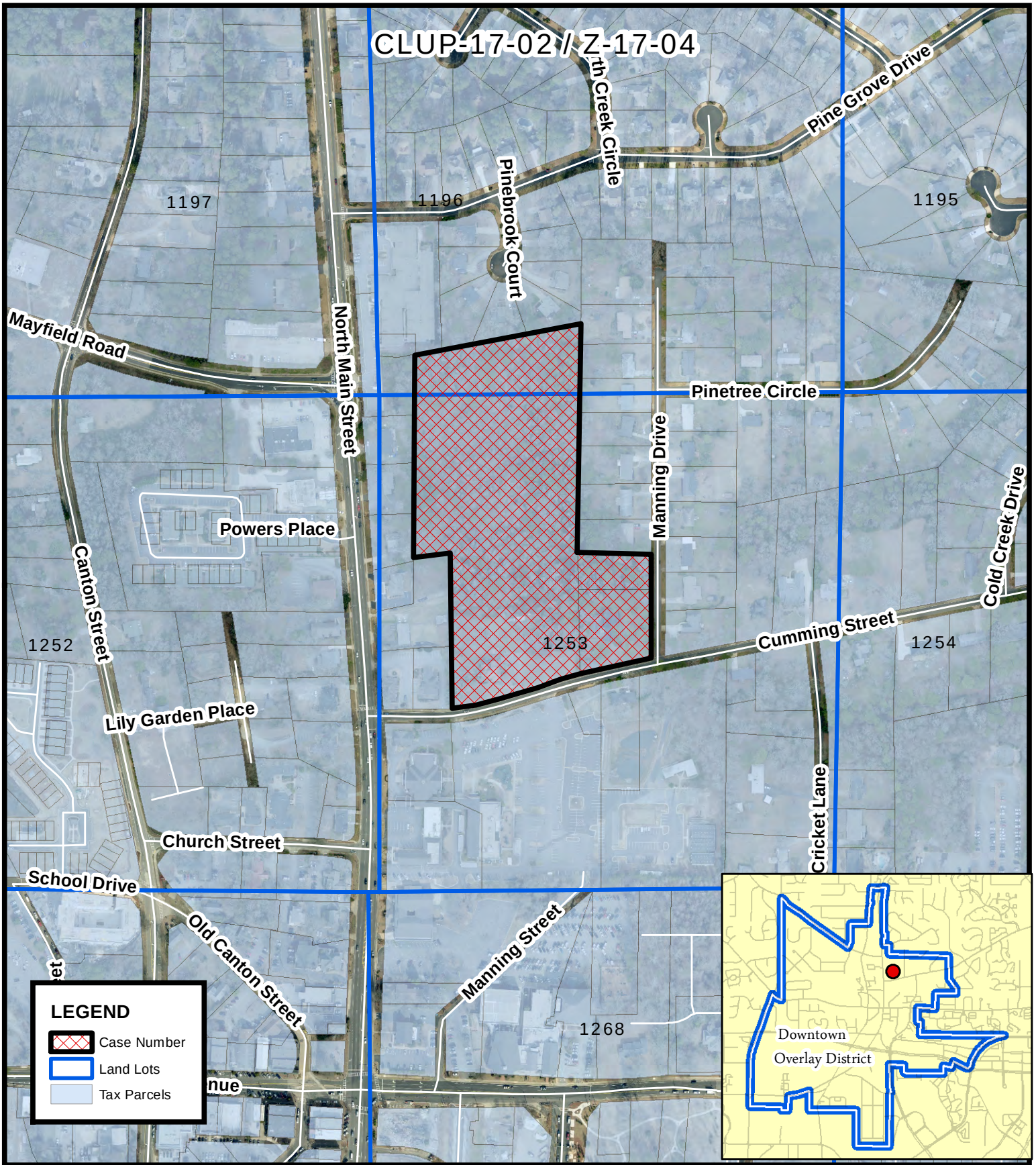


Zoning Map Taylor Morrison 40 Cumming Street

CLUP-17-02/Z-17-04
D/LL: 2/2/1196, 1253
PC Date: 8/03/17
CC Date: 8/28/17

Location Map Provided by:
Community Development - GIS

CLUP-17-02 / Z-17-04



Location Map
Taylor Morrison
40 Cumming Street

CLUP-17-02/Z-17-04
D/LL: 2/2/1196, 1253
PC Date: 8/03/17
CC Date: 8/28/17

Location Map Provided by:
Community Development - GIS

Site Plan 8.16.17



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

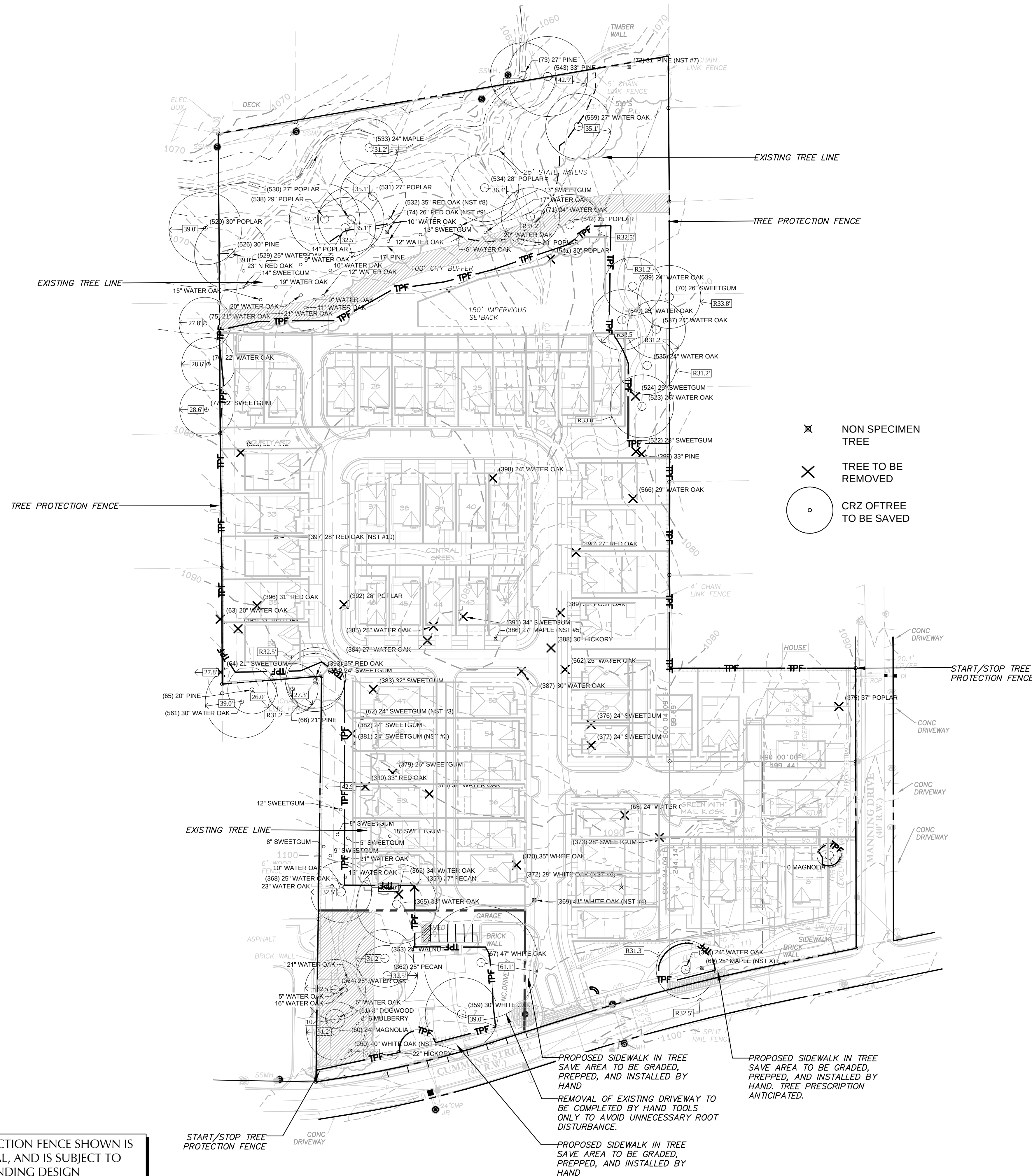
DISTRICT 2
SECTION 2

CITY OF ALPHARETTA,
FULTON COUNTY,
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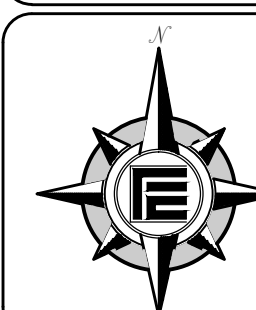




TREE PROTECTION FENCE SHOWN IS
CONCEPTUAL, AND IS SUBJECT TO
CHANGE PENDING DESIGN
DEVELOPMENT AND GRADING PLANS



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

TP
SHEET

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

TAYLOR MORRISON

4400 NORTH POINT PARKWAY
SUITE 295
ALPHARETTA, GA 30009
ONES@TAYLORMORRISON.COM

CITY OF ALPHARETTA,
FULTON COUNTY,
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REVISIONS:

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SHEET TITLE

TREE PROTECTION PLAN



SCALE: 1" = 60'
DATE: AUGUST 16, 2017
PROJECT: 16334.00

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



8-16-17

The Manning Community Architectural Design



The Lewis - Manning House

Lewis-Manning Architectural Influence:

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

The architectural styles included:

Queen Anne
Greek Revival
Italianate

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



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

40 Cumming Street / 136 Manning Drive
Alpharetta, Georgia

Date: August 29, 2017

TaylorMorrison.

4400 North Point Parkway, Suite 295
Alpharetta, GA 30022

Queen Anne Style:

Identifying Features:

Steeply Pitched or Irregular Shaped Roofs

Patterened Shingles

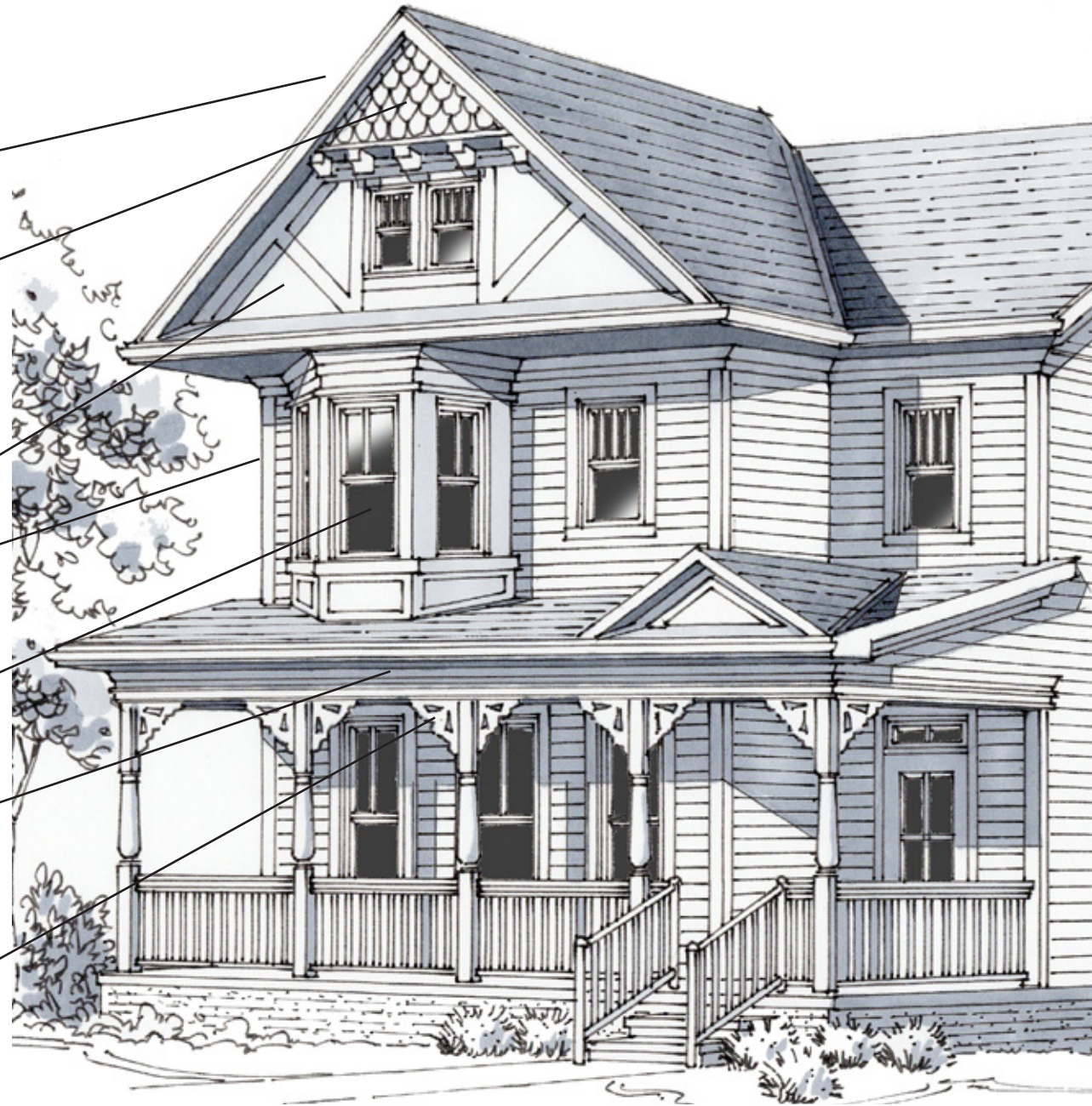
Dominate Front Facing Gable

Asymmetrical Facade

Cutaway Bay Windows

Full or Partial Porch

Decorative porch brackets, pickets or columns



Queen Anne Style

Background:

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



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Alpharetta, Georgia

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Italianate Style:

Identifying Features:

Symmetrical or Asymmetrical
massing

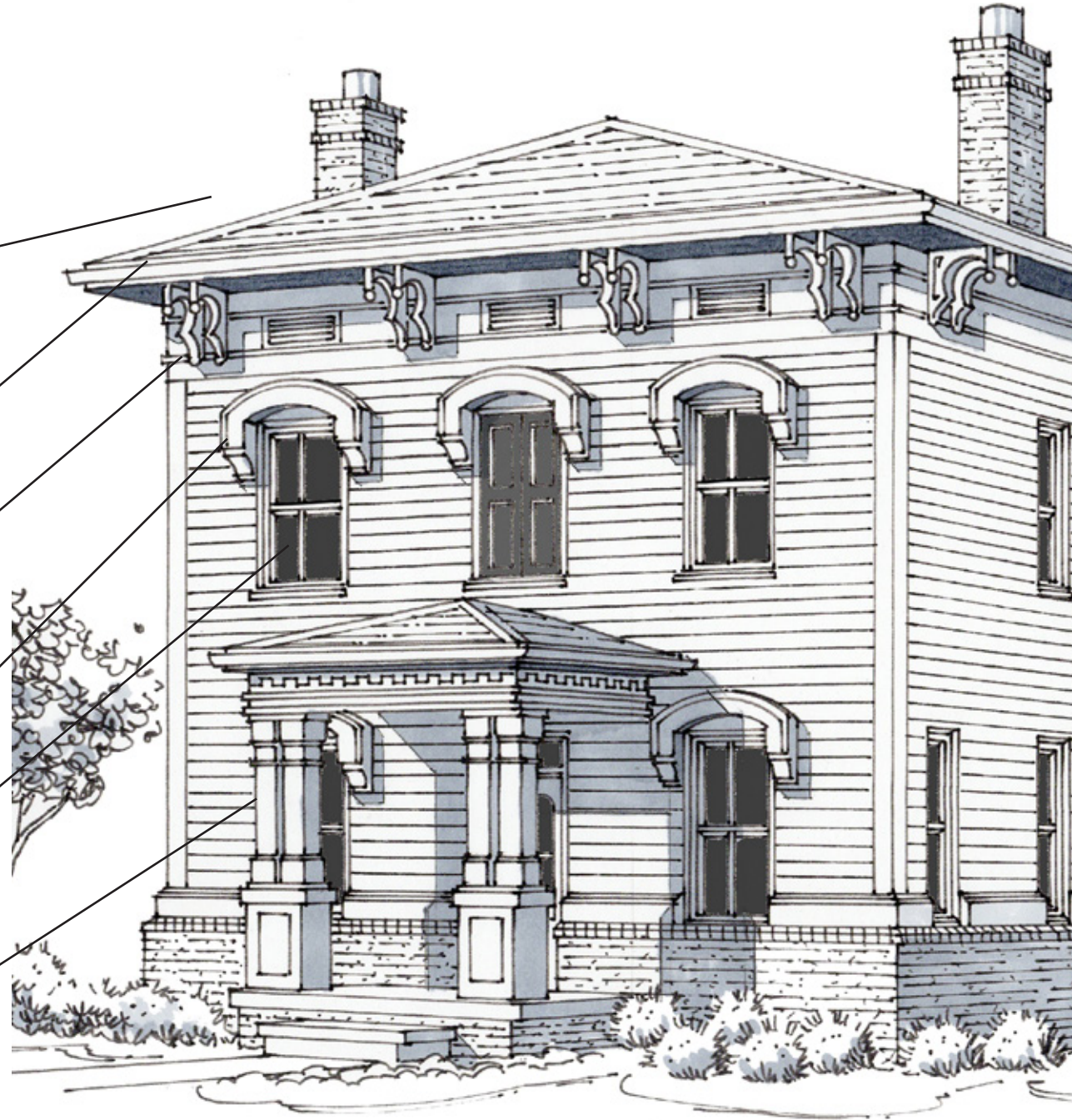
Low pitched main roof (5:12)

Wide overhanging eaves with
decorative brackets

Elaborate window treatment

Two pane window glazing

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



Italianate Style:

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

Italianate Style



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Alpharetta, Georgia

Date: August 29, 2017

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Alpharetta, GA 30022

Gothic Revival Style:

Identifying Features:

Asymmetrical or Symmetrical structure massing

Steep pitch roofs with cross gable bracing

Siding Pattern Changes

Wall surface extending into gable without break

One story full porch

Porch columns with decorative bracing



Gothic Revival Style:

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

Gothic Revival Style



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The Manning Community

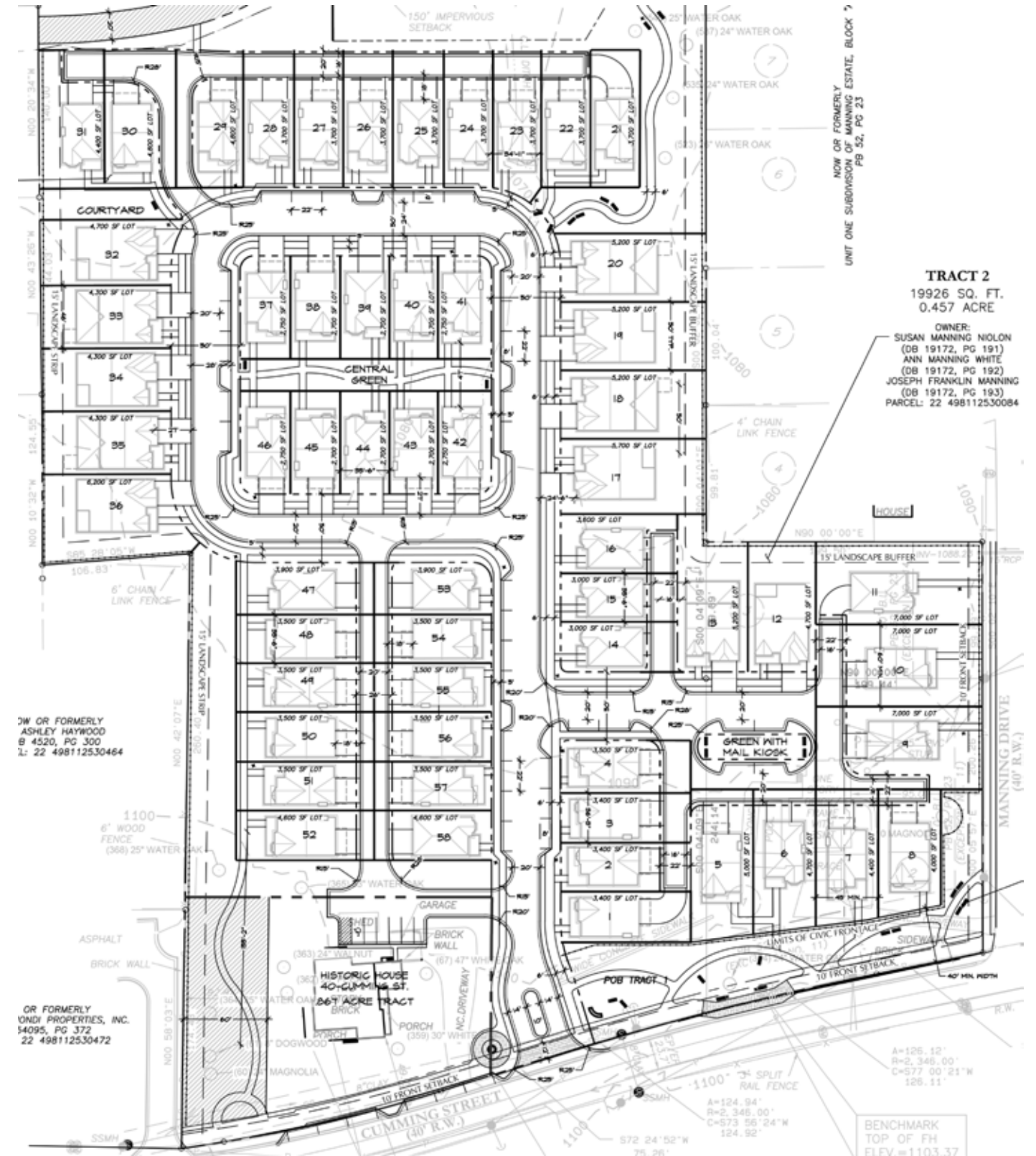
Product Overview

Streetscape View

Single Family Product Line:

Single Family - 2 Story
Slab and Basement Condtitions

Product Name:	Square Footage:	Garage Location:
Buckingham	2,256 sq. ft.	Alley Load
Chastain	2,536 sq. ft.	Alley Load
Providence	2,958 sq. ft.	Alley Load
Bentley	3,262 sq. ft.	Front Load
Emerson	2,998 sq. ft.	Front Load



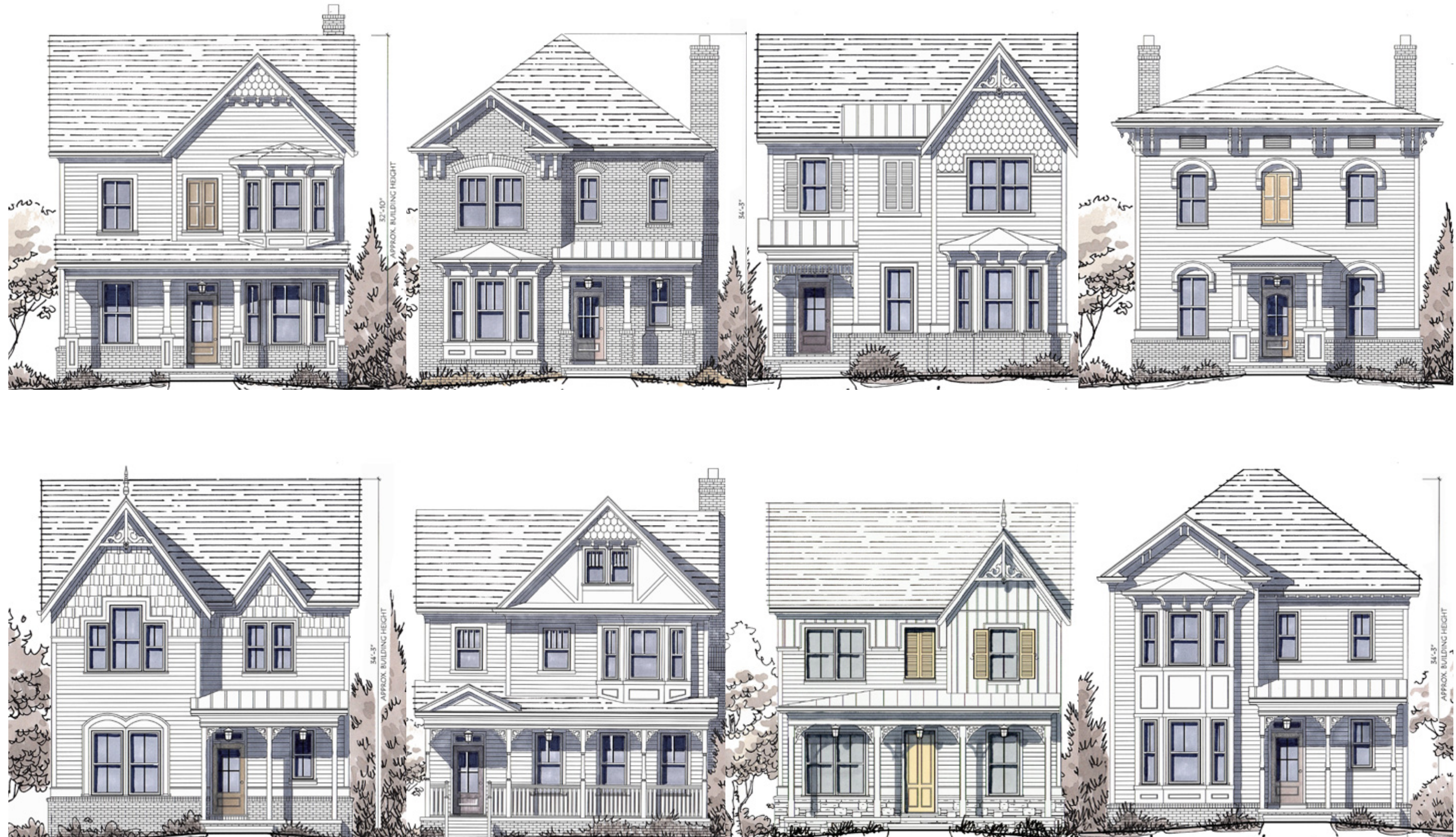
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Manning Community Streetscape

40 Cumming Street / 136 Manning Drive
 Alpharetta, Georgia

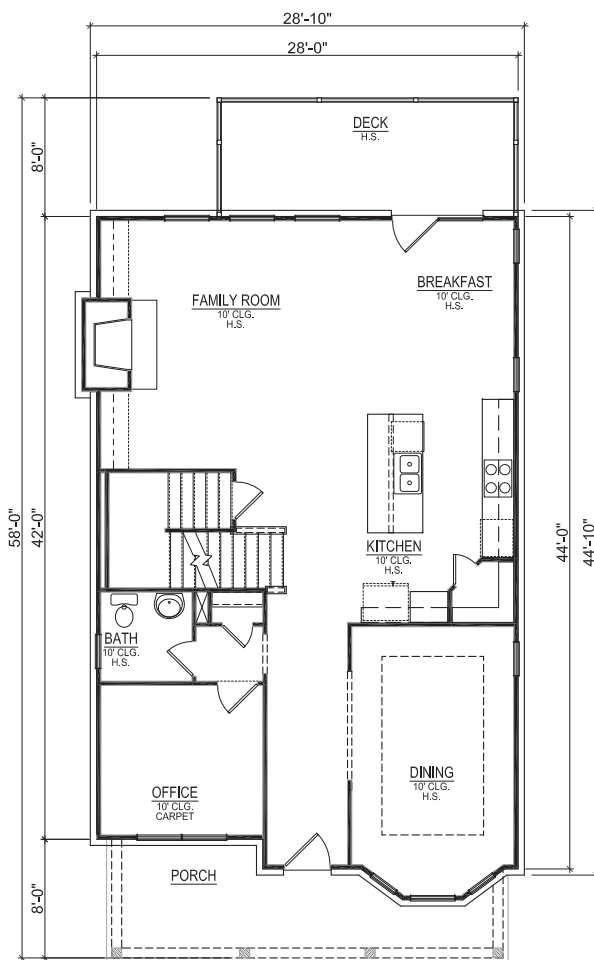
Date: August 29, 2017



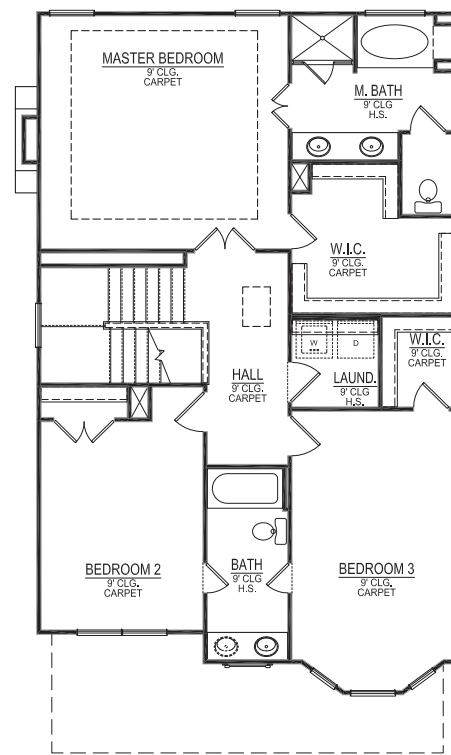
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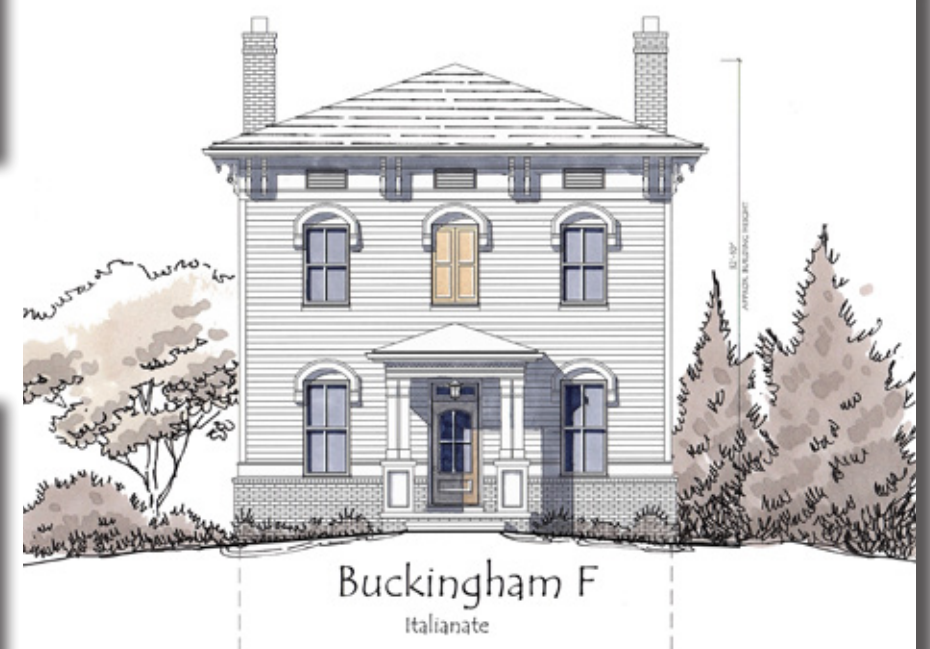
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1st FLOOR PLAN - BUCKINGHAM "E"



2nd FLOOR PLAN - BUCKINGHAM "E"



The Buckingham



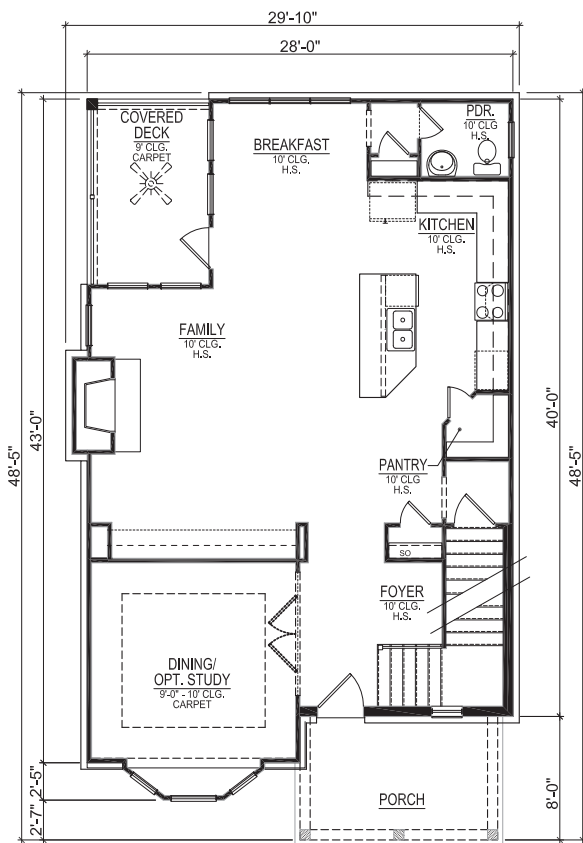
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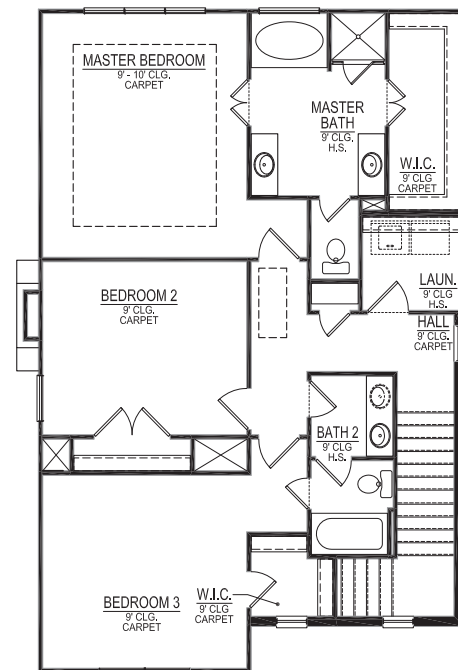
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1st FLOOR PLAN - CHASTAIN "E"



2nd FLOOR PLAN - CHASTAIN "E"

The Chastain



Chastain Elevation E

Italianate



Chastain Elevation G

Italianate



Chastain Elevation F

Gothic Revival



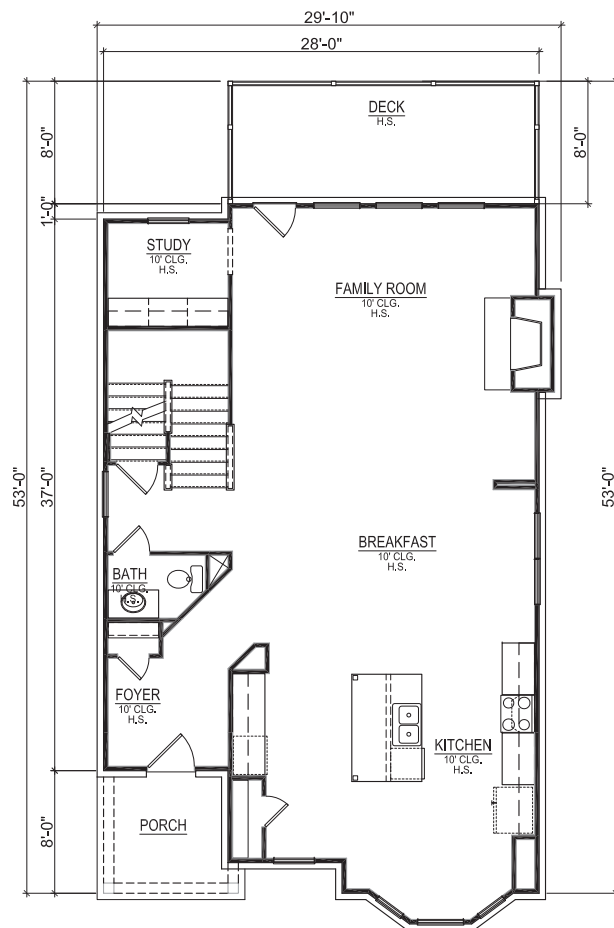
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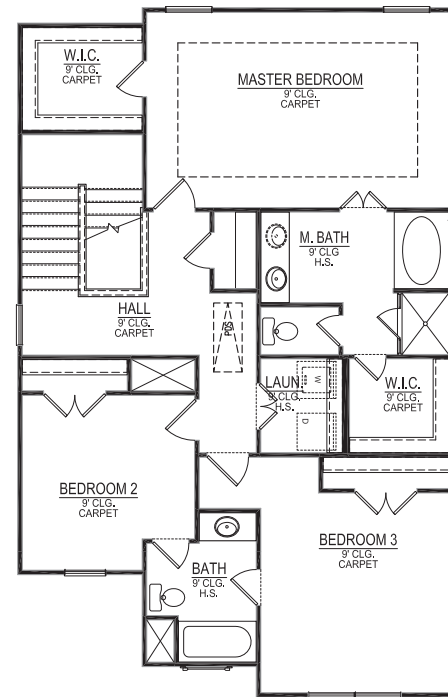
Date: August 29, 2017

TaylorMorrison.

4400 North Point Parkway, Suite 295
Alpharetta, GA 30022



1st FLOOR PLAN - PROVIDENCE "H"



2nd FLOOR PLAN - PROVIDENCE "H"



Providence Elevation H

Gothic Revival



Providence Elevation K



Providence Elevation J

Queen Anne

The Providence



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

40 Cumming Street / 136 Manning Drive
Alpharetta, Georgia

Date: August 29, 2017

TaylorMorrison.

4400 North Point Parkway, Suite 295
Alpharetta, GA 30022

Project Trip Generation Comparison

This trip generation comparison presents the projected trips to be generated with the existing zoning compared with the proposed zoning for the *Manning Square* development, which is approximately 11.7 acres and is located in the City of Alpharetta, Georgia. The site is located northwest of the intersection of Cumming Street at Manning Drive. Manning Drive is a two-lane dead-end roadway (signed as “No Outlet”) with a posted speed limit of 25 mph. Cumming Street is a two-lane roadway with a posted speed limit of 35 mph.

Project traffic, for the purposes of this evaluation, is defined as the vehicle trips expected to be generated by the proposed development. Anticipated trip generation for the *Manning Square* development was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 9th Edition, 2012. The proposed density and the anticipated project gross trip generation are summarized in **Table 1**. Note that no reductions for alternative transportation modes (walking, cycling, transit, carpooling, etc.) were taken.

Table 1: Trip Generation Comparison Manning Square (11.7 Acres)						
Land Use (Density)	ITE Code	Daily Traffic			AM Peak Hour	PM Peak Hour
		Total	Enter	Exit	Total	Total
Current Entitlement (Existing Zoning: R-15, C-1)						
Single Family Detached Housing (25 units)	210	290	145	145	27	30
Proposed Plan (Proposed Zoning: DT-R)						
Single Family Detached Housing (59 units)	210	640	320	320	51	65

Attachments:

- Trip Generation Analyses
- Site Aerial
- Proposed Site Plan

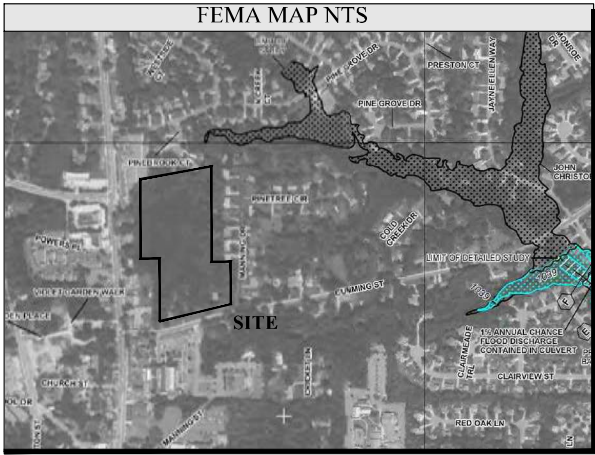
Trip Generation Analysis (9th Ed.)
Manning Square
Existing Entitlements (Existing Zoning: R-15, C-1)
City of Alpharetta, Georgia

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour			
			Total	In	Out	Total	In	Out	
<u>Proposed Site Traffic</u>									
210 Single-Family Detached Housing	25 d.u.	290	27	7	20	30	19	11	
230 Residential Condominium/Townhouse	0 d.u.	0	0	0	0	0	0	0	
Gross Trips		290	27	7	20	30	19	11	

Trip Generation Analysis (9th Ed.)
Manning Square
Proposed Plan (Proposed Zoning: DT-R)
City of Alpharetta, Georgia

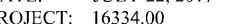
Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
<u>Proposed Site Traffic</u>								
210 Single-Family Detached Housing	59 d.u.	640	51	13	38	65	41	24
Gross Trips		640	51	13	38	65	41	24





40 CUMMING STREET, 136 MANNING DRIVE
A MASTER PLANNED RESIDENTIAL COMMUNITY
TAYLOR MORRISON
4400 NORTH POINT PARKWAY
SUITE 295
ALPHARETTA, GA 30009
JOJONES@TAYLORMORRISON.COM

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SHEET TITLE	
TECHNICAL SITE PLAN	
	
SCALE:	1" = 60'
DATE:	JULY 2, 2017
PROJECT:	16334.00
THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.	
 7-22-17	
GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/27/2018	
	Z1
SHEET	

5/10/17

SPECIMEN TREE REPORT

ALPHARETTA



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

Property Address:
Manning House
40 Cumming St
Alpharetta
Fulton County

Project 16334.00

Survey Date 12/30/2016



TREE CONSULTANTS

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

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

5/10/17

Manning House

Specimen Tree Inventory

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

- Deciduous Hardwood trees over 24" DBH

- Conifer Softwood trees over 30" DBH

- Flowering Understory trees over 8" DBH

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

- Life expectancy less than 15 years

- A trunk with visible decay

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

- Major insect or pathological problems

Landscape Tree Inventory

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

Site Location

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

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



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Manning House

Definitions

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

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

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

Condition:

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

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

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

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

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

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



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Manning House

Specimen Tree Report

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



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Manning House

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



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Manning House

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

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Manning House

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



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Manning House

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

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

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



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Manning House

Photo Evidence



Pic # 1: Retrenchment and decline.
NST #1



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



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



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

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Manning House



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



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



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



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

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



Pic # 10: Dead.
NST #10

5/10/17

Manning House

Landscape Tree Report

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

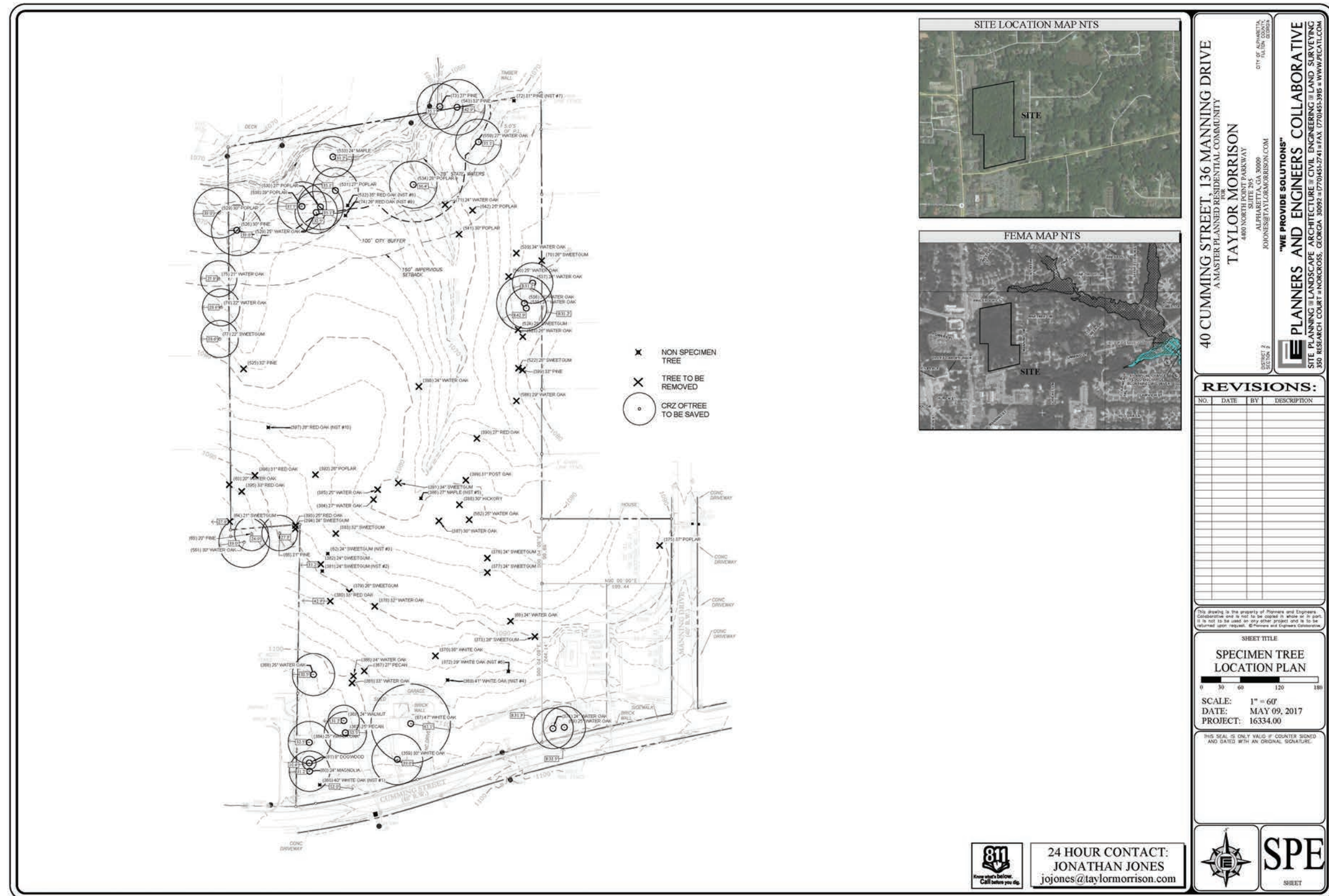
Landscape Tree Summary: All of the landscape trees on site are boundary trees and are in good condition.

Total Landscape Trees: 11



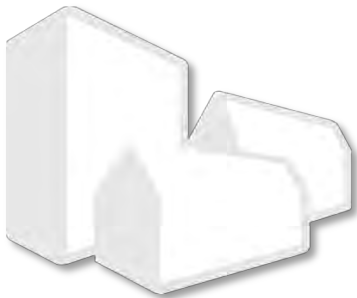
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Manning House



Specimen Tree Location





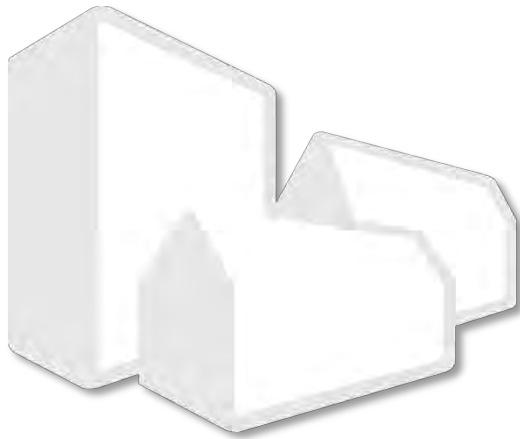
Taylor Morrison Homes

Cumming Street Walkable Community - Alpharetta, GA
Market Opportunity Assessment

May, 2017

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Background and Objectives

Background

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

Objective

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

Key Assumptions

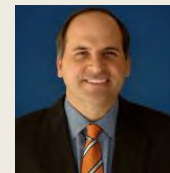
The pricing and absorption recommendations in this report assume that the Builder will provide excellent execution of the following: 1) offer floor plan sizes, types, and amenity levels as proposed and recommended, 2) the development will be completed in a quality “market appropriate” manner with a community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

Contact Information

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

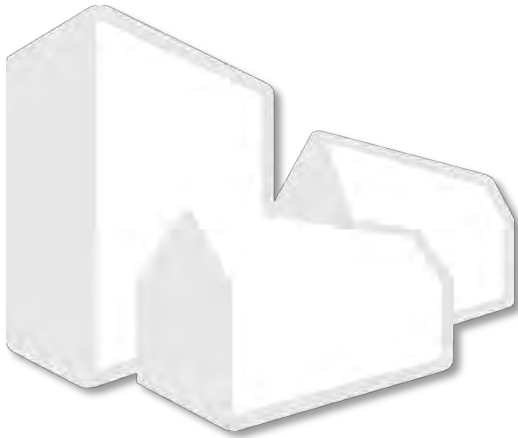
12600 Deerfield Parkway, Suite 200
Alpharetta, GA 30004
(770) 286-3493
dkalosis@realestateconsulting.com

Market Expert:



David Kalosis
Consulting

dkalosis@realestateconsulting.com



Executive Summary

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

Summary of Cumming Street Product and Pricing Recommendations

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

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

S

Strengths

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

W

Weaknesses

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

O

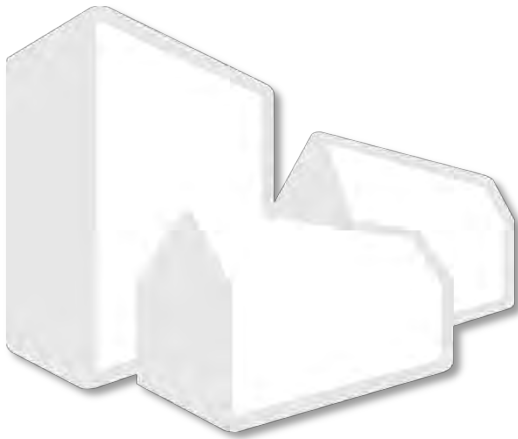
Opportunities

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

T

Threats

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

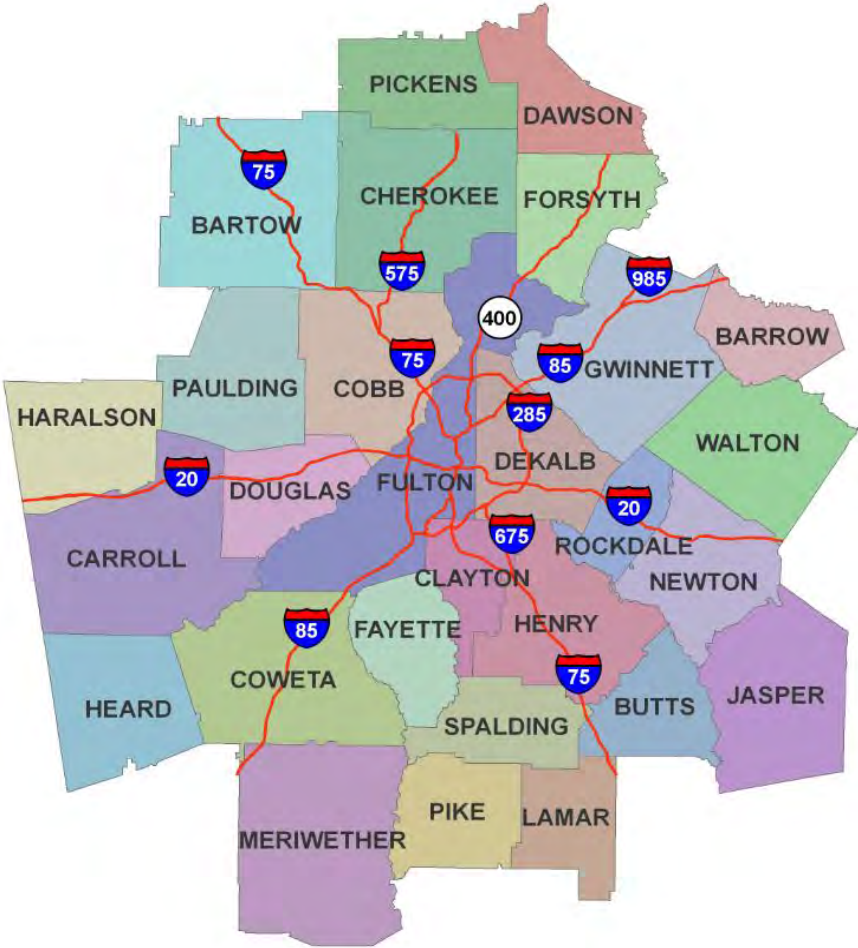


Location Analysis

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

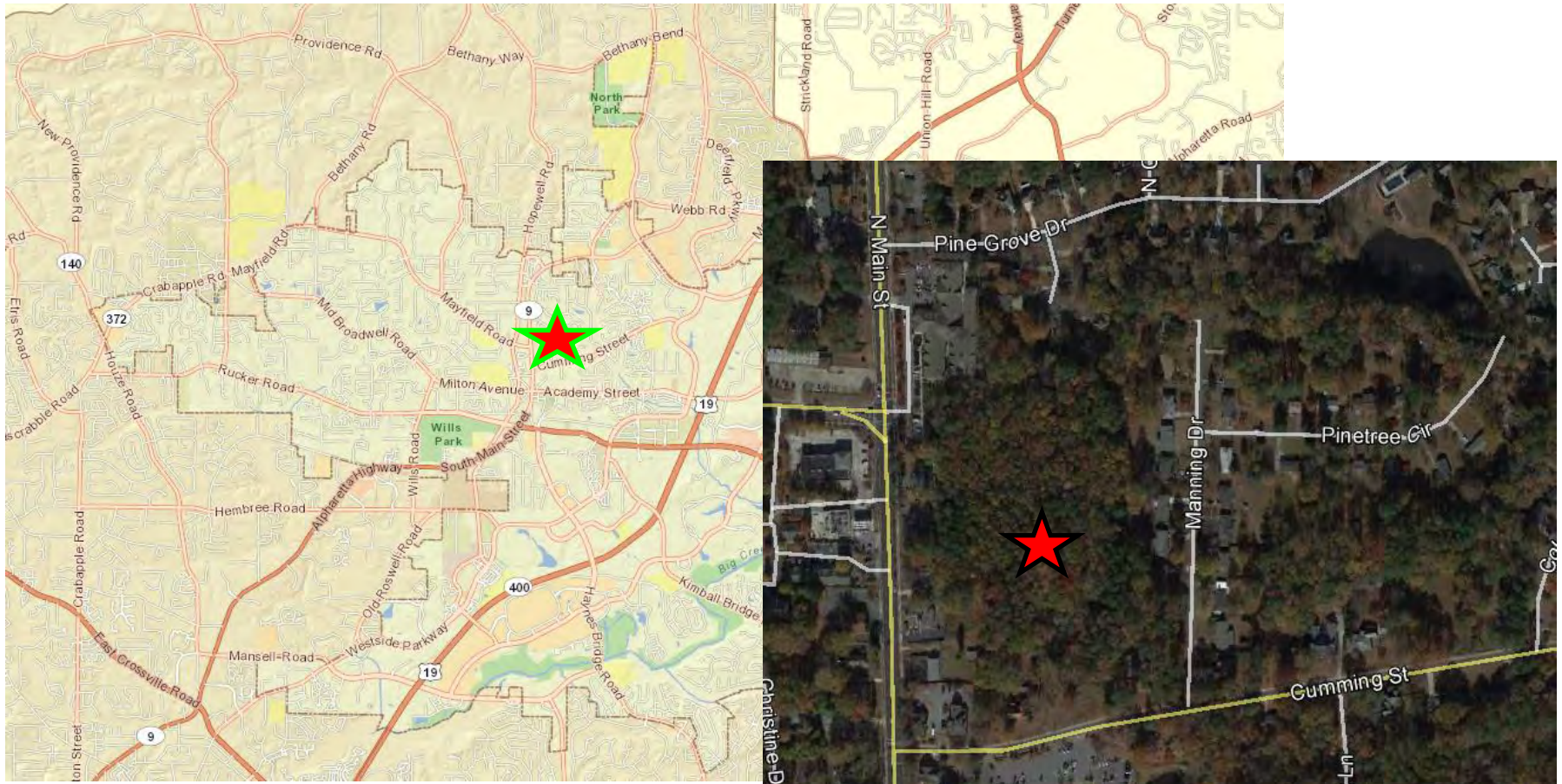
Atlanta MSA	
Population	5,870,000
Population Growth	1.9%
Employment Growth	3.6%
Unemployment Rate	4.9%
New Home Sales Volume	19,428
New Home Sales Growth	16.5%
New Home Sales \$	\$295,200
Existing Home Sales Volume	104,946
Existing Home Sales Growth	10.0%
Existing Home Sales \$	\$189,100
Total Permits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

Rolling 12mos ending March 2017



Location Analysis – Cumming Street Site

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



Location Analysis – **Subject Preliminary Site Plan**

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



Location Analysis – Downtown Alpharetta

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



Location Analysis – Downtown Alpharetta & Avalon

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



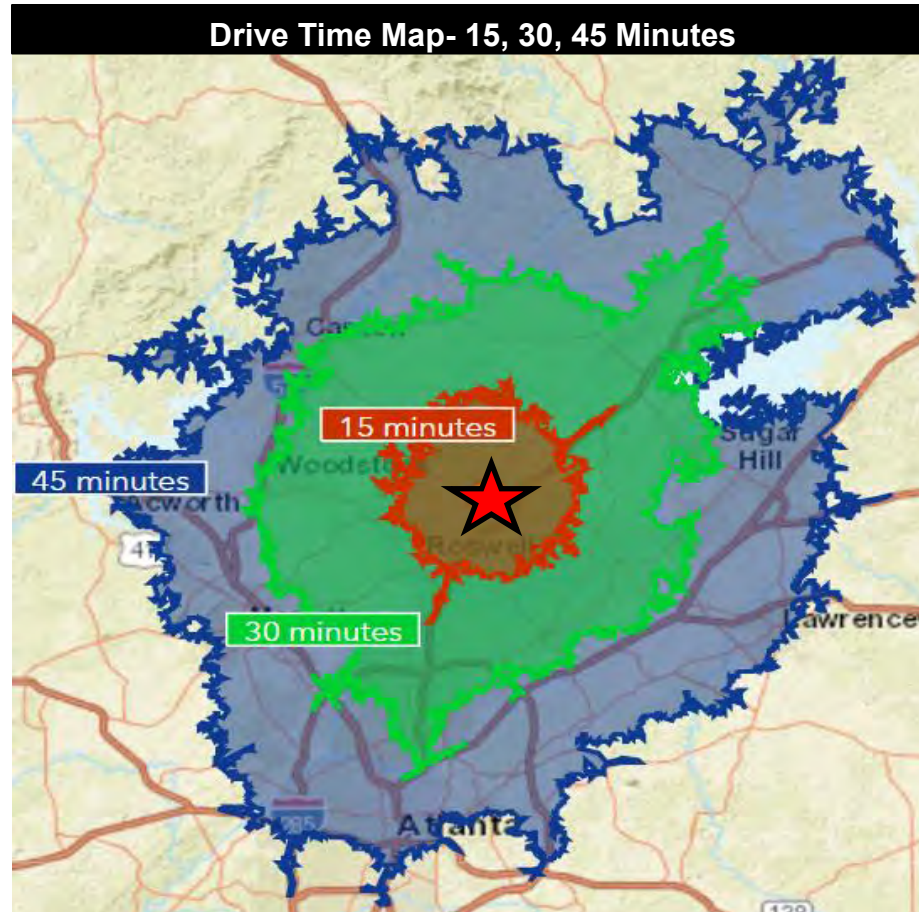
Alpharetta has been a popular destination for decades, particularly among move-up and upscale families given the strength of the local schools, but also among empty nesters that are either downsizing in place or following their grandchildren to the area. Alpharetta is regularly named among the top cities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

Awards

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

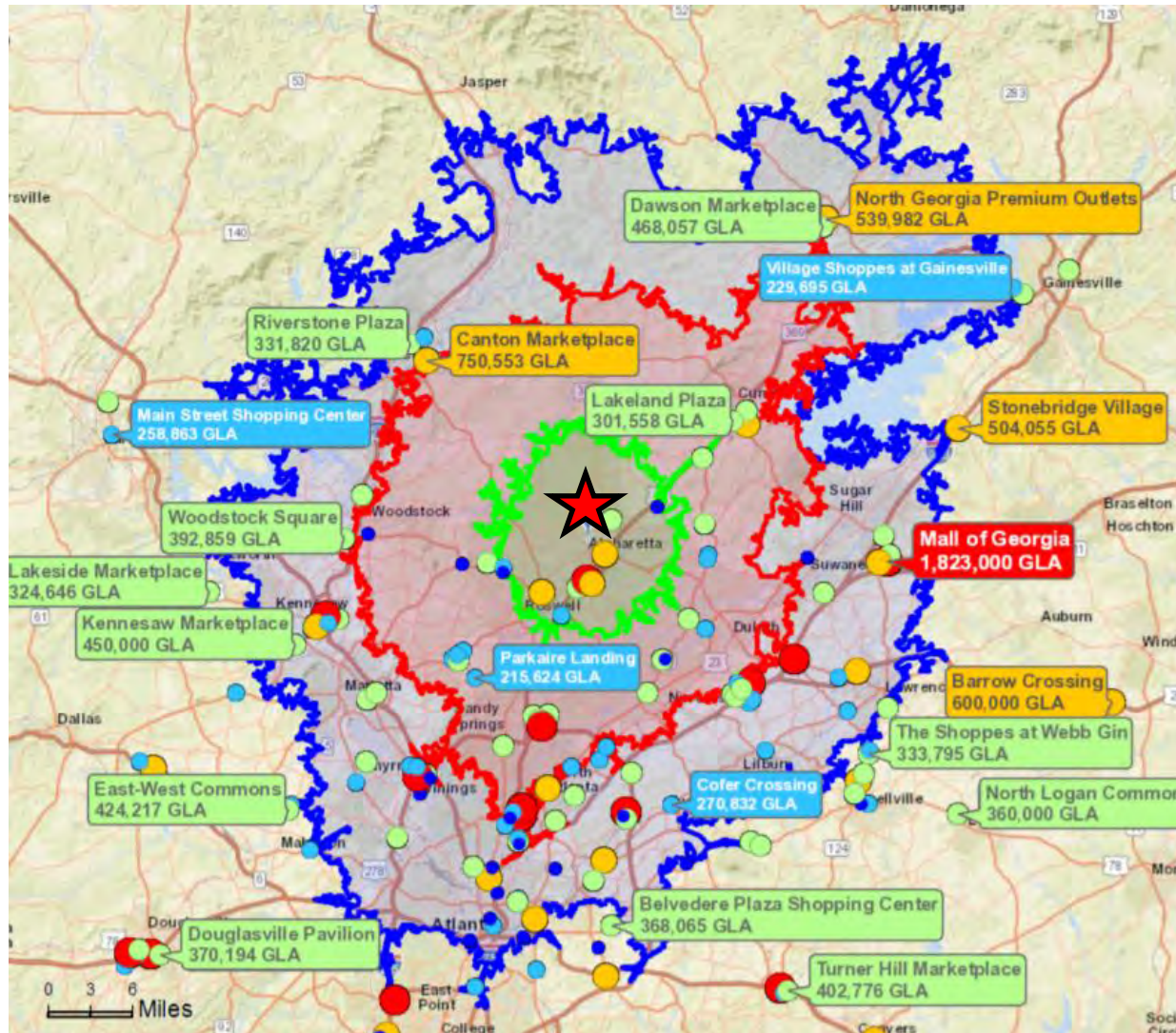
Source: Alpharetta Convention & Visitors Bureau

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



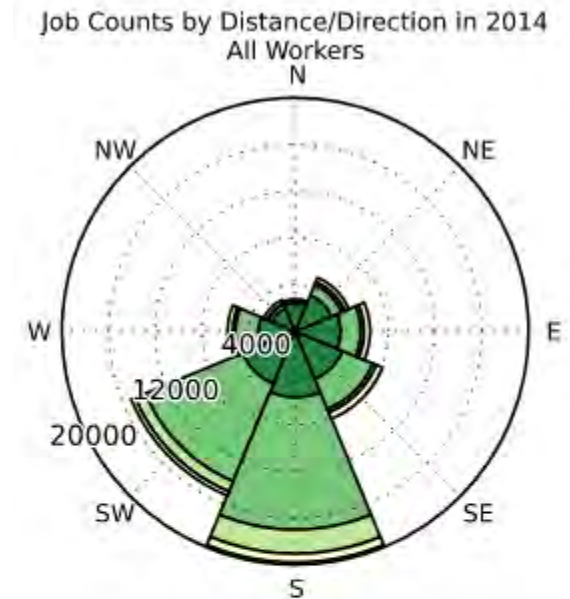
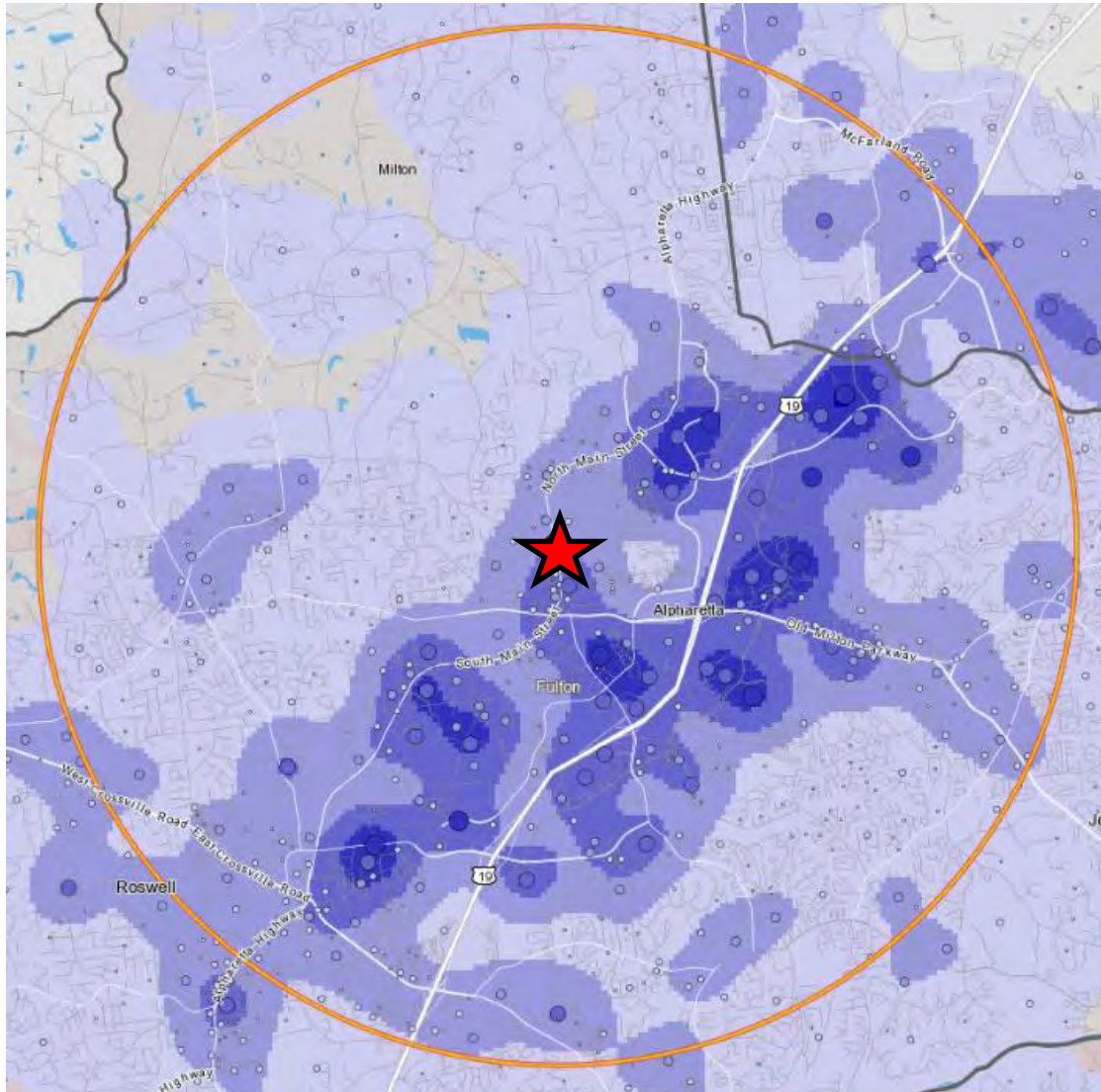
Location Analysis – Shopping & Entertainment Map

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



Location Analysis – Proximity to Employment

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

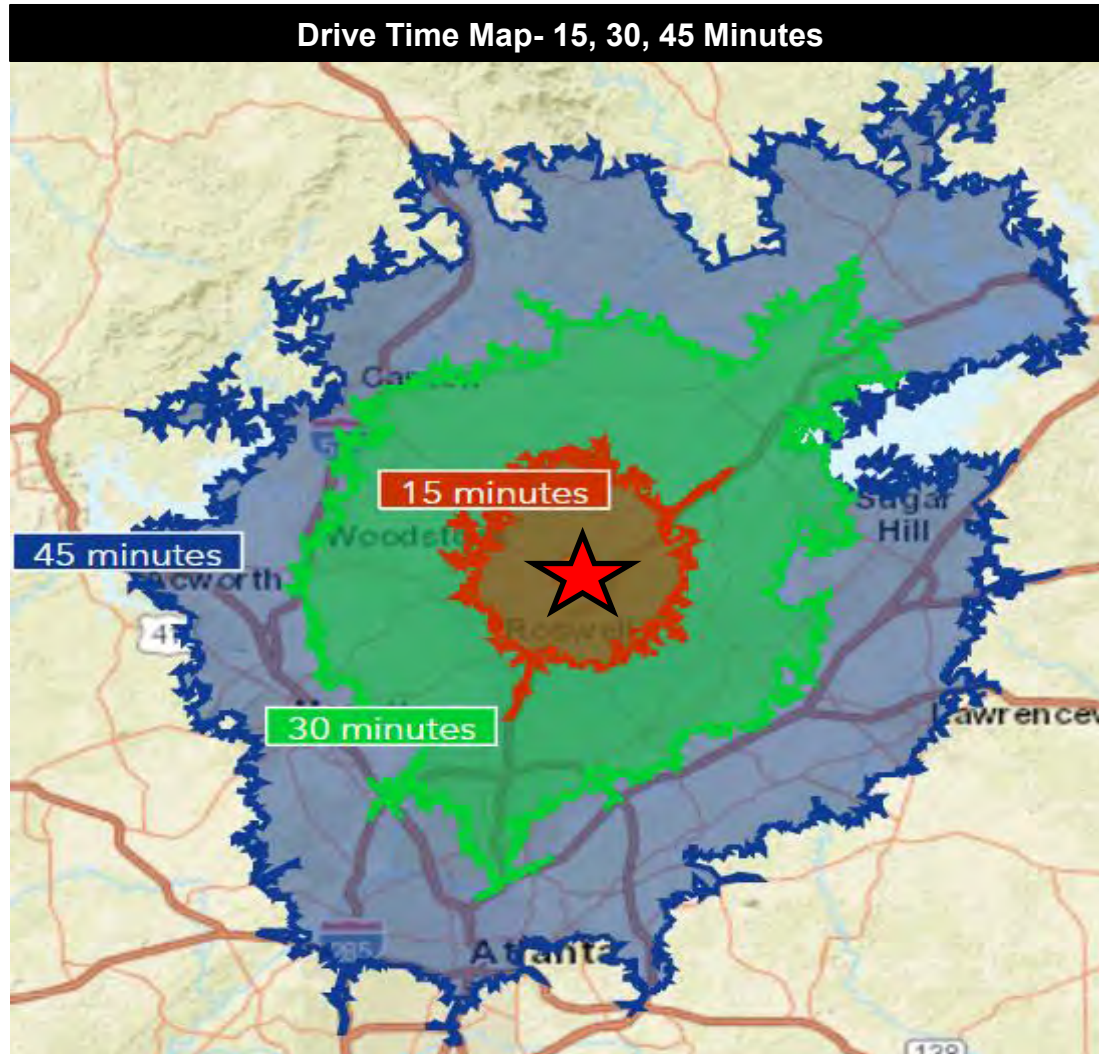


View as

Jobs by Distance - Home Census Block to Work Census Block

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

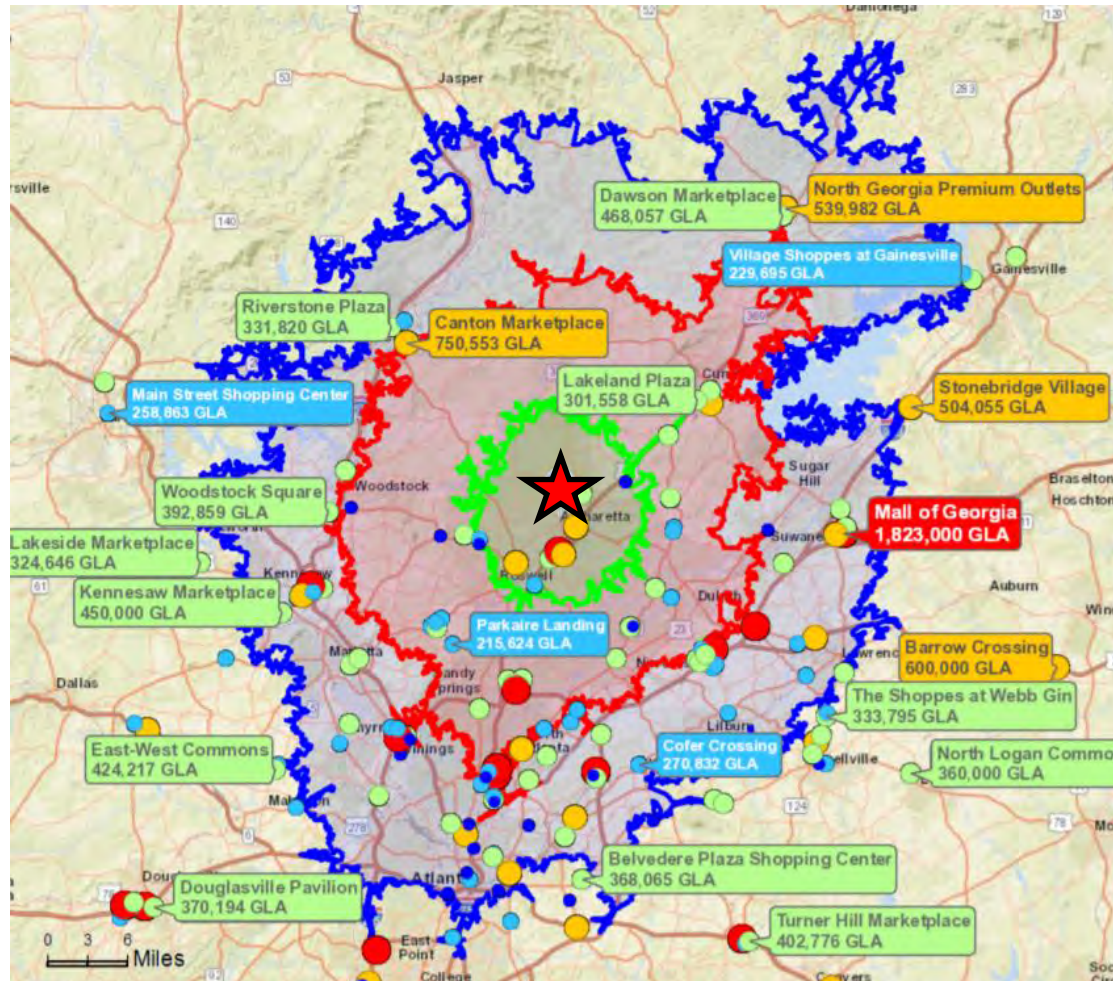
The Cumming Street site is near GA-400 supporting wide ranging accessibility to most areas in the MSA within a 45 minute drive. All daily conveniences are within fifteen minutes of the site.



Location Analysis – Shopping & Entertainment

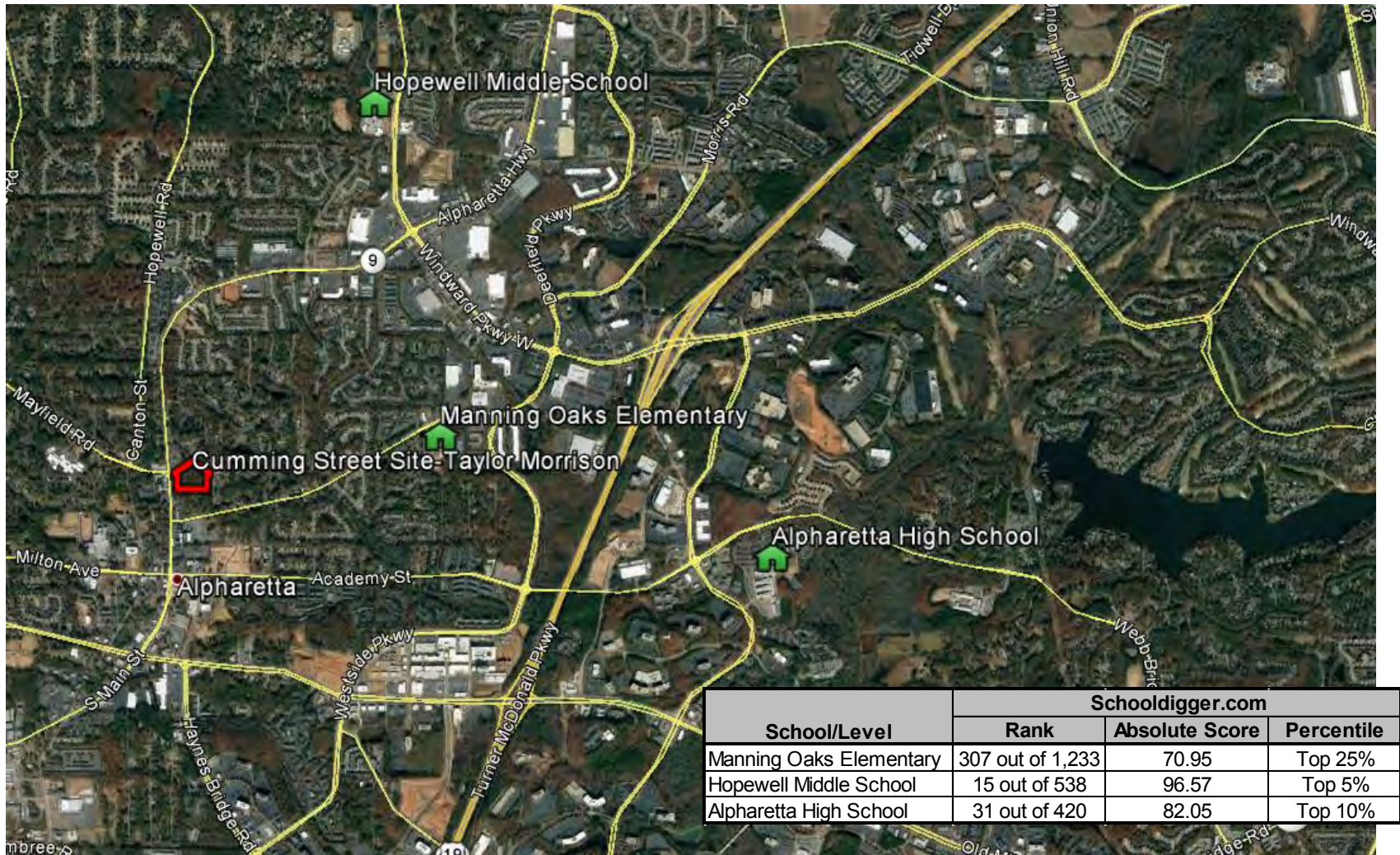
There are plentiful shopping, dining and entertainment amenities, grocery stores and daily conveniences within a fifteen minute drive from the Subject site. Notable projects include:

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



Location Analysis – School Assignments and Performance

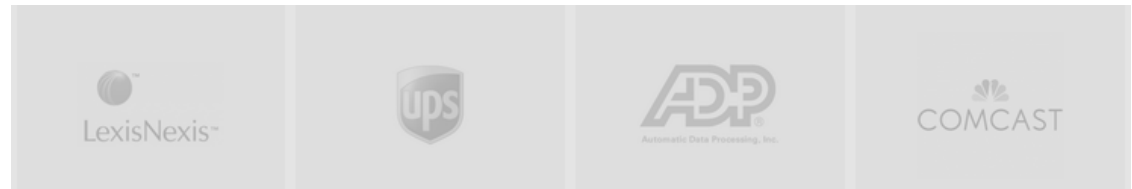
The Cumming Street site is within the Fulton County school district. Local school assignments include strong performing Manning Oaks Elementary and Hopewell Middle School, as well as Alpharetta High School. While the local school assignments perform exceptionally, we believe that these low-maintenance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



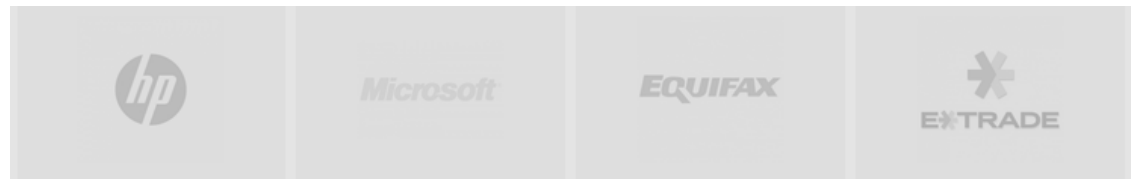
Alpharetta is home to more than 600 technology-centric companies and a 20 million square foot office market. Its major employers include the “who’s-who” of technology companies. The following list includes the 25 top employers in Alpharetta, as well as the top companies by sector/specialty.

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

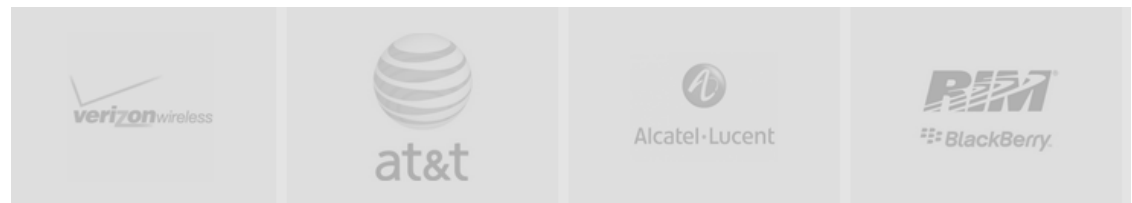
Corporate and Regional Headquarters



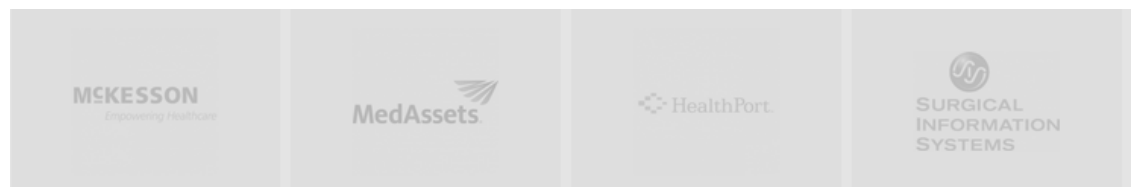
Information Services



Telecommunications

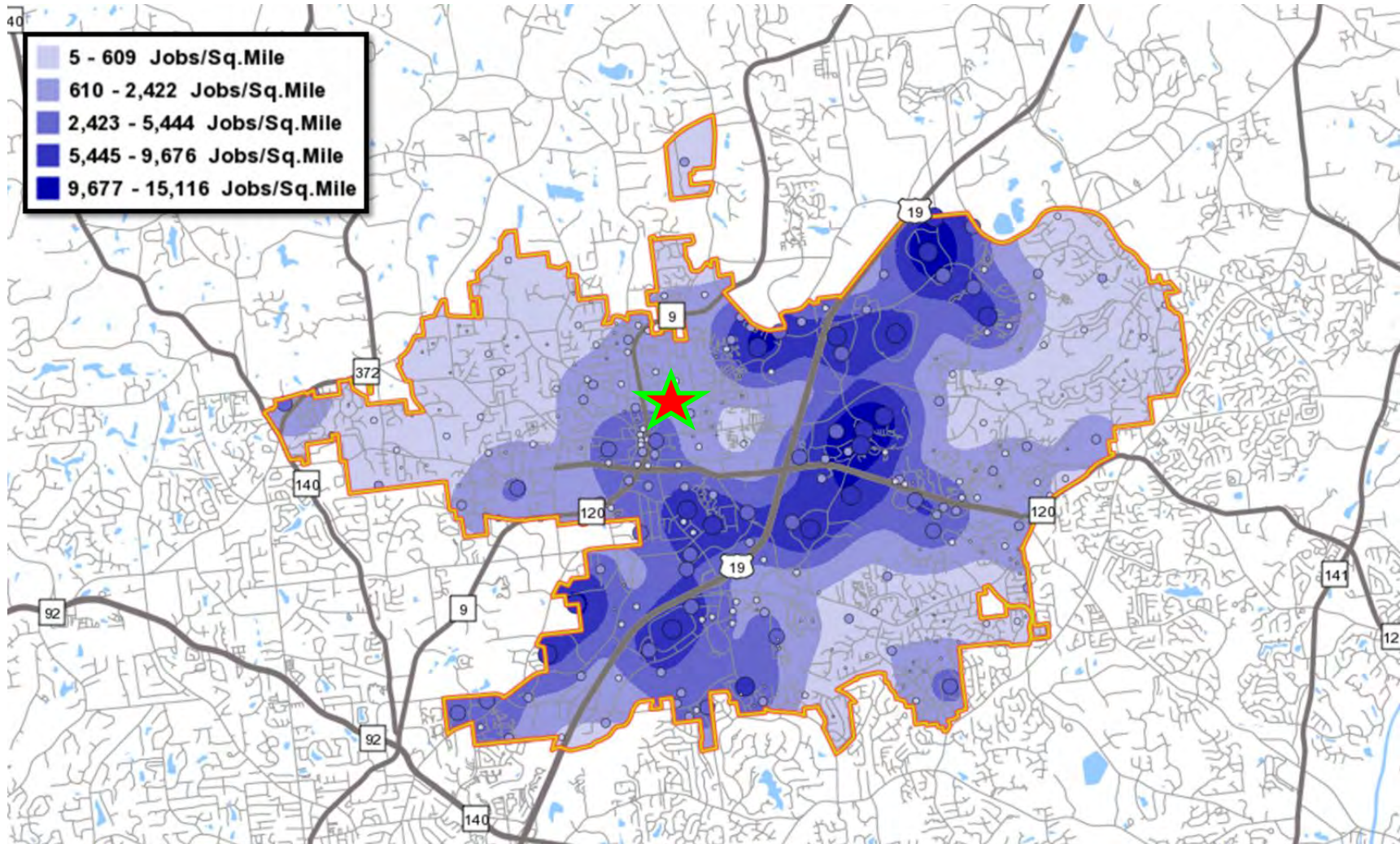


Health IT



Location Analysis – At the Heart of a Major Employment Hub

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

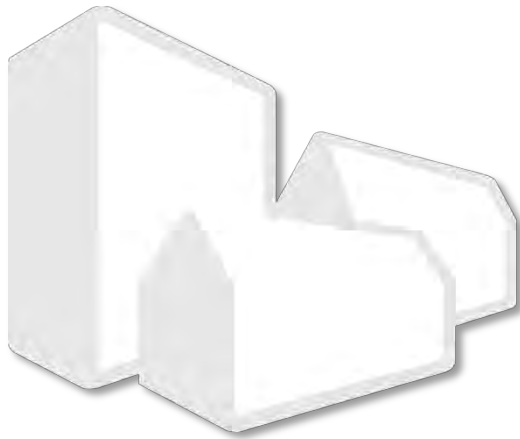


Location Analysis – Competitive Local Housing Market

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

The majority of recently approved townhome projects are concentrated within the Avalon-Downtown area of Alpharetta, which accounts for a full ¾ of approved multi-family developments. The map below identifies the active and approved multi-family (in blue) and single-family detached (in green) new home communities in Alpharetta today. There are 10 multi-family (condo or townhome) subdivisions and 4 single-family detached that offer true walkability to either Downtown Alpharetta or Avalon. These are the most sought after locations, particularly among upscale empty nesters, where both pricing and demand will be the greatest.





Competitive New Townhome Analysis

Townhome Series: JBREC Pricing & Absorption Recommendation

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

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

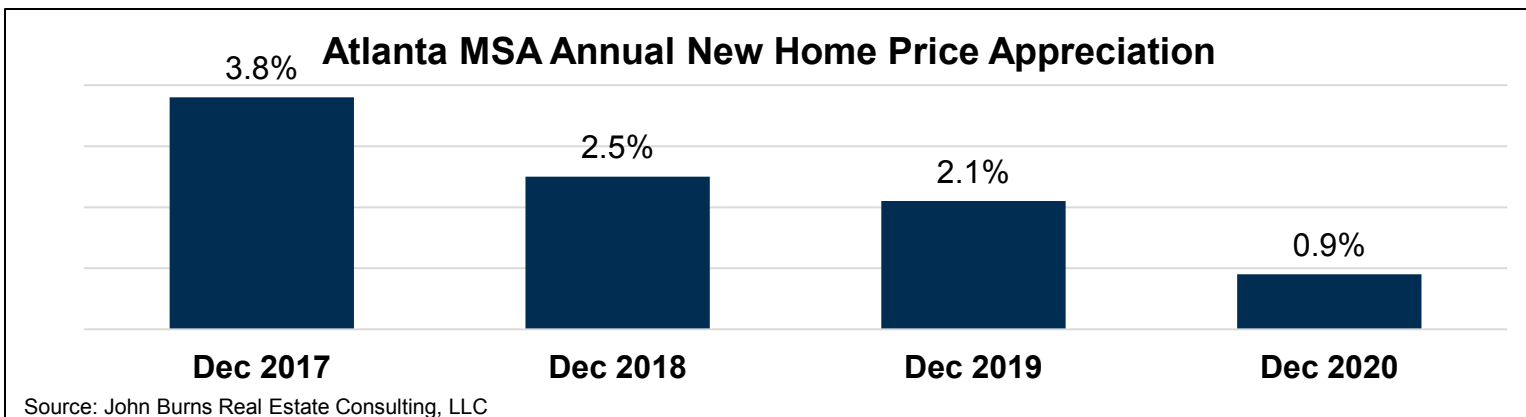
Townhome Series: Appreciation & Build Out Assumptions

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

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

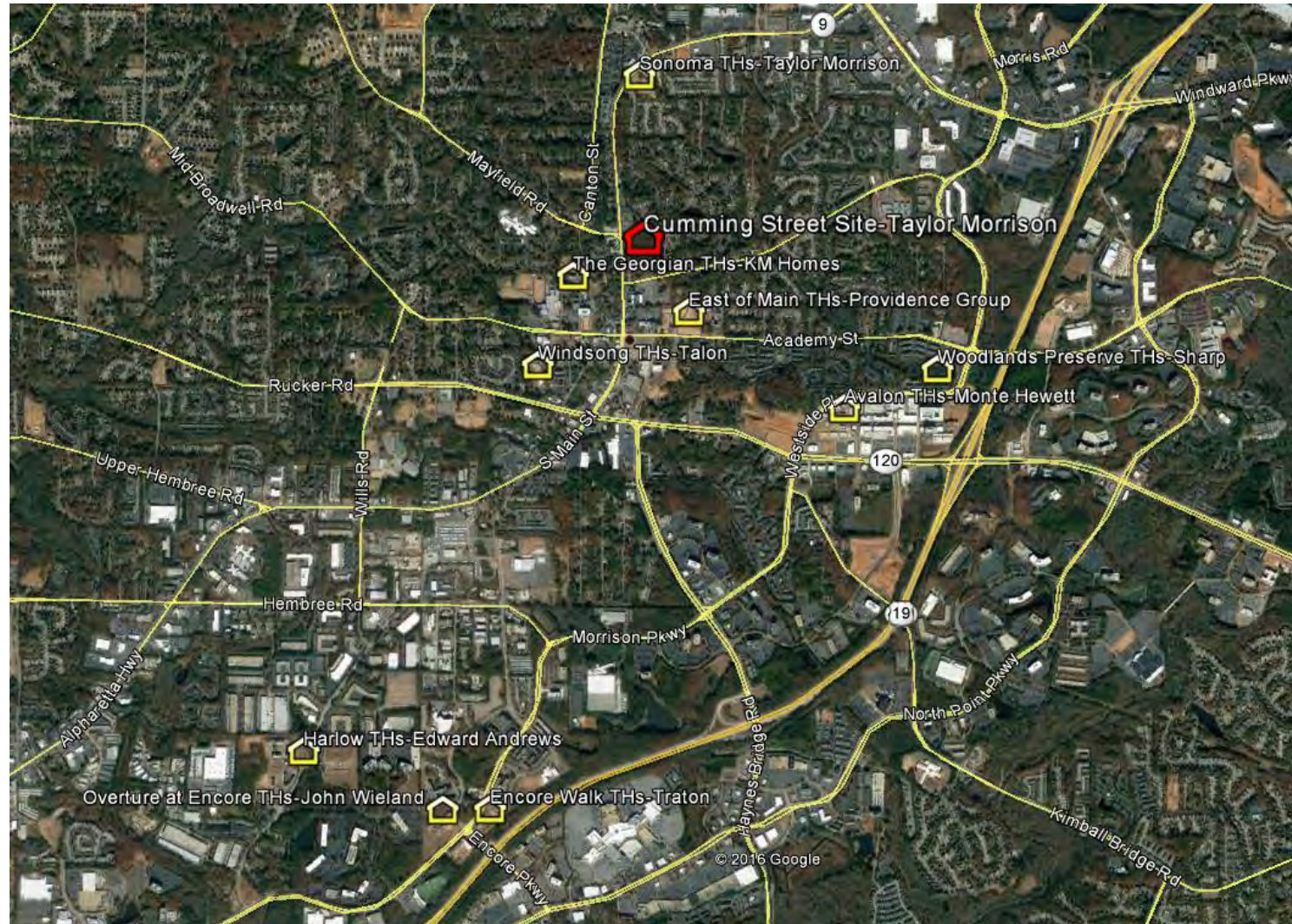
Absorption Appreciation				0%	0%	0%	0%
Community	Source	Units	JBREC Abs.	Dec-17	Dec-18	Dec-19	Dec-20
Cumming Street THs	JBREC Recommend	40	2.0	2.0	2.0	2.0	2.0

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



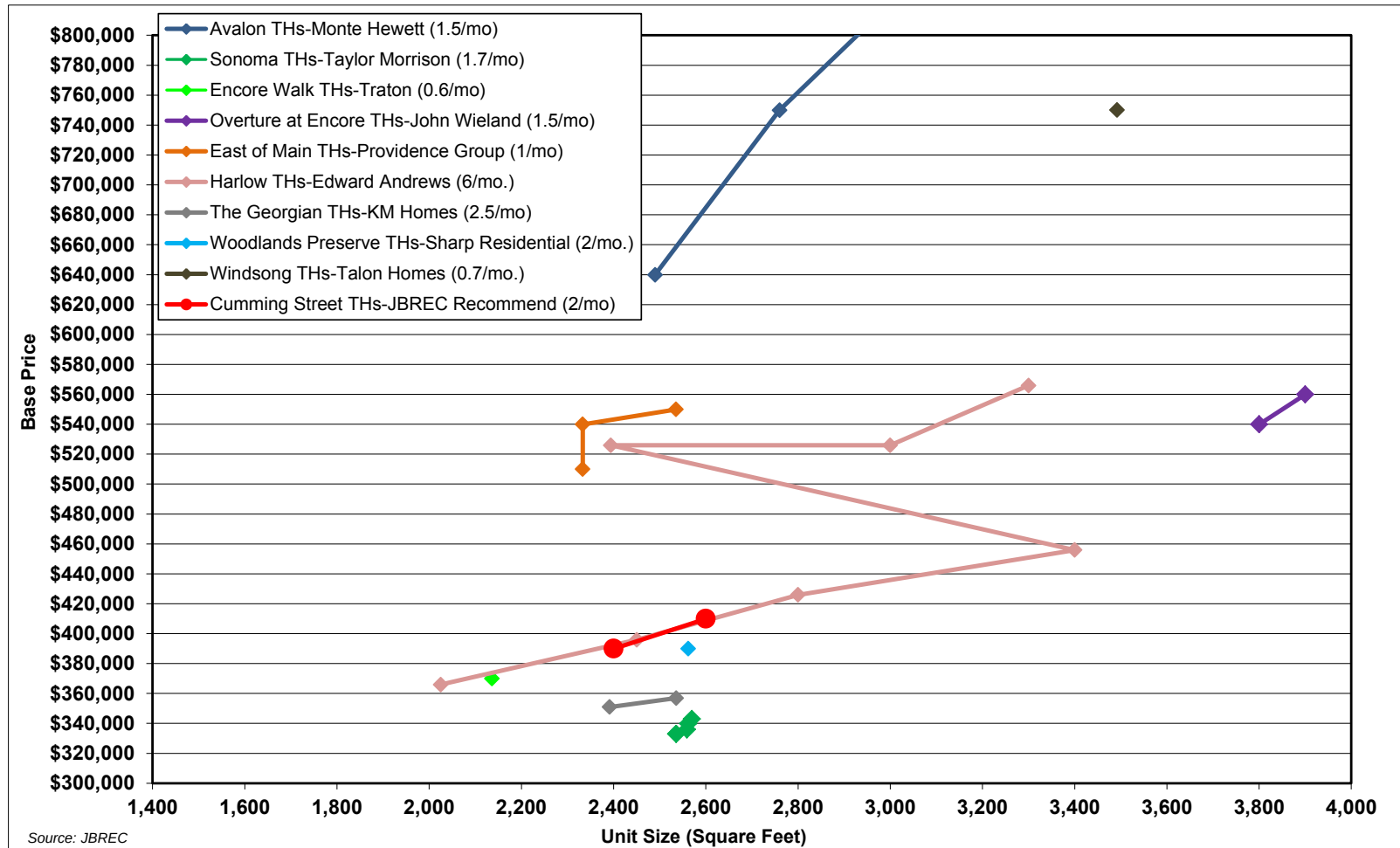
Townhome Series: Comparable Communities

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



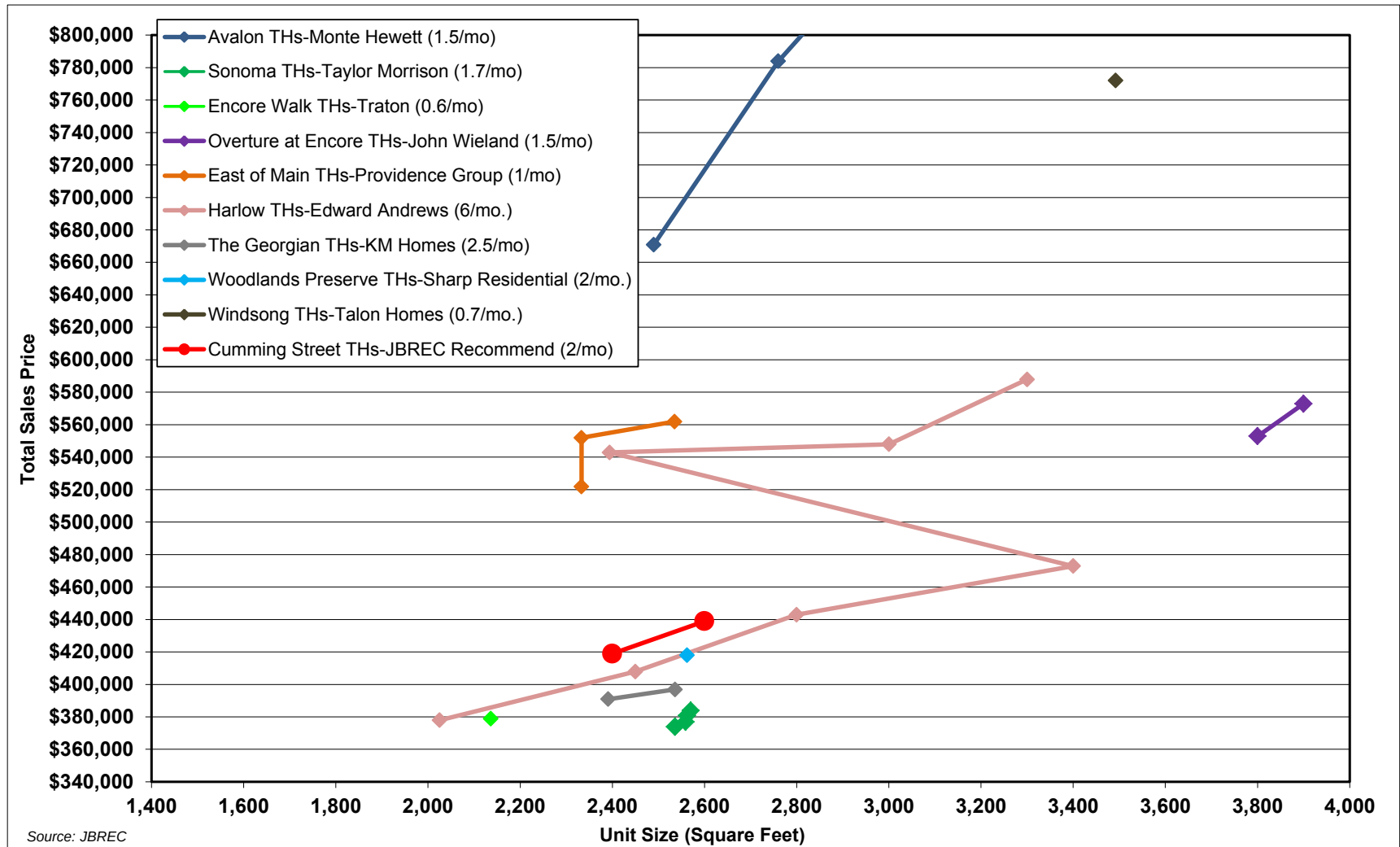
Townhome Series: Net Base Price Positioning

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



Townhome Series: Total Price Positioning

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



Townhome Series: Comparables Summary

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

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

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

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

Townhome Series: Competitive Details

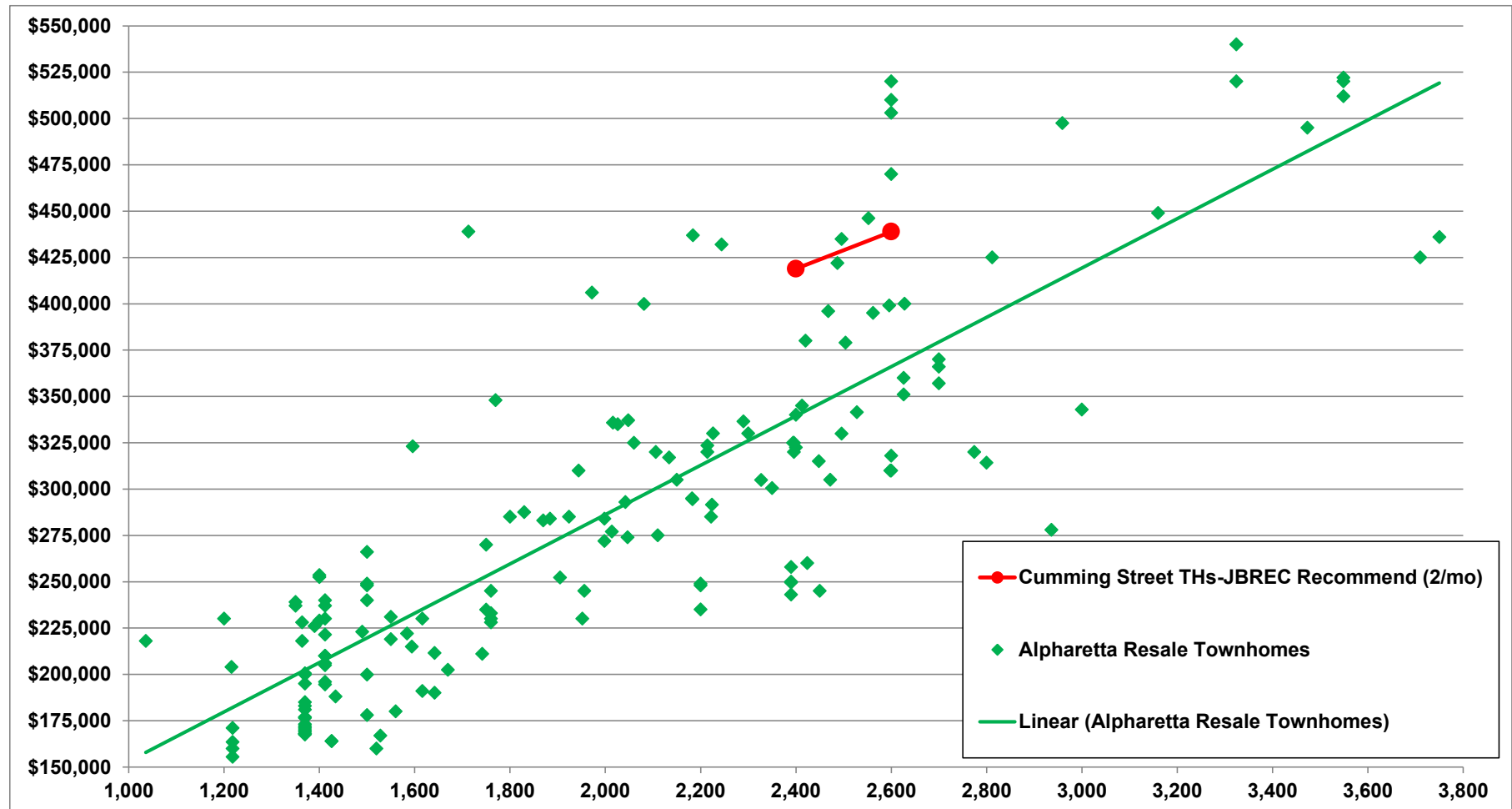
				MIX	PRODUCT				TAX & HOA													
					Sq.	Plan Configuration				Tax	HOA	Base		Net Base Price (All	Net Base Price/	Average	Average Lot/View	Total	Total Price/	80% 4.25%	31% Income	
Project Name	Builder	Ft.	Bed	Bath		Level	Pkg	Rate														Price
SONOMA THS																						
Sonoma THs			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

Townhome Series: Competitive Details Cont.

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

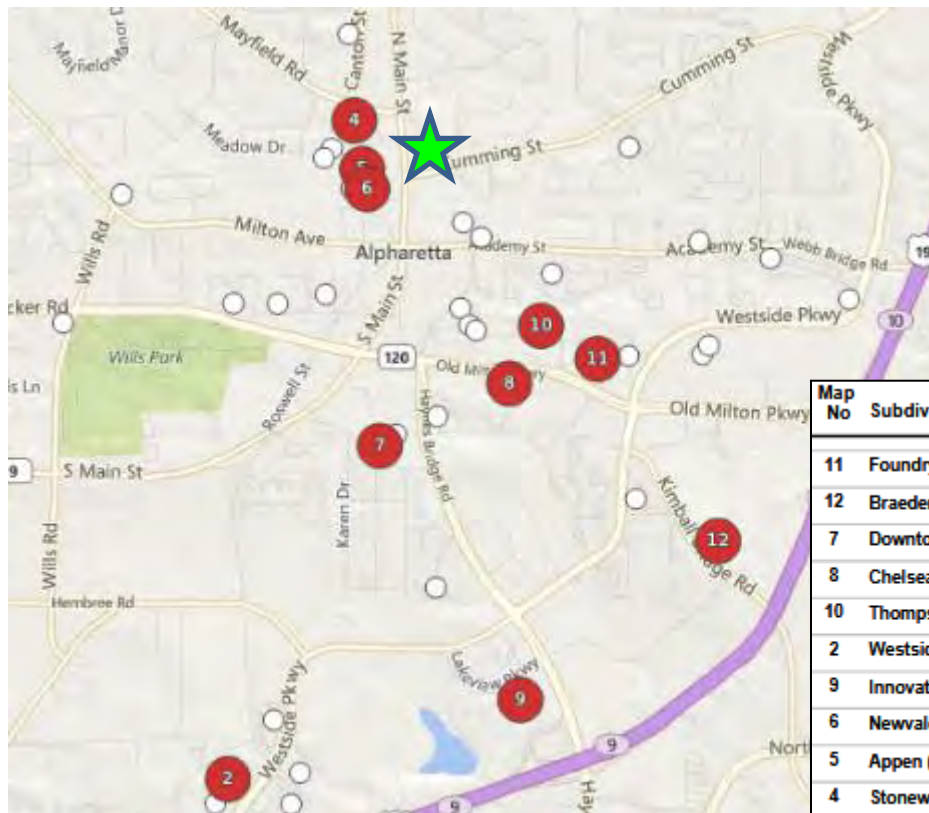
Townhome Series: Resale Townhome Sales

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



Competitive Analysis – Alpharetta Future Townhome Communities

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

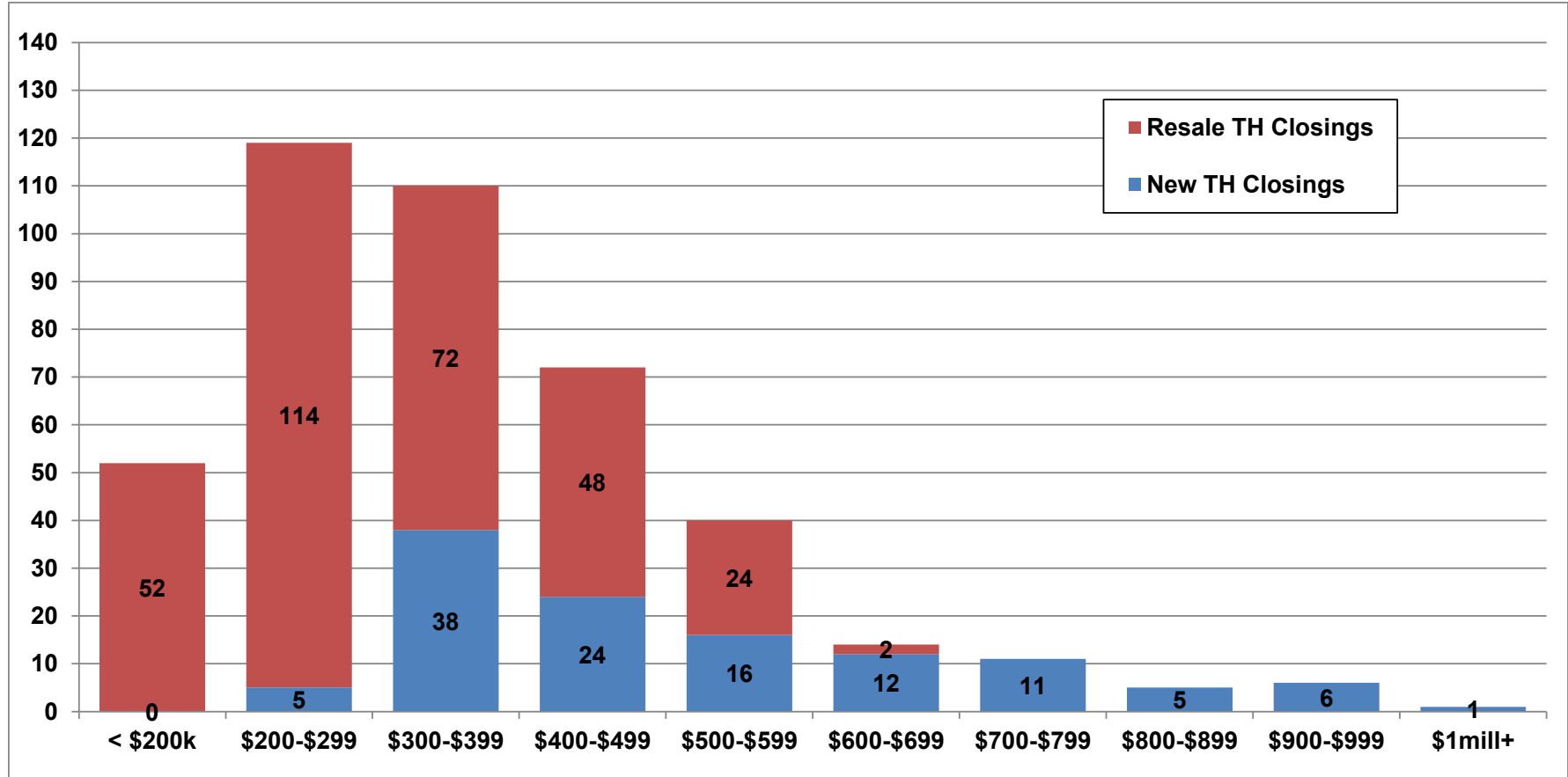


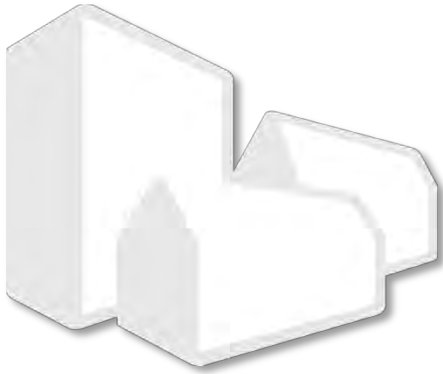
Map No	Subdivision Name	Sub Area	Status	Lot Size	VDL	Future	Total
11	Foundry(TH)	NFul-Alph	Future	20'	0	88	88
12	Braeden,Walk(TH)	NFul-Alph	Future	20'	0	56	56
7	Downtown Main/(TH)	NFul-Alph	Future	20'	0	55	55
8	Chelsea Walk(TH)	NFul-Alph	Future	20'-25'	0	49	49
10	Thompson St(TH)	NFul-Alph	Future	25'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

Source: Metrostudy

Competitive Analysis – Alpharetta New & Resale Townhome Sales

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





Competitive New Single-Family Detached Analysis

Single-Family Series: JBREC Pricing & Absorption Recommendation

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

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

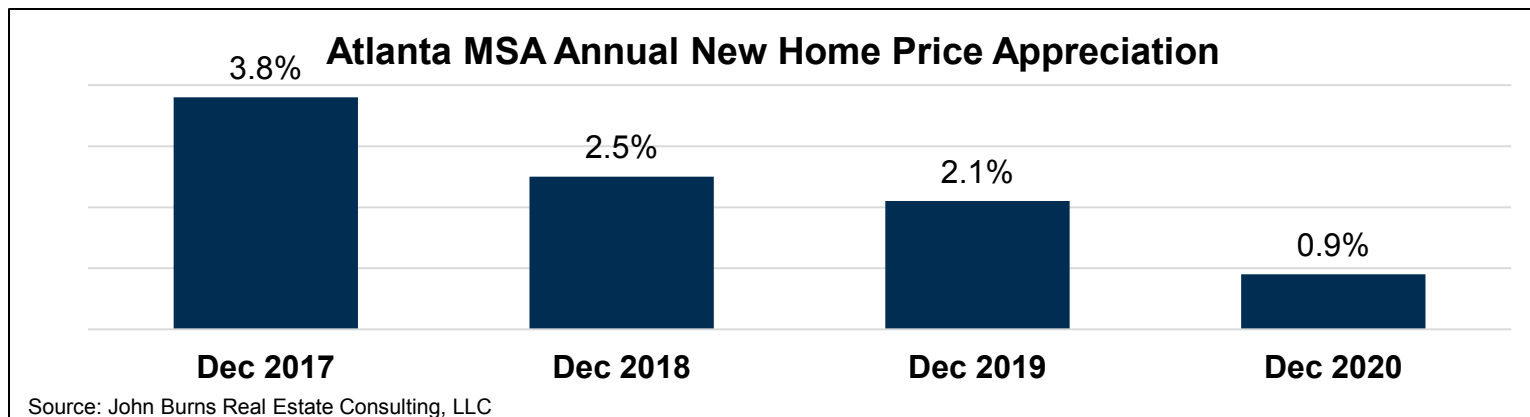
Single-Family Series: Appreciation & Build Out Assumptions

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

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

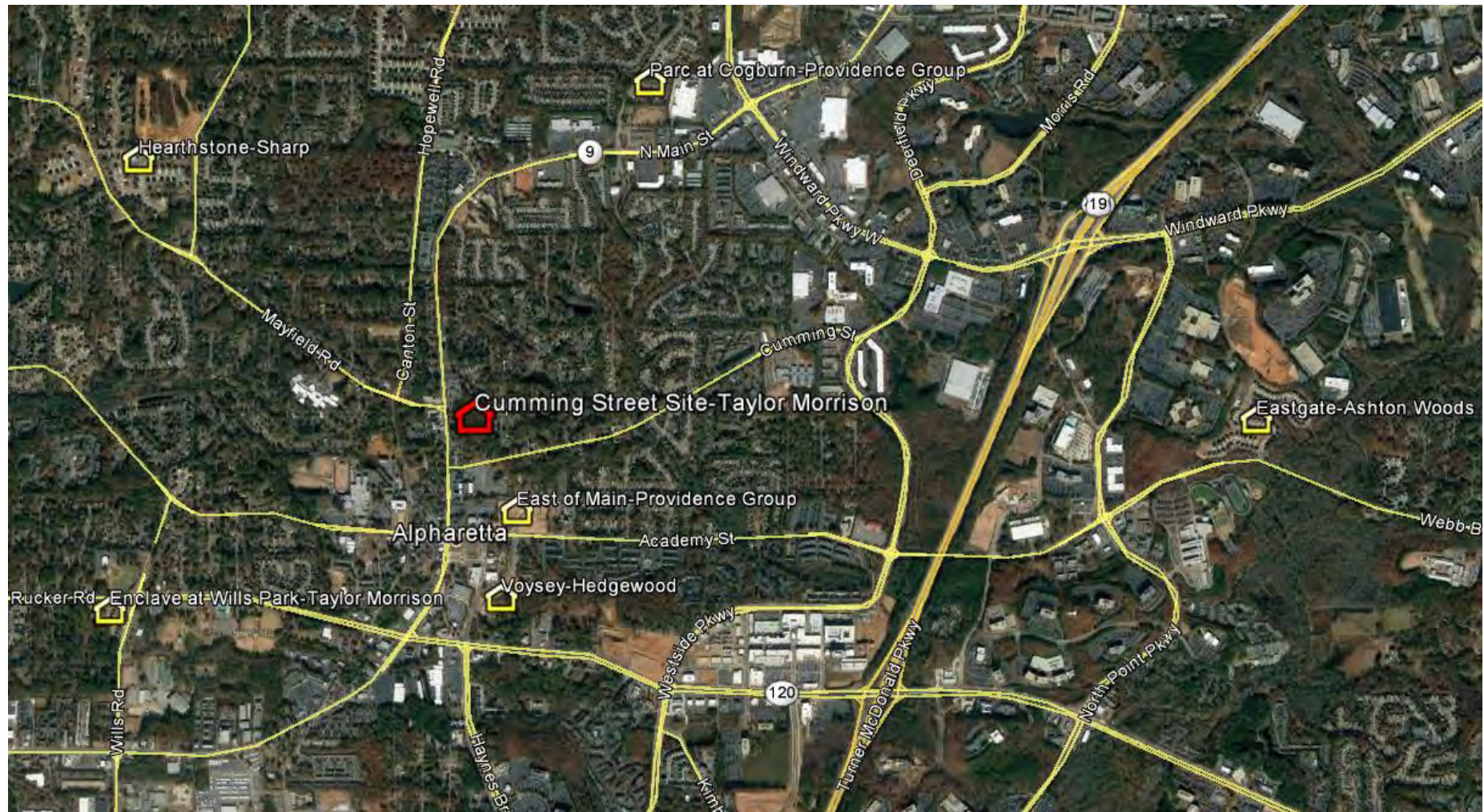
Absorption Appreciation				0%	0%	0%	0%
Community	Source	Units	JBREC Abs.	Dec-17	Dec-18	Dec-19	Dec-20
Cumming Street SFD	JBREC Recommend	30	2.0	2.0	2.0	2.0	2.0

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



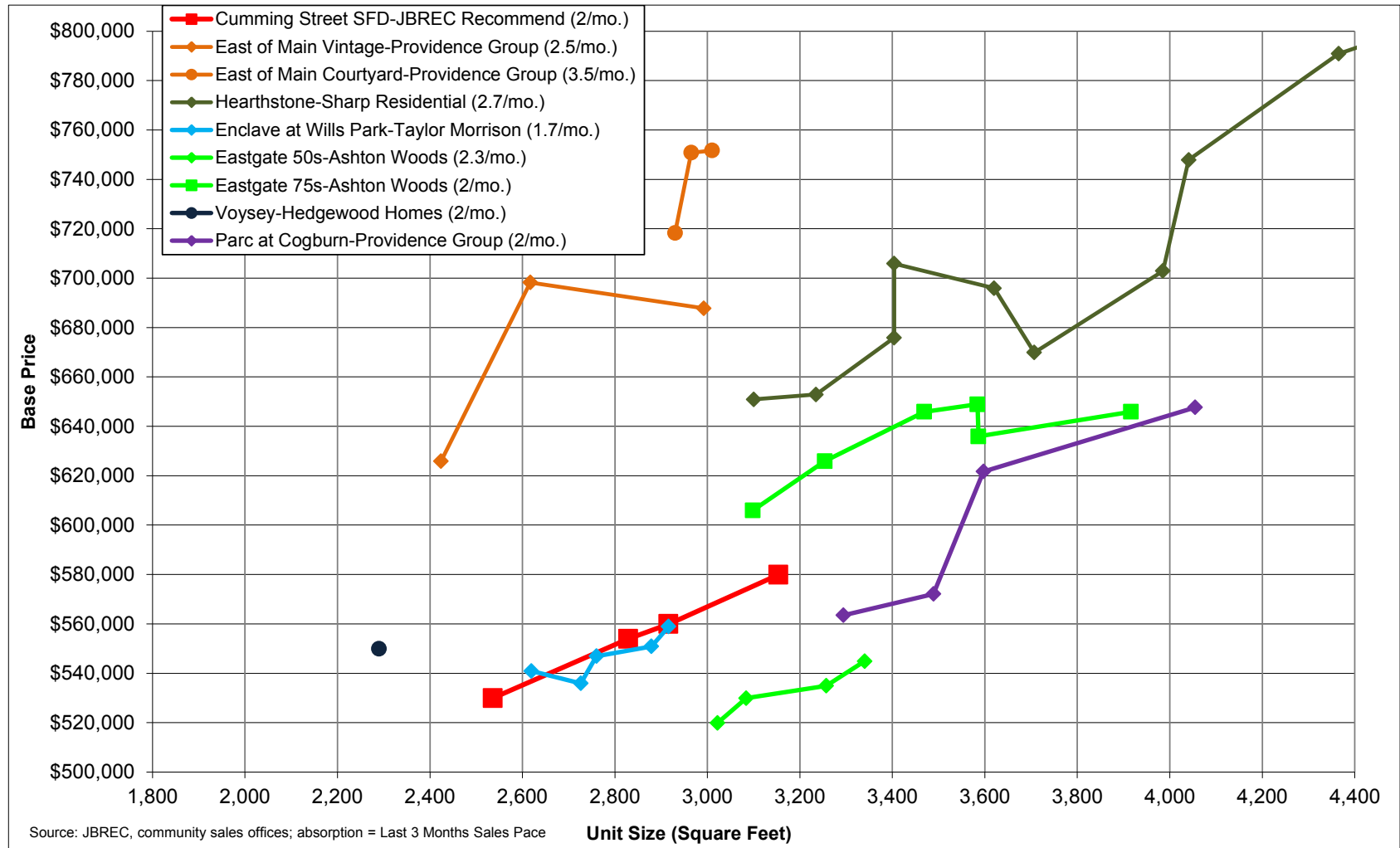
Single-Family Series: Comparable Communities

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



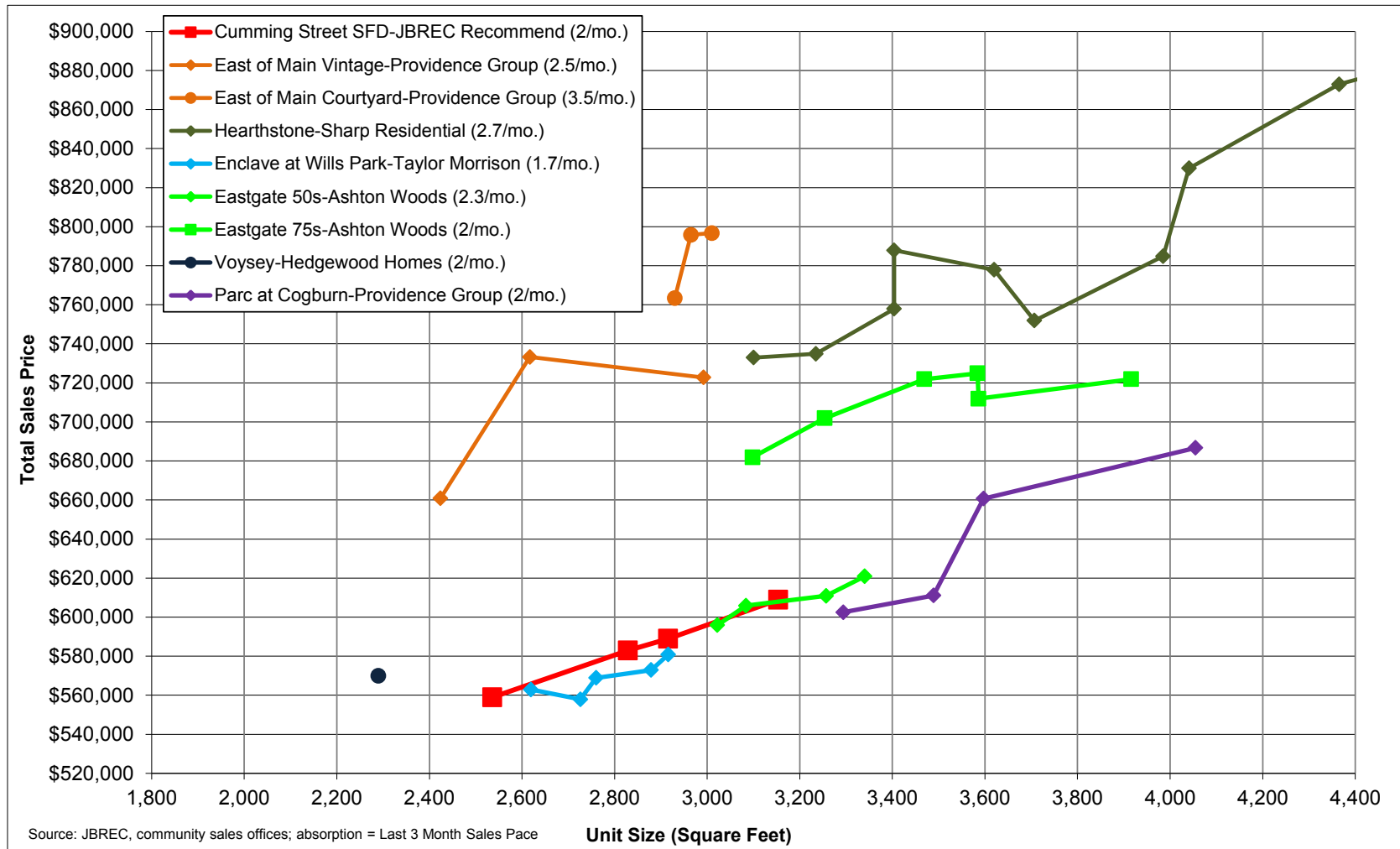
Single-Family Series: Net Base Price Positioning

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



Single-Family Series: Total Price Positioning

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



Single-Family Series: Comparables Summary

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

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

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

Single-Family Series: Competitive Details

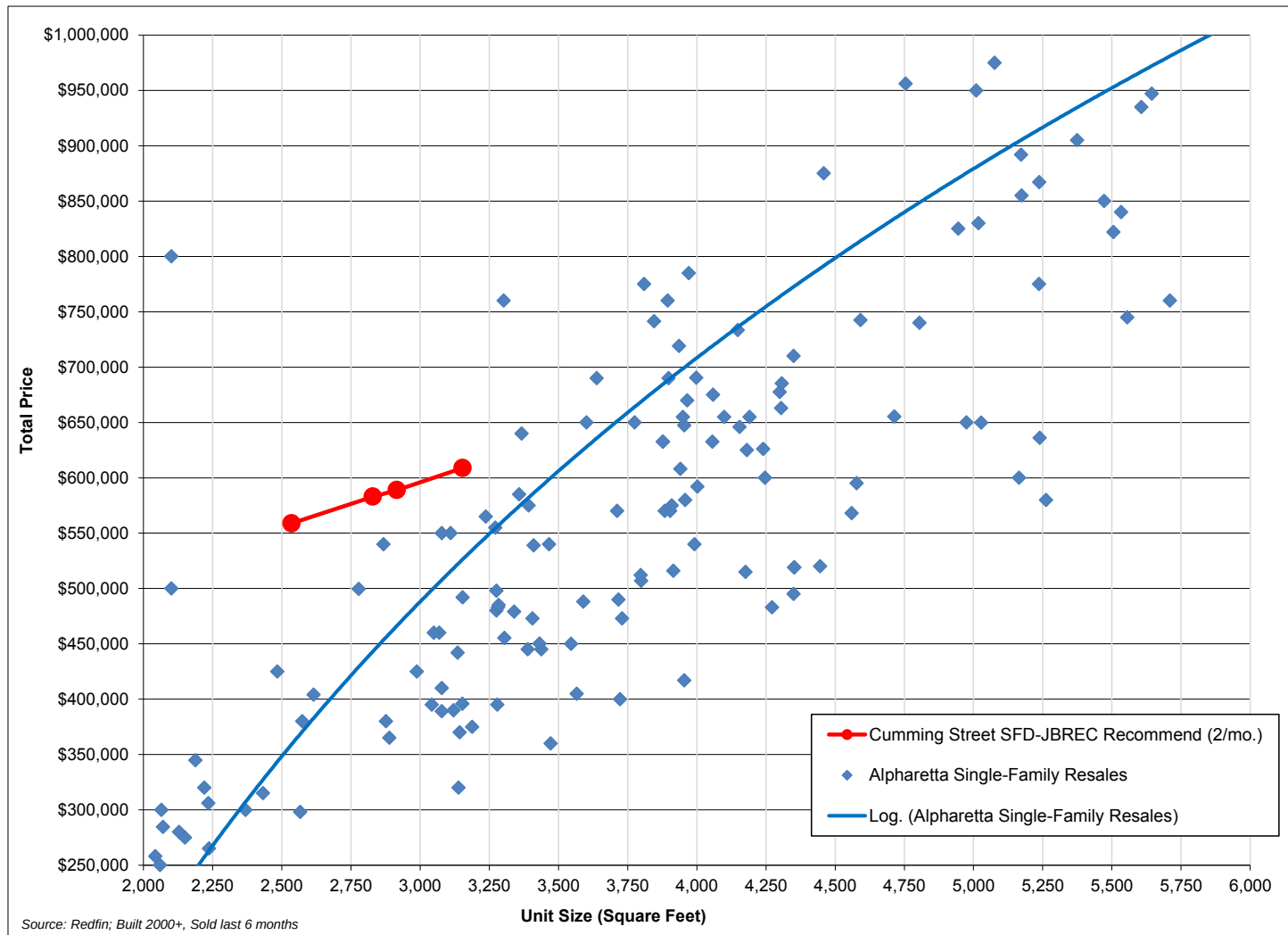
New Home Comps Survey Date: 4/24/2017				MIX	PRODUCT				TAX & HOA																											
Project Name		Builder			Sq. Ft.	Plan Configuration			Tax Rate	HOA	Base Price	Incentives	Net Base Price (All Incentives)	Net Base Price/ Sq. Ft.	Average Options	Average Basement Option	Average Premiums	Total Total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

Single-Family Series: Competitive Details Cont.

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

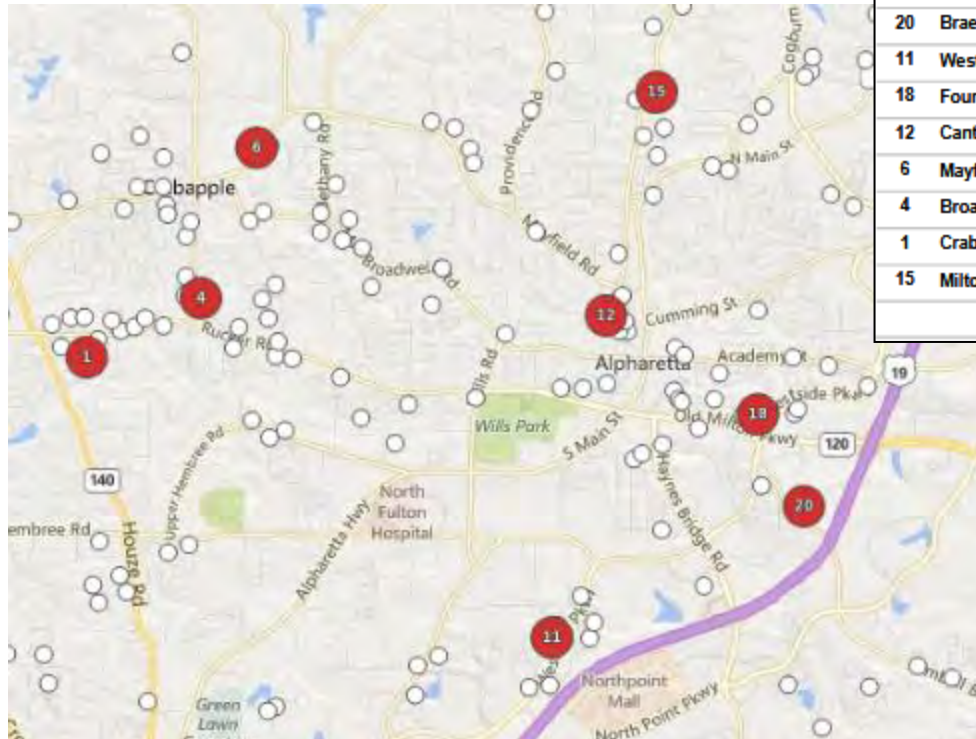
Single-Family Series: Resale Sales

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



Competitive Analysis – Alpharetta Future Single-Family Communities

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

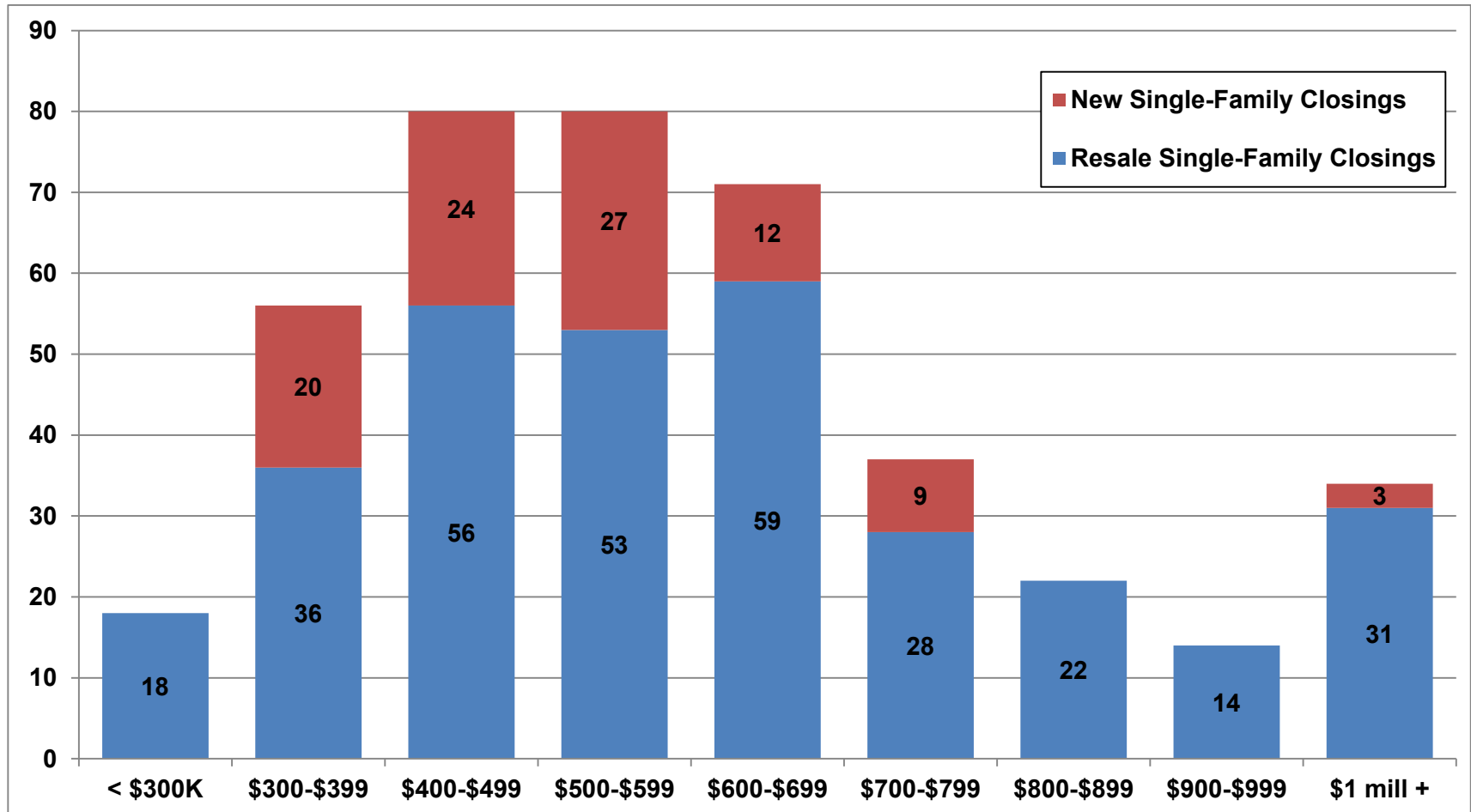


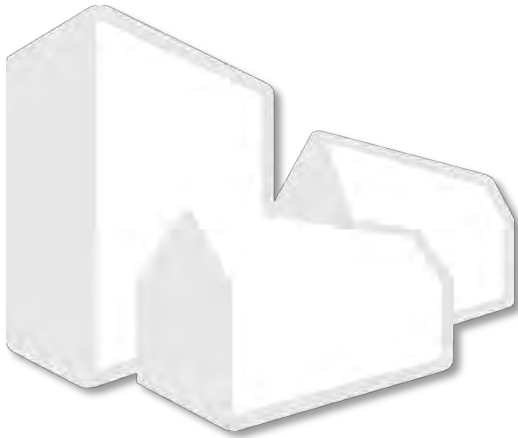
Map No	Subdivision Name	Sub Area	Status	Lot Size	VDL	Future	Total
20	Braeden	NFul-Alph	Future	40'	0	74	74
11	Westside Pkwy	NFul-Alph	Future	50'	0	38	38
18	Foundry	NFul-Alph	Future	40'	0	25	25
12	Canton Street Commons	NFul-Alph	Future	30'	0	21	21
6	Mayfield, 980	NFul-Alph	Future	0'	0	20	20
4	Broadwell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

Source: Metrostudy

Competitive Analysis – Alpharetta New & Resale Single-Family Sales

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

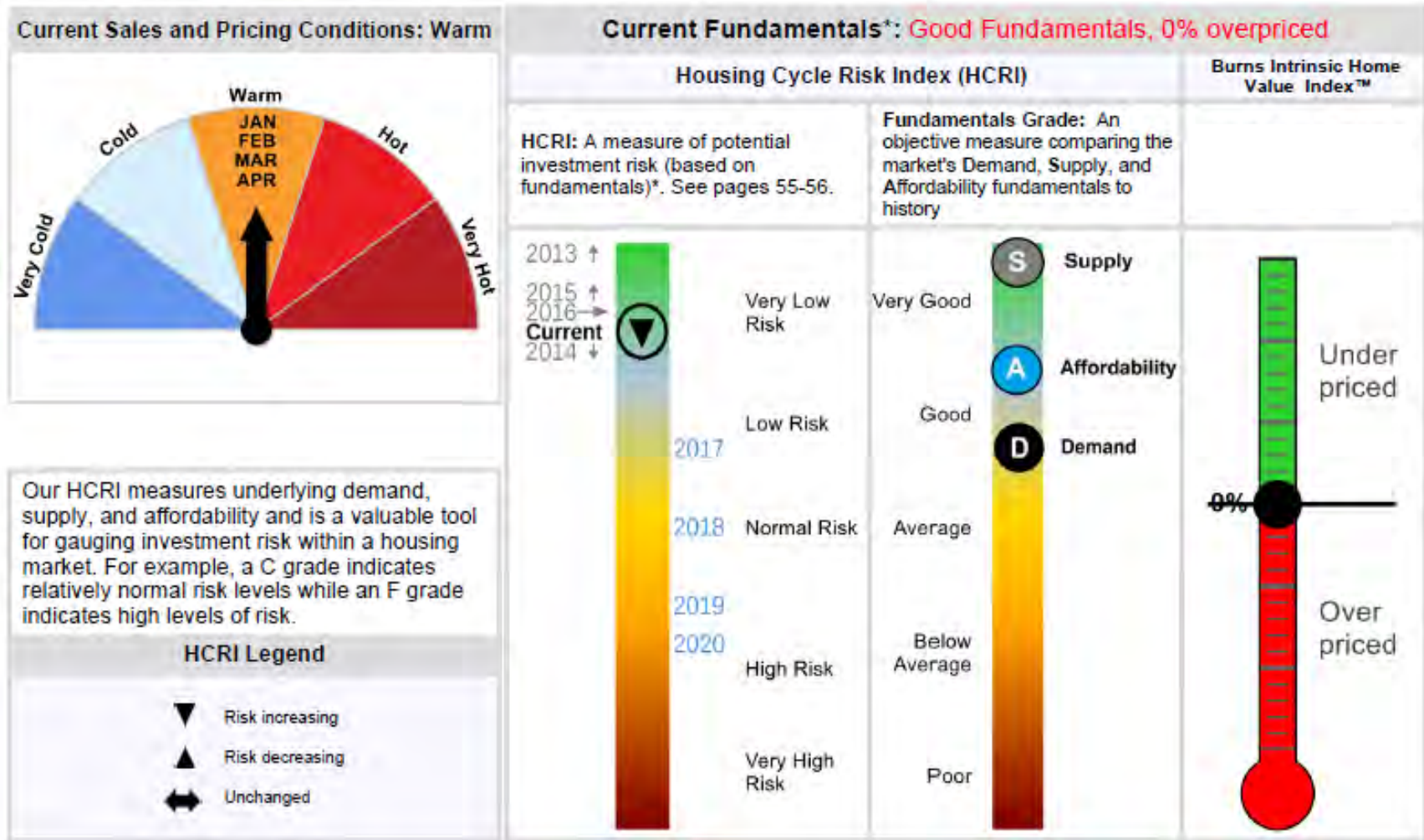




Housing Market Trends Atlanta, GA MSA

Atlanta, GA MSA – Current Market Trends & Fundamentals

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



Housing Market Trends – Key Housing Trends & Projections

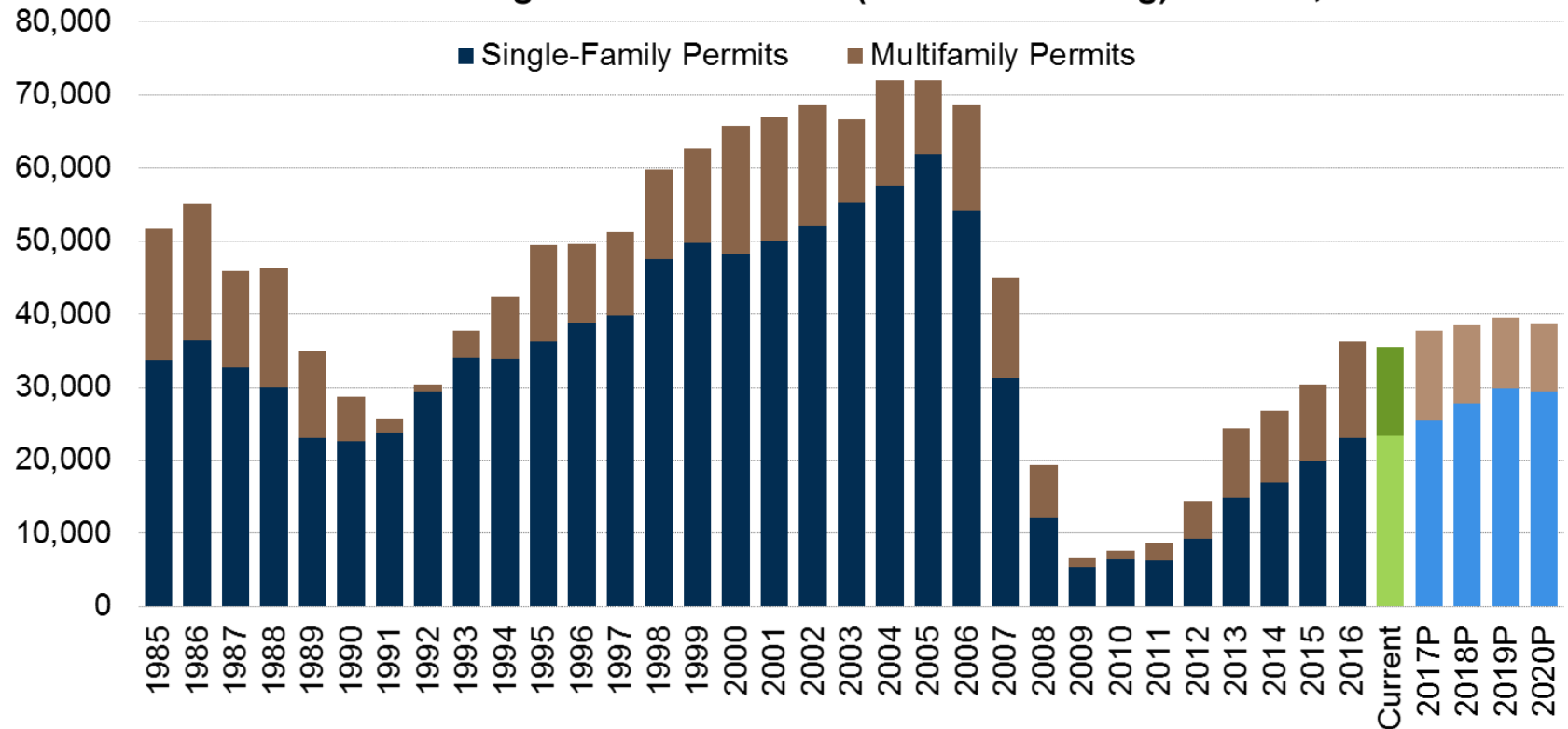
The housing market fundamentals are excellent today, with record resale home sales volume and prices, while the new home market has been enjoying double digit growth with new home prices recently hitting new record prices. Housing market conditions are projected to remain favorable, albeit with a gradually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

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

Economic and Housing Market Trends – Building Permits

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

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

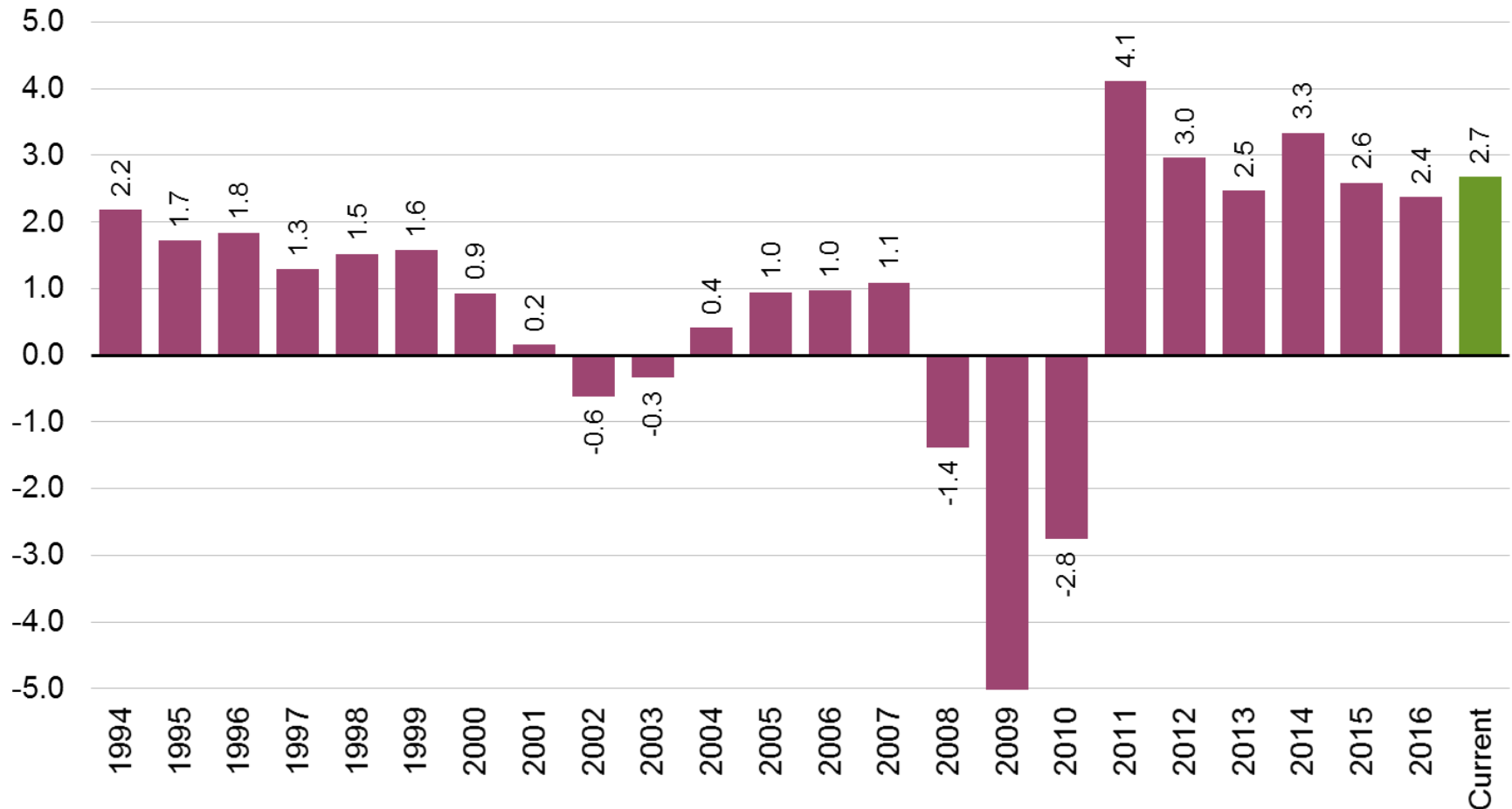


Sources: Census; John Burns Real Estate Consulting, LLC (Data as of February 2017, projections as of April 2017)

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

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

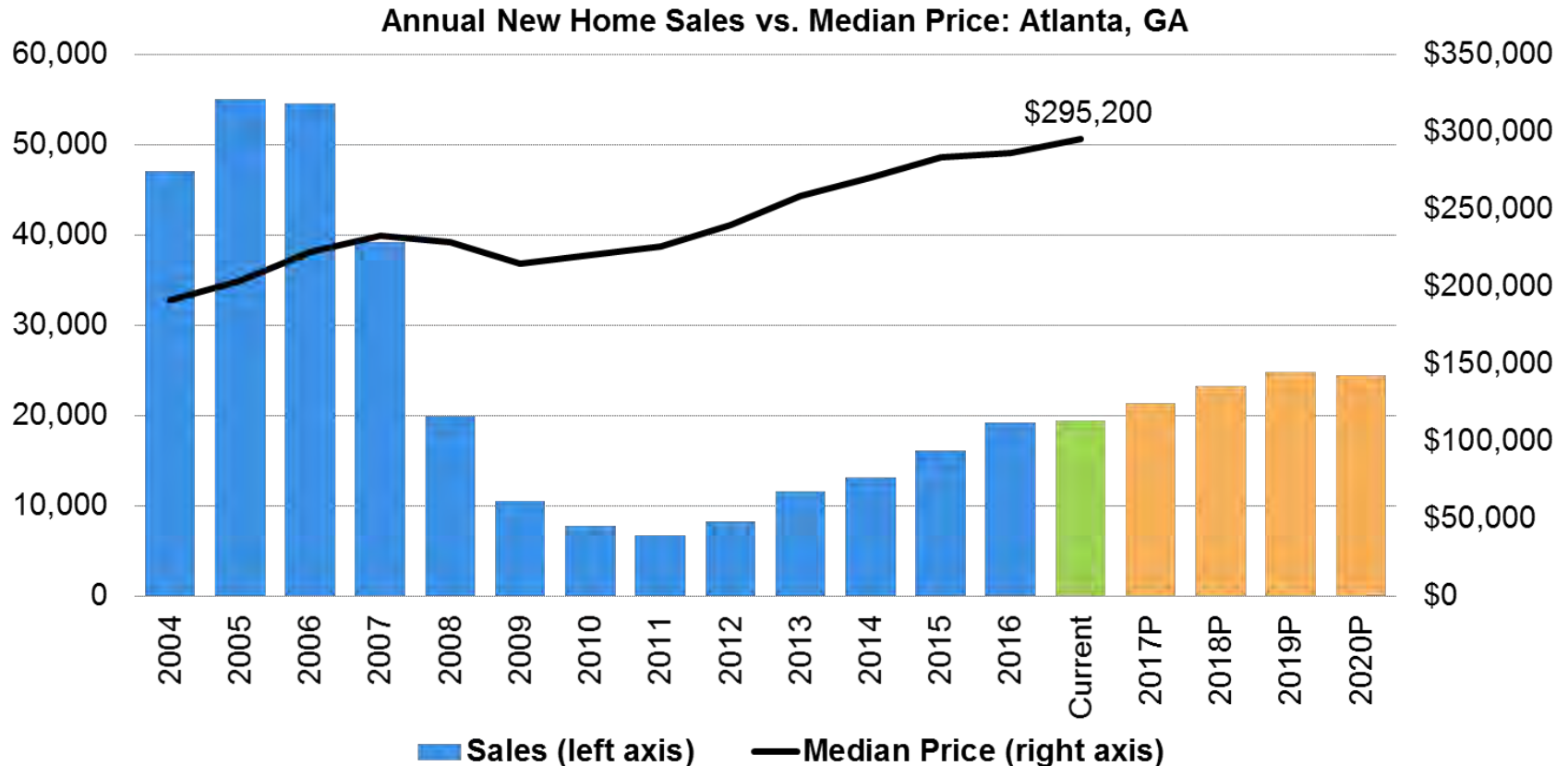
Employment / Permit Ratio: Atlanta, GA



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

Economic and Housing Market Trends – New Home Sales and Pricing

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



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

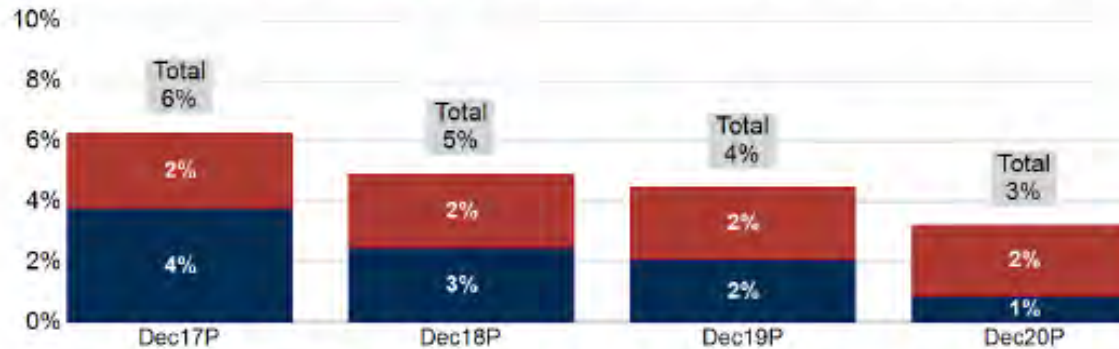
New Home Projections	2009	2010	2011	2012	2013	2014	2015	2016	Current	2017P	2018P	2019P	2020P
Annualized New Home Sales	10,500	7,838	6,664	8,297	11,610	13,102	16,127	19,185	19,428	21,400	23,300	24,800	24,500
1-Year Growth Rate	-47%	-25%	-15%	25%	40%	13%	23%	19%	17%	12%	9%	6%	-1%
Median New Home Price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

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

YEAR-OVER-YEAR PAYMENT CHANGE

Based on New Home Price Appreciation Forecasts **

■ Change Attributed to Price ■ Change Attributed to Interest Rate ■ Total Change

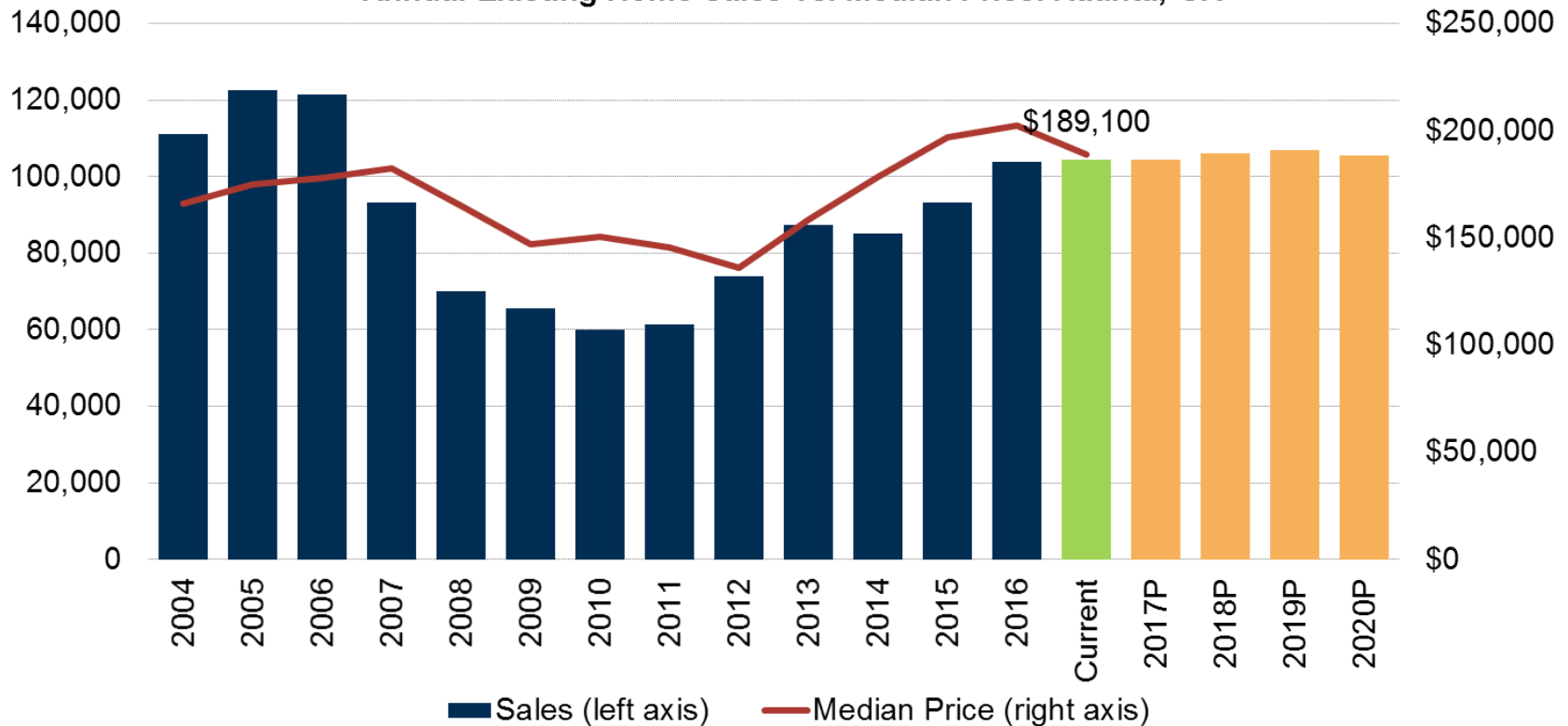


** Principal and interest payment only, based on JBREC net of incentive new home appreciation rates and forecasted annual average mortgage rates.

Economic and Housing Market Trends – Existing Home Sales and Pricing

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

Annual Existing Home Sales vs. Median Price: Atlanta, GA



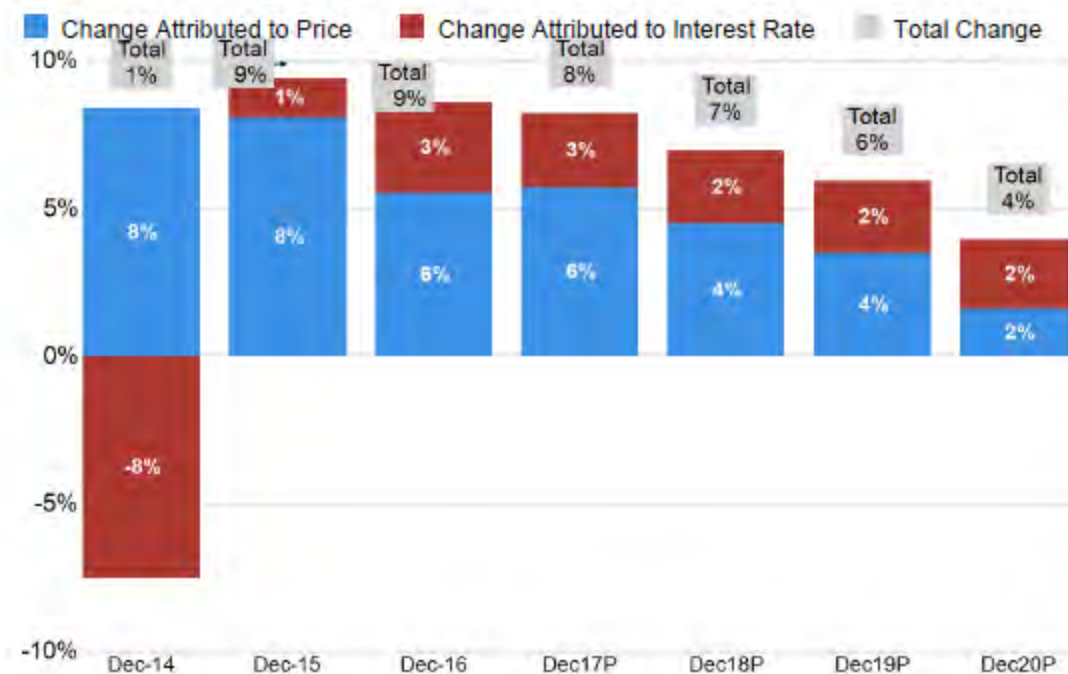
Sources: CoreLogic; John Burns Real Estate Consulting, LLC (Data as of February 2017, projections as of April 2017)

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

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

Year-over-Year Payment Change

Median Existing Home Value*



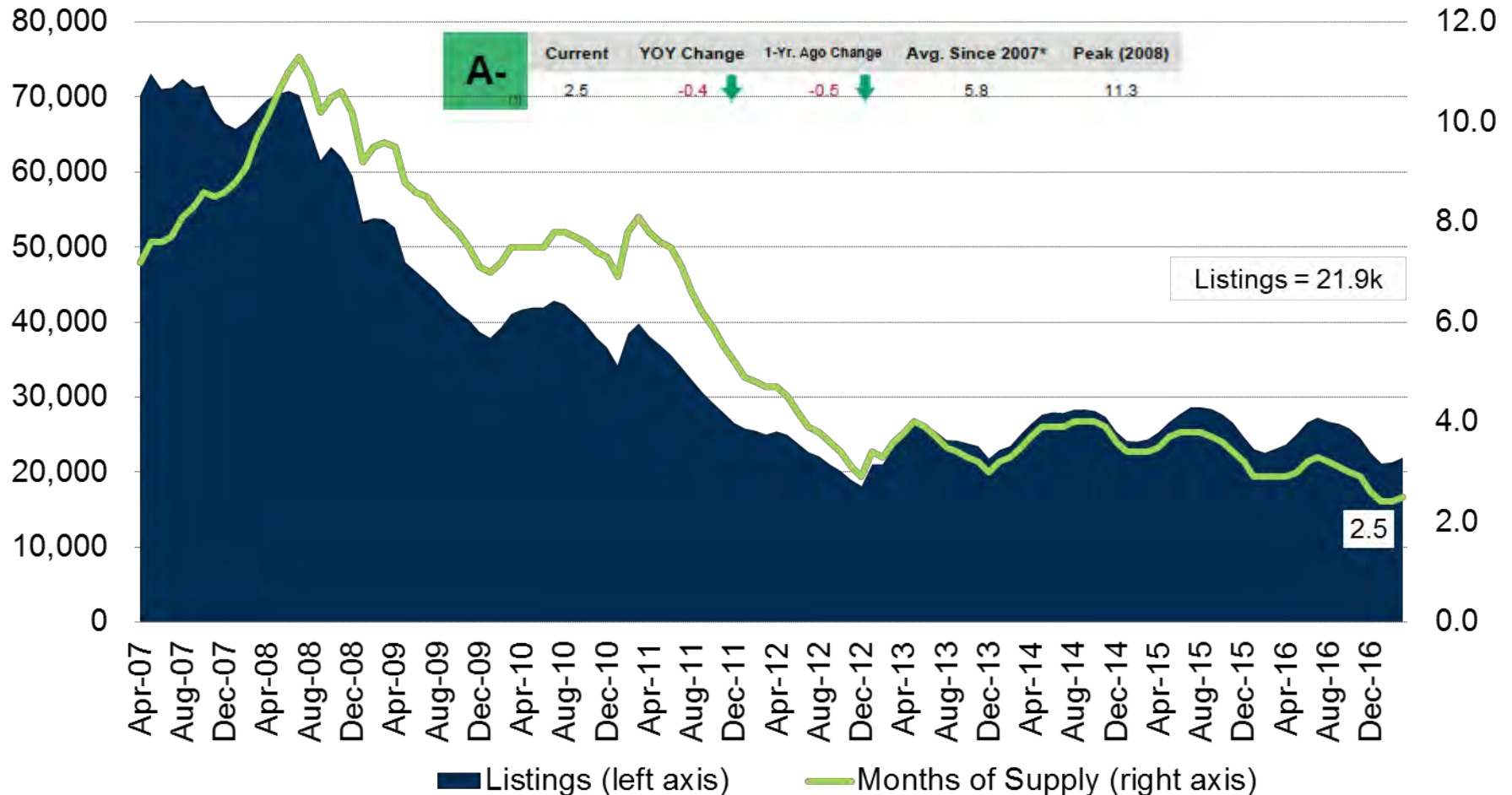
Year	Change % Attributed to:		Total Change %
	Price	Interest Rate	
Dec-01	4.9 %	-3.2 %	1.7 %
Dec-02	3.6 %	-10.4 %	-6.8 %
Dec-03	3.8 %	-1.9 %	1.9 %
Dec-04	4.1 %	-1.5 %	2.6 %
Dec-05	4.2 %	6.0 %	10.2 %
Dec-06	1.9 %	-1.4 %	0.5 %
Dec-07	-2.0 %	-0.4 %	-2.4 %
Dec-08	-9.8 %	-7.6 %	-17.5 %
Dec-09	-5.2 %	-3.8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

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

Economic and Housing Market Trends – Inventory

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

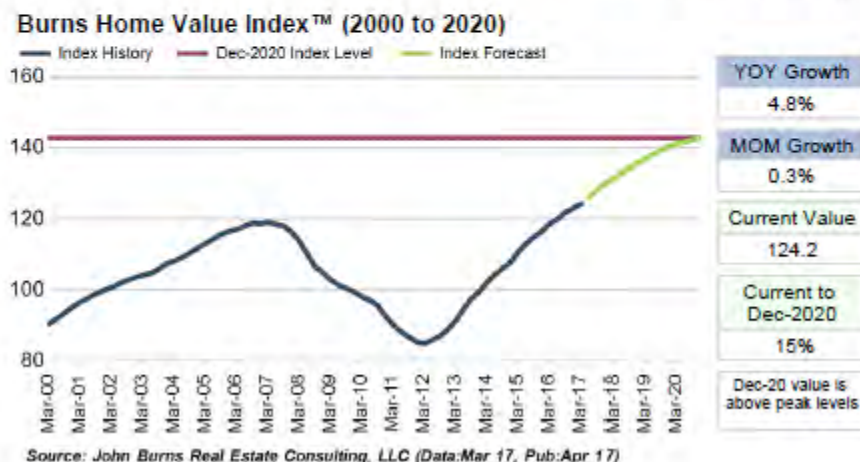
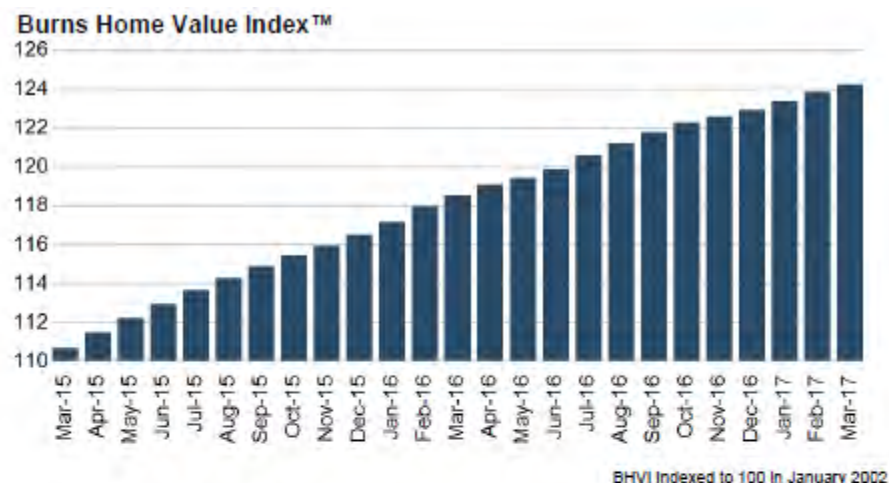
Monthly Home Inventory (Existing): Atlanta, GA



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

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

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



AVG. SINCE 1981*
3.2%

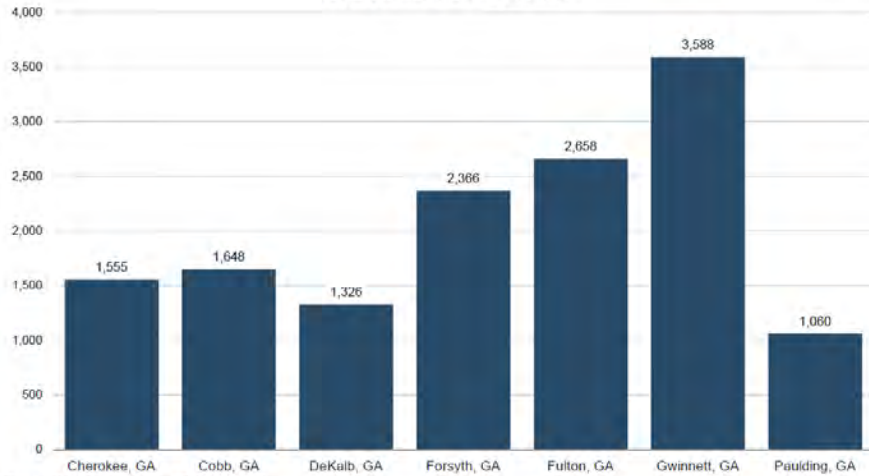
NOW
4.8%

Monthly Data			Year End Values		
Date	Value	YOY %	Date	Value	YOY %
May-15	112.2	8.2%	Dec-00	95.1	
Jun-15	112.9	8.3%	Dec-01	99.8	4.9%
Jul-15	113.7	8.4%	Dec-02	103.4	3.6%
Aug-15	114.3	8.4%	Dec-03	107.3	3.8%
Sep-15	114.9	8.4%	Dec-04	111.7	4.1%
Oct-15	115.4	8.4%	Dec-05	116.4	4.2%
Nov-15	115.9	8.3%	Dec-06	118.8	1.9%
Dec-15	116.5	8.1%	Dec-07	116.2	-2.0%
Jan-16	117.2	7.8%	Dec-08	104.8	-9.8%
Feb-16	118.0	7.5%	Dec-09	99.3	-5.2%
Mar-16	118.5	7.1%	Dec-10	92.5	-6.9%
Apr-16	119.1	6.8%	Dec-11	85.3	-7.8%
May-16	119.4	6.5%	Dec-12	88.8	4.1%
Jun-16	119.9	6.2%	Dec-13	99.4	11.9%
Jul-16	120.6	6.1%	Dec-14	107.8	8.4%
Aug-16	121.2	6.0%	Dec-15	116.5	8.1%
Sep-16	121.7	6.0%	Dec-16	122.9	5.5%
Oct-16	122.2	5.9%	Dec-17P	129.9	5.7%
Nov-16	122.6	5.8%	Dec-18P	135.8	4.5%
Dec-16	122.9	5.5%	Dec-19P	140.5	3.5%
Jan-17	123.4	5.3%	Dec-20P	142.8	1.6%
Feb-17	123.8	5.0%			
Mar-17	124.2	4.8%			

* Historical average growth rate based on annual averages.

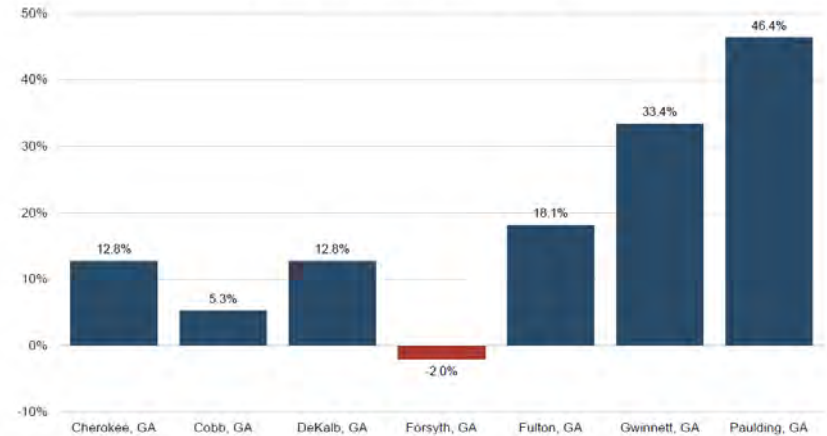
Fulton County is the second highest selling (total sales) county in the MSA behind Gwinnett County today. New home sales in Fulton County are up 18% over the past twelve months and the median new home price (\$325,000) is the third highest among counties in the Atlanta MSA.

New Home Sales Volume



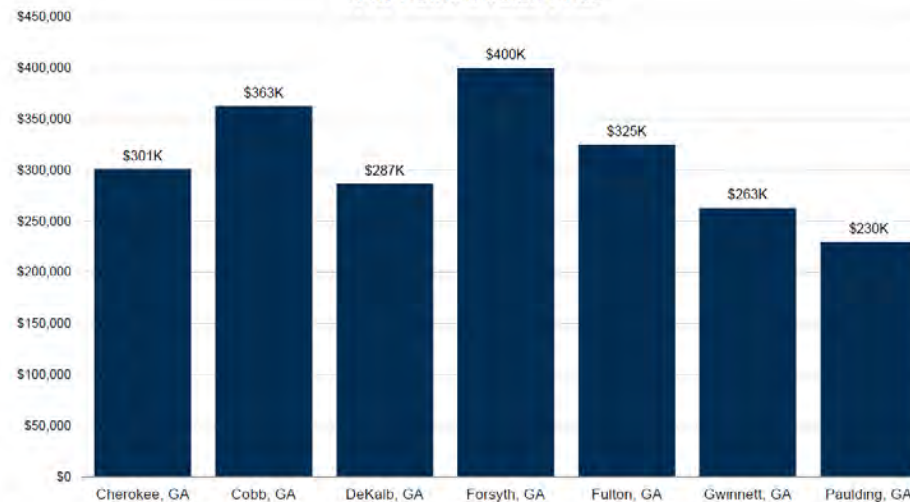
Source: Corelogic (Data: Jan-17, Pub: Mar-17)
Trailing Twelve Month

New Home Sales Growth YOY %



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

New Home Median Price

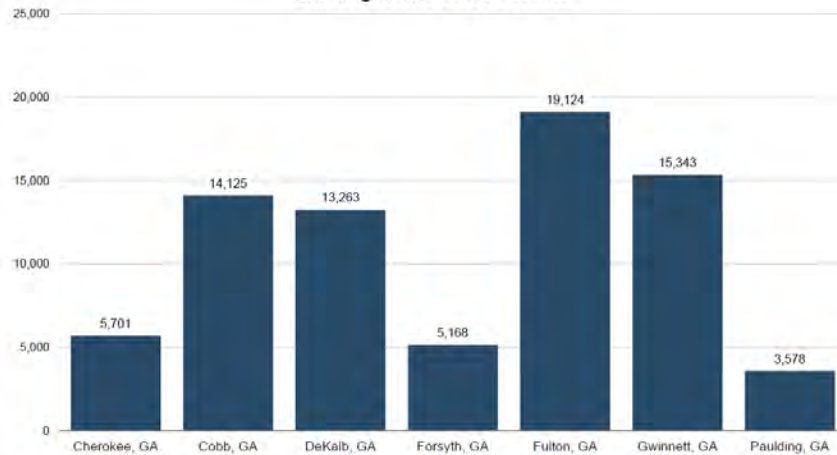


Source: Corelogic (Data: Jan-17, Pub: Mar-17)

Economic and Housing Market Trends – Existing Home Sales by County

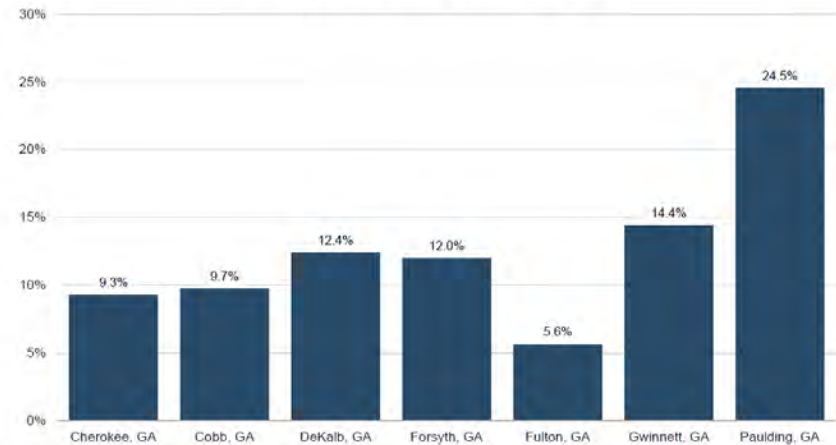
Due to the extensive recovery within Fulton County, existing home sales are up only 5.6%, while prices are down -16%. This is due to product mix, as demand for townhomes in North Fulton and affordable single-family detached in South Fulton are weighing in on sales prices. The delta between new and resale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

Existing Home Sales Volume



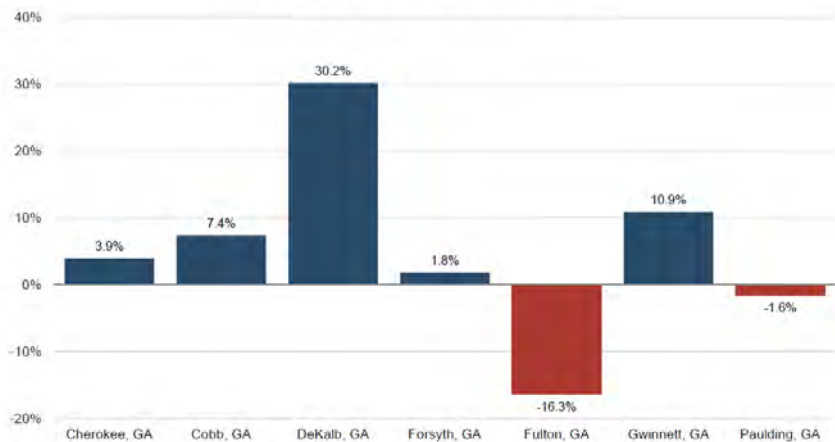
Source: Corelogic (Data: Jan-17, Pub: Mar-17)
Trailing Twelve Month

Existing Home Sales Growth YOY %



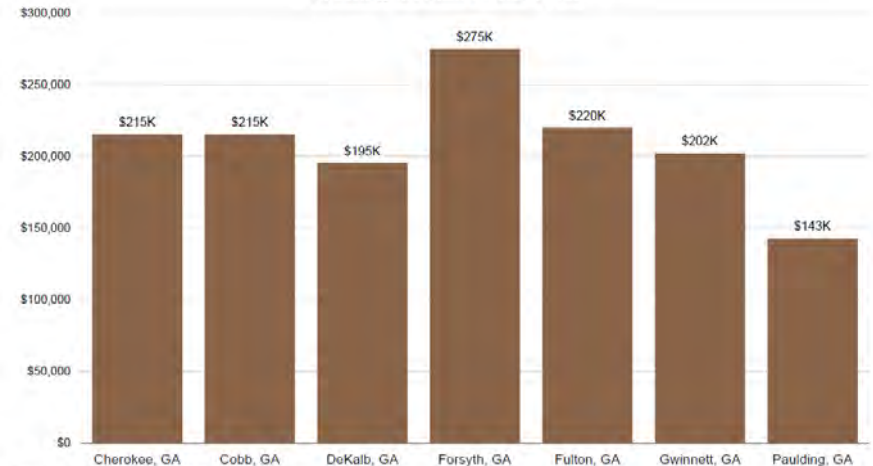
Source: Corelogic (Data: Jan-17, Pub: Mar-17)
Trailing Twelve Month

Existing Home Price Growth YOY %

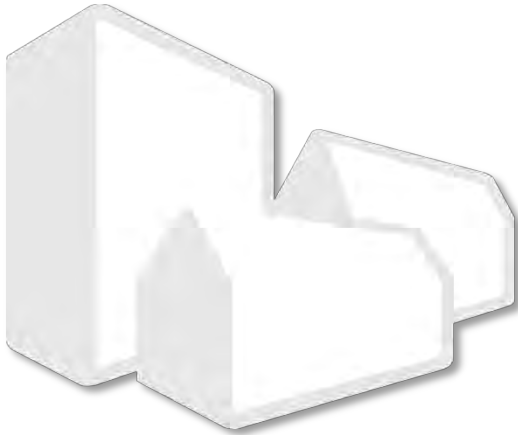


Source: Corelogic (Data: Jan-17, Pub: Mar-17)

Existing Median Home Price



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

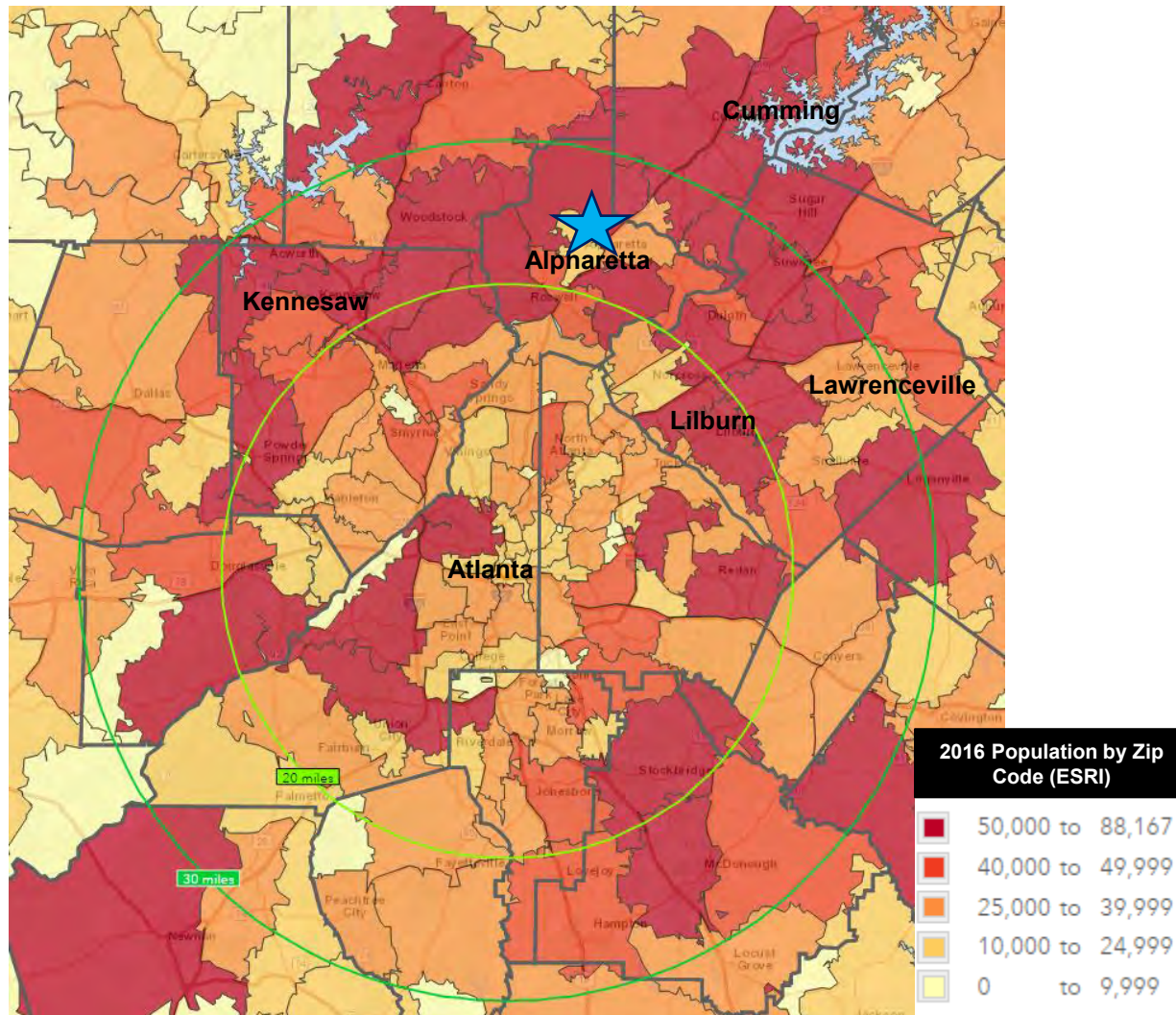


Demographic and Economic Trends Atlanta, GA MSA

Atlanta, GA MSA – Current Population Heat Map of Atlanta

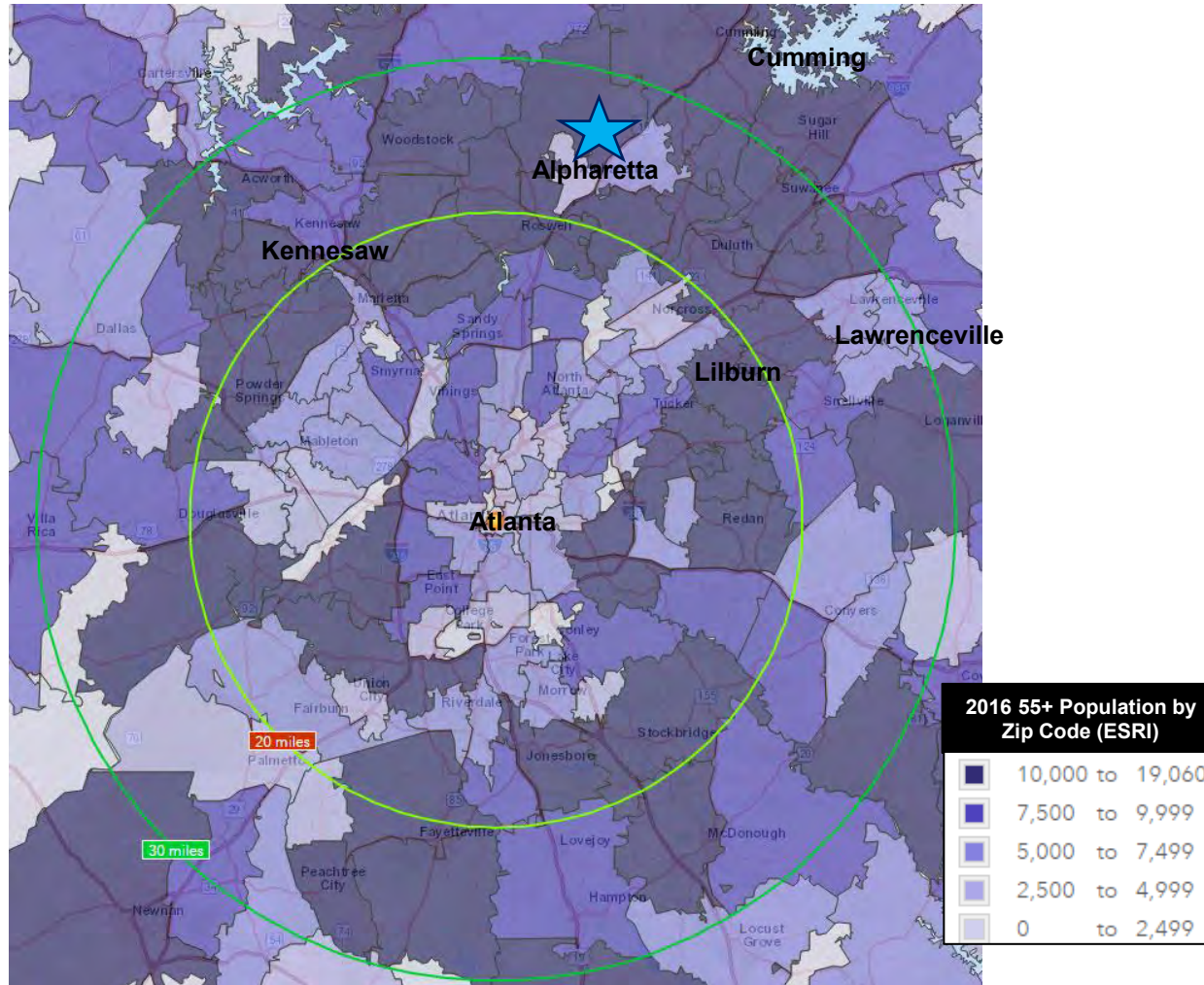
Atlanta's population is highly concentrated within the northern suburbs.

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



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

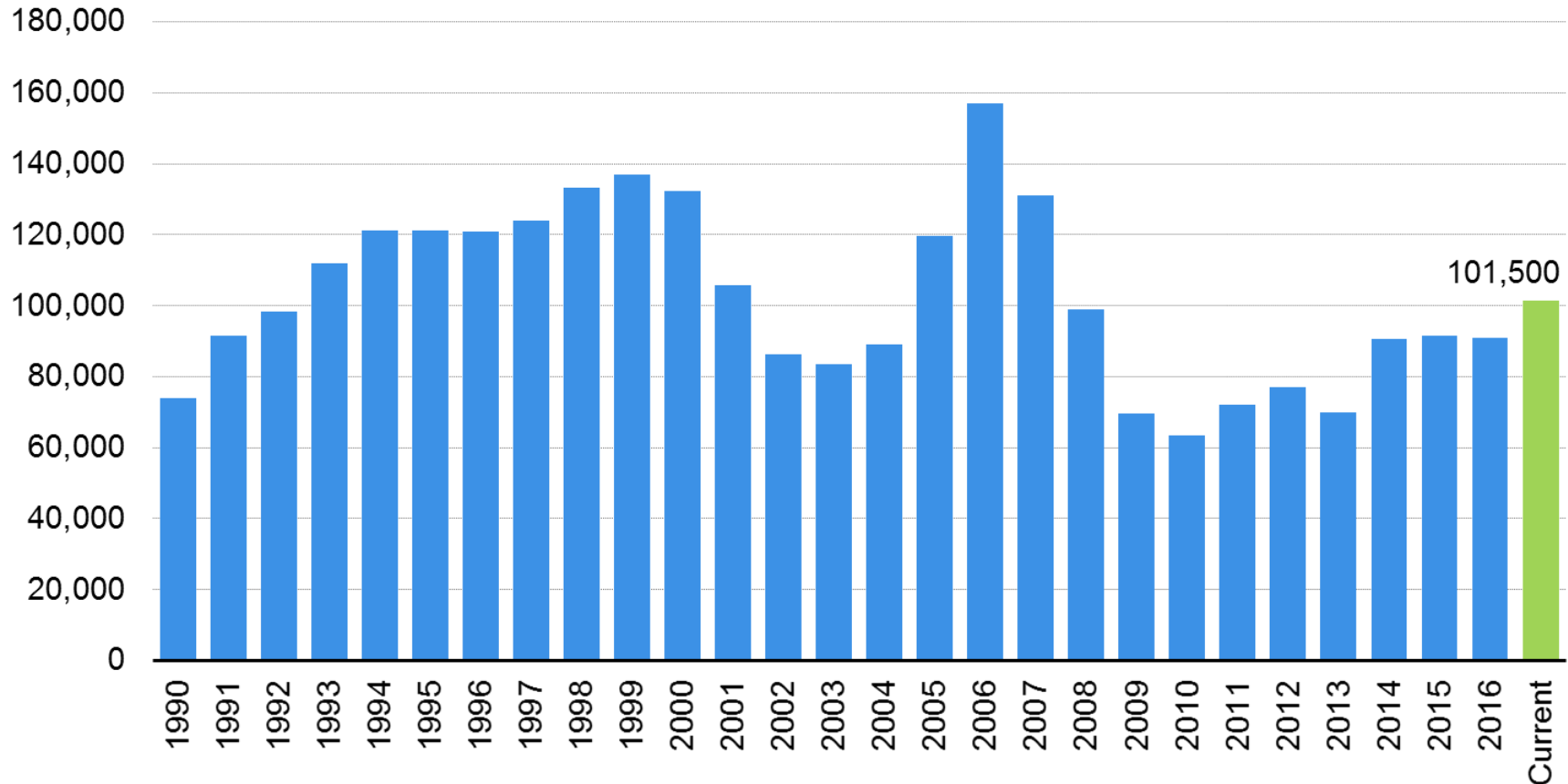
Atlanta's mature population is highly concentrated within the outer suburbs/exurbs including the areas of North Fulton into Forsyth County. The population above 55 years is projected to grow at an average 6.1% annually in Fulton County over the next five years.



Economic and Housing Market Trends – Population Growth

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

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

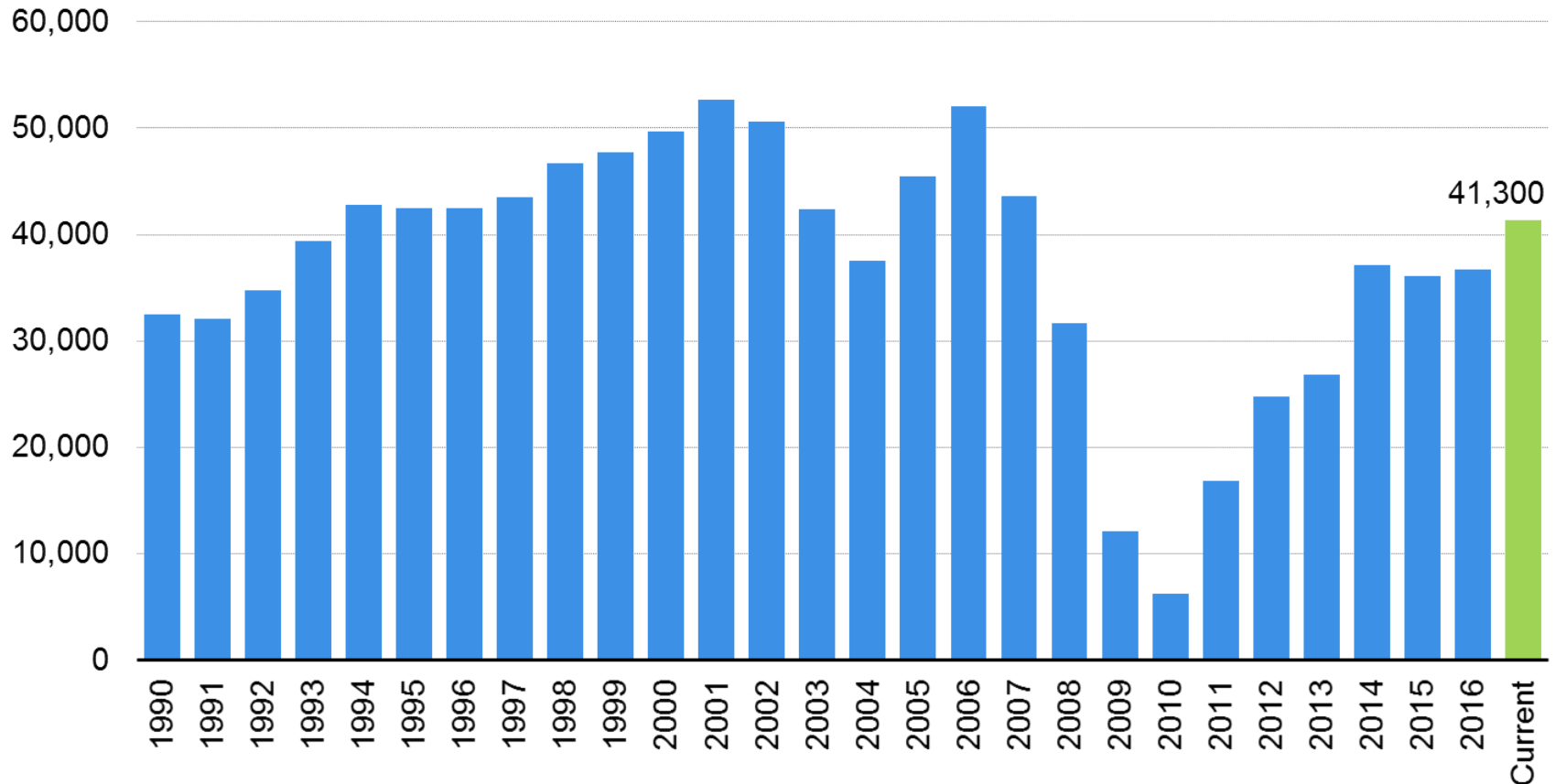


Sources: Moody's Analytics; John Burns Real Estate Consulting, LLC (Data as of February 2017, projections as of April 2017)

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

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

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



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

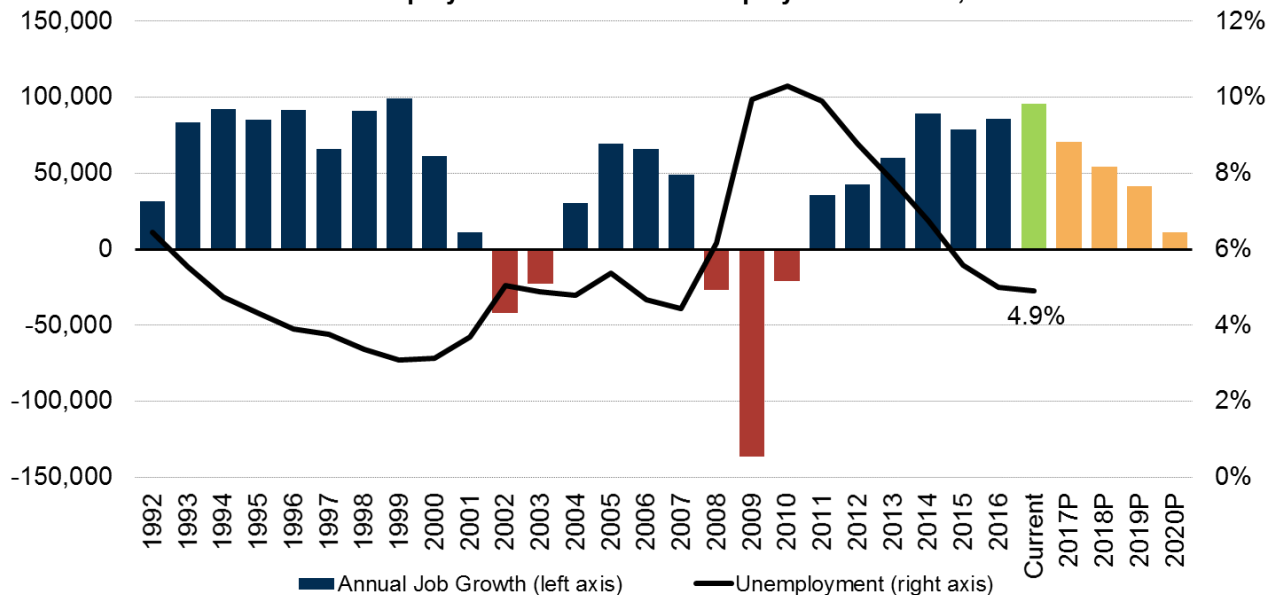
Household History & Projections	2009	2010	2011	2012	2013	2014	2015	2016	Current
Household Total	1,947,100	1,953,300	1,970,100	1,994,900	2,021,700	2,058,800	2,094,900	2,131,600	2,158,400
1-Year Change	12,100	6,200	16,800	24,800	26,800	37,100	36,100	36,700	41,300
1-Year Growth Rate	0.6%	0.3%	0.9%	1.3%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

Economic and Housing Market Trends – Employment

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

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

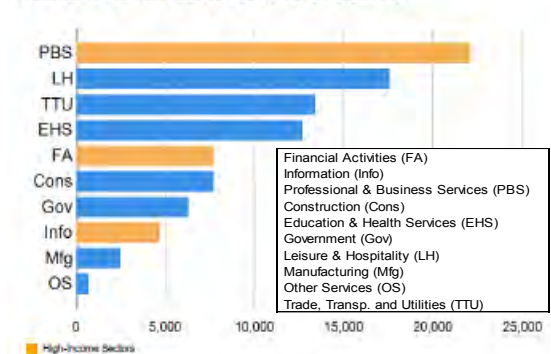
Annual Employment Growth vs. Unemployment: Atlanta, GA



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

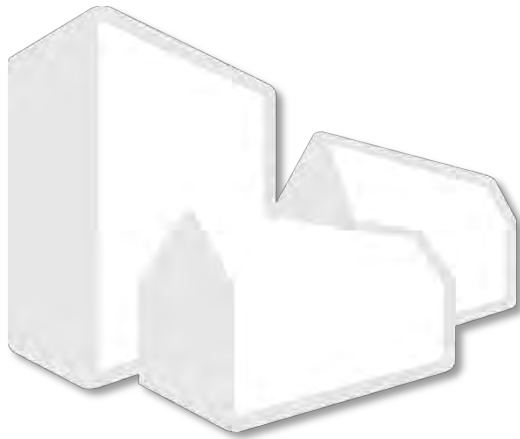
Employment History & Projections	2009	2010	2011	2012	2013	2014	2015	2016	Current	2017P	2018P	2019P	2020P
Payroll Survey Total	2,297,000	2,276,100	2,311,700	2,354,300	2,414,300	2,503,400	2,582,100	2,667,800	2,710,900	2,738,600	2,792,800	2,834,100	2,845,000
1-Year Change	-136,400	-20,900	35,600	42,600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

CURRENT EMPLOYMENT GROWTH BY SECTOR



EMPLOYMENT BY SECTOR - % OF TOTAL

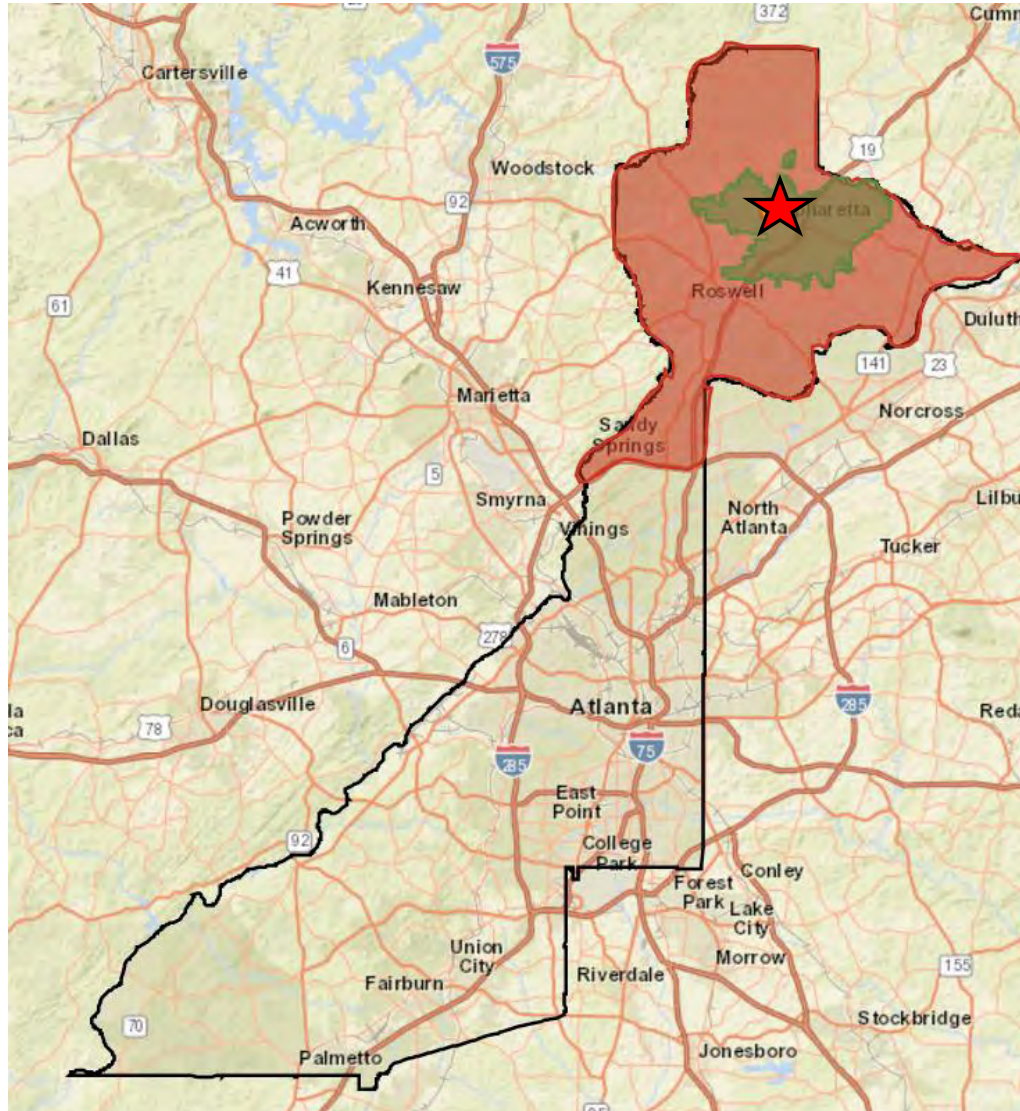




Local Demographic Trends

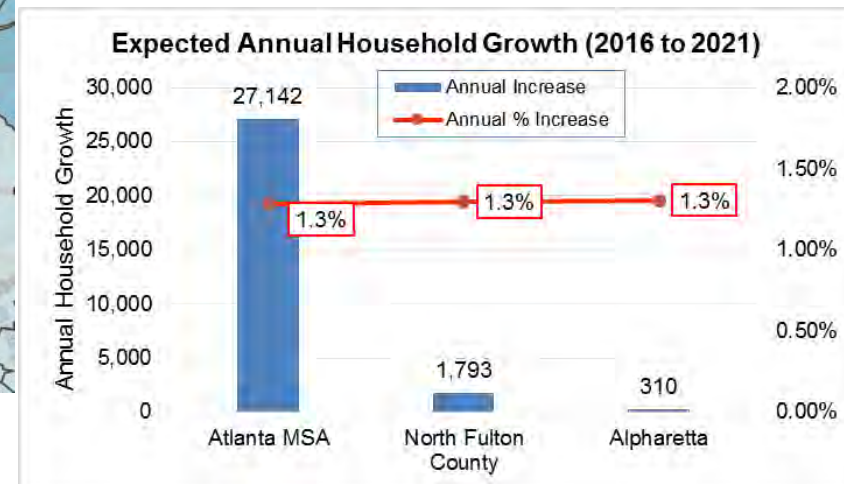
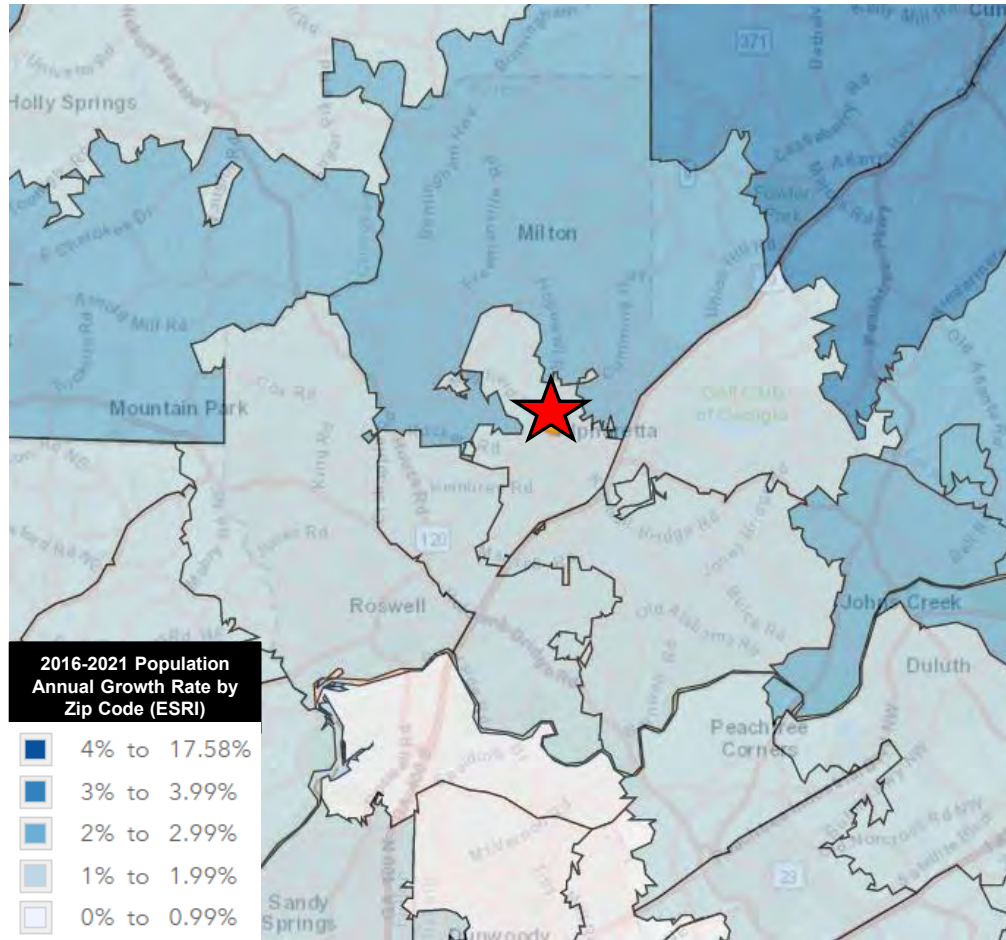
Demographic Trends – Analysis Areas

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



Demographic Trends – Population Concentration

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



Demographic Trends – Population Profile

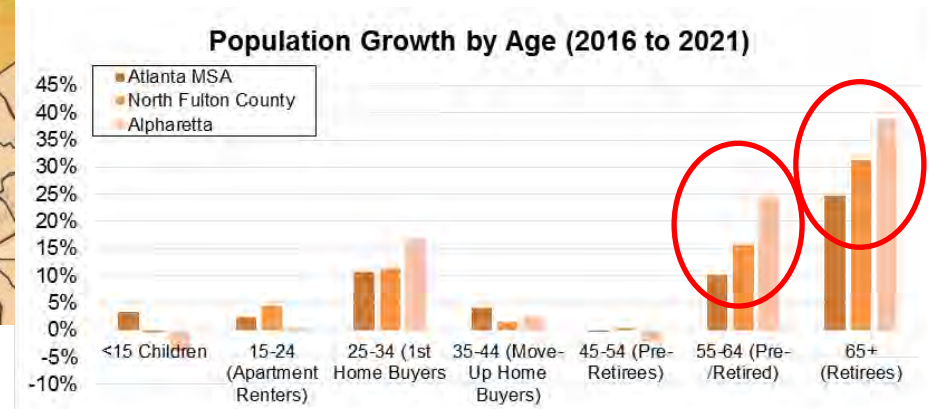
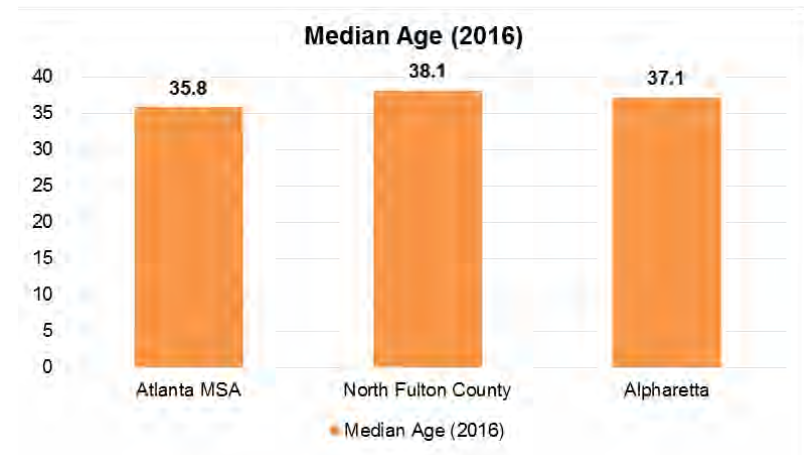
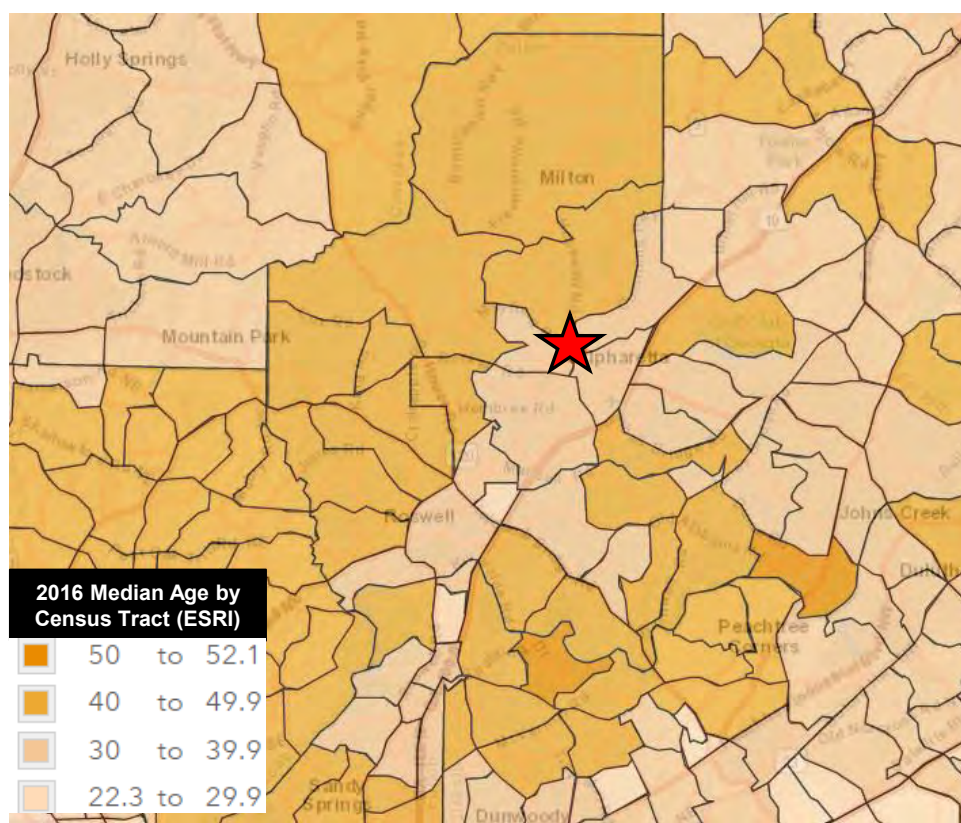
Mature career professionals (45 to 54) are the largest single population group in Alpharetta and North Fulton County, comprising 17.2% and 16.1% of the area population respectively. This cohort often has older children, many are preparing for retirement. Population and household growth rates in Alpharetta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

Demographic and Income Profile

	Alpharetta				North Fulton County				Atlanta MSA									
Summary	Census 2010		2016		2021		Census 2010		2016		2021		Census 2010	2016	2021			
Population	57,500		62,424		67,200		324,418		352,530		378,995		5,286,728	5,665,958	6,063,308			
Households	21,710		23,145		24,697		125,844		134,608		143,571		1,943,885	2,065,785	2,201,496			
Families	15,122		15,911		16,946		85,448		90,910		96,683		1,326,189	1,396,798	1,482,091			
Average Household Size	2.65		2.69		2.72		2.57		2.61		2.63		2.68	2.70	2.72			
Owner Occupied Housing Units	14,129		13,706		14,661		81,816		82,868		88,394		1,285,066	1,282,688	1,365,140			
Renter Occupied Housing Units	7,581		9,439		10,036		44,028		51,741		55,177		658,819	783,097	836,356			
Median Age	36.6		37.1		38.4		36.9		38.1		39.2		34.9	35.8	36.4			
Trends: 2016 - 2021 Annual Rate	Area		State		National		Area		State		National		Area		State		National	
Population	1.49%		1.02%		0.84%		1.46%		1.02%		0.84%		1.36%		1.02%		0.84%	
Households	1.31%		0.96%		0.79%		1.30%		0.96%		0.79%		1.28%		0.96%		0.79%	
Families	1.27%		0.87%		0.72%		1.24%		0.87%		0.72%		1.19%		0.87%		0.72%	
Owner HHs	1.36%		0.93%		0.73%		1.30%		0.93%		0.73%		1.25%		0.93%		0.73%	
Median Household Income	1.81%		2.34%		1.89%		2.31%		2.34%		1.89%		2.66%		2.34%		1.86%	
Population by Age	2016		2021		2016		2021		2016		2021		2016		2021			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
0 - 4	3,760	6.0%	3,955	5.9%	21,002	6.0%	22,013	5.8%	380,008	6.7%	398,252	6.6%						
5 - 9	4,321	6.9%	4,133	6.2%	24,348	6.9%	23,688	6.3%	392,983	6.9%	401,183	6.6%						
10 - 14	5,181	8.3%	4,676	7.0%	27,635	7.8%	26,882	7.1%	406,441	7.2%	419,251	6.9%						
15 - 19	4,649	7.4%	4,750	7.1%	24,424	6.9%	25,619	6.8%	385,702	6.8%	408,131	6.7%						
20 - 24	3,570	5.7%	3,506	5.2%	19,979	5.7%	20,778	5.5%	389,646	6.9%	384,816	6.3%						
25 - 34	7,853	12.6%	9,181	13.7%	43,303	12.3%	48,211	12.7%	812,298	14.3%	899,650	14.8%						
35 - 44	9,539	15.3%	9,776	14.5%	52,444	14.9%	53,246	14.0%	814,478	14.4%	848,808	14.0%						
45 - 54	10,708	17.2%	10,469	15.6%	56,775	16.1%	57,041	15.1%	802,580	14.2%	799,999	13.2%						
55 - 64	7,557	12.1%	9,416	14.0%	44,395	12.6%	51,314	13.5%	655,952	11.6%	722,579	11.9%						
65 - 74	3,420	5.5%	4,918	7.3%	24,240	6.9%	32,162	8.5%	402,246	7.1%	497,614	8.2%						
75 - 84	1,349	2.2%	1,811	2.7%	9,513	2.7%	13,033	3.4%	163,879	2.9%	214,731	3.5%						
85+	515	0.8%	609	0.9%	4,471	1.3%	5,009	1.3%	59,745	1.1%	68,294	1.1%						

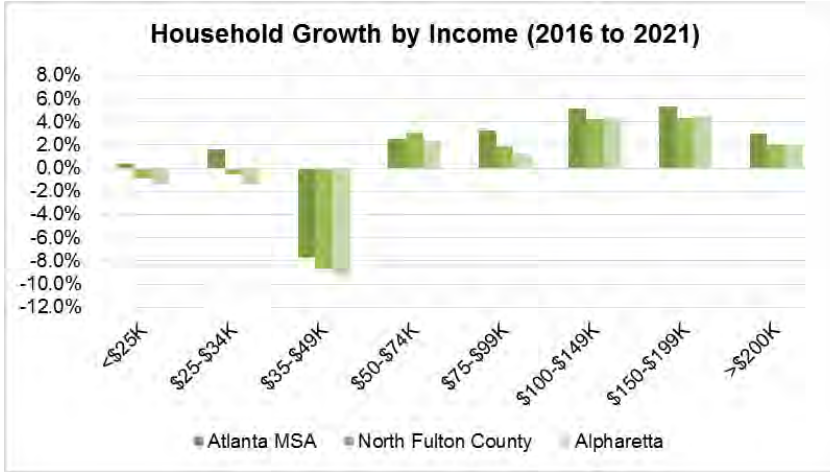
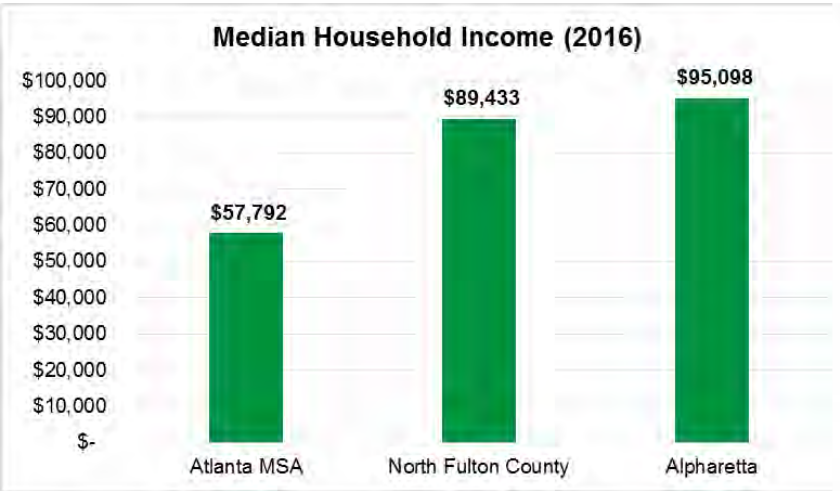
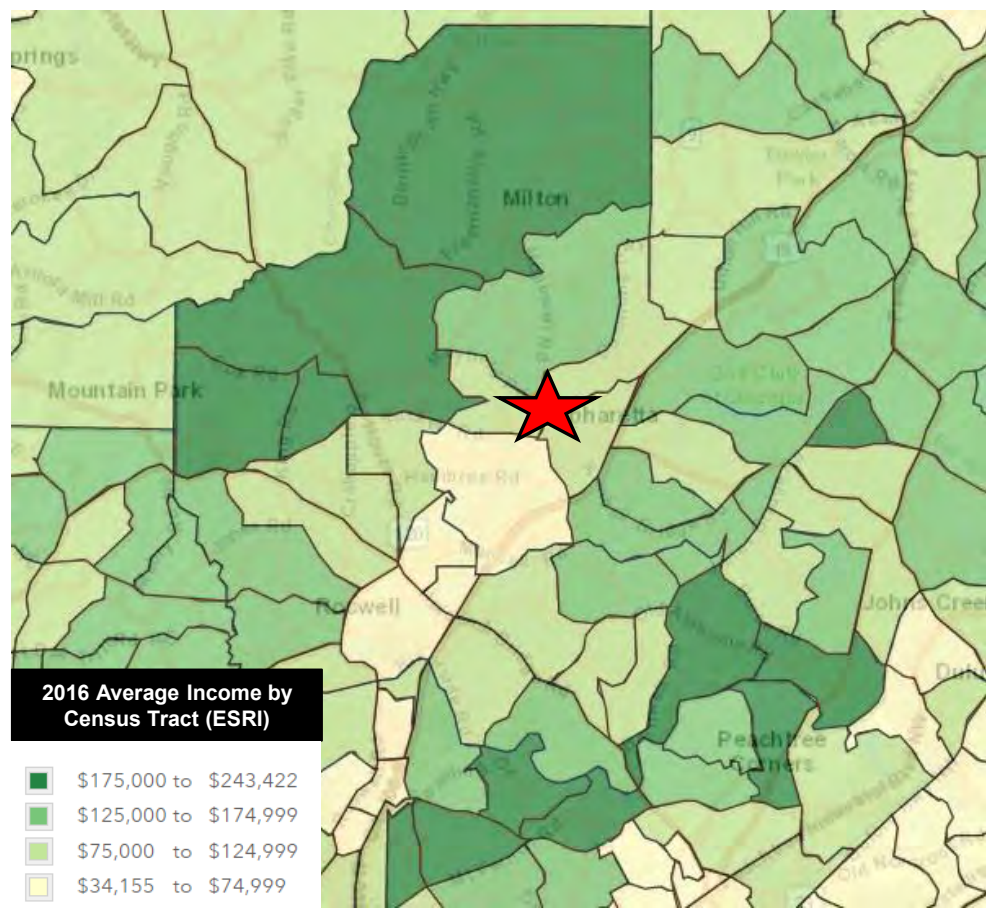
Demographic Trends – Median Age

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



Demographic Overview – Income Concentration

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



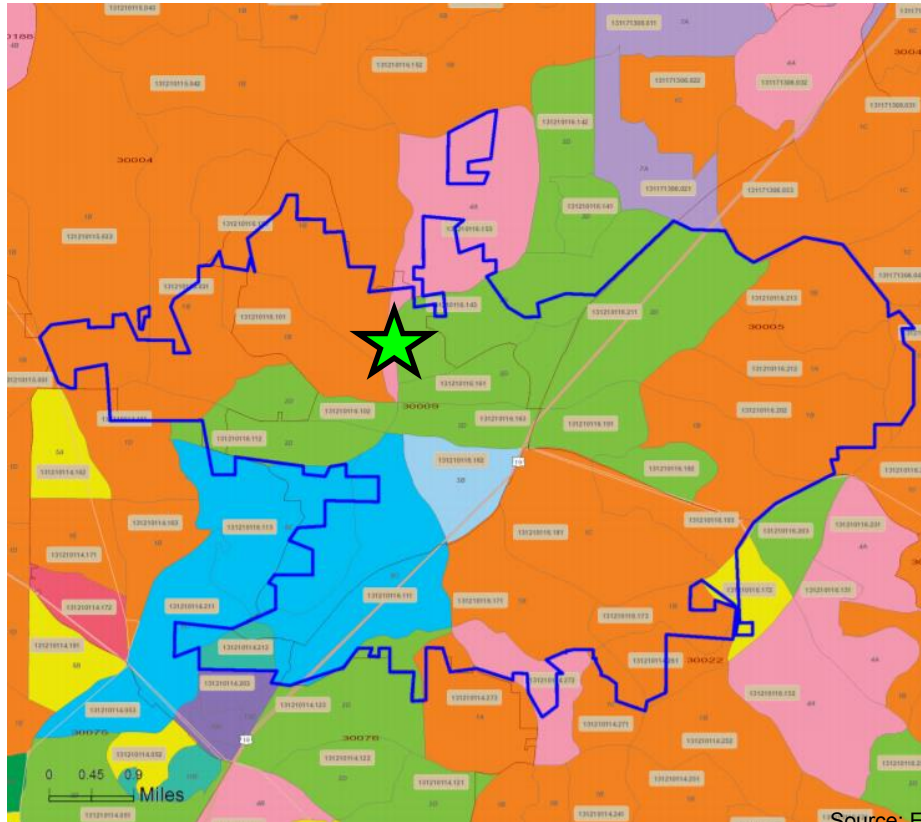
Demographic Trends – Income & Ethnicity Profile

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

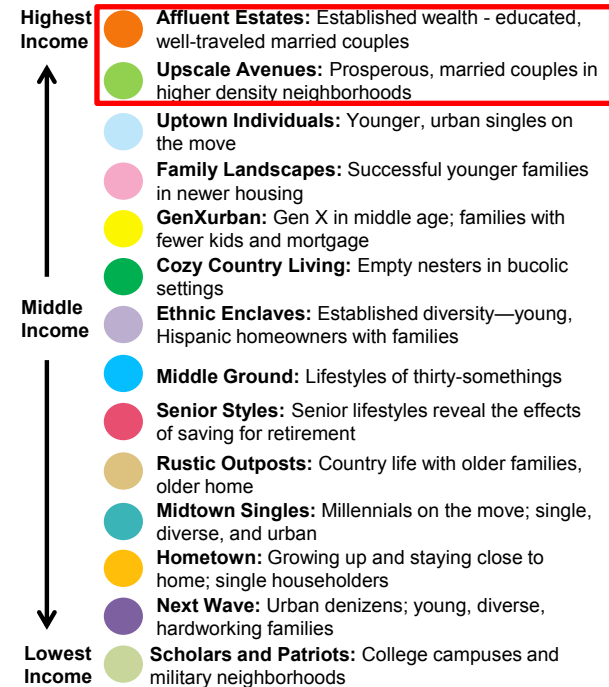
Demographic and Income Profile													
	Alpharetta				North Fulton County				Atlanta MSA				
Households by Income	2016		2021		2016		2021		2016		2021		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
	<\$15,000	1,293	5.6%	1,205	4.9%	7,984	5.9%	7,638	5.3%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

Demographic Trends – Tapestry

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



Source: ESRI



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



LifeMode Group: Affluent Estates

Professional Pride

1B

Households: 1,878,000

Average Household Size: 3.11

Median Age: 40.5

Median Household Income: \$127,000

WHO ARE WE?

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



OUR NEIGHBORHOOD

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

SOCIOECONOMIC TRAITS

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

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



LifeMode Group: Upscale Avenues

Enterprising Professionals

2D

Households: 1,627,000

Average Household Size: 2.46

Median Age: 34.8

Median Household Income: \$77,000

WHO ARE WE?

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

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

OUR NEIGHBORHOOD

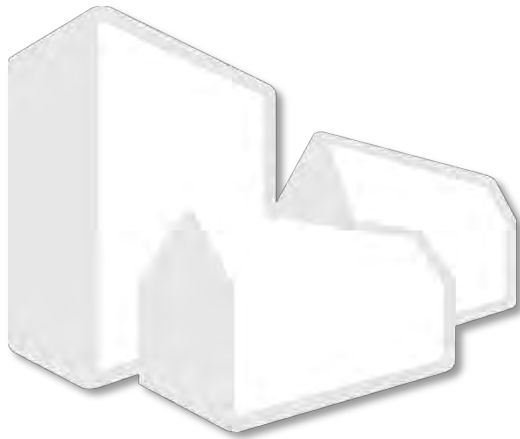
- Almost half of households are married couples, and 30% are single person households.
- Housing is a mixture of suburban single-family homes, row homes, and larger multiunit structures.
- Close to three quarters of the homes were built after 1980; 22% are newer, built after 2000.
- Renters make up nearly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

SOCIOECONOMIC TRAITS

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



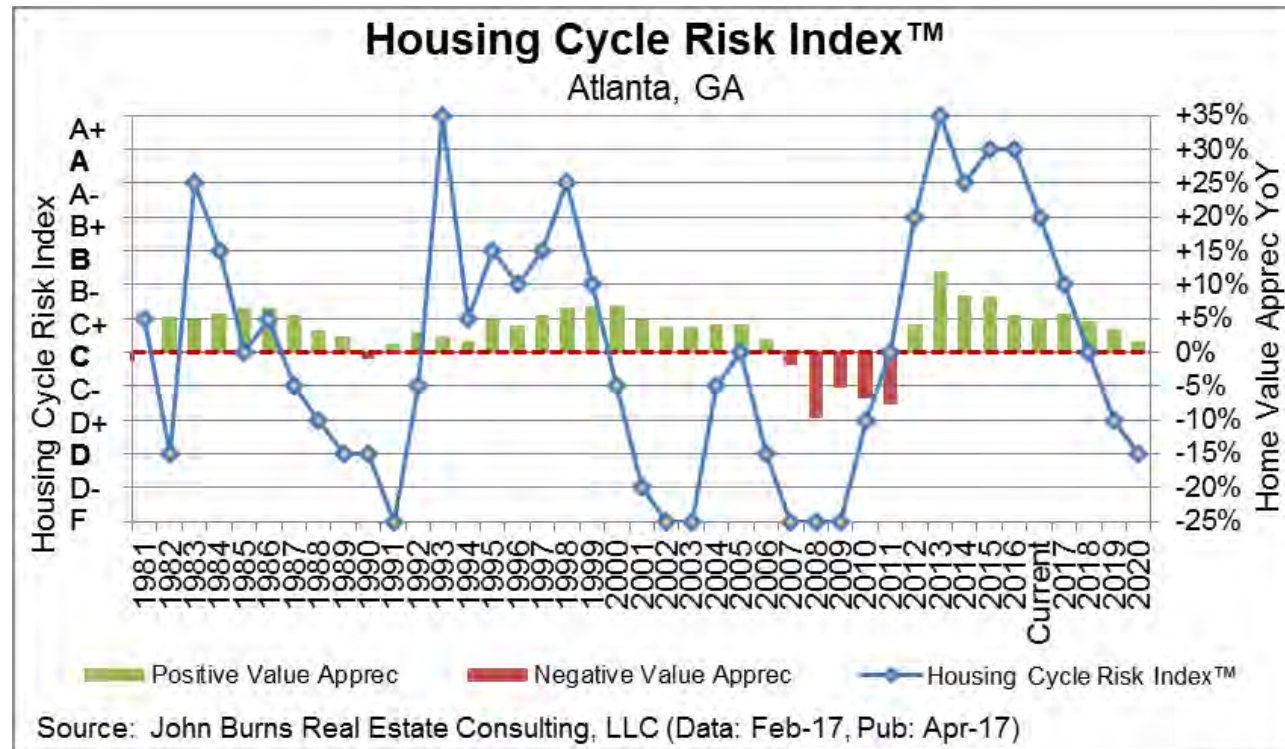
Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.



Market Risk Information

Atlanta, GA MSA – Burns Annual Housing Cycle Risk Index

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



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

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

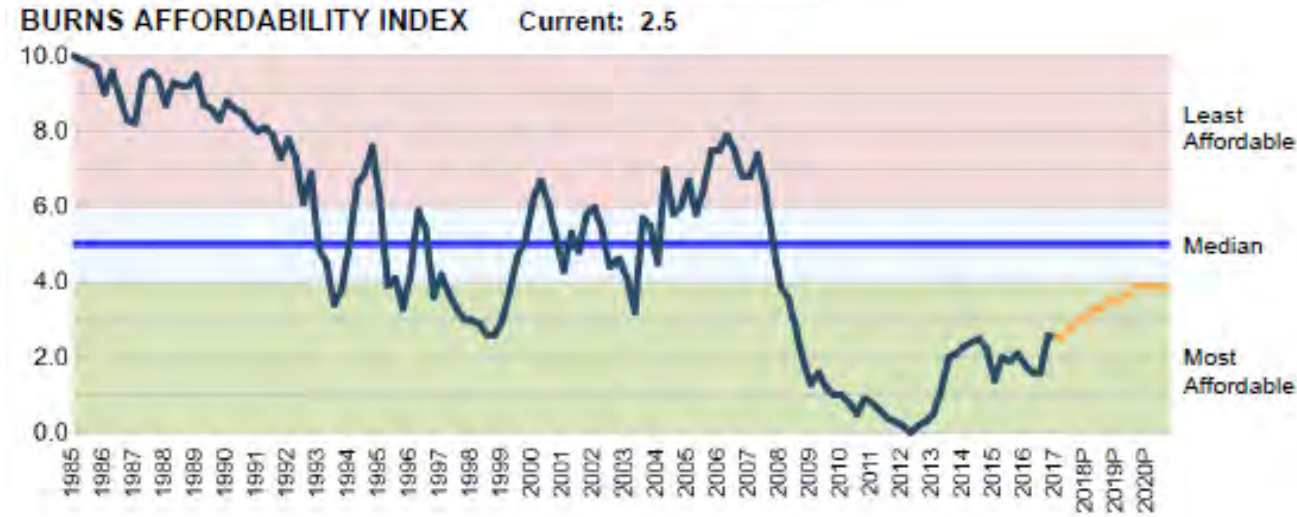
Grade / Trend	Risk
C (& trending ↓)	= High Risk
D (& trending ↑)	= High Risk

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

Atlanta, GA MSA - Burns Affordability Index

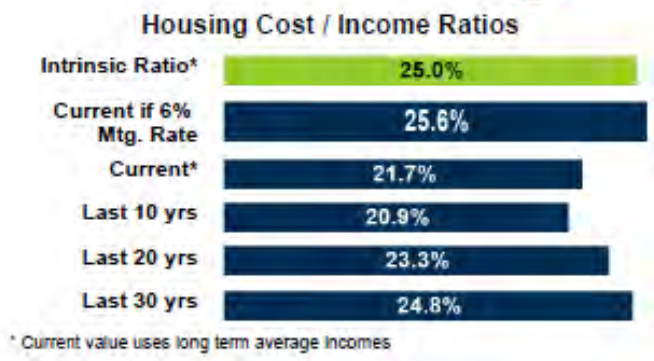
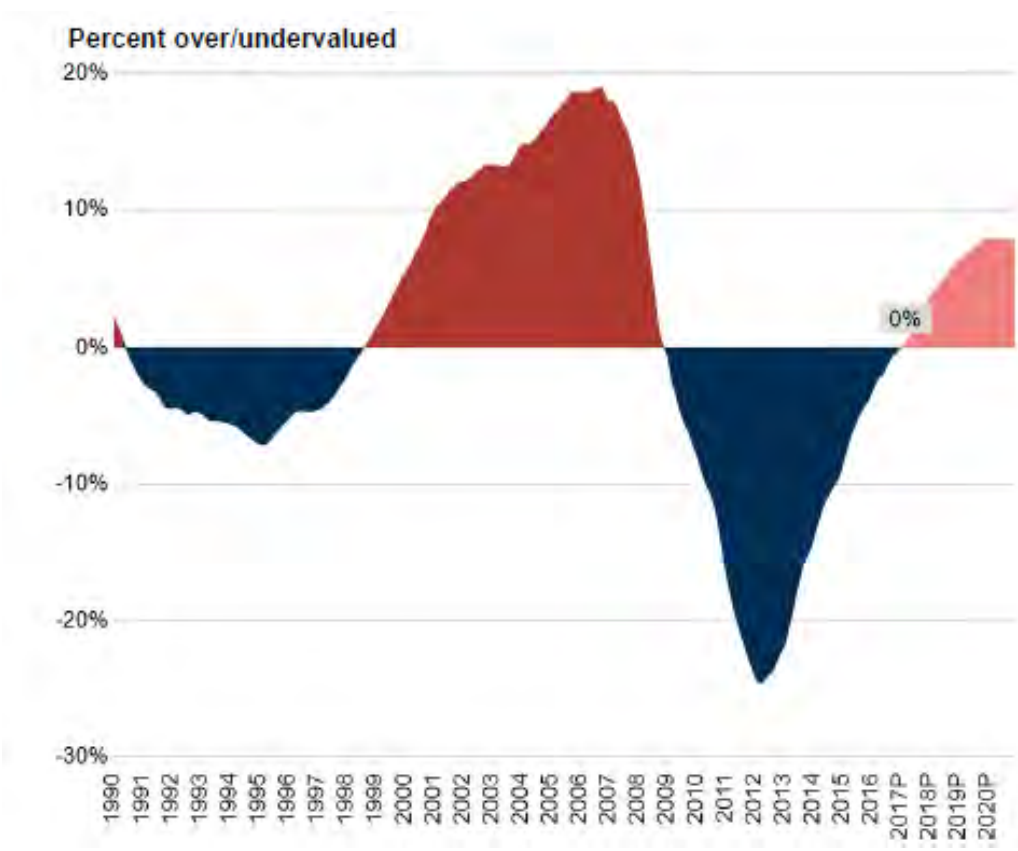
The JBREC Affordability Index measures the relationship between owning the median-priced home with the median household income. The current index for the Atlanta, GA MSA is 2.5 (where 5.0 is the historical median dating back to 1988). Though affordability is expected to moderate over the next four years,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

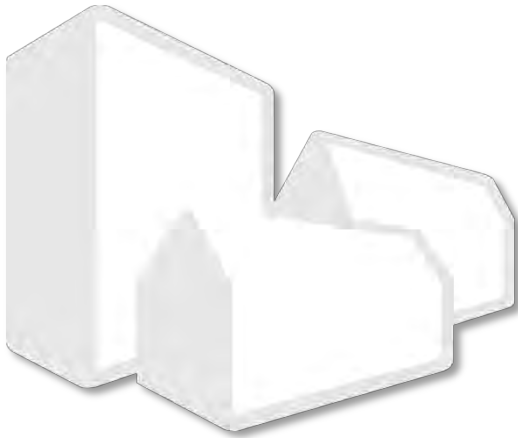
Current	1-Yr Ago	MoM	YoY
B-	B+	➡	⬆



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

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





Appendix

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

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

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

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

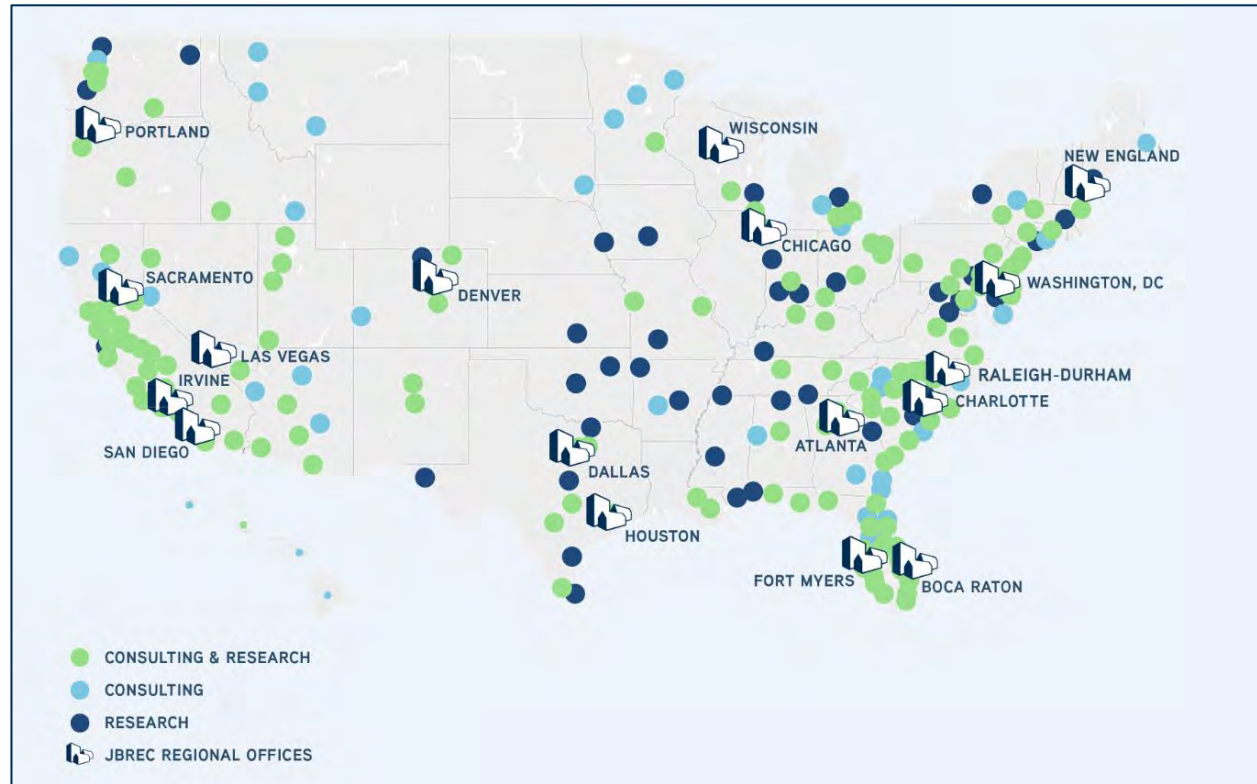
We have no responsibility to update our analysis for events and circumstances occurring after the date of our report.

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

DATA SOURCES

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

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



CONSULTING

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

RESEARCH

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

CONSUMER AND PRODUCT STRATEGY

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

AMENDED

CITIZEN PARTICIPATION FORM - PART B

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

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

Contact Name: Dennis J. Webb, Jr.

Telephone: 404-815-3620

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

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

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

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

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

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

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

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

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

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

Signature of Authorized Agent: _____

Date: 5/22/17

Print Form

FIRST AMENDED

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

CLUP-17-02

Case #: Z-17-04

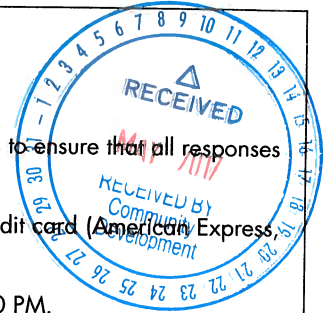
☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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



Contact Information:

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

Telephone: 404-815-3500

Address: 1230 Peachtree St., NE

Suite: 3100

City Atlanta

State: GA

Zip: 30309

Fax: 404-685-7004

Mobile Tel: _____

Email: kmzickert@sgrlaw.com

Subject Property Information:

Address: 40 Cumming Street, 136 and 0 Manning Drive

Current Zoning: R-15

District: 2

Section: 2

Land Lot: 1253

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

Proposed Zoning: DT-R/DT-LW

Current Use: Residential / vacant land

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☒ Rezoning

☐ Master Plan Review

☐ Variance

☐ Public Hearing

☒ Comprehensive Plan Amendment

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property? See Statement of Intent

Applicant's Request (Please itemize the proposal): See Statement of Intent

Applicant's Intent *(Please describe what the proposal would facilitate)*: See Statement of Intent

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: JOE F. MANNING

Telephone: 706-663-2759

Address: P.O. Box 1

Suite: _____

City: PINE MOUNTAIN

State: GA

Zip: 31822

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. 40 CUMMING ST.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|--|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☒ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant:

Name of Authorized Applicant: TAYLOR MORRISON OF GEORGIA, LLC

Telephone: 770-741-0228

Address: 440 NORTH POINT PARKWAY

Suite: 295

City: ALPHARETTA

State: GA

Zip: 30022

So Sworn and Attested:

Owner Signature: [Signature]

Date: 12-16-16

INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF SARAH P. MANNING

Notary:

Notary Signature: [Signature]

Date: 12-16-16



PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: SARAH ANN MANNING WHITE Telephone: 770-377-2352
Address: 224 COLD CREEK DRIVE Suite: _____
City: ALPHARETTA State: GA Zip: 30009 - 3671

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|--|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☒ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant:

Name of Authorized Applicant: TAYLOR MORRISON OF GEORGIA, LLC Telephone: 770.741.0228
Address: 4400 NORTH POINT PKWY Suite: 295
City: ALPHARETTA State: GA Zip: 30022

So Sworn and Attested:

Owner Signature: Sarah Ann Manning White Date: 12-19-16

Notary:

Notary Signature: [Signature]



Date: 12-19-16

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Susan Manning Niolon

Telephone: 770.757.2274

Address: 1350 Wild Azalea Lane

Suite: _____

City: Athens

State: GA

Zip: 30606

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

☐ Annexation

☐ Special Use

☒ Rezoning

☐ Conditional Use

☐ Variance

☐ Master Plan

☒ Land Use Application

☐ Other _____

Identify Authorized Applicant:

Name of Authorized Applicant: TAYLOR MORRISON OF GEORGIA, LLC Telephone: 770.741.0228

Address: 4400 NORTH POINT PKWY

Suite: 275

City: ALPHARETTA

State: GA

Zip: 30022

So Sworn and Attested:

Owner Signature: Susan Manning Niolon

Date: 12/16/16

Notary:

Notary Signature: Melissa G Hester

Melissa G Hester
NOTARY PUBLIC
Walton County, GA
My Comm. Expires
~~12/16/2018~~

Date: 12/16/16

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Joseph R. Niolon, Jr.
Susan M. Niolon Telephone: 770.757.2274

Address: 1350 Wild Azalea Lane Suite: _____

City: Athens State: GA Zip: 30606

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|--|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☒ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant:

Name of Authorized Applicant: TAYLOR MORRISON OF GEORGIA, LLC Telephone: 770.741.0228

Address: 4400 NORTH POINT PKWY Suite: 275

City: ALPHARETTA State: GA Zip: 30022

So Sworn and Attested:

Owner Signature:

Joseph R. Niolon Jr.
Susan M. Niolon

Date: 12/16/2016

Notary:

Notary Signature:

Melissa G Hester

Melissa G Hester
NOTARY PUBLIC
Walton County, GA
My Comm. Expires
10/13/2020

Date: 12/16/2016

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: Sarah Ann Manning White

Subject Public Hearing Case: Manning Property

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 has 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: _____

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: Sarah Ann Manning White

Date: 12/23/16

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: Joe F. Manning

Subject Public Hearing Case: Manning Property

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: _____

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: Joe F. Manning Date: 12-23-16

personally and as EXECUTOR OF SARAH A. MANNING ESTATE

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: Joseph R. Niglon Jr. and Susan M. Niglon

Subject Public Hearing Case: Manning Property

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 has 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: _____

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: Joseph R. Niglon Jr.
Susan M. Niglon

Date: 12-23-16

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: Susan Manning Nolon

Subject Public Hearing Case: Manning Property

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 has 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: _____

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: Susan Manning Nolon Date: 12-23-2016

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: TAYLOR MORRISON OF GEORGIA, LLC

Subject Public Hearing Case: Manning Property

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: [Signature]

Date: 1/4/17

DISCLOSURE FORM

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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: Dennis J. Webb, Jr., Smith, Gambrell & Russell, LLP

Subject Public Hearing Case: Manning Property

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: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

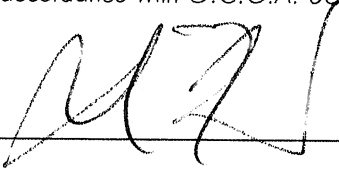
Description of Contribution: _____ Value: _____

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: 1/3/17

DISCLOSURE FORM

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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: Kathryn M. Zickert, Esq., Smith, Gambrell & Russell, LLP

Subject Public Hearing Case: Manning Property

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 has 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: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

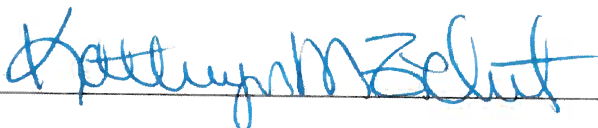
Description of Contribution: _____ Value: _____

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: _____

1/25/17

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Vickie B. Chung., Smith, Gambrell & Russell, LLP

Subject Public Hearing Case: Manning Property

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: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

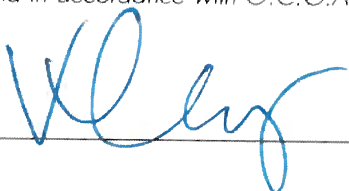
Description of Contribution: _____ Value: _____

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: 1/3/17

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

See Statement of Intent

How will this proposal affect the use and value of the surrounding properties?

See Statement of Intent

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

See Statement of Intent

What would be the increase to population and traffic if the proposal were approved?

See Statement of Intent

What would be the impact to schools and utilities if the proposal were approved?

See Statement of Intent

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

See Statement of Intent

Are there existing or changing conditions which affect the development of the property and support the proposed request?

See Statement of Intent

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: Taylor Morrison - Manning Property

Contact Name: Dennis J. Webb, Jr.

Telephone: 404-815-3620

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 Attachment A

Method by which these individuals will be contacted. Please mark all that apply. If you select "Other," please provide a description of the method of contact that will be used.

- | | |
|--|--|
| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☒ Other (Please Specify) <u>Will offer to meet in the letter</u> |

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.

SITE PLAN CHECK LIST

This document is provided as a resource for the applicant to assist in the preparation of site plans to be submitted in support of applications for public hearing. The items listed below reflect the minimum information that must be included on all site plans submitted as part of the public hearing process.

Site plans submitted as part of a public hearing application must be drawn to scale, and the scale must be displayed in the lower left corner of the plan page. The maximum page size for original full-size plan documents is 30" x 42". Plan copies submitted as part of the completed application packets may be a maximum of 11" x 17", must be folded to a size of 8.5" x 11", and must be attached to each submittal packet set.

Applications that include site plan documents that do not meet these requirements will not be accepted.

☒	Element Description
☒	Key and/or legend and site location map with North arrow
☒	Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.
☒	Acreage of the subject property.
☒	Location of land lot lines and identification of land lots.
☒	Existing, proposed, new dedicated, and future reserved rights-of-way of all streets, roads, and rail lines adjacent to and on the subject property.
☒	Proposed streets on the subject site.
☒	Current zoning of the subject site and adjoining properties.
☒	Existing buildings (with square footages, heights, and stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property.
☒	Location of proposed buildings with square footages, heights, and stories.
☒	Layout and minimum lot size of proposed single-family residential lots.
☒	Topography of subject site.
☒	Required and proposed setbacks.
☒	100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.
☒	Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.
☒	Tree lines, woodlands, significant trees with critical root zones (1.3 x trunk diameter), and open fields on subject site.
☒	Required and proposed parking spaces, loading, and unloading facilities.
☒	Lakes, streams, and other waters on the site and associated buffers. Wetlands shown on GIS maps or survey.
☒	Proposed stormwater management facilities.
☒	Entrance distance profile assuming the driver's eye at a height of 3.5 feet.
☒	Existing driveways located within 150 feet of the subject property on adjacent or nearby parcels (including those parcels on the opposite side of a public street).
☒	Proposed access driveways and the available intersection sight distance (according to AASHTO Green Book).

Attachment A to Citizen Participation Form - Part A

212 MANNING DRIVE LLC
P O BOX 2033
ALPHARETTA, GA 30023-2033

260 WAVETREE DRIVE LLC
P O BOX 2033
ALPHARETTA, GA 30023

ADAM LINDA JEAN HOPES
1037 PINE GROVE DR
ALPHARETTA, GA 30009

ALPHARETTA FIRST UNITED
METHODIST CHURCH INC
73 CUMMING ST
ALPHARETTA, GA 30004

ALPHARETTA FIRST UNITED
METHODIST CHURCH INC
73 CUMMING ST
ALPHARETTA, GA 30004

ALPHARETTA FIRST UNITED
METHODIST
CHURCH
13480 HOPEWELL RD
ALPHARETTA, GA 30004-3519

ALPHARETTA WOMANS CLUB
INC
P O BOX 896
ALPHARETTA, GA 30009

ANGEL DREMA D
172 PINETREE CIR
ALPHARETTA, GA 30004

AVINGER KATHRYN DIANE &
JOSEPH MANLY
120 CUMMING ST
ALPHARETTA, GA 30004

BASS JOHN R & AMANDA D
830 PINE BROOK CT
ALPHARETTA, GA 30201

BELL LINDA REESE &
JONES ELLON W
159 NORTH MAIN ST
ALPHARETTA, GA 30009

BERMIC RPROPERTIES LLC
1040 POWERS PL
ALPHARETTA, GA 30009

BLANKENSHIP LINDA S
183 PINETREE CIR
ALPHARETTA, GA 30004-1626

BROWN MONDI PROPERTIES
INC
11675 CENTURY DR STE D
ALPHARETTA, GA 30009

BUNCH DEREK
1255 RIVERSIDE RD
ROSWELL, GA 30076

BUNCH DEREK
1255 RIVERSIDE RD
ROSWELL, GA 30076

BUTTS ROBERT R
5360 FRANKLIN GOLDMINE RD
CUMMING, GA 30028

CASTLEBERRY MICHAEL
182 PINETREE CIR
ALPHARETTA, GA 30004

CLARDY KELLY J & GREGORY A
810 PINEBROOK CT
ALPHARETTA, GA 30004

COLE AMBER N &
WALDEN DAVID C
811 PINEBROOKE CT
ALPHARETTA, GA 30004

COLE CV ALPHARETTA LLC
P.O. BOX 4900 DEPT 604
SCOTTSDALE, AZ 85261-4900

COLE CV ALPHARETTA LLC
P.O. BOX 4900 DEPT 604
SCOTTSDALE, AZ 85261-4900

COLLINS MARINE GROUP LLC
88 ROSWELL ST
ALPHARETTA, GA 30009

CONNELL MICHAEL A
AND JOHNNA C
130 CUMMING ST
ALPHARETTA, GA 30009-3612

CONNELL MICHAEL A &
BONE ANDREW J
11770 HAYNES BRIDGE RD
SUITE 205-314
ALPHARETTA, GA 30004

COYER JAMES W JR
1025 PINE GROVE DR
ALPHARETTA, GA 30004

DLUGOZIMA SANDY H JR
8565 COLONY CLUB DR
ALPHARETTA, GA 30022

EQUITY TRUST COMPANY
CUSTODIAN FBO &
OF DANIEL M FRIES IRA
1 EQUITY WAY
WESTLAKE, OH 44145-1050

FARR MARY
192 MANNING DR
ALPHARETTA, GA 30009

FIRST UNITED METHODIST CH
OF
ALPHARETTA GA THE
69 N MAIN ST
ALPHARETTA, GA 30004

FIRST UNITED METHODIST CH
OF
ALPHARETTA
69 NORTH MAIN ST
ALPHARETTA, GA 30004-1620

GALLAGHER KATHERINE
185 MANNING DR
ALPHARETTA, GA 30009

GENERAL CONVENIENCE
STORE INC
174 NORTH MAIN ST
ALPHARETTA, GA 30004

HAYMEADOW GROUP LLC
244 N MAIN ST
ALPHARETTA, GA 30009-3625

HERSHORAN JUSTIN M
831 PINEBROOK CT
ALPHARETTA, GA 30004

KOVEN ROBERT P & HARRIS
ROBT T
4398 PAPER MILL RD
MARIETTA, GA 30067

LIGHT INVESTMENTS LLC
2296 TRAYWICK CHASE
ALPHARETTA, GA 30004

LOWER LATIGO GROUP LLC
244 N MAIN ST
ALPHARETTA, GA 30009

MANNING SARAH P
40 CUMMING ST
ALPHARETTA, GA 30004-1610

MAX AUTO REAL ESTATE LLC
1101 MONROE ST
TOLEDO, OH 43604

FIRST UNITED METHODIST CH
OF ALPHARETTA
69 N MAIN ST
ALPHARETTA, GA 30009-3620

GARDNER JOAN LAUTRELL
241 CRICKET LN
ALPHARETTA, GA 30009-3607

HALL PETER I & TERESA L
1049 PINE GROVE DR
ALPHARETTA, GA 30004

HAYWOOD T ASHLEY
P O BOX 485
ALPHARETTA, GA 30009

HUNT MATTHEW B
1033 PINE GROVE DR
ALPHARETTA, GA 30004

LACHGAR REBECCA G
135 MANNING DR
ALPHARETTA, GA 30009-3616

LITTLE NANYOUNG K & JESSE P
1029 PINE GROVE DR
ALPHARETTA, GA 30009

MAIN STREET COMMONS
OFFICE PARK
OWNERS ASSOCIATION INC
1102 ABBEY CT
ALPHARETTA, GA 30004

MANNING SARAH P
40 CUMMING ST
ALPHARETTA, GA 30004-1610

MC KEE BETH QUEEN &
INGRAM SUSAN E
801 PINEBROOK CT
ALPHARETTA, GA 30004

FRIEDRICH FELIX
P O BOX 338
CRYSTAL BAY, NV 89402

GEISEL PAMELA A
1000 POWERS PL
ALPHARETTA, GA 30004

HARRIS R T & KOVEN ROBERT P
4398 PAPER MILL RD
MARIETTA, GA 30067

HEARTHSTONE PROPERTY
MANAGEMENT LLC
810 COOPER SANDY CV
ALPHARETTA, GA 30004

KIM KON & SOON JA
1160 ALPHARETTA ST
PLAZA 19 - STE 2
ROSWELL, GA 30075

LEE ANGELA D
959 BRIDGEGATE DR
MARIETTA, GA 30066

LONG LESTER L & SHELLY
800 PINEBROOK CT
ALPHARETTA, GA 30009

MAJOR E FRANK & PEGGY B
221 MANNING DR
ALPHARETTA, GA 30004-1618

MATHEWSON SCOTT & SONYA
B
820 PINEBROOK CT
ALPHARETTA, GA 30004

MC MANES A SPENCER &
A SPENCER JR
1015 POWERS PL
ALPHARETTA, GA 30004

MENTO CRAIG JAMES II &
KINAST MENTO JENNIFER
145 MANNING DR
ALPHARETTA, GA 30009

MERIDIAN GROUP INC THE
1050 POWERS PL
ALPHARETTA, GA 30004

MONZO PHILLIP R
133 CUMMING ST
ALPHARETTA, GA 30004

NIOLON JOSEPH R JR & SUSAN
M
1350 WILD AZALEA LN
ATHENS, GA 30606-5354

O DONNELL ROBERT J &
CHERYL C
134 N MAIN ST
ALPHARETTA, GA 30004-1623

PARTAIN WENDELL
1316 E WINDSOR ST
KINGSPORT, TN 37660-4042

PHILLIPS ALPHARETTA LLC
830 KENNESAW AVE NW
MARIETTA, GA 30060

PROPERTIES OF DUFFY LLC
10 CUMMING ST
ALPHARETTA, GA 30004

RADER ERIC EUGENE
241 MANNING DR
ALPHARETTA, GA 30009

RAETHER DONALD W
1041 PINE GROVE DR
ALPHARETTA, GA 30009

RDN HOLDINGS LLC
254 N MAIN ST
ALPHARETTA, GA 30009

ROBERTS JESSIE M
P.O. BOX 535
HOLLY SPRINGS, GA 30142-0009

ROBERTS JESSIE M
P.O. BOX 535
HOLLY SPRINGS, GA 30142-0009

ROBERTS ROY C
126 NORTH MAIN ST
ALPHARETTA, GA 30009

SBLD PROPERTIES LLC
1030 POWERS PL
ALPHARETTA, GA 30004

SCHAEFFER JAMES T
109 CUMMING ST
ALPHARETTA, GA 30004-1611

SNH AL GEORGIA LLC
255 WASHINGTON ST
NEWTON, MA 02458

SNH AL GEORGIA LLC
255 WASHINGTON ST
NEWTON, MA 02458

SNH AL GEORGIA LLC
255 WASHINGTON ST
NEWTON, MA 02458

STEHR BRYAN & LAURA
1045 PINE GROVE DR
ALPHARETTA, GA 30004-1367

STEWART MICHAEL T &
REBECCA A
203 PINETREE CIR
ALPHARETTA, GA 30009-3628

STOVALL LINDA STRICKLAND
175 MANNING DR
ALPHARETTA, GA 30004

SUMMERS DOLLEH KIM
1660 HAMMOTA RDG
ALPHARETTA, GA 30004

THOMPSON STEPHEN M &
THOMPSON DONNA S
8022 TEA GARDEN RD
HUNTSVILLE, AL 35802

THOMPSON STEPHEN M &
DONNA S
8022 TEA GARDEN RD SE
HUNTSVILLE, AL 35802-3954

TUDOR WAYMOND B &
PATRICIA J
160 MANNING DR
ALPHARETTA, GA 30004-1617

TURNER DAVID ET AL
222 MANNING DR
ALPHARETTA, GA 30004-1619

TURNER SUSAN T ET AL
232 MANNING DR
ALPHARETTA, GA 30009

VIRGO GEORGE &
DEBBAN VIRGO ANNA M
211 MANNING DR
ALPHARETTA, GA 30009

WILLIAMS HERMAN T &
SANDRA P
180 MANNING DR
ALPHARETTA, GA 30004-1617

WINTERS MADGELEEN
231 MANNING DR
ALPHARETTA, GA 30009-3618

WYSSBROD MARK L & REAGAN
M
821 PINEBROOK CT
ALPHARETTA, GA 30004

YOUTH MINISTRY RESOURCES
INC
31 CHURCH ST
ALPHARETTA, GA 30009

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

and

Other Material Required by
City of Alpharetta Zoning Ordinance
for the

Rezoning Application
Land Use Map Amendment Application

of

Taylor Morrison

related to

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

Submitted for Applicant by:

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

I. INTRODUCTION

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

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

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

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

The Applicant seeks the following to allow for this development:

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

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

II. SUBJECT PROPERTY SPECIFICATIONS

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

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

III. JUSTIFICATION FOR APPLICATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Please see Subsection 4 above.

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

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

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

IV. NOTICE OF CONSTITUTIONAL CHALLENGE AND PRESERVATION OF CONSTITUTIONAL RIGHTS

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

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

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

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

A refusal to approve the proposed Rezoning and Land Use Map Amendment, or any attempt to rezone the Subject Property or limit it to an intervening zoning or land use map classification, would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Constitution of the State of Georgia.

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

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

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

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

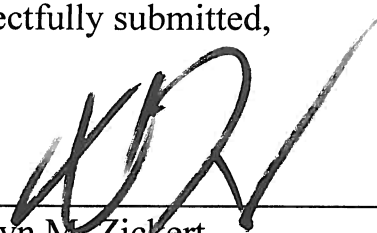
Paragraph IX of the Constitution of Georgia, as well as the due process clauses of the U.S. and Georgia Constitutions.

CONCLUSION

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

This 13TH day of April, 2017.

Respectfully submitted,



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

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

Legal Description: Tract 1

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

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

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

Said tract or parcel of land containing 0.837 acre.

Legal Description: Tract 2

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

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

Said tract or parcel of land containing 10.868 acres.

Project Trip Generation Comparison

This trip generation comparison presents the projected trips to be generated with the existing zoning compared with the proposed zoning for the *Manning Square* development, which is approximately 11.7 acres and is located in the City of Alpharetta, Georgia. The site is located northwest of the intersection of Cumming Street at Manning Drive. Manning Drive is a two-lane dead-end roadway (signed as "No Outlet") with a posted speed limit of 25 mph. Cumming Street is a two-lane roadway with a posted speed limit of 35 mph.

Project traffic, for the purposes of this evaluation, is defined as the vehicle trips expected to be generated by the proposed development. Anticipated trip generation for the *Manning Square* development was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 9th Edition, 2012. The proposed density and the anticipated project gross trip generation are summarized in Table 1. Note that no reductions for alternative transportation modes (walking, cycling, transit, carpooling, etc.) were taken.

Table 1: Trip Generation Comparison Manning Square (11.7 Acres)						
Land Use	ITE Code	Daily Traffic			AM Peak Hour	PM Peak Hour
		Total	Enter	Exit	Total	Total
Current Entitlement (Existing Zoning: R-15, C-1)						
Single Family Detached Housing (25 units)	210	290	145	145	27	30
Proposed Plan (Proposed Zoning: DT-R)						
Single Family Detached Housing (19 units)	210	226	113	113	23	24
Residential Townhouse (52 units)	230	364	182	182	31	35
Total (Proposed Zoning)		590	295	295	54	59

Attachments:

- Trip Generation Analyses
- Site Aerial
- Proposed Site Plan

Trip Generation Analysis (9th Ed.)
Manning Square
Existing Entitlements (Existing Zoning: R-15, C-1)
City of Alpharetta, Georgia

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
<u>Proposed Site Traffic</u>								
210 Single-Family Detached Housing	25 d.u.	290	27	7	20	30	19	11
230 Residential Condominium/Townhouse	0 d.u.	0	0	0	0	0	0	0
Gross Trips		290	27	7	20	30	19	11

Trip Generation Analysis (9th Ed.)
Manning Square
Proposed Plan (Proposed Zoning: DT-R)
City of Alpharetta, Georgia

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
210 Single-Family Detached Housing	19 d.u.	226	23	6	17	24	15	9
230 Residential Condominium/Townhouse	52 d.u.	364	31	5	26	35	23	12
Gross Trips		590	54	11	43	59	38	21



Kimley»Horn

**Manning Square
Trip Generation Comparison**

**Site
Aerial**

Figure 1



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: V-17-27 ON THE BORDER/SIGN VARIANCE

CITY COUNCIL: SEPTEMBER 25, 2017

II. RECOMMENDATION:

Approve V-17-27 On The Border/Sign Variance, subject to the following conditions:

1. Wall sign location, size, type and colors shall be limited to submitted plans, with final approval by Staff.
2. The proposed wall sign shall not be illuminated.
3. No additional wall signs shall be permitted.

III. REPORT IN BRIEF:

The applicant, Rebecca Talafous with NAI Signs, is requesting consideration of a sign variance to allow an additional wall sign, for a total of two (2) wall signs, on the south elevation of the On The Border restaurant. The Unified Development Code (UDC) allows one (1) wall sign per road frontage and one (1) wall sign per elevation. The subject property is located at 10575 Davis Drive at the northeast corner of Davis Drive and Mansell Road.

DISCUSSION

The submitted request, if approved, would allow two (2) wall signs on the front elevation of the On The Border restaurant building. The Unified Development Code (UDC) allows one (1) wall sign per road frontage and one (1) wall sign per elevation. The property is located at 10575 Davis Drive at the northeast corner of Davis Drive and Mansell Road.

UDC Section 2.6.12 (E)(2) Free-Standing Commercial Establishments not located within a Shopping Center, Wall Signs states that, "One (1) wall sign per road frontage for each tenant space no greater than one square foot (1 sq. ft.) of area per one linear foot (1 ln. ft.) of tenant frontage; provided, however, no more than 2 wall signs shall be allowed for a tenant space." Since this is a single-occupant building and the property frontage is nearly 500', the total wall sign area is restricted to the maximum permitted for commercial properties, which is 156 square feet.

The additional wall sign is proposed to be 44.34 square feet and would be a hand-painted mural reading, "Mexican Grill & Cantina". The existing wall sign facing Mansell Road is 50 square feet and reads "On The Border Mexican Grill & Cantina". Including the existing and proposed sign, the total wall sign area on the south elevation facing Mansell Road would be 94.34 square feet. There is also a wall sign facing Davis Drive that is 11.25 square feet and reads "To Go".

VARIANCE REQUIREMENTS

The City of Alpharetta Unified Development Code Article II, Section 2.6.5. outlines the criteria set forth for granting a variance to the sign regulations. The ordinance specifically states..."a variance may be granted pursuant to procedures set forth in the City Zoning Ordinance, where all of the following conditions exist":

1. Exceptional conditions pertaining to the property where the sign is to be located as a result of its size, shape or topography, which are not applicable to other lands or structures in the area; or

Response: The subject property sits more than 10' higher than the finished elevation of Mansell Road, which makes it difficult to see wall signage on the building. The proposed wall sign is proportionate to the building and does not detract from the building architecture. In addition, the overall proposed wall sign area of 94.34 square feet is less than the maximum permitted sign area of 156 square feet.

2. The applicant would be deprived of rights that are commonly enjoyed by others similarly situated; or

Response: The subject property sits more than 10' higher than the finished elevation of Mansell Road, which makes it difficult to see wall signage on the building. The proposed wall sign is proportionate to the building and does not detract from the building architecture. In addition, the overall proposed wall sign area of 94.34 square feet is less than the maximum permitted sign area of 156 square feet.

3. Granting the variance would not confer on the applicant any significant privileges which are denied to others similarly situated; or

Response: It is Staff's opinion that granting the variance request would not grant the applicant significant privileges denied to others, since the overall proposed wall sign area is much less than the maximum allowed.

4. The exceptional circumstances are not the result of action by the applicant; or

Response: The subject property sits more than 10' higher than the finished elevation of Mansell Road, which makes it difficult to see wall signage on the building.

5. The requested variance is the minimum variance necessary to allow the applicant to enjoy the rights commonly enjoyed by others similarly situated; or

Response: The overall proposed wall sign area for the two (2) signs on the south elevation is 94.34 square feet, which is less than the maximum permitted wall sign area of 156 square feet.

6. Granting of the variance would not violate more than one standard of this Ordinance; or

Response: The applicant is requesting relief from one (1) standard of the Sign Code, to allow one (1) additional wall sign on the same building elevation.

7. Granting the variance would not result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic.

Response: The additional wall sign is located on the south elevation of the building, which faces Mansell Road. However, due to the elevation change between the site and Mansell Road it will be difficult to see the wall sign from Mansell Road. The proposed additional wall sign is a hand-painted mural and will not be lit.

CONCURRENCES

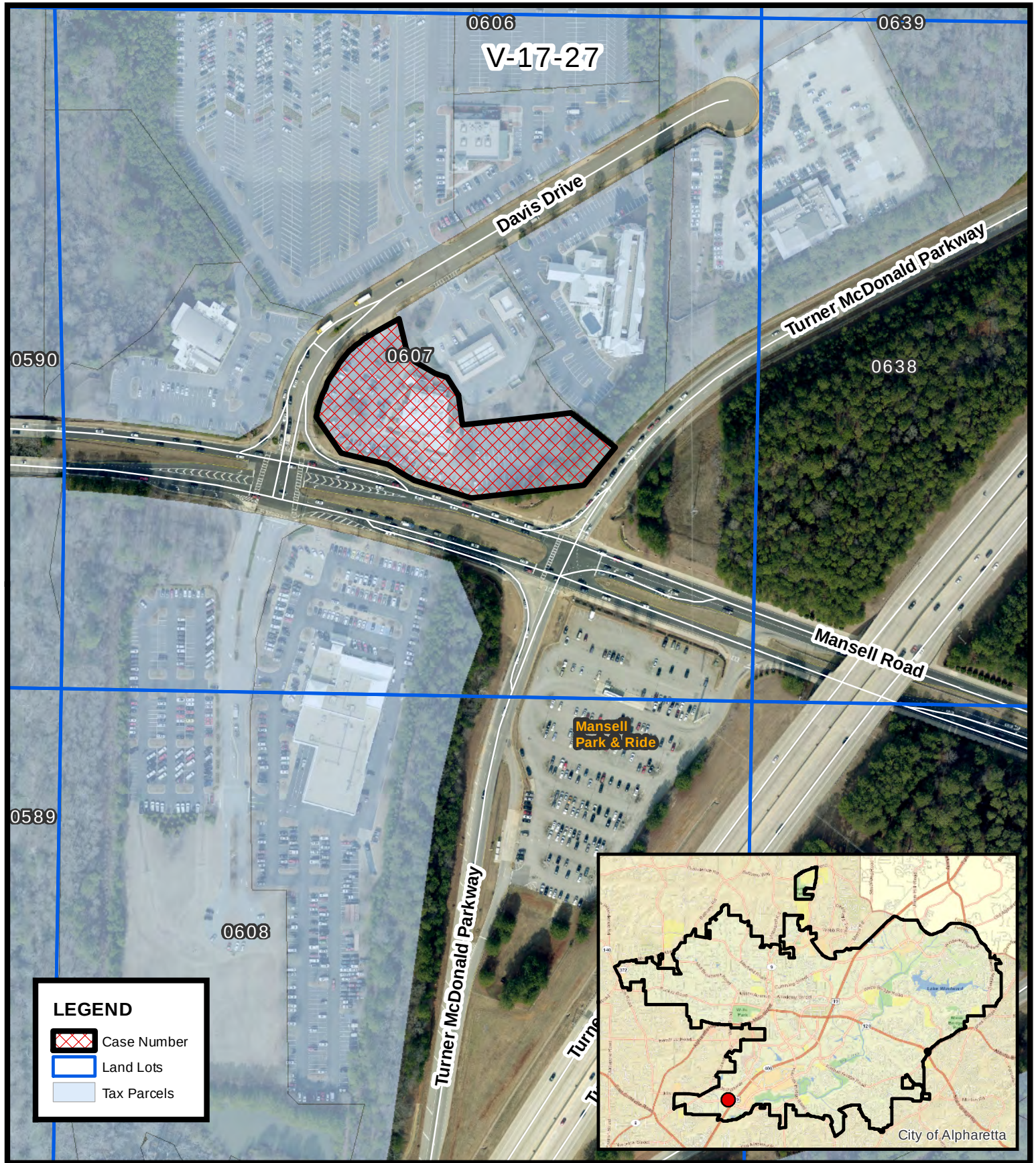
Staff has reviewed the application and is in general agreement with the requested sign variance. The sign variance criteria have been met and the applicant's request should not impact surrounding properties. The site sits over ten-feet (10') higher than the finished elevation of Mansell Road, making the wall signage difficult to see from Mansell Road. In addition, the applicant is permitted a maximum wall sign area of 156 square feet, of which the applicant proposes 94.34 square feet in wall sign area for the two (2) signs. Conditions are recommended limiting the size, location and type of signs permitted, as well as restricting additional wall signs on the building.

CITIZEN PARTICIPATION PLAN

The applicant notified adjacent property owners of the sign variance request and intent for the property. The citizen participation report states that no comments were received.

IV. ATTACHMENTS:

- Site Plan
- Sign Rendering



Location Map
On the Border--Sign Variance
10575 Davis Drive

V-17-27
D/LL: 1/2/607
CC: 09/25/17



Location Map Provided by:
Community Development - GIS

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Rebecca Talaious

Telephone: 706-219-1225

Address: 48 Bloodroot Drive

Suite: _____

City: Cleveland

State: GA

Zip: 30528

Fax: _____

Mobile Tel: 770-363-2427

Email: rebecca@naiservices.com

Subject Property Information:

Address: 10575 Davis Drive

Current Zoning: _____

District: 10

Section: _____

Land Lot: _____

Parcel ID: 12 238006070354

Proposed Zoning: LI

Current Use: C4 Commercial

This Application For (Check All That Apply):☐ Conditional Use☐ Master Plan Amendment☐ Rezoning☐ Master Plan Review☒ Variance☐ Public Hearing☐ Comprehensive Plan Amendment☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

This property is a commercial restaurant.

Applicant's Request (Please itemize the proposal):

On the Boarder is asking for an additional sign on the front elevation.

Applicant's Intent (Please describe what the proposal would facilitate):

We are asking for an additional sign on the front elevation as the new branding for the store. The sign is a very clean hand painted mural reading "Mexican Grill & Catina". It would be located on the left had side of the elevation facing Mansell Road along with the existing wall sign. The sign together do not exceed the 156 allowed sign-age with City of Alpharetta.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Tonia Jones Telephone: 602.778.6220
Address: 2325 E. Camelback Rd. Suite: #1100
City: Phoenix State: AZ Zip: 85016

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☐ Rezoning | ☐ Conditional Use |
| ☒ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant:

Name of Authorized Applicant: Rebecca Talafous- NAI Signs Telephone: 706-219-1225
Address: 48 Bloodroot Drive Suite: _____
City: Cleveland State: GA Zip: 30528

So Sworn and Attested: Cole OB Alpharetta GA, LLC, a Delaware limited liability company

Owner Signature: _____ By: Cole REIT Advisors, LLC, a Delaware limited liability company, it Date: 7/27/2017
Manager

By: Mara Maloney
Mara Maloney, Authorized Officer

Notary: STATE OF ARIZONA, County of Maricopa

Notary Signature: Terri L. Smith



EXHIBIT A
LEGAL DESCRIPTION OF PREMISES

All of that tract or parcel of land lying and being in land lot 607 of the 1st District, of the 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

Beginning at a point formed by the intersection of the northerly right-of-way of Mansell Road (variable r/w) and the westerly right-of-way of Georgia Highway #400 (variable r/w); thence along the northerly right-of-way of Mansell Road (variable r/w) along the following bearings and distances: 1) 117.73 feet along the arc of a curve to the left. Said curve having a radius of 3334.55 feet and being subtended by a chord of North 74 degrees 07 minutes 37 seconds West, 117.72 feet to a point; 2) thence North 58 degrees 24 minutes 48 seconds West for a distance of 39.12 feet to a point; 3) thence North 76 degrees 58 minutes 39 seconds West for a distance of 105.53 feet to a point on the easterly right-of-way of Davis Drive (variable r/w); thence along the easterly right-of-way of Davis Drive (variable r/w) along the following bearings and distances: 1) 105.18 feet along the arc of a curve to the right, said curve having a radius of 65.86 feet and being subtended by a chord of North 34 degrees 38 minutes 27 seconds West, 94.35 feet to a point; 2) 127.28 feet along the arc of a curve to the right. Said curve having a radius of 287.50 feet and being subtended by a chord of North 23 degrees 47 minutes 22 seconds East, 126.24 feet to a point; 3) thence 76.58 feet along the arc of a curve to the right. Said curve having a radius of 200.00 feet and being subtended by a chord of North 47 degrees 26 minutes 30 seconds East, 76.11 feet to a point; 4) thence North 58 degrees 24 minutes 39 seconds East for a distance of 55.63 feet to a point; thence departing the easterly right-of-way of Davis Drive (variable r/w) South 20 degrees 55 minutes 36 seconds East for a distance of 20.18 feet to a point; thence South 17 degrees 28 minutes 27 seconds East for a distance of 42.14 feet to a point; thence South 31 degrees 35 minutes 21 seconds East for a distance of 42.86 feet to a point; thence South 59 degrees 42 minutes 33 seconds East for a distance of 70.15 feet to a point; thence South 31 degrees 07 minutes 33 seconds East for a distance of 30.35 feet to a point; thence South 08 degrees 13 minutes 45 seconds East for a distance of 54.63 feet to a point; thence North 81 degrees 46 minutes 44 seconds East for a distance of 219.24 feet to a point; thence South 51 degrees 14 minutes 20 seconds East for a distance of 99.51 feet to a point on the westerly right-of-way of Georgia Highway #400 (variable r/w); thence along the westerly right-of-way of Georgia Highway #400 (variable r/w) along the following bearings and distances: 1) 40.62 feet along the arc of a curve to the left. Said curve having a radius of 1059.98 feet and being subtended by a chord of South 37 degrees 39 minutes 48 seconds West, 40.62 feet to a point. 2) thence South 36 degrees 33 minutes 57 seconds West for a distance of 56.31 feet to a point. 3) thence South 81 degrees 46 minutes 44 seconds West, a distance of 215.20 feet to the Point of Beginning. Said

tract or parcel containing 2.24240 Acres, or 97.679 square feet.

TOGETHER WITH those easement rights arising under the following:

1. Amended and Restated Easement Agreement by and between J. Davis Adams, et al, and Rock Mill-400, L.P., a Georgia limited partnership, dated as of August 30, 1995, filed for record September 11, 1995 at 4:23 p.m., recorded in Deed Book 19982, Page 230, Records of Fulton County, Georgia.
2. Easements Agreement by and between Brinker Georgia, Inc., a Delaware corporation, and J. Davis Adams, as to an undivided twenty-five percent (25%) interest Opal D. Abbink, as to an undivided thirty-seven and one-half percent (37 1/2%) interest, and Opal D. Abbink and Kendall J. Zeff, Jr., as Co-Trustees of Residual Trust U/W of Richard L. Duke dated September 9, 1976, as to an undivided thirty-seven and one-half percent (37 1/2%) interest, dated as of March 14, 1997 filed for record March 17, 1997 at 10:56 a.m. recorded in Deed Book 22303, Page 242, aforesaid Records.
3. Declaration of Covenants and Easements by and between Wal-Mart Stores, Inc., a Delaware corporation Hendon Property Associates, L.P., a Georgia limited partnership, and J. Davis Adams, et al, dated as of July 23, 1993, filed for record July 29, 1993 at 10:51 a.m., recorded in Deed Book 16906, Page 61, aforesaid Records.

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: On the Border- Agent Rebecca Talaious NAI Signs

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution has 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: _____

Description of Contribution: n/a

Value: \$ 0.00

Description of Contribution: _____

Value: \$ 0.00

Description of Contribution: _____

Value: \$ 0.00

Description of Contribution: _____

Value: \$ 0.00

Description of Contribution: _____

Value: \$ 0.00

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: _____

Rebecca Talaious

Date: _____

7/31/17

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The signage proposed will still be within the allowable 156sqft allowed by code.

How will this proposal affect the use and value of the surrounding properties?

This sign will not affect the value of any surrounding properties.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

The property will not change based on this signage.

What would be the increase to population and traffic if the proposal were approved?

The signage would not increase population or traffic as it has already been established for some time now.

What would be the impact to schools and utilities if the proposal were approved?

There would be no impact or change with this sign added.

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

The signage total is still within the allowable 156sqft.

Are there existing or changing conditions which affect the development of the property and support the proposed request?

The building is going thru a remodel and they want to refresh the signage to a new paint job and keep within the new logos and branding on each location.

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.

SIGN VARIANCE REVIEW CRITERIA

Are there exceptional conditions pertaining to the property where the sign is to be located as a result of the property size, shape, or topography which are not applicable to other lands or structures in the area? If "yes," please explain.

☐ Yes

☒ No

Would the applicant be deprived of rights that are commonly enjoyed by others similarly situated? If "yes," please explain.

☒ Yes

There are other buildings on Mansell rd that have been given more than one sign on each elevation for corporate branding issues.

☐ No

Would granting the variance confer on the applicant any significant privileges which are denied to others similarly situated? If "yes," please explain.

☐ Yes

☒ No

Are the exceptional circumstances the result of actions of the applicant or the applicant's representatives? If "yes," please explain.

☐ Yes

☒ No

Is the requested variance the minimum necessary to allow the applicant to enjoy rights commonly enjoyed by others similarly situated? If "no," please explain.

☒ Yes

☐ No

Would granting of the variance violate more than one standard of the Unified Development Code? If "yes," please explain.

☐ Yes

☒ No

Would granting the variance result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic? On a separate sheet or sheets, please defend your response.

☐ Yes

☒ No

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.

Yes we were asked by the permit office to paint the mural closer to the existing sign, but the material and structure of the wall will not allow this. We are asking to paint the mural on the left hand side of the building.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

There is not hardship except that the new mural is On the Border branding. We are asking that you allow us to have 2 signs on the Mansell Rd street facing side. The total of the new signs do not exceed the allowed sign-age 156 per code.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

No special conditions other than what is listed already above.

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.

This sign-age approval will not cause any public issues.

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: On the Border-10575 Davis Drive, Alpharetta, GA

Contact Name: Rebecca Talafoos

Telephone: 706-219-1225

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.

Rays Killer Creek - 1700 Mansell Rd, Alpharetta, GA 30009

Homewood Suites - 10775 Davis Dr, Alpharetta, GA 30004

Auto Nation Chevrolet - 2175 Mansell Rd, Alpharetta, GA 30004

Sams Club - 10600 Davis Dr, Alpharetta, GA 30004

Method by which these individuals will be contacted. Please mark all that apply. If you select "Other," please provide a description of the method of contact that will be used.

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

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

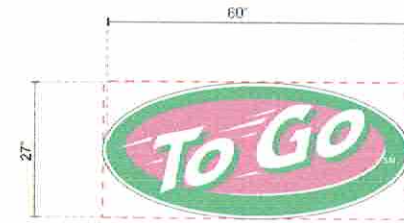
I have sent a certified letter telling them of the variance we are requesting.

Site Plan On the Border
10575 Davis Drive
Alpharetta, GA

- P1 monument
- P2 monument
- S1- Togo Sign
- S2- Wal sign
- S3- Proposed Wall Sign



SQFT ALLOWED: 156SQFT
PROPOSED 11.25



TO GO SIGN

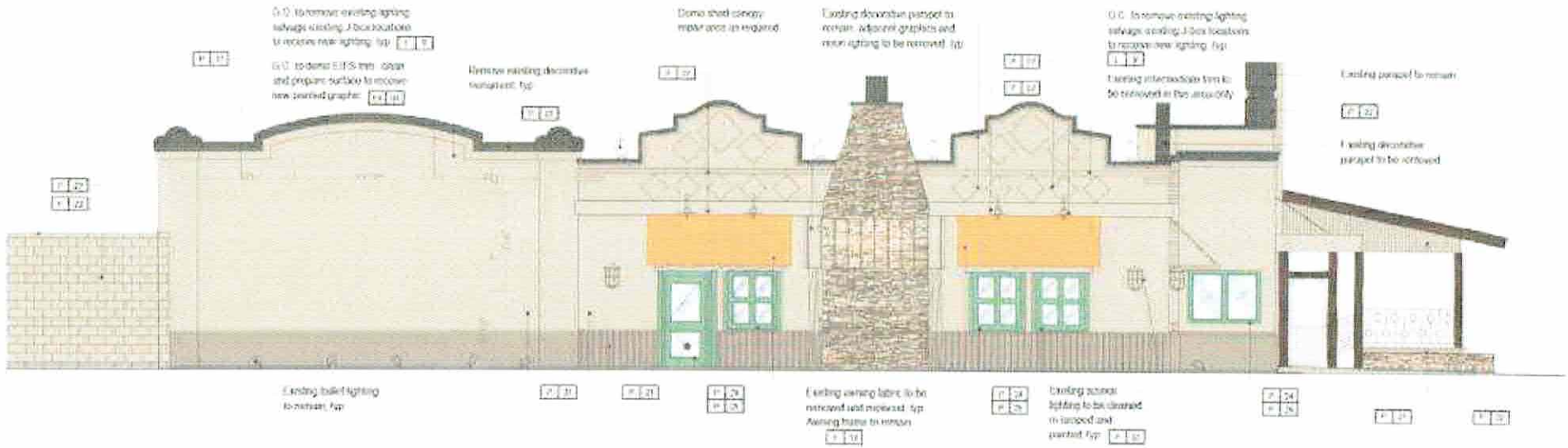
ONE (1) SIGN TO REMAIN 11.25SQFT

 #3630-128 PLUM PURPLE

#3630-146 KELLY GREEN

☐ WHITE - #7328
(SHO-THRU)

COLOR CALL-OUTS



Total Signage allowed: 156sqft
Total Propsed: 94.34sqft



A UNINSTALL EXISTING SIGN/RE-WORK/ RE-INSTALL

ONE (1) REQUIRED **50sqft**

REMOVE EXISTING SIGNS AND TAKE TO SHOP.

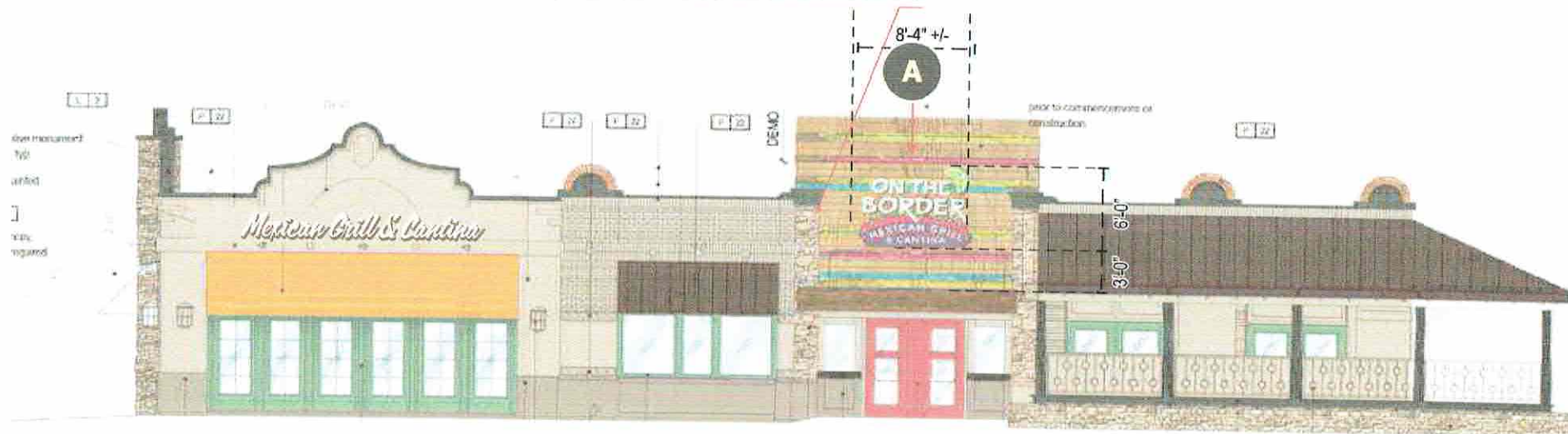
PREP AND REPAINT LETTER RETURNS (PMS 2617 PURPLE) AND LIME RETURNS (3630-146 LIGHT KELLY GREEN), NEW LIME FACE WITH TRIM CAPS AND NEW ACRYLIC BACKING WITH NEW VINYL

PREP AND REPAINT MEXICAN GRILL AND CANTINA RETURNS & R.O.S.T. CABINET #487D6 PROPER PURPLE MATTE FINISH.

R.O.S.T. CABINET - REPLACE WHITE ACRYLIC (#7328) BACKING AND APPLY NEW RED (3630-143 POPPY RED) AND GREEN VINYL (3630-146 KELLY GREEN) ACCENTS.

PREP AND REPAINT FRAME COLOR TO SW 6892 CARNIVAL.

REINSTALL AFTER FACADE REMODEL OVER MAIN ENTRY ON SECOND TRIP.



19'-0"

2'-4 1/2"



J-BOX WITH PRIMARY ELECTRICAL BY G.C. NOT INCLUDED BY CS.

B PAINTED WALL SIGN SCALE: 3/8" = 1'-0"

ONE (1) REQUIRED **SQFT: 44.34**

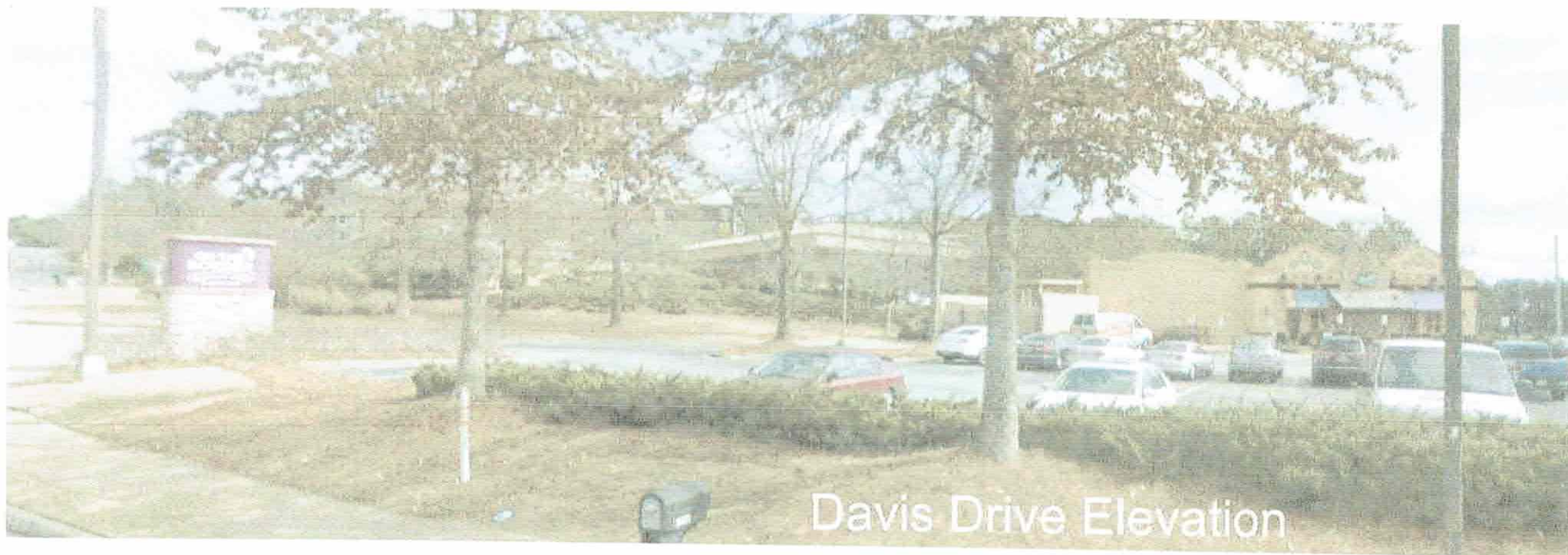
PAINT TO LOOK DISTRESSED

P5 - SW 7003 TOQUE WHITE WALLS EG-SHEL FINISH

P1 - SW 6006 BLACK BEAN WALLS EG-SHEL FINISH



Mansell Road Elevation



Davis Drive Elevation

WATTS & BROWN ENGINEERS INC.

Revised	
No.	Date
1	11/26/92
2	12/1/92
3	11/26/92

Leads _____
 Date: 01/01/93
 Designed By: _____
 Screened By: _____
 Drawn By: _____
 Checked By: _____
 Field Notes: _____
 Job Number: _____
 Folder No.: 4

Plot File _____
 Data File: 1000
 DRG File: 1000
 Sheet No. 1



City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Finance

Submitted By:

Meeting Date: September 25, 2017

I. AGENDA ITEM TITLE:

ORDINANCE: 2ND READING OF FISCAL YEAR 2018 MILLAGE RATE LEVY

II. RECOMMENDATION:

The purpose of this meeting is to adopt (1st Reading) the FY 2018 Millage Rate Levy.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES INCLUDED IN CURRENT FY OPRT. BUDGET: YES

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

The FY 2018 Budget was distributed electronically to the City Council on April 28, 2017 and made available on the City's website through the financial transparency portal (OpenGov) and as a downloadable pdf document.

The Finance Department presented an overview of the operating/capital budget and proposed millage rate levy at the May 1st, 15th, and 22nd City Council Meetings.

Public Hearings on the budget were held on June 5th, 12th, and 19th with final approval of the FY 2018 Budget occurring on June 19, 2017.

Due to uncertainty regarding the tax digest, adoption of a millage rate was postponed pending receipt of the certified tax digest from the Fulton County Tax Commissioner. The tax digest was received on August 24, 2017 and highlights tax base growth of 4% which is in-line with budgetary estimates. It should be noted that the majority of this growth is related to new construction as revaluation of existing properties (primarily residential) was postponed pending a review of Fulton County Tax Assessor practices/procedures.

The City's millage rate levy proposal for 2017 (FY 2018) is the same as the prior year at 5.75 mills while funding \$35 million in capital investment (including funding for capital improvements as well as maintenance of our infrastructure) that is focused on alleviating traffic congestion, expanding sidewalk connectivity, improving park amenities, etc.

The City's millage rate of 5.75 mills includes 4.72 mills for general government (i.e. operations and recurring capital investment) and 1.03 mills for debt service on voter approved bonds. To ensure Alpharetta remains an affordable place to live and raise a family, the City provides a \$40,000 homestead exemption that saves our homeowners over \$2.4 million annually (e.g. equates to a 1.3 mill reduction for the average homeowner). The

City's homestead exemption is the highest in Georgia.

Tonight is the last of three public hearings and the final meeting to vote on the FY 2018 Millage Rate Levy with the schedule as follows:

September 18, 2017 (11:30 a.m.)

- Public Hearing

September 18, 2017 (6:30 p.m.)

- Public Hearing
- City Council Meeting
- Millage Rate Ordinance (1st reading)

September 25, 2017 (6:30 p.m.)

- Public Hearing
- City Council Meeting
- Millage Rate Ordinance (2nd reading)

V. ALTERNATIVES:

VI. ATTACHMENTS:

FY 2018 Millage Rate Levy Ordinance



AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA, TO FIX THE AD VALOREM TAX RATE OF THE CITY OF ALPHARETTA, GEORGIA FOR THE FISCAL YEAR COMMENCING JULY 1, 2017, AND ENDING JUNE 30, 2018; AND FOR OTHER PURPOSES.

BE IT ORDAINED by the Mayor and City Council of the City of Alpharetta, Georgia as follows:

SECTION I: The ad valorem tax rate for the City of Alpharetta, Georgia for the 2017 calendar year, on property subject to ad valorem taxation by the City is hereby fixed at \$5.750 on forty percent (40%) of each \$1,000.00 of property subject to ad valorem tax by the City.

SECTION II: Said rate of \$5.750 on forty percent (40%) of each \$1,000.00 of taxable property is hereby levied as follows:

(a) For General Government purposes \$4.720 on forty percent (40%) of each \$1,000.00 of taxable property.

(b) For the purpose of retiring outstanding General Obligation bonds, \$1.030 on forty percent (40%) of each \$1,000.00 of taxable property.

SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

ADOPTED AND APPROVED this ____ day of _____, 2017.

CITY OF ALPHARETTA, GEORGIA

By: _____
Mayor

Council Member

Council Member

Council Member

Council Member

Council Member

Council Member

(SEAL)

Attest:

City Clerk